

FISHHAWK RIDGE ASSOCIATION, INC.  
ACC & BOARD OF DIRECTORS MEETING  
November 18, 2014 MINUTES

**Transcriptionist Note:** Please note that the minutes as transcribed contain only motions and items requiring action by the Board of Directors. They do not contain discussion unless specifically requested to be made a part of the record.

I. CALL TO ORDER

Scott Hottenstein, Vice President of the Fishhawk Ridge Association called the ACC & Board of Directors Meeting to order at 7:03 p.m. on November 18, 2014, at Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL.

II. ROLL CALL – NOTICE OF MEETING – CERTIFY QUORUM

<u>Directors Present:</u>	<u>Directors Absent:</u>	<u>Guests Present</u>	<u>Staff Present</u>
Steve Parker (Via Phone)	Kitty Houck	John Guarino	Louise Brown, CAM
Scott Hottenstein	Easa Ayyoub	Carol Moreau	
Agnes Lirag		Bonnie Tilley Khan	
		Maureen Fitzpatrick	
		Avril & Ed Joyce	
		Paula Castro	

A quorum was present.

The notice of meeting was Mailed to all owners and posted as required by the documents and Florida statutes.

III. APPROVAL OF MINUTES

Steve Parker made a motion to approve the October 14, 2014 Board of Directors meeting minutes as written. Agnes Lirag seconded the motion. All in favor, the motion passed.

IV. PRESENTATION – Midway Services

– Steven Tilka, Joey Interrante and James Anderson represented Midway. The Account Manager, James gave a presentation to the Board outlining the Midway Services processes from meter reading to billing. Questions from the Board and from the audience were addressed.

V. 2015 BUDGET ADOPTION

Steve Parker made a motion to approve the 2015 Budget as presented. Agnes Lirag seconded the motion. All in favor the motion passed.

VI. REPORTS

- A. Grounds – The Board discussed plant replacement and irrigation. Scott Hottenstein made a motion to approve the proposal from Florida Landscape Consultants for a new irrigation system in the amount of \$28,461.96 unless another bid comes in at a lower price. Steve Parker seconded the motion. All in favor the motion passed.
- B. Treasurer – The Financials were emailed to the Board for review and were discussed.
- C. ARC – There were no architectural applications received this month.
- D. Legal Status – A status report including recent notices of lien foreclosures was provided to the Board.
- E. Management
  - US Water – The Lift Station Pump was replaced.
  - Downspouts – Steve Parker made a motion to approve up to 25 new downspouts at no more than \$350 per piece as needed. Scott Hottenstein seconded the motion. All in favor the motion passed.

VII. BUSINESS

- A. Curb Repair and Sealcoating/Striping Project – The Board discussed dates for the projects and the resident notifications to be mailed and posted to each door prior to the work being done.
- B. Tenant Fee – Agnes Lirag made a motion to reduce tenant fee to \$30. There was no second to the motion.
- C. Charcoal Grill Violation Appeal – Charcoal grills will remain prohibited due to the potential for fire.
- D. Beazer Buildings – Gutter Installation - Scott Hottenstein made a motion to approve the proposal from The Gutter Doctor and to approve up to an additional \$2000 to include downspouts. Steve Parker seconded the motion. All in favor the motion passed.

VIII. NEXT MEETING

The next meeting is scheduled for January 20, 2015 at Fishhawk Ranch Osprey Club.

IX. ADJOURNMENT

There being no further business to come before the Board, a motion was made and seconded to adjourn the ACC & Board of Directors Meeting at 8:30 P.M. All in favor the motion passed.

Respectfully submitted, Gigi Garrett, For the Secretary

These minutes were approved on

20 Jan 15

Signed

