

FISHHAWK RIDGE ASSOCIATION, INC.
ACC & BOARD OF DIRECTORS MEETING
April 20, 2015 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

Bonnie Tilley-Khan, President of the Fishhawk Ridge Association called the ACC & Board of Directors Meeting to order at 6:32 p.m. on April 20, 2015, 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	None	John Guarino	Louise Brown, CAM
Bonnie Tilley-Khan		Carol Moreau	Caine Kreimendahl, CAM
Kitty Houck		Avril & Ed Joyce	Rody, Timmons, GPI
Easa Ayyoub		Pat Roys	
A quorum was present.		Bruce Clatterbuck	
		Consuelo Retamal	
		Linda Marsh	
		Paul Castro	
		Petra Ventura	
		Maureen Fitzpatrick	

The notice of meeting was posted as required by the documents and Florida statutes.

III. HOA VOLUNTEERS

Bonnie Tilley-Khan gave special recognition to John Guarino, Ed & Avril Joyce and Carol Moreau for their service and volunteer work in the community.

IV. APPROVAL OF MINUTES

Steve Parker made a motion to approve the March 11, 2015 Board of Directors meeting minutes as written. Bonnie Tilley-Khan seconded the motion. All in favor, the motion passed.

V. REPORTS

A. Grounds –

1. Steve Parker made a motion to approve the proposal from Florida Landscape Consultants for Armadillo treatment in the amount of \$3,150. Kitty Houck seconded the motion. All in favor the motion passed.
2. Bonnie Tilley-Khan made a motion to approve the proposal from Florida Landscape Consultants for downspouts in the amount of \$4,900. Steve Parker seconded the motion. All in favor the motion passed.
3. Steve Parker made a motion to approve the proposal from Florida Landscape Consultants for plants at the pool and mail kiosk in the amount of \$610. Bonnie Tilley Khan seconded the motion. All in favor the motion passed.

B. Clogged drain at the pool that runs north to south - Tabled

C. Trees from FLC – Bonnie Tilley-Khan made a motion to approve the proposal from Florida Landscape Consultants in the amount of \$3,060. Steve Parker seconded the motion. All in favor the motion passed.

D. Gutter Cleaning – Bonnie Tilley-Khan made a motion to approve the proposal from Mueller Home Repair, LLC in the amount of \$4,275. Kitty Houck seconded the motion. All in favor the motion passed.

E. Treasury – Steve Parker presented the treasury report. The Board discussed collections.

F. ARC

1. Smith – 15824 Fishhawk Falls – Screen Room – Steve Parker made a motion to approve the application for a screen room. Bonnie Tilley-Khan seconded the motion. All in favor the motion passed.
2. Sherman – 15726 Fishhawk Falls – Screen Room – Steve Parker made a motion to approve the application for a sun room. Bonnie Tilley-Khan seconded the motion. All in favor the motion passed.
3. De Laski – 15806 Fishhawk Falls – Plants and stones in back of unit (already planted) – Steve Parker made a motion to table this until landscape guidelines are finalized. Kitty Houck seconded the motion. All in favor the motion passed.
4. De Laski – 15806 Fishhawk Falls – Direct TV Satellite Dish – Steve Parker made a motion to approve the application for a satellite dish. Bonnie Tilley-Khan seconded the motion. All in favor the motion passed.
5. Tilley-Khan – 15804 Fishhawk Falls – Plants in back of unit – Steve Parker made a motion to table this until landscape guidelines are finalized. Kitty Houck seconded the motion. All in favor the motion passed.

G. Management – The Management Report was provided to the Board prior to the meeting and was discussed.

H. Findings of meeting with Mr. Timmons, Vice President GPI – Bonnie Tilley-Khan gave an update on her meeting with Rody Timmons.

VI. BUSINESS

- A. Accept Resignation of Agnes Lirag; appoint new Board Director; Re-elect Officers based on By-Laws
 - 1. Kitty Houck made a motion to accept the resignation of Agnes Lirag. Easa Ayyoub seconded the motion. All in favor the motion passed.
 - 2. Bonnie Tilley-Khan made a motion to appoint Carol Moreau to the Board of Directors. Kitty Houck seconded the motion. All in favor the motion passed.
 - 3. Bonnie Tilley-Khan made a motion to appoint Steve Parker Secretary and Treasurer. Kitty Houck seconded the motion. All in favor the motion passed.
 - B. Hiring Security on major holiday evenings from dusk to midnight or so when fire hazards will be a concern because of fireworks and destruction of HOA property Memorial Day weekend – Bonnie Tilley-Khan made a motion to hire an off duty sheriff to patrol the community on Saturday, Sunday and Monday from 7:00pm to 1:00am. Kitty Houck seconded the motion. All in favor the motion passed.
 - C. The responsibility of Fishhawk Ridge HOA picking up the maintenance of the street lights at the entrance – Steve Parker made a motion to accept the proposal from G.L. Polk Electric in the amount of \$1,817. Easa Ayyoub seconded the motion. All in favor the motion passed.
 - D. Property violations – The community association manager will be more diligent with violations. Violation letters will be sent to tenants and owners.
 - E. Property values – Not discussed
 - F. Per Mr. Timmons all committees that have been formed in the past must be noted in the minutes at this meeting.
 - 1. HOA Volunteer Hospitality Committee (The purpose of this committee is to identify new property owners or new leased properties and provide residents with information about the HOA and welcome them to our community.) – Greenacre will provide monthly information to the Committee. – Steve Parker made a motion to approve the HOA Volunteer Hospitality Committee. Kitty Houck seconded the motion. All in favor the motion passed.
 - 2. HOA volunteer covenants committee (The purpose of this committee is to work side by side with management to monitor the health of Fishhawk Ridge and to report any concerns to management, who in turn will follow up with these violations in a timely manner.) – Steve parer made a motion to approve the HOA Volunteer Covenants Committee. Easa Ayyoub seconded the motion. All in favor the motion passed.
- VII. DIRECTORS REQUEST TO REVIEW COLLECTION POLICY AND LATE FEES INCURRED
Bonnie Tilley-Khan made a motion to forgive the \$100 late fee. Kitty Houck seconded the motion. All in favor the motion passed.
- VIII. RESERVE STUDY UPDATE
Steve Parker made a motion to approve the proposal from Reserve Advisors. Bonnie Tilley-Khan seconded the motion. All in favor the motion passed.
- IX. OPEN FLOOR DISCUSSON
- X. NEXT MEETING
The next meeting is scheduled for May 19, 2015 at Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL.
- XI. ADJOURNMENT
There being no further business to come before the Board, Kitty Houck made a motion was made to adjourn the ACC & Board of Directors Meeting at 8:45 P.M. Steve Parker seconded the motion. All in favor the motion passed.

Respectfully submitted,
Gigi Garrett, For the Secretary

These minutes were approved on

5-19-15

Signed

