

FISHHAWK RIDGE ASSOCIATION, INC.
ACC & BOARD OF DIRECTORS MEETING
July 22, 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 6:33 p.m. on July 22, 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	Caine Kreimendahl, CAM
Bonnie Tilley-Khan		Stacy Serota	Rody Timmons, GPI CFO
Kitty Houck		Avril & Ed Joyce	Pat Molli, Envera
Easa Ayyoub		Jen Fowke	
Pat Roys		Maureen & David Fitzpatrick	
		Stacie Hall	
		Kyle Narren	

A quorum was present.

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

III. APPROVAL OF MINUTES

Steve Parker made a motion to approve the June 22, 2015 Board of Directors meeting minutes as written. Bonnie Tilley-Khan seconded the motion. All in favor, the motion passed.

IV. PRESENTATION OF GIFT TO A HOMEOWNER

V. GUEST SPEAKER

Pat Molli with Envera. Discussed keyfob entrance for the pool and possible camera equipment upgrade.

VI. REPORTS

- A. Grounds – FLC was notified about the return of the armadillos. The OLM inspection from Tuesday, June 16 was included in the Board Packet. FLC was made aware of the timing of the sprinklers going off when they should not be.
- B. Treasurer – The financials were provided to the Board prior to the meeting and Steve Parker gave an update on the Treasurer's Report.
- C. ARC – No there no ARC requests to review
- D. Legal Update-
 - Board agreed to wave the legal fees the for 15778 Fishhawk Falls Dr. because owner has been in compliance since receiving the legal notification.
 - Board denied the request for 15852 Fishhawk Falls to waive legal fees associated with violations by his tenant
- E. Management – The Management Report was provided to the Board prior to the meeting and was presented by Caine Kreimendahl
- F. Committee Reports – Hospitality Committee has welcomed 22 new residents. They requested that the Board considers giving a monthly reward for an outstanding lanai.

VII. NEW BUSINESS

- A. Steve Parker made a motion that the Board approve the FLC bid, not to exceed \$3200, to install a new tree with the recommendation of Pat Roys and the approval of the residents in the cul-du-sac on Fishhawk View. Motion was seconded by Bonnie Tilley-Khan. All in favor. Motion passed.
- B. Plumbing upgrade proposals will be made at the August 2015 Meeting, waiting on two additional bids.
- C. Caine Kreimendahl was instructed by the Board to look into possibly getting bids to upgrade the camera system, install keyfobs, and have the same company control the gates. Board wants 3 bids, in addition to Envera. An update will be given to the Board in August.
- D. Steve Parker made a motion to accept the OLM increase in fees for 2016. Motion was seconded by Easa Ayyoub. All in favor. Motion passed.
- E. Board agreed to table the proposal from Icare to provide 3 days of service, instead of 2.
- F. Board instructed Caine Kreimendahl to get pricing for pet waste stations.
- G. August's guest speaker will be Kathi Wise to discuss the GPI Portal
- H. Bonnie Tilley-Khan presented some suggested pool rules for the Board to consider at their August Meeting. The Board agreed to consider the proposals and offer possible suggestions.

VIII. NEXT MEETING

The next meeting is scheduled for August 19th, 2015 at Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL. 6:30 pm.

IX. COMMUNITY CONCERNS

X. ADJOURNMENT

There being no further business to come before the Board, Steve Parker made a motion was made to adjourn the ACC & Board of Directors Meeting at 8:35 P.M. Pat Roys seconded the motion. All in favor the motion passed.

Respectfully submitted,
Caine Kreimendahl, For the Secretary

These minutes were approved on 8-18-15 Signed Pat Roys