

FISHHAWK RIDGE ASSOCIATION, INC.  
ACC & BOARD OF DIRECTORS MEETING  
August 18, 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 6:30 p.m. on August 18, 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 on phone	Easa Ayyoub	John Guarino	Louise Brown, CAM
Bonnie Tilley-Khan		Paula Castro	
Kitty Houck		Kyle Nardelli	
Pat Roys		Lauren Murray	
Quorum was present.		Heather Iverson	
		Stacy Serota	
		Petra Ventura	
		Maureen/David Fitzpatrick	

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

III. APPROVAL OF MINUTES

Kitty Houck made a motion to approve the July 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

A gift of appreciation for coming to the meeting was presented.

V. GUEST SPEAKER

A. Beau Buchannan, owner of Florida Landscape Consultants introduced his team that serves the Fishhawk Ridge community and gave a presentation about his company. Members of his team present were: Danny Trowell, Wayne Eubanks, and Joseph Hodge. Each gave a description of the work they do for the Association. Bonnie Tilley-Kahn advised that the community was very pleased with their work and thanked them for their performance.

VI. MORE INFORMATION ABOUT FISHHAWK RIDGE

Bonnie Tilley-Khan presented a detailed process of the water system that the Association owns, the origination of the County water that the community uses, how the water is billed and how the operation works.

VII. REPORTS

A. Grounds

1. Steve Parker advised that erosion is the biggest concern at this time.
2. Steve Park made a motion to accept the FLC proposal in the amount of \$3,150 for an application of Armadillo repellent to prevent and limit damage caused. Pat Roys seconded the motion. All in favor, motion passed.
3. Steve Parker made a motion to accept the FLC proposal in the amount of \$6750 install mulch around the front of the buildings. Pat Roys seconded the motion. All in favor, motion passed.
4. Steve Parker made a motion to approve an amount up to \$2,910 for FLC to remove and transplant the Crepe Myrtle. A plant bed will be created on the circle island by Building 27 with plants that will be decided by Steve and Pat Roys. The motion was seconded and unanimously approved.

B. Treasurer – The financials were provided to the Board prior to the meeting. Steve Parker stated that all is on track and that the 2016 contributions to the reserve remain the same amount.

C. ARC – Pat Roys made a motion to approve the homeowners request for a screen enclosure at 5809 Fishhawk Ridge. Kitty Houck seconded the motion. All in favor, motion passed

D. Legal Update- the Board reviewed the latest Collection report dated August 7, 2015 from Friscia & Ross, P.A.

E. Management – The Management Report was provided to the Board prior to the meeting and was presented by Louise Brown. Louise is serving as interim manager and will work with the new manager, Mark Toussaint.

F. Committee Reports – Bonnie Tilley-Kahn requested and updated list of new homeowners and tenants

VIII. NEW BUSINESS

- A. I Care Lawn Care Contract Proposal  
The proposal to clean the pool restrooms and around the enclosed dumpster bins three times per week was put on hold and the Association will continue with two on Monday and Friday.
- B. Plumbing Upgrade Proposals  
Steve Parker made a motion to table the decision to relocate the water meters until two additional proposals can be obtained. Pat Roys seconded the motion. All in favor, motion passed.
- C. Pet Waste Station Proposal  
Discussion on adding a dog waste basket to the existing pet waste bag locations was met with a negative response. However, a motion was made and seconded to have more pet wasted bag stations. All in favor, motion passed. The Board will provide locations for where they want the new pet waste bag stations located.
- D. Update on Camera, Gate and Key fob Upgrades  
The Board tabled a decision. Bonnie Tilley-Kahn advised she will have 3 companies to make presentations at the September meeting.
- E. ACPLM Proposal – Tabled since the paint spill that needed to be covered originally is fading on its own.
- F. Continue Discussion of Possible New Pool Rules - Bonnie Tilley-Khan recommended that the pool close Monday thru Thursday at 7:30 PM and stay open until 8:30 PM Friday, Saturday and Sunday.
- G. Reserve Study - The reserves are on track as reported by Steve Parker.
- H. Highway Patrol Update – Bonnie Tilley-Kahn has the 3 Florida Highway Patrol Troopers scheduled for Labor Day weekend to monitor the grounds and buildings.
- I. Enforcement of the HOA Dog Rules – The 25 pound weight limit Amendment was discussed. The conclusion was that the last legal interpretation on how this could begin to be enforced will be reviewed at the next meeting.
- J. Homeowners Stepping Up - The Board recognized the several homeowners for stepping up in reporting incidents around the community.
- K. Future Speaker – In the near future, Steve Scanion, the Field Supervisor for Animal Control will be asked to present.
- L. Pool Party - A pool party for residents is scheduled for September 26, 2015.

IX. NEXT MEETING

The next meeting will be scheduled with the new Community Association Manager in September and held at Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL. 6:30 pm.

X. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:10pm.

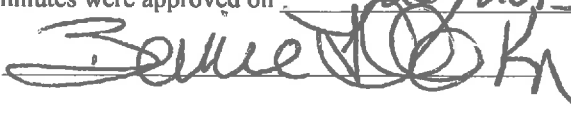
Respectfully submitted,

Karen Neidig, For the Secretary

These minutes were approved on

9/23/2015

Signed



Printed

BONNIE TILLEY-KAHN