

FISHHAWK RIDGE ASSOCIATION, INC.  
ACC & BOARD OF DIRECTORS MEETING  
September 23, 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 6:31 p.m. on September 23, 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	Easa Ayyoub	John Guarino	Mark Toussaint, CAM
Bonnie Tilley-Khan		Paula Castro	
Kitty Houck		Petra Ventura	
Pat Roys		Ed Joyce	
Quorum was present.		Avril Joyce	
		Julie Carter	
		Maureen Fitzpatrick	
		David Fitzpatrick	

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 July 22, 2015 Board of Directors meeting minutes as written. Kitty Houck seconded the motion. All in favor, the motion passed.

IV. PRESENTATION OF GIFT TO A HOMEOWNER

A gift of a plant was given in appreciation for coming to the meeting...

V. INTRODUCTION OF NEW COMMUNITY ASSOCIATION MANAGER

A. Mark Toussaint was introduced as the new manager from Greenacre Properties, Inc. for Fishhawk.

VI. MORE INFORMATION ABOUT FISHHAWK RIDGE

Bonnie Tilley-Khan reported on the following:

- Bonnie showed photos of the recent damage to the gate cell box.
- There have been recent issues with the pool i.e., jumping the fence and frog waste in the water.
- Bonnie mentioned the need for more reliable camera surveillance.

VII. REPORTS

A. Grounds

1. Mark Toussaint discussed his recent walk around with the landscape consultant pointing out areas needing new sod and weed killer..
2. Several homeowners and Kitty Houck mentioned specific areas of landscape that need attention. They will email Mark Toussaint so he can let Florida Landscape Consultants know.

B. Treasurer – The financials were provided to the Board prior to the meeting. Steve Parker stated that all information appears to be on track.

C. ARC

A. 15967 Fishhawk View requested approval for installation of door guard (metal gate) on rear lanai sliders. After much discussion, the request violates Article 4, Section 1. The Board voted 3 to disapprove and 1 to approve. The request was denied.

B. 15728 Fishhawk Falls – Mark Toussaint stated that the approved ARC from 2009 for a screen enclosure is not present and that a non-compliant screen enclosure exists. The Board recommended sending a violation notice to the owner.

D. Legal Update – Bonnie Tilley-Khan gave the legal update report. No questions or concerns were raised.

E. Management Report – Mark Toussaint gave an update on two recent emergency calls to Greenacre Properties both of which were homeowner issues and not HOA issues.

VIII. NEW BUSINESS

A. FLC Quote – Tree Removal near Pool

The Board unanimously approved Florida Landscape Consultants proposal in the amount of \$630.00 to remove the Oak tree by the pool; \$330.00 to remove the Pine tree by the pool and in the amount of \$330.00 to remove both a small and large Pine tree by the parking lot.

- B. FLC Quote – Downspout/Drainage  
The Board unanimously approved Florida Landscape Consultants proposal in the amount of \$3,641.04 for installation of 6 downspout extensions on Building #34. The Board also unanimously approved installation of top soil and sod in the amount of \$2,690.00 at the down spout locations and to close in the bed lines and tree rings throughout the property.
- C. Pool Float Resolution  
The Board voted in favor of and signed the Pool Float Resolution.
- D. Legal Interpretation on Resuming Enforcement of Pet Weight Amendment  
The Board tabled discussion on the Pet Weight Amendment at this time.
- E. Introduction to Vendors for Upgrade to Entrance Gate, Pool Gates and Camera Surveillance  
Four companies were asked to provide a bid for surveillance cameras as follows: AdShield which was eliminated, Maximum Security withdrew, Stanley Security and Envera (existing company).  
Chris Shultz from Stanley Security provided information to the Board and guests about their proposal outlining costs.
- F. Discussion/Selection of Vendor for Upgrades to Gates and Camera Surveillance  
The Board tabled a decision at this time.

IX. NEXT MEETING

The next meeting will be October 21, 2015 at Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL. 6:30 pm. [THIS DATE WAS LATER CHANGE TO OCTOBER 28]

X. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:32pm.

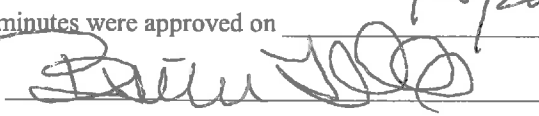
Respectfully submitted,

Karen Neidig, For the Secretary

These minutes were approved on

10/28/2015

Signed



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