

**FISHHAWK RIDGE ASSOCIATION, INC.**

**ACC & BOARD OF DIRECTORS MEETING**

**OCTOBER 28, 2015**

**1. Call to Order**

Bonnie Tilley-Khan, President of Fishhawk Ridge Association called the meeting to order at 6:32pm on October 28<sup>th</sup> 2015, at the Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, Fl

**2. Roll Call – Notice of Meeting – Certify Quorum**

Directors Present – Bonnie Tilley-Khan, Steve Parker, Kitty Houck, Easa Ayyoub

Directors Absent – Pat Roys

GPI Staff – Mark Toussaint, CAM

Guests Present – 10

The meeting has a quorum and notice of meeting was posted as required by statutes.

**3. Approval of Minutes**

The September 23, 2015 minutes were presented for comment / approval. Steve Parker made a motion to approve the minutes as submitted. Kitty Houck seconded. All were in favor 4-0. Motion passed.

**4. Presentation of Gift to Homeowner**

A gift of appreciation was given to Nina Meyer for attending the meeting

**5. Reports**

- a. Bonnie Tilley-Khan reported on the procedures for residents using the POD moving / storing service.
- b. Bonnie Tilley-Khan reported on success of September pool party.
- c. Bonnie Tilley-Khan reported on current Halloween Door Decorating Contest.
- d. Mark Toussaint reported that various grounds work orders were included in the Board packages for review / comment / approval.
  - i. FLC Building 21 Drainage and Washout Repair - \$9,104.07
  - ii. FLC Cut back wood line behind buildings 17, 18, 19, 20 and 21 - \$4,320.00
  - iii. FLC Building 12 Drainage Repairs - \$5,869.00
  - iv. FLC Washout repair behind 15843 FH View - \$366.00
  - v. FLC Apply mulch at the pump station on Fishhawk View (pending review by Board)

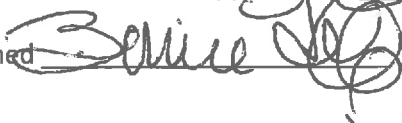
- vi. FLC Complete shrubbery around the outside of the pool (pending review by Board)

Steve Parker made a motion to approve all works, pending Board review of the last two. Bonnie Tilley Khan seconded the motion. All were in favor. Motion passed.

- e. Mark Toussaint reported that FLC bid on a Porter Service contract to replace iCare Lawncare contract. Contract is for \$735 / month. Kitty Houck made a motion to approve contract Steve Parker seconded the motion. All were in favor. Motion passed. Board requested for implementation to be December 1, 2015.
  - f. Steve Parker reported that the financials appear to be on track
  - g. Mark Toussaint Reported that no ACC request are outstanding
  - h. Mark Toussaint commented about the Pool Float Resolution received from the attorney and approved at the last meeting had a typo error. A new copy was presented and Bonnie Tilley Khan made a motion to approve the revised Resolution. Kitty Houck seconded the motion. All were in favor, motion passed.
6. Outstanding Business
- a. Bonnie Tilley-Khan reported that the contract with Stanley Security for a new camera surveillance system and pool access was signed and the Board is now planning for the implementation of the system.
  - b. Bonnie Tilley-Khan presented the legal review of the Dog Weight Amendment and presented it for discussion. Strong differing opinions between the Board existed. The Board tabled this topic until January meeting.
  - c. Mark Toussaint mentioned that the 2016 proposed budget is included in the management report. No time existed for discussion at the meeting so the Board agreed to review and comment back to Greenacre within the next few days following the meeting.
7. New Business
- a. Resident Nina and Chris Meyer expressed their concern about other residents parking in their assigned stall. Discussions about various towing options were discussed. Bonnie Tilley-Khan let the Board / residents know that the current towing company would be available at the January Meeting for further discussion. Mark Toussaint commented that Fishhawk Ridge currently issues violations for this type of violation and a 1<sup>st</sup> notice was already issued for this situation and he encouraged them to report, with pictures, future violations.
8. Next Meeting – Thursday, November 12 at 6:30pm, same location
9. Adjournment – The meeting adjourned at 8:35pm

These minutes were approved on

Signed



Printed

Bonnie Tilley-Khan

11/12/2015