

**FISHHAWK RIDGE ASSOCIATION, INC.**

**ACC & BOARD OF DIRECTORS MEETING**

**JANUARY 13, 2016**

1. Call to Order

Bonnie Tilley-Khan, President of Fishhawk Ridge Association called the meeting to order at 6:32pm on January 13<sup>th</sup> 2016, 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, Pat Roys, Kitty Houck, Steve Parker

Directors Absent – None

GPI Staff – Mark Toussaint, CAM

Guests Present – 7 different homeowners present

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

3. Approval of Minutes

The November 12, 2015 minutes were presented for comment / approval. Pat Roys made a motion to approve the minutes as submitted. Kitty Houck seconded. All were in favor, 4-0. Motion passed.

4. Guest Speaker Mike MacArthur from Steeps Towing presented to the Board and other guests their towing service options. After the presentation, Steeps towing left a contract for Board review.

5. A gift of appreciation was given to a homeowner for attending the meeting

6. Reports / Outstanding Business Items

- a. Bonnie Tilley-Khan reported out on the various activities and items viewed at the Tampa HOA Conference in December.
- b. Mark Toussaint reported out on the various grounds and facilities maintenance work items that were completed during the past month.
- c. Steve Parker reported the various account balance levels and that the financials appear to be on track with budget
- d. Bonnie Tilley-Khan announced that 15767 FH Falls was the winner of the Christmas Decorating Contest

- e. Bonnie Tilley-Khan provided the Board and guests with an update on the pool progress with Key Fobs and the safety release installation.
7. New Business Items
- a. Board voted on approval of screened in lanai at 5819, building #49. Bonnie Tilley-Khan made the motion, Pat Roys seconded the motion, and all were in favor 4-0.
  - b. Board reviewed a request from 15712 FH Falls in regards to debris stored on the lanai. The owner is requesting that fees be waived. Board voted NOT TO WAIVE fees because of the negligence of the property manager to act in a timely fashion. Kitty Houck made the motion and Pat Roys seconded the motion. All were in favor 4-0
  - c. Two work order estimates from FLC were presented for approval. First was drainage behind building 53, 54, 58, 12. Second was cutting back the brush/tree line behind buildings 17, 18, 19, 20, and 21. Steve Parker made the motion to approve these work orders, Bonnie Tilley-Khan seconded the motion and all were in favor 4-0.
  - d. Pat Roys informed the Board about feedback received from TECO regarding the light fixtures and their recommendation to trim back the branches around the lights as well as install mulch barriers at the bases so string trimmers will not damage the fiberglass poles. Board agreed to obtain estimate from FLC for this work.
  - e. The Board voted to install three new dog waste bag stations that will be placed around the community. Bonnie Tilley-Khan made the motion to accept this and Steve Parker seconded the motion. All were in favor 4-0.
  - f. Bonnie Tilley-Khan presented the pool restoration/resurfacing project details from Advanced Pool and Spa to the Board. Pat Roys made a motion to approve the project as proposed, Kitty Houck seconded the motion and all were in favor 4-0.
8. Owner Comments
- a. A guest (owner) at the meeting was wondering if the HOA would be changing the gate codes. The Board had responded that no consideration had been given but if time permitted they would place it on the February agenda for discussion.
9. Next Meeting – Monday, February 15, 2016, at 6:30pm, same location
10. Adjournment – The meeting adjourned at 8:32pm

These minutes were approved on 2/15/2016  
Signed [Signature] Printed Bonnie Tilley-Khan