

FISHHAWK RIDGE ASSOCIATION, INC.
ACC & BOARD OF DIRECTORS MEETING
April 27, 2016 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 6:29 p.m. on April 27, 2016, at Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL.

II. ROLL CALL – NOTICE OF MEETING – CERTIFY QUORUM/INTRODUCTION OF RAY LEONARD, CAM

Directors Present:

Steve Parker
Bonnie Tilley-Khan
Pat Roys
Nina Mayer

Directors Absent :

Kyle Nardelli

Guests Present

Manfred Kempa
Kitty Houck

Staff Present

Ray Leonard, CAM

Quorum was present.

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

III. APPROVAL OF MINUTES

Minutes were not available to approve from the March 21, 2016 meeting as the information was not recorded.

IV. PRESENTATION OF GIFT TO A HOMEOWNER

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

V. GUEST SPEAKER – Sgt. MJ Maruca, Field Investigation Supervisor

MJ Maruca represents the Hillsborough County Animal Control and spoke to the Association on tethering and severe infractions as follows:

1. Required vaccinations and licenses.
2. Leash laws – including outlawing retractable leashes since there is less owner control along with fines imposed for animals off leashes.
3. Dealing with reports of animal cruelty.
4. Picking up after the animal – Hillsborough County Ordinance.

A question and answer session followed.

VI. REPORTS

A. Grounds

1. Building and Facility Updates – Ray Leonard (Gate Pillar Repair)

Several estimates were received to repair the damage to the gate pillar – Sierra Construction, Peter Borg Construction with a wide range of pricing. The Board agreed to have Ray Leonard contact the company whose van damaged the gate pillar to seek cooperation on repair.

2. Ground/Landscaping – Steven, Bonnie & Ray (armadillo treatment update)

Most of the landscape beds plants are installed and the irrigation company informed of sprinkler heads needing replacement. No report at this time on the armadillo treatment.

B. Treasurer – The financials were provided to the Board prior to the meeting.

1. March Financial Report - Steve Parker

Steve Parker reviewed the March financial report and reported all is in order. There is only 14% delinquency at this time.

2. Money Saved – Bonnie Tilley Khan

Bonnie reported a number of homeowners and board members who have volunteered to do some repairs on pool gate, painting pool baths, the cabana and kiosk. Several took turns keeping the water along the perimeter of the pool while refilling the pool.

- C. On-Going Projects
 - 1. Speed Bump – Kyle Nardelli/Bonnie Tilley-Khan
Steve Parker made a motion to purchase two (2) 72” speed bumps from Tool Fetch. The motion was seconded. All in favor, motion passed.
 - 2. Pool Reopening – Bonnie Tilley-Khan

VII. NEW BUSINESS

- A. Board to discuss Envirotec contract for sidewalks to coincide with date set for LANAI inspections, there after (May 15). On hold – will be discussed over the internet. The Board is waiting on a proposal from Envirotec.
- B. Auto Committee Set-Up – Kyle Nardelli (Bonnie will report)
The Auto Parking Committee will be re-instated and owners will be required to submit a form to receive a parking decal. Steve Parker made a motion to institute a parking committee to agree with Kyle’s suggestions.in assessing parking issues. The motion was seconded. All in favor, motion passed.
- C. Legal – Bonnie Tilley-Khan
Bonnie reported thirty nine units at this point at the attorney that do not have lease agreements on file.
- D. ACC Requests
One architectural application was reviewed. Pat Roys made a motion to accept the homeowner request. The motion was seconded by Nina Mayer. All in favor, motion passed.
- E. Contract for Florida Highway Patrol Set for Memorial Weekend
Trooper Gaskins from the highway patrol will be coming in on Saturday, Sunday and Monday of Memorial weekend from 7:00pm in the evening until 1:00am in the morning.
- F. New FLC Landscape Contract
Steve Parker made a motion to accept the FLC contract. The motion was seconded by Bonnie Tilley-Khan. All in favor, motion passed.
- G. FLC Bid for Sod Repair & Downspout Bid
Steve Parker made a motion to approve the sod repair and downspout repair combined proposal from FLC. The motion was seconded Bonnie Tilley-Khan. All in favor, motion passed.
- H. Mueller Bid for Gutter Cleaning – New Contract for June
Pat Roys made a motion to accept Mueller Home Services proposal to clean and remove debris from gutters in 58 buildings plus pressure wash 11 dumpsters inside and out. The motion was seconded by Nina Mayer. All in favor, motion passed.
- I. Two Articles were placed in Osprey Talon as follows:
 - 1. Marquee Quartz Pool Complete
 - 2. Seeking a Gate Monitor for Weekends & Holidays
The Board accepted the job description for a pool monitor.
- J. Greenacre Contract Addendum
Pat Roys made a motion to accept the new Greenacre Properties, Inc. contract. The motion was seconded by Steve Parker. All in favor, motion passed.
- K. New Pool Maintenance Contract
Pat Roys made a motion to accept Positive Pool Service contract. The motion was seconded by Nina Mayer. All in favor, motion passed.

VIII. NEXT MEETING - The next meeting will be May25, 2016 at Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL. 6:30 pm. A motion was made and seconded to meet every 4th Wednesday except for November. Pat Roys will check to see if November 30, 2016 is available.

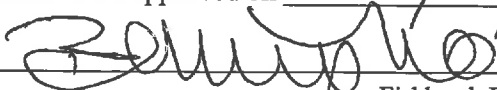
IX. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:42pm.

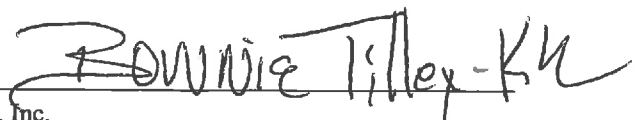
Respectfully submitted,
Karen Neidig, For the Secretary

These minutes were approved on 5/25/2016

Signed



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Fishhawk Ridge Association, Inc.