

FISHHAWK RIDGE ASSOCIATION, INC.
ACC & BOARD OF DIRECTORS MEETING
May 25, 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 6:31 p.m. on May 25, 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

<u>Directors Present:</u>	<u>Directors Absent :</u>	<u>Guests Present</u>	<u>Staff Present</u>
Steve Parker	None	Avril Joyce	Ray Leonard, CAM
Bonnie Tilley-Khan		Ed Joyce	
Pat Roys		Maureen Fitzpatrick	
Nina Mayer		Dave Fitzpatrick	
Kyle Nardelli		Kitty Houck	
Quorum was present.		Paula Castro	
		Stacy Seveta	

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 minutes of the April 27, 2016 meeting as written. The motion was seconded by Pat Roys. All in favor, motion passed.

IV. PRESENTATION OF GIFT TO A HOMEOWNER

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

V. REPORTS

A. Grounds

1. Building and Facility Updates – Ray Leonard

~~TURNER TREE~~ Florida Landscape Consultants installed a new palm on the back island of Fishhawk View.

b. FLC submitted bids for trimming trees

A motion was made and seconded to approve FLC proposal to trim trees on the islands in front of buildings 45, 44 and between 44, 43, 15 & 16 in the amount of \$305. All in favor, motion passed.

c. A motion was made and seconded to approve Envirotech proposal in the amount of \$5,410 to clean the sidewalk and curbs. All in favor, motion passed.

d. A motion was made and seconded to approve the repair of irrigation valve at 15819 Fishhawk Falls in the amount of \$500. All in favor, motion passed.

e. Covan Moving Company has cooperated with offering to pay for the damage to the gate by their van. They will pay the estimate from Sierra of \$14,810 in a check to the Association..

f. All dumpsters have been pressure washed.

g. Still more work being done on the downspouts.

2. Ground/Landscaping – Steven (perpetual maintenance and palm tree installation)

Steven will put a list together of plants that did not survive.

3. Proposals from FLC to review – Steven, Ray (tree trimming and Armadillo treatment)

The first Armadillo treatment seemed to have good results but successive treatments were less effective.

4. Steven Parker made a motion to approve the proposal in the amount of \$7,824 to cut and trim the trees from front and back of 42 buildings. The Board asked for additional bids before approving this quote.

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

1. April Financial Report - Steven

Steve Parker reviewed the April financial report and reported all is in order. Spending is appropriate for this time of the year.

2. Financial Audit received - Steven
- C. On-Going Projects
 1. Fishhawk Ridge will be the next group of downspout re-routing water away from Townhomes and air conditioning units – Bonnie
 2. Other pending items – group
 - a. A speed bump will be installed.
 - b. Bonnie encouraged that the Board keep the Covenant Committee
 - c. Meet and Greet Committee to contact new residents.

VI. NEW BUSINESS

- A. Scheduled Lanai inspection to start June 15.
Lanai inspections have been rescheduled to start on or around June 20th weather permitting.
- B. Envirotech to start June 5 for sidewalk cleaning.
- C. Weekly Covenant's Committee Walks – Bonnie
- D. WM scheduled to come in for all 11 garbage bin pickups Saturday of Memorial weekend. Pickup will be Thursday, Saturday and Monday (Memorial Day).
- E. Trespassing at the pool Friday, May 13, 2016 – Stanley Security – Bonnie
A teenage boy jumped over the pool fence but as soon as his foot hit the pool deck, the camera came on to video. The boy saw he was on camera and ran off. The state of the art equipment is there to protect the community assets.
- F. Establish new committee – Fining Committee
The attorney is working on a deactivation protocol for pool access. The attorney suggested that as a first step, a Fining Committee be established. The sole purpose of the committee is to define whether or not the tenant or homeowners use of the recreational facility as is voted on the alleged violation of any section of the Declaration, Bylaws or reasonable rules of the Association.
 1. Bonnie Tilley-Khan made a motion to change the name from Fining Committee to Pool Privilege Committee. The motion was seconded by Steve Parker. All in favor, motion passed.
 2. Bonnie Tilley-Khan made a motion to establish the Pool Privilege Committee. The motion was seconded Steve Parker. All in favor, motion passed.
- G. Parking Committee Report – Kyle
No action was taken - tabled at this time.
- H. Legal – Bonnie
- I. Fire Pit Resolution
A motion was made and seconded to adopt a resolution with changes allowing homeowners to have a gas propane fire pit located on their patios and/or lanai for use during the evening and in cold weather. Those in favor: Steve Parker, Pat Roys, Nina Mayer, Kyle Nardelli. Those opposed: Bonnie Tilley-Khan
- J. ACC's – No applications

VII. COMMUNITY TOPICS AND CONCERNS

1. Need to be sure that an email address or emergency phone number is on file for all out of state owners.

VIII. NEXT MEETING - The next meeting will be June 22, 2016 at Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL. 6:30 pm.

IX. 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 6-22-16

Signed Pat Roys Printed PAT ROYS