

FISHHAWK RIDGE ASSOCIATION, INC.
ACC & BOARD OF DIRECTORS MEETING
June 22, 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 6:30 p.m. on June 22, 2016, at Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL.

II. ROLL CALL – NOTICE OF MEETING

<u>Directors Present:</u>	<u>Directors Absent :</u>	<u>Guests Present</u>	<u>Staff Present</u>
Steve Parker	Nina Mayer	John Guarino	Ray Leonard, CAM
Bonnie Tilley-Khan			
Pat Roys			

Quorum was present.

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

III. APPROVAL OF MINUTES

A motion was made and seconded to approve the minutes of the May 25, 2016 as corrected and June 10, 2016 meetings as written. 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 and Facility Maintenance

1. Building and Facility Maintenance–

- a. Ray (completion of pressure washing by Envirotech)
- b. Update on Covan check and contractors to repair exit pillar. A check in the amount of \$14,810 was received from Covan to repair the exit pillar. Sierra Construction was selected to do the repairs.

2. Ground/Landscaping: approval of FLC Tree Trimming Bid; start date – Steven Florida Landscape Consultants has been notified that they will be doing the tree trimming.

3. Proposals from FLC on Armadillo treatment – Ray

Several treatments were discussed to eliminate the Armadillo problem. A motion was made and seconded to accept the FLC proposal for \$3,150. All in favor, motion passed.

4. Steven addressed pollination: the best plants and the benefits of pollination. The goal is to have colorful plants to enhance the community and help nature. A motion was made and seconded for Steven to gather all the information on plants to present to the Board in September.

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

1. May Financial Report – Steven reported that the finances looked in order.
2. Financial Audit received - Steven

C. On-Going Projects

1. Completion of re-routing downspout water away from townhomes completed on buildings #4, 6, 7, 8, 9, 37, and 39 – Bonnie
2. Next group: Fishhawk Ridge, Fishhawk View...keeping in mind repairing the worst first. The concern is water going under the concrete pad and under the buildings.
3. Moving water meters from front of buildings to the side. On hold until next year when the downspout water is better controlled and repaired.
4. Scheduled lanai inspections in July for cement pad and screen repairs and power washing. The inspection is scheduled for June 28, 2016. Many owners have already responded by cleaning their concrete pads and screens.
5. Updates on TECO light maintenance – Pat reported that she has called TECO

6. Update on paddle fans under cabana and electrical work – Bonnie will pick up the paddle fans. Brandon Electric will put the fans together and install them in the Cabana in the amount of \$897.00.
7. Legal – Bonnie
 - a. Attorney’s Resolution for deactivation of pool FOB’s. The committee will be comprised of 3 homeowners not related to any Board member. The attorney has set up the protocol.
8. Other pending items – group
 - a. Grinding down sidewalks – appointment is being set up for a walk through.

VI. NEW BUSINESS

- A. Board Resignation – The Board accepted the resignation of Kyle Nardelli as of May 26, 2016.
- B. Scheduled lanai inspections originally scheduled for June 15th will now start June 28th.
- C. Need to find three homeowners to volunteer for a committee for FOB’s. This committee will determine deactivation of the FOB’s.
- D. State Police for July 3, 4 and 5. – The Board wants to schedule the police patrol for the 4th of July weekend and Labor Day weekend.
- E. HOA Board to review all new leases. GPI will implement new background check on all new leases through Tenant Evaluations. The Board will then receive the report within 48-72 hours after the documents have been completed. The homeowners will be notified of this new process.
- F. ACC report:
- G. Audit will be performed on current satellite dishes in development

VII. COMMUNITY TOPICS AND CONCERNS

Several concerns were discussed during the meeting.

VIII. NEXT MEETING - The next meeting will be July 27, 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 9:26pm.

Respectfully submitted,
Karen Neidig, For the Secretary

These minutes were approved on 7/27/2016

Signed Bonnie Tilley-Khun Printed Bonnie Tilley-Khun