

FISHHAWK RIDGE ASSOCIATION, INC.
ACC & BOARD OF DIRECTORS MEETING
July 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 6:45 p.m. on July 27, 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	Avril Joyce	Ray Leonard, CAM
Bonnie Tilley-Khan		Ed Joyce	Katt Sears, CAM
Pat Roys		Rosanne Blyth	Marlene Shaw, Vice President
		Christian Toro	Management Services
		Chantel Vasquez	

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 June 22, 2016 as written. All in favor, motion passed.

IV. PRESENTATION OF GIFT TO A HOMEOWNER

A gift was given to a homeowner attending in appreciation for coming to the meeting. The gift was presented to the tenant of 5819 Fishhawk Ridge.

V. REPORTS

A. Building and Facility Maintenance--

1. Tree trimming – status of completion

Tree trimming was completed. The company will return to address several areas that need to be revisited at no extra charge to the Association.

2. Completion of Envirotech sidewalk cleaning

Sidewalk cleaning has been completed.

3. Armadillo treatment

Armadillo treatment has been completed.

4. Electrical work at the Pool/Cabana

Brandon Electric completed the work at the pool cabana that included installation of fans, sensory switches for bathrooms, waterproof GPI switch near the bathrooms and troubleshooting the pool heaters.

B. Continuous Covenants Walk and Inspections Every Thursday

One week of the month is set aside for FLC Grounds inspections. There has been a very good response from homeowners on cleaning of their lanais and screens. Inspections have been stepped up from once each month. A resident with violations does not get a pool FOB so this has been an incentive to keep their property in good order.

C. Pollinator Program – Steven to Present Work Up for September

D. Treasurer’s Report – Steven

Items on the financials were discussed.

E. On-Going Projects

1. Beautification – Steven working with FLC to continue the perpetual work with replanting shrubs and trees weather permitting, working around the August heat. Anything that needs to be replaced will have to wait until cooler weather.

2. Downspouts being installed to route water away from townhouses

This project is approximately 65% completed.

VI. NEW BUSINESS

- A. FLC Bid for Downspout Water Repairs on Fishhawk View
A motion was made and seconded to approve the FLC proposal in the amount of \$22,000 for downspout repairs on Fishhawk View. All in favor, motion passed.
- B. Zephyrhills Water Fountain for Pool/Cabana
A motion was made and seconded to install the Zephyrhills water fountain at the pool cabana. All in favor, motion passed.
- C. Deactivation of Pool FOB's – Seeking 3 Homeowners for a Pool Privilege Committee
A homeowner behind on HOA fees or multiple violations on property or water billing after 3 months will be sent to the attorney. Once a committee is in place, then the homeowner, once notified, can go to the committee with an appeal. The committee will determine if the FOB is to be deactivated or not.
- D. Discussion of Leases, Legal – Bonnie
 - 1. Implementation of Tenant Evaluation for New Leases
Action on this item was tabled for further review at an executive meeting.
- E. ACC Report – no applications received.
- F. Ambassador Needed to Represent Fishhawk Ridge
The Board is searching for a volunteer to represent Fishhawk Ridge
- G. Sidewalk Sanding Estimates
No action taken until an inspection of the entire community is conducted.
- H. Lanai of the Month for July
Fishhawk Ridge
- I. Sierra Construction and Exit Pillar Repair
On hold

VII. COMMUNITY TOPICS AND CONCERNS

Several concerns were discussed during the meeting.

VIII. NEXT MEETING - The next meeting will be August 24, 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

8:26

These minutes were approved on _____

Signed *[Signature]* Printed _____