

FISHHAWK RIDGE ASSOCIATION, INC.
ACC & BOARD OF DIRECTORS MEETING
August 24, 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 August 24, 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>Staff Present</u>
Steve Parker	Nina Mayer	Marlene Shaw, Vice President Management Services
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 hold on approval of minutes for July 27, 2016 . 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 Theresa

V. REPORTS

A. Grounds and Facility Maintenance- (GPI filling in for Katt)

1. Steven Parker presented an overall report on ground maintenance and gutter cleaning completion updates. There were no motions made or seconded.- Board discussion and report only.

B. Treasurer's Report – Steven Parker presented a review of the financials for month ending July 31, 2016.

C. On-going projects: Bonnie Tilley-Khan reported as follows:

1. After September we will be looking at flowers or shrubs that need to be replaced for fall. Problem irrigation issues were found and resolved by FLC.
2. Scheduled Lanai screen and cement pad inspections for mold and mildew Residents have responded to clean/pressure wash their screens and cement pads..
3. Zepherhills COLD water dispenser is now placed under Cabana #1. Bonnie Tilley-Khan requested the hot water side be activated during the winter months.
4. Seeking 3 homeowners to volunteer for FOB program de-activation, attorney guided. The Board is still seeking volunteers.
5. A reminder FLC's monthly walk through has been changed to the third Thursday of the month. All homeowner's are welcome to walk with FLC, meet at the pool at 9:30am.
6. FL State Police on schedule for Labor Day Weekend.
7. Sidewalk grinding estimates: Cornerstone is just one group working up estimates. At this time we are awaiting on other groups who may wish to put in a bid.
8. Gate pillar repair.
Steve Parker made a motion to repair the superficial stone that is missing and run with it as long as it runs and put the money into the reserve. The motion was seconded by Bonnie Tilley-Khan. All in favor, motion passed.

VI. New Business:

A. Resignation

Bonnie Tilley-Khan made a motion to accept Nina Mayers' resignation off the Board of Directors. The motion was seconded by Pat Roys. All in favor, motion passed.

A motion was made and seconded to accept Theresa Bednarz appointment to the Board of Directors. All in favor, motion passed.

B. Covenants and standards.

Frank Friscia, attorney for Fishhawk Ridge Association HOA and Fishhawk Ridge has taken the Fishhawk Ridge Covenant's and Fishhawk Ranch Covenant's to draft the HOA standards for leasing to be mailed out to ALL homeowners. GPI will do Background Checks on all new leases after approval.

C. FLC - estimates for fall mulching of front and back of the buildings. The mulching will be done in October.

D. The Newsletter will be published in the fall.

E. Lanai of the month for August .was awarded to another tenant living on Fishhawk Falls.

F. Water Accounts – All delinquent accounts were put on hold until confirmation is made of any payments received.

G. ARC – 15975 Fishhawk View Drive for a Beaser type enclosure

Steve Parker made a motion to approve the ARC application. The motion was seconded by Pat Roys. All in favor, motion passed.

H. Sign In Sheet - Pool

The sign in sheet is used as a back up to those approved for access.

I. Anyone having been issued FOB'S who may be bringing bottled glass inside the boundaries of the pool fence will have their FOB deactivated by the attorney immediately.

J. Meet and greet our new Greenacre Community Manager in September, MS. Katt Sears

VII. COMMUNITY TOPICS AND CONCERNS

Several concerns were discussed during the meeting.

VIII. NEXT MEETING - The next meeting will be September 28, 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.

8:26

Respectfully submitted,
Karen Neidig, For the Secretary

These minutes were approved on _____

Signed [Signature] Printed _____