

FISHHAWK RIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING WITH
LOWES COMMERCIAL PAINTING
&
MUNYAN PAINTING & RESTORATION
MAY 1st 2017 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 Board of Directors Meeting to order at 9:10 a.m. on May 1st, 2017, at Fishhawk Ridge Pool House, 5702 Fishhawk Ridge Drive, Lithia, Florida 33547.

Directors Present:

Bonnie Tilley-Khan (President)
Steve Parker (Treasurer)
Carol Lopez (Secretary)
Manfred Kempa (Vice-President)

Quorum was present.

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The notice of meeting ~~will be~~ posted as required by the documents and Florida statutes.

II. The first meeting with Lowes Commercial Painting started at 9:16 am. Present from Lowes Commercial Painting were Mike Lowe (President) & Nicole Tenderholt (Sales & Marketing)

Bid not including the painting of enclosed lanais is \$259,100.00

Bid including the painting of the enclosed lanais is \$271,100.00

Lowes agree to lower their bid by asking Dyco (paint co.) to lower the price of their paint.

Stucco cracks 25 square feet per unit will be repair. For example, stucco cracks under front door and under storage door.

Greenacre will contact absent Home Owners about access to their lanais, if Lowes is unable to gain access to the lanais, Lowes will return later to paint.

Lowes will notified each unit by putting the notices on their door 48-72 days before starting to paint. Lowes will also provide a template of a detailed notice to Katt Sears (CAM) which she will.

Cars not moved in the area being painted will be cover by Lowes.

HOA will discuss and decide if the white color on the pool house doors should be changed.

Lowes can start 2 weeks after the contract is signed. They are available starting June 2017.

Meeting with Lowes ended at 10:04 am.

Directors Present:
Bonnie Tilley-Khan (President)
Steve Parker (Treasurer)
Carol Lopez (Secretary)
Manfred Kempa (Vice-President)
Sandy Lee

III. The second meeting with Munyan Painting & Restoration started at 10:16 am. Present from Munyan Painting & Restoration were Ralph Munyan, Daniel Munyan, Caleb Merile and Bill Jones.

Bid not including the painting of enclosed lanais is \$266,715.00
Bid including the painting of the enclosed lanais is \$276,465.00

Munyan Painting & Restoration presented themselves as very detailed oriented. Stated that their painters are all highly skilled and not seasonal workers for their company, proof of the stability of their workers is that they are on the workers comp roster. Each section painted is review upon completion by a site supervisor.

The painting company will review if the price on the painting of lanais can be lower.

There should be a joint warranty from Munyan Painting & Restoration and Dyco for 7 years.

Munyan Painting & Restoration will placed notices on each unit door before painting.

Company will be responsible for the controlling of traffic in areas being painted.

Cars not moved at the area being painted will be cover by the painting company.

Munyan Painting & Restoration will start 2 weeks after the contract is signed. They are available to start in June 2017 to be finish by October 2017.

If award the contact Munyan Painting & Restoration will provide a certificate to clean all the buildings free of charge in 3 years' time.

If award the contact Munyan Painting & Restoration will guarantee pricing for inflation on Future jobs.

Meeting with Munyan Painting & Restoration ended at 10:54 am.

Minutes submitted by Carol Lopez/ Secretary

These minutes were approved on 5-24-17

Signed Carol Lopez

Printed Carol Lopez

Fishhawk Ridge Association, Inc.

5-1-17

FISHHAWK RIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING TO ACCEPT BID FROM
LOWES COMMERCIAL PAINTING
OR
MUNYAN PAINTING & RESTORATION
MAY 9TH, 2017 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 Board of Directors Meeting to order 1:00 p.m. on May 9th, 2017, at Fishhawk Ridge Pool House, 5702 Fishhawk Ridge Drive, Lithia, Florida 33547.

Directors Present:

Bonnie Tilley-Khan (President)
Manfred Kempa (Vice-President)
Steve Parker (Treasurer)
Carol Lopez (Secretary)
Sandy Lee (Director at Large)

Quorum was present.

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

11. Bids: Lowes Commercial Painting \$238,000 – Included in the bid is the painting of all lanais and 3 years from painting will power wash all buildings (year 2020)

III. Bids: Munyan Painting & Restoration \$274,786.00 and options power wash all buildings_3 years from painting will power wash all buildings (year 2020) (Value \$11,600.00) Inspections of all 58 building roofs (value \$8,000.00)

IV. Motion to accept Lowes Commercial Painting Bid By Steve Parker
Second by Manfred Kempa
All other Board Members Agreed

V. Lowes Commercial Painting will began painting 10-14 days after contract is signed.

VI. Greenacres will be mailing out the notices to the homeowners, a copy of which will also be posted on the notice board and facebook. Lowes Commercial Painting will also place notices on the homeowners' doors before painting. Painting should start at Building 1.

VII. Gutters: \$4,350,00 plus \$300.00 for filters - Mark Mueller to start cleaning the gutters on 5.10.17.
Motion to approved: Sandy Lee
Second: Steve Parker

VIII. Signs to be ordered:

Burgundy and White (House Painting)
Green and White (Tree Removal)

IX. **FLC:** Fishhawk Ridge requested the approval from Hillsborough County to remove 49 trees. Hillsborough County approved only the removal of **14** trees at Fishhawk Creek and View. Steve Parker will be providing contact information at Hillsborough County for Homeowners to contact Hillsborough County directly on the reason why their trees were not given approval for removal.

Upon receipt of the final cost for the removal of the 14 trees, the Board will again review the cost of the trees removal.

X. **Speed bumps and walkway** – Cost was lowered to \$7,400.00 (13 speed bumps) – Bids are still being worked on

XI. **Forgiveness of Late HOA Fee Interest - \$100.** This request was made by the Homeowner and approved
Motion to Forgive – Sandy Lee
Second – Manfred Kempa

XII. Manfred Kemper is reviewing the writing off late HOA fees and water payments.

XIII. Board of Directors meetings will be posted 48 hours before the meeting stating, date, time, location and agenda.

Meeting ended at 3:00 p.m.

Minutes submitted by Carol Lopez/ Secretary

These minutes were approved on 6/28/17
Signed Sandy Lee
Printed Sandy Lee