

FISHHAWK RIDGE ASSOCIATION, INC.
ACC & BOARD OF DIRECTORS MEETING
June 28, 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 Tulley-Khan, President of the Fishhawk Ridge Association called the ACC & Board of Directors Meeting to order at 6:30 p.m. on June 28, 2017, 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>
Bonnie Tulley-Khan (President)		Katt Sears, CAM
Manfred Kempa (Vice-President)		
Steve Parker (Treasurer) On Vacation but called in for New Business		
Carol Lopez (Secretary)		
Sandy Lee		

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 for May 16, 2017. All in favor, **motion passed.**

IV. PRESIDENT’S REPORT

- (a) Bonnie Tulley-Khan (President), told of homeowners who received violations going to her home and being threatening. She also told of being abused and harassed at the pool. The attorney will be sending a violation letter for \$250.00 fine to those homeowners who abuse or harass any Member of the Board because of actions by our Management Company or actions voted on by the Board. The police will also be called and charges will be Filed. Homeowners should contact the Management directly on any violations their received.
- (b) When the pool alarm goes on automatically at 8:30 pm, the fobs does not work and Bonnie is the person contacted by the security company that there is someone within the pool area. Depending on the situation, the police maybe called. This is a great inconvenience to her because she is called out at all times of the night.
- (c) The TECO lights are up but Brandon Electric is still working on setting up the camera which should Hopefully completed in two weeks’ time.
- (d) Front porches will also be painted,
- (e) The Vice President, Manfred Kempa also reported that the installation of the speed bump will be delayed.

V. TREASURER'S REPORTS

- (a) The rents for houses owned by the HOA will be increased. The new rental agreements will be current to the market prices.

VI. MANAGEMENT REPORT

- (a) A "Rescission of precautionary boil water notice" was received on June 5th, 2017 which was placed on 8 units' doors. US Water was called because no notification was send to Management or BOD President. Management informed US Water the lack of notification was unacceptable.
- (b) Seven (7) New residents were sent welcome letters
- (c) Dog control issues was addressed by Mr. Frisca.
- (d) Seven (7) New residents were sent welcome letters
- (e) Delinquency on maintenance is still high. 10 accounts pass due 30 days are now with the attorney.

VII. COMMITTEE REPORTS – NO ARC REQUEST

VIII. UNFINISHED BUSINESS: NONE AT THIS TIME

IX. NEW BUSINESS:

- A. Envirotech Surface Restoration (Powerwash) - \$6,7652.16 - Passed
 Motion by: Manfred Kempa
 Second by: Sandy Lee
- B. FLC proposal to removed old plants and replace – No vote was taken - Free
- C. FLC drainage system proposal for Bldg. 25, 26, 30, 31, 32, 33 - \$12,874.00 – Passed
 Motion by: Manfred Kempa
 Second by: Sandy Lee
- D. Muller Aluminum leaf strainers for Bldg 25, 26,30, 31,32,33 - Passed
 Motion by: Manfred Kempa
 Second by: Steve Parker

X. COMMUNITY TOPICS AND CONCERNS

- (a) Homeowner selling home was concerned due to the roofing problems caused by the original construction there is a possibility of it affecting the housing prices. Board should look at moving up the roof repair to be done in 2018/2019. The Covenants was again referenced on this issue.
- (b) President stated how much she appreciated the homeowners who come to the meetings.
- (c) A homeowner mentioned that the concrete should be stained not painted

XI. NEXT MEETING - The next meeting will be July 26 2017 at Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL. 6:30 P.M.

XII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:30 pm.

Respectfully submitted,
Carol Lopez (Secretary)

These minutes were approved on 7-26-17

Signed Carol Lopez

Printed Carol Lopez