

FISHHAWK RIDGE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING AND ARC MEETING
July 26, 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 and ARC Meeting to order at 6:30 p.m. on July 26, 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) Via Phone		
Steve Parker (Treasurer)		
Carol Lopez (Secretary)		

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 June 28, 2017. All in favor, motion passed.

IV. PRESIDENT'S REPORT

- (a) Jared Bauer, David Centrella,, Bill Deneby, Bob & Barbara Hood, Toni Lund and Cameron Windheuser were all added to Fishhawk Ridge Association's plaque for their outstanding volunteer work.
- (b) John our pool monitor is recovering very well after his knee surgery.
- (c) After the painting is completed, information will be posted about power washing the sidewalks
- (d) Florida Landscaping will be mulching the front and back of the houses in October 2017.
- (e) Stanley Security is in the last stage of getting the camera up and running. No time-frame as of yet.
- (f) Moving in or out of the development is being closely monitored, so that due diligence can be done on the leases.
- (g) Manfred Kempa our Vice-President is also a realtor and doing a great job by keeping us inform when a house in our development goes on the market.
- (h) BOD to discuss resealing asphalt after the meeting.

TREASURER'S REPORTS

- (a) Our association is in good shape, we are so far spending less than 2016, however landscaping fees and legal fees are over by \$20,000 as of 2017.
- (b) Receivable are behind 2016 because of the aged accounts with the attorney
- (c) Final payment out of the reserves will be made to the painter in the next four weeks.

V. COMMITTEE REPORTS – NO ARC REQUEST

A. UNFINISHED BUSINESS – NONE AT THIS TIME

VI. NEW BUSINESS:

- A. Water bills 90 days and over to be moved to attorney - Passed
 Motion by: Steve Parker
 Second by: Carol Lopez

- B. Tree removal and tree trimming (ratify) \$5,005.00 - Passed
 Motion by: Steve Parker
 Second by: Bonnie Tilly-Khan

- C. Drain Work (ratify) \$350.00 – Passed
 Motion by: Steve Parker
 Second by: Carol Lopez

- D. Sod proposal from FLC \$3,048.500 - Passed
 Motion by: Steve Parker
 Second by: Bonnie Tilly-Khan

- E. Replacement of 14 trees (added to agenda in meeting – no cost as of yet) - Passed
 Motion by: Steve Parker
 Second by: Bonnie Tilly-Khan

VII. NEXT MEETING - The next meeting will be August 23, 2017 at Fishhawk Ranch Osprey Club, 5721 Osprey Ridge Drive, Lithia, FL. 6:30 P.M.

VIII. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:56 pm.

Respectfully submitted,
Carol Lopez (Secretary)

These minutes were approved on _____
 Signed Bonnie Tilly-Khan
 Printed BONNIE Tilly-Khan