

**Fishhawk Ridge HOA
11/18/2020 CLOSED BOARD. MEETING 1:00 PM, ZOOM**

**Register in advance for this meeting:
<https://us02web.zoom.us/join/9101562060>
After registering, you will receive a confirmation email containing information about joining the meeting.**

MINUTES

CALL TO ORDER

1:04

ROLL CALL ESTABLISH QUORUM

Steve Parker, President
Luis Roque, Secretary/Treasurer
Rosemarie Hall Heyduk, VP
Bonnie Tilley-Khan, ACAM
Brook Summers, LCAM
Frank Friscia,
Eric Comas CPA from Marsocci Appleby & Company

***Guest speaker: Opening Remarks**

Eric Comas from Marsocci, Appleby & Company

Rosemarie Hall Heyduk motioned to ask Mr. Friscia to pursue Stanley for the remaining \$3,800 back from overcharges and why they are charging for items that should be part of the service agreement. Luis Roque seconded. The motion passed unanimously.

APPROVAL OF MINUTES FROM 9/30/20 and 10/26/20

Luis Roque Motioned to approve the 9/30/20 minutes. Rosemarie seconded the motion. The motion passed unanimously.

Luis Motioned to approve the minutes from 10/26/20. Rosemary seconded. The motion passed unanimously.

Presidents report: Steve Parker

1. Up date on roofing contract

Moving along. By end of Friday project to have 5 bldgs left. On target other than 4 weeks later due to lack of materials. Roofers have some cleanup on a few addresses, with leaks and the rains came with roofs off. 5 still to complete. Have assurances they are scheduling these repairs.

2. Contract with Doug Cardoso(completion of office)

Would like to have Rosemarie, check Sept 30th meeting, if RM is ok with withdrawing motion for Doug Cardoso's proposal. He has not made the revisions requested.

\$4,980 East Coast construction to complete the work.

Rosemarie motioned to withdraw her motion from Sept 30th, 2020 to approve Doug Cordoso bid to complete the office. To replace with approval on bid from East Coast Construction for \$4,980 to complete the office work. Luis Roque seconded the motion. The motion passed unanimously.

3. Sign needed on the 5702 Mail box. COMPLETED

4. Ratify: Mark Mueller \$250.00 power wash entrance gates

Luis Roque motioned to approve quote to power wash entrance gates. Rosemarie Hall-Heyduck seconded. The motion passed unanimously.

5. Ratify: FLC Underground irrigation well repairs:?

Rosemarie motioned to approve a quote to replace the irrigation well pump from FLC for \$6,125. Luis Roque seconded. The motion passed unanimously.

***Steve is going to check again on if there is any \$\$ at all they can credit back, due to the young age of the pump that went out.

Ratify: (any other items)

Insurance Quote

Rosemarie Hall-Heyduk motioned to go to \$4 mil on the umbrella coverage and Luis Roque seconded. The motion passed unanimously.

Progress in removing loose Satellite Dish wires.

*Steve sw Mark Mueller on this list to compare they will get together again in December to add the ones he is missing onto his list. 10-12 more to add on roughly.

Steve Parker motioned to accept Mark Mueller's bid not to exceed \$1,000. Rosemarie Hall-Heyduk seconded. The motion passed unanimously.

Order Tree Bin from WM (usual cost \$450.00 for 2 week rental, Bonnie working on negotiations for cost break)

Steve Parker motioned to approve this bid. Rosemarie Hall Heyduk seconded. The motion passed unanimously.

FL Electric Partnership: estimate to repair 1 in ground flood light at front entrance: \$375.00.

NEED A VOTE:

Steve Parker motioned to approve. Luis Roque seconded. The motion passed unanimously.

*** Bonnie will take care of items 7 8 & 9 from agenda

**** Brook put together new gate form

*can we return remaining remotes for a refund. Or have them shipped to me.

Reserve Study Update \$4,200

Steve motioned to approve reserve study and send \$2,100 retainer to them. Luis Roque seconded. The motion passed unanimously.

**** Steve would like to add a couple of categories Erosion control and life on the pumps are out of wack

VP Report: Rosemarie Hall-Heyduck

A. Discussion to table the following for 2020 or Move forward:

Should we have Frank write up the final resolution on the plant materials permitted

Mulch

*Lets talk through with Robin, regarding areas behind buildings that need to be mulched.

1. Additional parking east end cul-de-sac.

Rosemarie voted no on doing this project. Steve seconded this.

2. Think Utility: ask for estimate on replacement cost for remaining meters and replacement valves:

*Table or Move forward: VOTE

Recommendation to get estimate for specific areas and do by areas, pressure relief valves and water meters to be replaced.

*Check with Think utility, the meters replaced were a very old type. Maybe ask for an updated type one. Get estimates for both valves and meters of better quality if possible and a cage to go around them to protect them.

3. Secure and review 3 companies for replacement of gutters and downspouts.

* Move forward: VOTE (who does the HOA want to look for these competing companies? Steve, Brook, Bonnie

** Yes have to have 3 have one, need two more.

Brook to get one more company and Bonnie to get one.

4. CB Roofers: secure that dollar amt of damage caused by roofing process:

*Move forward: VOTE

*concerned nothing is writing from CB roofing to say they will pay for landscape damages.

Would like to see something in writing that they will repay for these damages. Checked contract. It says they are not responsible for areas they didn't do work. Or flowers landscaping shrubbery or minor branches.

*get an estimate from Robin on damages in the meantime. Ask Leo at engineer firm to help with this list

5. Need a Newsome High School Volunteer Coordinator to add our community to their list of approved volunteers:

*Move forward: VOTE (need a volunteer)

**Steve has this underway but no update yet

Electrical vehicle charging stations

TABLED

6. Purchase and distribute 3 \$10.00 Starbucks certificates for those who participated in Fall Clean up. VOTE: Yes or No and who will purchase and submit items to reimbursement?

7. Hang Christmas Wreaths(date and 3 volunteers)

8. Hire a Santa Claus (date for holiday greetings at the pool, and set a cost for renting)

VOTE: YES or No

9. Communication issues: Suggestion, at the HOA meeting, make that decision as the vote was recorded. Put it in the minutes.

10. 15868 Fishhawk View Drive, owners:Dianna Limozinere and David Martocci...no lease on file.

*****Frank will send the letter tomorrow latest.

***11 Satellite dishes that are active

Will add to ARC application to charge \$50 for new ones to cover removal fees for wires etc.

Steve will send Brook the Verbiage.

Discussions for Mr. Friscia:

1. Remove dog wt from requirements(keep in mind REALManage requires on leases requirements what kind of dog and nothing over #25lbs) It helps.

It is the home owners who don't have to register their dogs and bring in the Pit Bulls, Great Danes and so on.

*Eliminate weight, make sure on leash 100% of time and remove breed and weight limits. Article 4 sec 8a requires leash, 8b no nuisance. 8f was added to amend so eliminate 8f. Mr. Friscia, will eliminate 8f in draft amendment.

2. Plant shrubs behind the lanais:

Issues to consider;

An ARC needed ?, only certain bushes allowed ?, will FLC plant or allow the occupants to plant themselves ? If FLC plants the HOA will have to absorb the cost.

THIS IS BREAKING A COVENANT, so it must go up for a vote in March.

Steve **motioned** that Mr. Friscia will draft amendment to Article 4 section 21 to establish guidelines on landscaping lots. Rosemarie seconded. The motion passed unanimously.

3. Entertain a special assessment of \$200.00 per homeowner to install 2 heat pumps to heat the pool 24/7 year around and the excess money to go into a special account to pay for TECO bill.
UP FOR A VOTE FOR SPECIAL ASSESSMENT IN MARCH.

TABLE til more info form vendors

4. Did the letter get processed by Mr. Fruscia to the Lithia/Pinecrest Post Master concerning the incident of the weekend postal delivery that left multiple trays of mail unattended on Saturday?

Mr Friscia spoke with postmaster and rural post office do not wear uniforms. The gentleman that left the boxes was a trainee and since has been fired, let her know if there is a problem again and they will look into it.

TREASURER'S report: Luis Roque

Real Time as of 11/14/2020

Replacement Fund \$589,125

Replacement Fund \$378,988

Centennial Bank \$225,138

Operating Fund \$105,348

Think Utility delinquency:

\$4,722.77

Possible Think Utility write offs for 2020:

\$955.17(hold, James and I working on this)

Homeowners delinquent on HOA fees: 12 (ask me the amt)

Homeowner where ISF notice was given to REALManage on lack of funds for HOA fees: 1

***A notation on Mr. Friscia's fees:

Yes, eventually we will recover at the time the house sells, but until then we pay his fees as they are posted. That needs to be monitored very closely.

CAM Report: Brook Summers

1. Accounts ready to go to Mr. Friscia for processing(Bonnie doing a once over before sending)

2. Think Utility Accounts to go to Brenton Ross, \$200.00 or more.

3. Following up with the Board so that Frank Friscia may record the Rules and Regulations.

Process to do so. Mailing then meeting board vote. Then it can be signed notarized and filed with courts.

ACAM Report: Bonnie Tilley-Khan

1. Working with James at Think Utility on the delinquent water accounts.

2. Continuing sending out violations for Insurance documents.
3. Drive throughs every work day looking for Covenant issues or maintenance issues.
4. Danielle Fence was out to assess the doors on the WM bin in the East end cul-de-sac. Awaiting estimate.
5. Bill Burriss at WM voiced to me Tuesday, he had billing dept at WM to deduct \$50.00 of this month's statement due to the issues of the last WM 20 cubic rd issues and will work on a reduction of cost on the Christmas tree bin if the HOA orders.
6. FL State Police on schedule to monitor development 12/31, 1/1 2021 and 1/2 2021.
7. Still no word on annual mulching from EZ mulch from FLC.
8. FLC rescheduled mow date to 11/19 due to bad weather.
9. Mediation scheduled 11/19 at 9:00 AM. Rosemarie has allowed Sean and I to use her home for this meeting.(zoom)
10. Christmas decorations may go up Thanksgiving Day and must be removed by 1/10/2021.
11. I WILL BE ON VACATION FROM 11/24-11/30. Will be at my daughter's home.

ADJOURNMENT

The meeting was called to adjourned at 3:41PM