

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Fishhawk Ranch Community Development District was held on **Tuesday, August 6, 2019 at 6:32 p.m.** at the Palmetto Club located at 17004 Dorman Road, Lithia, Florida 33547.

Present and constituting a quorum were:

Terrie Morrison	<b>Board Supervisor, Chairperson</b>
Robert Kneusel	<b>Board Supervisor, Vice Chairman</b>
Ruth Brown	<b>Board Supervisor, Assistant Secretary</b>
Kerri McDougald	<b>Board Supervisor, Assistant Secretary</b>
Tom Avino	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Eric Dailey	<b>Director, Rizzetta &amp; Company, Inc.</b>
Biff Craine	<b>District Counsel, Pettitt Worrell Rocha Sheppard</b>
Stephen Brletic	<b>District Engineer, Johnson, Mirmiran &amp; Thompson</b>
Holly Quigley	<b>Community Director</b>
Steve Schwartz	<b>Representative, Florida Reserve Study &amp; Appraisal</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Dailey called the meeting to order and conducted roll call, confirming that a quorum was present.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Amato addressed the Board regarding a parcel that Newland sold to a new developer and the trails as it related to the school board and busing routes. Mr. Craine noted that the District sent a letter to the school board at the direction of the Board regarding their position.

Ms. St. Amant addressed the Board regarding adding pickleball courts to Hawk Park on the multipurpose courts. The Board informed her that they are working on a list of potential projects for consideration and this will be added to the list. Ms. Quigley noted this

was previously discussed by the Fishhawk CDD Board and she has most of the budget costs for the Board's review when they are ready.

Mr. Dorey address the Board regarding trespassing along the fence line in the Fishhawk Preserve and the adjoining Nature Preserve property near the Alafia River. The Board said they will look at the areas regarding ownership between the District and HOA first. Mr. Dailey noted that the county has directed residents to call the HCSO when they see trespassers so they can come out and address it. This was the direction provided by the county when asked how to address the issue.

**THIRD ORDER OF BUSINESS**

**Review of District Reserve Study**

Mr. Schwartz reviewed the updated study and informed the Board that the District is considered to be 101 percent funded at this time with a balance of \$4,234,827.00. The Board directed Mr. Dailey to send the Reserve Study for the Garden District and Fishhawk CDD II HOA Alleyway Maintenance and Access Agreements to Tonya Martinez, HOA Manager.

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board accepted the District Reserve Study dated July 15, 2019, for Fishhawk Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Fee Waiver Request  
for Palmetto Club**

On a Motion by Ms. Brown, seconded by Mr. Kneusel, with all in favor, the Board approved to waive the Palmetto Club fee for Water Smart Tots, Inc. contingent upon proof of insurance and the CDD noted as a sponsor for the event, for Fishhawk Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Requests by  
Fishhawk Roller Hockey**

Mr. Smith Strickland address the Board regarding various requests for the Fishhawk Roller Hockey organization.

On a Motion by Ms. McDougald, seconded by Mr. Kneusel, with all in favor, the Board approved the change of schedule as presented, adding a storage box which will be subject to CDD approval, also the league would be responsible for maintaining the storage box, for Fishhawk Ranch Community Development District.



**SIXTH ORDER OF BUSINESS**

**Consideration of Qualification  
Statements in Response to RFQ for  
District Engineering**

Mr. Dailey reviewed the RFQ process and then stated that Mr. Woodcock from Cardno would be unable to attend due to an injury and they would be withdrawing their proposal unless the Board wanted to wait 30-60 days for them to start. Mr., Dailey then stated that Mr. Brletic was in attendance from JMT. Mr. Brletic address the Board and answered their questions. The Board ranked the qualification statements received as follows; Johnson, Mirmiran & Thompson was ranked #1, Cardno was ranked #2 and Genesis Halff was ranked #3.

On a Motion by Ms. Brown, seconded by Ms. McDougald, with four in favor, and Mr. Avino opposed, the Board approved the ranking and authorized District Counsel to draft an agreement with Johnson, Mirmiran & Thompson, for Fishhawk Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of TECO Utility  
Easement Agreement**

Mr. Dailey presented the Grant of Non-Exclusive Utility Easement to the Board. Mr. Dailey informed the Board he was told by TECO that if they did not approve it they would seek alternative locations.

On a Motion by Ms. McDougald, seconded by Mr. Avino, with all in favor, the Board denied the Peoples Gas System, a division of Tampa Electric Company's Grant of Non-Exclusive Utility Easement, for Fishhawk Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Recommendation  
from Audit Committee**

This item was tabled to the August 20, 2019.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding Collection of  
Sales Tax**

The Board discussed passing the new increased sales tax directly on to the residents and vendors when required. Mr. Dailey stated previously the District had just been paying it out of the fees collected for various events, classes, etc.

On a Motion by Mr. Kneusel, seconded by Ms. McDougald, with all in favor, the Board authorized staff to charge the current sales tax of Hillsborough County presently at 8.5% for all items required, for Fishhawk Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Park Square License Agreements**

Mr. Dailey and Mr. Craine reviewed the purpose of these agreements for the Board. Mr. Dailey stated he had two agreements for approval, one for Art Monkey and the other for Park Square Social.

On a Motion by Ms. McDougald, seconded by Mr. Avino, with all in favor, the Board approved the Art Monkey and Park Square Social License Agreements contingent upon execution by the vendors, for Fishhawk Ranch Community Development District

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Arbitrage Engagement Agreements**

Mr. Dailey presented the LLS Tax Solutions engagement agreements for Series 2011, Series 2013 and Series 2017 Bonds for \$500.00 per year for a total of \$1,500.00

On a Motion by Ms. Brown, seconded by Ms. McDougald, with all in favor, the Board approved the LLS Tax Solutions Arbitrage agreements, for Fishhawk Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Hillsborough County Election Agreement**

Ms. Quigley addressed the Board regarding the cleaning and staffing fees associated with using the Palmetto Club as a polling place.

On a Motion by Ms. McDougald, seconded by Mr. Kneusel, with all in favor, the Board approved the Palmetto Club Polling Place Agreement with \$300.00 payment from Hillsborough County and directed Ms. Quigley to asked about an additional reimbursement for cleaning the carpet and to ask the SOE office to accept responsibility for picking up campaign signs after the poll closes, for Fishhawk Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Access Central Proposal**

On a Motion by Ms. Brown, seconded by Ms. McDougald, with all in favor, the Board approved the Access Central Proposal, for Fishhawk Ranch Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Community Manager**

Ms. Quigley provided the operations report to the Board. The Board reviewed a request to install air conditioning in the Aquatic Café.



On a Motion by Ms. McDougald, seconded by Mr. Kneusel, with all in favor, the Board approved the vendor request to install an air conditioner in the Aquatic Café at their cost with them to take on maintenance and have it professionally installed and owned by the CDD; the Board also authorized the District Engineer and Ms. Quigley to review the proposal and have District Counsel to amend the lease , for Fishhawk Ranch Community Development District.

**B. District Engineer**

Mr. Dailey stated Mr. Plate was told he was not needed to attend and that the Public Facilities report will be presented at the August 20, 2019 CDD meeting.

Mr. Dailey stated that Ms. Quigley and staff is working on the South West Florida Water Management District permit punch list.

The Board asked the District Engineer to look at the trails flooding at Sandhill and Paloma. The Board also asked that he look at the Phase 1 and Cell Tower trails as they may be below grade and staff needs to check if TECO is responsible per the agreement.

**C. District Counsel**

Mr. Craine is working on the transfer of the Tortoise Habitat; the Park Square vendor agreement is done and he is currently working on the Campus Suites agreement and the dumpster lease.

**D. District Manager**

Mr. Dailey reminded the Board that the next meeting will be August 20, 2019 at 6:30 p.m. at the Palmetto Clubhouse and that will be the Budget Public Hearing. Mr. Dailey reviewed the action item list with the Board.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Rizzetta & Company,  
Inc. Contract for Professional Services**

Mr. Dailey presented the Rizzetta & Company, Inc., contract for professional services. Mr. Dailey noted the scope of services changes for the Board with 16 meetings per year, one site visit per month and that he would remain as District Manager. Mr. Dailey also noted that Mr. Toborg will continue to attend one meeting per month at no additional fee. Mr. Dailey stated the contract total would be \$170,100.00 for Fiscal Year 2019-2020 and \$173,203.00, a 3% increase for Fiscal year 2020-2021. Mr. Dailey noted this was a reduction from the prior management fee of \$258,202.00 for all three Districts and also below the proposed budget number of \$187,750.00 for Fiscal Year 2019-2020.

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On a Motion by Ms. McDougald, seconded by Ms. Brown, with all in favor, the Board approved the Rizzetta & Company, Inc. Contract for Professional Services, for Fishhawk Ranch Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-31;  
Adopting Fiscal Year 2019-2020  
Meeting Schedule**

The Board decided to go with the third Tuesday of each month at 6:30 P.M at the Palmetto Club and then with four additional meetings on the first Tuesday of the month in October, February, April and August at the same time and location for a total of sixteen meetings.

On a Motion by Mr. Avino, seconded by Ms. Brown, with all in favor, the Board approved Resolution 2019-31; Adopting Fiscal year 2019-2020 Meeting Schedule, for Fishhawk Ranch Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Avino said there are wasps at the small dog park. Mr. Avino received a proposal for the turf replacement at the dog park at a cost of \$166,000.00 and \$90,000.00 for half of the park, due to the cost he will not be presenting this to the Board.

Ms. Brown asked Mr. Craine about land ownership for the merger and she noticed one parcel that was not changed and will send to Mr. Craine.

Ms. Morrison discussed the possibility of a workshop for amenity management.

Ms. Morrison asked the Board if they would consider cancelling the September 3, 2019 meeting.

Ms. Morrison asked if they would like to give Ms. Quigley the authority to waive the user rate fee for future Palmetto Club proposals if Puff N' Stuff also agreed.

On a Motion by Mr. Kneusel, seconded by Ms. Brown, with all in favor, the Board authorized Ms. Quigley to approve proposals to waive the fee for the Palmetto Club subject to Puff N' Stuff doing the same, for Fishhawk Ranch Community Development District.

Mr. Kneusel asked if Mr. Sanderson will be providing a proposal for his services for the Fishhawk Ranch Tennis Club.

Ms. McDougald commented on how well the Board is working together.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. McDougald, seconded by Mr. Avino, with all in favor, the Board adjourned the meeting at 8:58 p.m., for Fishhawk Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman