

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, April 20, 2021 at 6:30 p.m.** at the Fishhawk Ranch Tennis Club, located 1591 Courtside View Drive, Lithia, Florida 33547.

Present and constituting a quorum were:

Robert Kneusel	Board Supervisor, Chairman
Thomas Avino	Board Supervisor, Vice Chairman
Kerri McDougald	Board Supervisor, Assistant Secretary
Terrie Morrison	Board Supervisor, Assistant Secretary
Dawn Turner	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Halifax Solutions, LLC.
Vivek Babbar	District Counsel, Straley Robin Vericker
Stephen Brletic	District Engineer, Johnson, Mirmiran, Thompson
Holly Quigley	Community Director, Fishhawk Ranch CDD
Andrew Sanderson	Tennis Club Contract Administrator
Tonya Martinez	LCAM, Rizzetta & Company, Inc.
John Toborg	Manager, Field Services, Rizzetta & Company, Inc.
Eartie Flener	Fishhawk Site Manager, Capital Land Management
Josh Burton	Representative, Capital Land Management
Peter Simoes	Account Representative, Solitude
Susan Parvin	Activities Coordinator, Fishhawk Ranch CDD
David Freiman	President, Tennis Connection of West Florida, Inc.

Audience	Present
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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

Audience Comments

There was audience present but no comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Brletic asked the Board if they had any questions regarding his report as presented in the agenda.

Mr. Brletic informed the Board he will have the alleyways report and recommendations for the May 4, 2021 meeting.

Mr. Brletic let the Board know that the county road project on Dorman Road to change from a 2-way stop to 4-way stop will take place after the school year is completed.

The Board was asked to consider Business Item A, Consideration of Proposals Received for the RFP for Palmetto Club Repairs Services. Mr. Brletic reviewed the summary with the Board stating they received bids from Ryman Construction and RSC Construction & Painting. Mr. Brletic stated in his review he considered that Ryman was the only responsive bidder to the RFP. Mr. Babbar reviewed the RFP scoring process with the Board and explained their options based on Mr. Brletic's review. A discussion ensued between the Board regarding the proposals and management of the project.

On a Motion by Ms. McDougald seconded by Ms. Turner, with all in favor, the Board approved Ryman Construction as the only responsive bidder for the Palmetto Club Repairs Services RFP based upon the fact there was not enough information in the proposal received by RSC Construction & Painting to evaluate them based upon the RFP evaluation criteria, for Fishhawk Ranch Community Development District.

The Board requested Mr. Babbar send out the notice of award letters to the bidders.

Mr. Dailey stated that while the Palmetto Club is closed for the repairs the Board should consider suspending rental payments required by Puff 'N Stuff for the usage of the facility.

On a Motion by Ms. Turner seconded by Mr. Avino, with all in favor, the Board approved waving the monthly rental fee of \$3,500.00 for Puff 'N Stuff while the Palmetto Club is closed for repairs, for Fishhawk Ranch Community Development District.

The Board requested that Mr. Brletic provide a proposal from a company to oversee management of the Palmetto Club roof project and bring it to one of the May Board meetings for consideration.

The Board was then asked to consider Business Item B, Consideration of Proposals for Tennis Club Court Erosion and Drainage Repairs. Mr. Dailey addressed the Board regarding the confusion over the project and the lack of communication between staff and the Tennis Connection. Mr. Dailey accepted responsibility and stated this has been addressed with all parties moving forward. Both Mr. Brletic and Mr. Sanderson presented their proposals and recommendations to the Board. A discussed ensued among the Board, staff, and the members of the Tennis Connection team.

On a Motion by Ms. McDougald seconded by Ms. Morrison, with Ms. McDougald, Ms. Morrison, Ms. Turner and Mr. Avino for and Mr. Kneusel against, the Board approved the proposal from Florida Tree Man for \$8,105.00 for the tree project at the Fishhawk Ranch Tennis Club, for Fishhawk Ranch Community Development District.

The Board tabled the consideration of the erosion repairs and asked that Mr. Brletic work with Mr. Sanderson and the Tennis Connection team on an option they all agree on and bring it back to a future meeting for consideration.

The Board had no further questions for Mr. Brletic, so he left the meeting.

B. Aquatic Services

Mr. Simoes asked the Board if they had any questions regarding his report as presented in the agenda.

Ms. Morrison asked about concerns with ponds 15, 4 & 5. Mr. Simoes said they are treating them and will look at possible new chemical options for ponds 4 & 5.

Mr. Avino asked Ms. Quigley about service levels and she said things have continued to improve.

Mr. Simoes stated he is preparing planting proposals to present at a future meeting.

Mr. Dailey stated the access points to ponds 18 and 19 are completely closed off so they cannot be treated. Mr. Dailey stated he is working with Mr. Babbar on letters to send to the residents to remove fencing from the drainage and access easements granted to the District.

C. Field Services

135 Mr. Toborg asked the Board if they had any questions regarding his report as
136 presented in the agenda.

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138 Mr. Toborg stated that letters need to be sent to residents noted in his report
139 where their pool drainage pipe is pouring onto District property. Mr. Dailey stated
140 he will send them next week.

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142 Mr. Toborg also addressed that he sees continued turf issues in the District along
143 with a lack of detail work being done. Mr. Avino asked Mr. Flener how many
144 times they are required to detail, and he stated once. Mr. Toborg stated that is
145 incorrect and the scope has no limit. Mr. Burton said they will address these
146 issues as soon as possible.

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148 **D. Tennis Club Contract Administrator**

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150 Mr. Sanderson asked the Board if they had any questions regarding his report as
151 presented in the agenda.

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153 Mr. Sanderson noted he worked with Mr. Kneusel and staff regarding a short-
154 term program Mr. Friedman will be running out of the Tennis Club.

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156 Mr. Sanderson stated he is working with Mr. Brletic on erosion repair options to
157 present to the Board at the May 18, 2021 meeting. Mr. Sanderson stated that
158 they have confirmed the trees will need to be removed to fix some of the issues.

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160 Mr. Sanderson stated the Tennis Connection contract is coming up for renewal in
161 March of 2022 and will need to be discussed in advance, suggesting the August
162 or September timeframe if possible. Ms. Morrison asked for clarification of the
163 intent of the \$500,000 threshold level in the current contract, and asked for
164 historical performance against the \$500,000 threshold, and going forward,
165 monthly updates on financial revenue vs. the threshold.

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167 **E. Community Director**

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169 Ms. Quigley asked the Board if they had any questions regarding her report as
170 presented in the agenda.

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172 Ms. Quigley noted she is in the process of negotiating with BSAC regarding
173 summer swim programs.

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175 Ms. Quigley stated the Starling Club Game Room will open May 1st under limited
176 hours to start and expand for summer hours as soon as school is out.

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178 Mr. Dailey and Ms. Quigley stated residents seem happy with the Osprey Club
179 Office hours remaining the same but access being by appointment only and
180 asked if the Board would like to keep this in place moving forward.

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On a Motion by Ms. Morrison seconded by Ms. McDougald, with all in favor, the Board approved the Osprey Club Office hours to remain as they are and that resident access continue to be by appointment only, for Fishhawk Ranch Community Development District.

The Board asked Mr. Quigley to get pricing to modify the lobby/desk area in the Osprey Club to provide a glass or plexiglass separation between the office area and the public area to provide for a more secure environment.

F. District Counsel

Mr. Babbar informed the Board that the request for the Palmetto Club sales tax refund was denied by the state and in their opinion, we should be paying sales tax. Mr. Babbar, recommend the District pay the sales tax going forward and not pursue the request further, the Board agreed.

Mr. Babbar updated the Board on the recent legislative session.

G. District Manager

Mr. Dailey reminded the board the next meeting will be May 4, 2021 at 6:30 pm at the Tennis Club.

Mr. Dailey stated they have received seven proposals for the pond invitation to bid and they will be presented at the May 4, 2021 meeting.

Mr. Dailey stated the Board and staff had discussed a resolution to increase contract execution and spending limits outside of a meeting that tie to budget line items. Mr. Dailey stated he will share a draft with the Board for review and comments prior to presentation at a future meeting.

Mr. Avino asked about the Pickle Ball court proposals and the Osprey Club basketball conversion. Mr. Dailey stated it looks like more residents are using the basketball courts now that we are enforcing facility access card requirements. Mr. Dailey stated Mr. Quigley is working on proposals for Pickle Ball court enhancements for the May 18, 2021 meeting.

FOURTH ORDER OF BUSINESS

**Consent Agenda Items/Business
Administration**

Mr. Dailey asked if the Board had any questions regarding the consent agenda items. Mr. Avino asked about some debit card expenditures.

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On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the consent agenda items, for Fishhawk Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of CDD Events for
2021-2022**

Ms. Parvin presented the proposed list of events to the Board. The Board asked that she come back to them with a budget and plan for the events for next fiscal year. The Board also agreed to the use of Park Square and the artificial turf if needed for the May Market Day. Ms. Turner said she would meet with Ms. Parvin and Ms. Quigley to review the proposed events and work up a budget.

On a Motion by Ms. Turner seconded by Ms. McDougald, with all in favor, the Board approved the District Events through September 30, 2021 as presented, for Fishhawk Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal from West
Coast Golf Carts**

Mr. Dailey presented the proposal and stated the vehicle would arrive by the end of the year if approved.

On a Motion by Ms. Turner, seconded by Mr. Kneusel, with all in favor, the Board approved the proposal from West Coast Golf Carts for \$11,434.00, for Fishhawk Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of ADP Contract
Renewal Options**

Mr. Dailey presented the proposal options and Ms. Quigley stated she is happy with the service from ADP.

On a Motion by Mr. Kneusel, seconded by Ms. McDougald, with all in favor, the Board approved the two-year contract proposal from ADP for \$24,247.00 per year, for Fishhawk Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal from Egis
for 3rd Year Tail Coverage for Former
Districts**

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Mr. Dailey presented the proposal from Egis for the 3rd and final year of tail coverage. A discussion ensued between the Board on the value of moving forward with the coverage.

On a Motion by Ms. McDougald, seconded by Mr. Avino, with all in favor, the Board approved the proposal from Egis for the 3rd year of tail coverage for a total of \$7,245.00, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Revised Operating Agreement with the FHR HOA

Mr. Babbar reviewed the changes with the Board regarding the termination date extension.

On a Motion by Ms. Turner, seconded by Ms. McDougald, with all in favor, the Board ratified the Revised Operating Agreement with the FHR HOA, for Fishhawk Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Options for Future Usage of the Palmetto Club

Mr. Kneusel recommended this be tabled to the next meeting and the Board agreed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Turner asked about the proposal from Bandit Fitness for the Aquatic Club. Ms. Quigley stated they are working on it and it should be ready for one of the May meetings.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board adjourned the meeting at 9:26 p.m., for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman