

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, May 4, 2021 at 6:32 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
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

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

Mask Mandate for Board Meetings

Mr. Kneusel asked the Supervisors how they felt about continuing to wear masks at the meetings based upon the Governor's Executive Order 21-102. The Board agreed that since Executive Order 21-102 repealed Hillsborough County's mask mandate, that masks would no longer be required at meetings.

THIRD ORDER OF BUSINESS

**Discussion on Governor's Executive
Order 21-102**

Mr. Kneusel asked Mr. Babbar to provide an update to the Board on the Governor's Executive Order 21-102 and how it applies to the District. Mr. Babbar stated that based on his interpretation the executive order was not specific to CDD's, and that the Board could still choose to enforce a mask mandate for the amenity facilities. However, he expects further clarification from the Governor's office that could define that CDD's would fall under the executive order and if so, then the Board could not enforce any COVID related policies. Mr. Kneusel stated he received an update while at the meeting from the local State representative stating that CDD's are included in the Executive Order. Mr. Babbar stated if that is the case then the Board would not be able to enforce a mask mandate or other COVID policies on District property. Mr. Babbar also stated based on recent legislation the District has additional protections against lawsuits for COVID related illnesses on District property.

On a Motion by Ms. Morrison seconded by Mr. Avino, with all in favor, the Board acknowledged that Hillsborough County's mask mandate was no longer in effect and other COVID restrictions for all District amenity facilities would no longer be enforced by the District in reliance upon the Governor's findings, recitals, and orders stated in Executive Order 21-102, for Fishhawk Ranch Community Development District.

Ms. Quigley noted that the District staff would like to still wear masks in the office. Ms. Quigley stated she will remove all the COVID related signage from the amenity facilities.

FOURTH ORDER OF BUSINESS

Audience Comments

There was audience present but no comments.

FIFTH ORDER OF BUSINESS

**Consideration of Proposals Received
for Pond & Waterway Management
Services**

The Board heard presentations from Crosscreek Environmental, DBI Services – Aquagenix, Pristine Ponds, and Solitude Lake Management and asked questions regarding their services. Mr. Dailey stated no representatives were present from American Ecosystems or Steadfast Environmental. The Board discussed the proposals and decided based on various service and communication issues it was best at this time to make a change.

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On a Motion by Mr. Avino seconded by Ms. Morrison, with all in favor, the Board terminated the Solitude Lake Management Aquatics, Fountain Maintenance and Aerator Maintenance contracts providing for a 30-day notice per the terms of the contract, for Fishhawk Ranch Community Development District.

On a Motion by Mr. Avino seconded by Ms. Turner, with all in favor, the Board approved the proposal from DBI Services – Aquagenix for Pond & Waterway Management Services for \$102,652.00 per year, for Fishhawk Ranch Community Development District.

Mr. Dailey stated he will draft the notice of termination to Solitude Lake Management and that Mr. Babbar will finalize the new contract with DBI Services – Aquagenix to start on July 1, 2021.

SIXTH ORDER OF BUSINESS

**Consideration of Request for Events by
The Spot at FishHawk at Park Square**

Mr. Soncrant presented his request and schedule for holding events at Park Square though his business The Spot at FishHawk.

On a Motion by Ms. Turner, seconded by Ms. Morrison, with all in favor, the Board approved the event schedule for The Spot at FishHawk at Park Square except for the May 8th, 2021 Market and subject to meeting the vendor agreement requirements, for Fishhawk Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of Alleyway Pavement
Assessment Report**

Mr. Brletic presented his alleyway pavement assessment report along with his recommendations and options to the Board. Mr. Brletic stated based on the report, there are both resurfacing, and drainage issues and he estimates the total project would cost over \$600,000.00 to complete. Mr. Brletic stated this project could be done in sections over time to spread the cost over a period of years. Mr. Dailey stated the HOA Board has approved providing the District with the \$171,571.59 they have collected in reserves toward any repair project per the maintenance agreement with the District. The Board asked Mr. Brletic to see if he can get any information on the initial project from the developer or previous District Engineer. The Board also stated that at a future meeting, they would like to look at possible special or annual assessment options for the alleyway residences.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board asked Mr. Brletic to evaluate the alleyways to recommend which areas need to be addressed first and can be done with the current reserve funds from the FishHawk Ranch HOA, totaling \$171,571.59, for Fishhawk Ranch Community Development District.

EIGHTH 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 provided the Board with a proposal from Renker, Eich, Parks Architects for construction administration services of the Palmetto Club roof project.

On a Motion by Mr. Avino seconded by Ms. Turner, with all in favor, the Board approved the proposal from Renker, Eich, Parks Architects for construction administration services of the Palmetto Club roof project for \$8,370.00, for Fishhawk Ranch Community Development District.

Mr. Brletic stated he has one proposal for the trail repair in Starling from Site Masters for \$6,600.00 and is working on a second for the next meeting. The Board felt this could not wait until the next meeting and agreed the amount was within Mr. Kneusel's authority to approve as Chairman. Mr. Kneusel agreed and stated he would work with Mr. Brletic on reviewing the proposals for approval.

Mr. Brletic stated he cannot attend the June 15, 2021, Board meeting. Mr. Kneusel also stated he has a conflict and will be out of town. Mr. Dailey suggested the Board look over their calendars and this can be discussed at the May 18, 2021, Board meeting.

B. Community Director

Ms. Quigley updated the Board on the fire behind the Aquatic Club on county property and stated the quick action of the Facility Attendant on duty helped mitigate further damage to District property. Ms. Quigley stated she presented the employee a certificate of appreciation from the Board and a gift card.

Ms. Quigley stated they are still waiting on the Aquatic Club playground equipment from the manufacture which is delayed.

Ms. Quigley asked the Board if she can donate the books at the Osprey Club since we are looking to renovate that area for office space. The Board agreed and authorized her to donate them.

Ms. Quigley reviewed the Aquatic Club bathroom vandalism incident with the Board and explained one of the individuals involved is a resident that has done this before and had prior Board action taken against him. The Board directed Mr. Babbar to send the resident a demand letter for reimbursement of costs to make the repairs and to apply the maximum District suspension policies.

C. District Counsel

Mr. Babbar stated he is continuing to work through the Action Item list.

Mr. Babbar stated he will provide a full update from the Florida legislative session to the Board once his summary is completed.

D. District Manager

Mr. Dailey reminded the Board the next meeting will be May 18, 2021 at 6:30 pm at the Tennis Club and presented the Action Item list.

Mr. Dailey stated the Board could vote to continue the May 18, 2021 meeting to replace the June 15, 2021 meeting if the June 15 meeting needs to be rescheduled.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of the
Regular Meeting held on April 20, 2021**

Mr. Dailey asked the Board if they had any question on the minutes.

On a Motion by Ms. Turner, seconded by Ms. Morrison, with all in favor, the Board approved the Minutes of the Regular Meeting held on April 20, 2021, for Fishhawk Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Arbitrage Report for
Series 2017 Bonds**

Mr. Dailey presented the report and stated there was no arbitrage liability.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the Arbitrage Report for the Series 2017 Bonds, for Fishhawk Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Presentation of Registered Voter Count
as of April 15, 2021**

Mr. Dailey presented the registered voter count, which was 11,210 as of April 15, 2021.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal from Vortex Security Services for the Tennis Club

Mr. Dailey presented the revised proposal from Vortex Security services. Mr. Dailey stated that the Tennis Connection will pay for the monthly service and two additional cameras, and the District will pay for the installation of the new system.

On a Motion by Mr. Avino, seconded by Ms. Morrison, with all in favor, the Board approved the Vortex Security Services proposal for \$99.00 for the installation, \$39.99 per month for service and \$425.00 for the installation of two cameras, for Fishhawk Ranch Community Development District.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board authorized termination of security monitoring services with Synergy Florida in accordance with the terms of their contract, for Fishhawk Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Update on CDD Vendor Programs

Ms. Quigley reviewed the list of current vendor programs with the Board and stated they have a few more coming on with BSAC for swimming. Ms. Quigley stated the flat fee approach is working well with the vendors along with contracting with them to provide the services as we have in the past. The Board agreed and asked for updates as we move forward.

FOURTEENTH ORDER OF BUSINESS

Consideration of Options for Future Usage of the Palmetto Club

Mr. Babbar addressed the Board regarding the agreements the District has with Puff N' Stuff and the Tennis Connection as it relates to the trust indentures for the bonds. Mr. Babbar stated he has spoken with Mr. Craine to get past communications between him and Mr. Boatner, former Bond Counsel. Mr. Babbar stated once he has this information, he can review it with current Bond Counsel, Ms. Taylor to make sure the agreements are up to date and in compliance.

The Board reviewed the various proposed options and decided to work with Puff N' Stuff to see what tweaks can be made to the current agreement that would give the District more control and resident use of the Palmetto Club.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved moving forward with option 1 and authorized Mr. Kneusel to speak with Puff N' Stuff regarding their current agreement, for Fishhawk Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Avino asked that Ms. Parvin consider working more with small business where we can for events and the markets.

Mr. Turner stated she met with Ms. Quigley and Ms. Parvin to work on the 2022 events budget.

Mr. Morrison stated that the community facilities really look great.


Ms. Quigley asked about moving Ms. Parvin to full time. The Board agreed that was her decision to make when needed.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Avino, seconded by Ms. Morrison, with all in favor, the Board adjourned the meeting at 9:53 p.m., for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman