

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 18, 2021 at 6:33 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.
Josh Burton	Representative, Capital Land Management
Jason Jasczak	Operations Manager, Solitude
Peter Simoes	Account Representative, Solitude
David Freiman	President, Tennis Connection of West Florida, Inc.

Note (*) - Attended via conference call.

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

Mr. Defonzo addressed the Board about issues with pond 52. Solitude stated they will follow up and review the pond this week.

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 stated he had created a scope and plan for the critical areas that need to be repaired for the alleyway project and that a survey would be required to proceed. The Board requested that Mr. Brletic review the critical areas with Ms. Martinez, so it covers all the repair requests she has received from residents.

On a Motion by Mr. Avino seconded by Ms. McDougald, with all in favor, the Board approved the survey for the alleyway project for a not to exceed amount of \$3,000.00, for Fishhawk Ranch Community Development District.

The Board asked Mr. Brletic to review the two proposals received for Business Item B, Consideration of Proposals for Bridgegate Park Dock Area Remediation.

On a Motion by Ms. McDougald seconded by Ms. Turner, with all in favor, the Board approved the proposal from Site Masters of Florida for \$10,000.00 for the Bridgegate Park Dock Area Remediation, for Fishhawk Ranch Community Development District.

Mr. Brletic stated that Mr. Kneusel executed the Site Masters of Florida proposal for \$6,600.00 for the Starling trail repair that the Board directed be addressed at the last meeting since it was a safety concern.

The Board asked Mr. Brletic to review the three proposals received for Business Item C, Consideration of Proposals for Dunlinwood Clearing.

On a Motion by Ms. McDougald seconded by Ms. Morrison, with all in favor, the Board approved the proposal from Finn Outdoor for \$6,500.00 for the Dunlinwood Clearing, for Fishhawk Ranch Community Development District.

Mr. Brletic stated he is trying to find other vendors to bid on the Tennis Club erosion and drainage project and hopes to have some for the June meeting.

89 Mr. Brletic stated the restoration project for ponds 15, 42, 99, 102 and 103 was
90 underway and should be completed in the next few weeks.

91
92 Mr. Brletic stated he had the pre-construction meeting with Ryman and the project
93 engineer today for the Palmetto Club. Mr. Brletic asked that Mr. Toborg and
94 Capital Land Management remove the vines and cut back more of the tree limbs
95 around the areas that will be repaired to obtain the access needed.

96
97 The Board asked Mr. Brletic if it was an immediate issue to repair the Aquatic Club
98 Tower Trellis at this time since he only obtained one proposal under Business Item
99 A. Mr. Brletic stated it was not, therefore the Board tabled the project until
100 September or October and requested additional proposals be provided.

101
102 The Board had no further questions for Mr. Brletic, so he left the meeting.

103
104 **B. Aquatic Services**

105
106 Mr. Simoes asked the Board if they had any questions regarding his report as
107 presented in the agenda.

108
109 The Board asked Solitude to review pond 52 that was mentioned under Audience
110 Comments.

111
112 Mr. Dailey stated one of the access points to ponds 18 and 19 is now open so
113 they should be able to treat the ponds again.

114
115 The Board had no further questions for Solitude, so they left the meeting.

116
117 **C. Tennis Club Contract Administrator**

118
119 Mr. Sanderson asked the Board if they had any questions regarding his report as
120 presented in the agenda.

121
122 Mr. Sanderson stated the previously approved tree cutting and trimming around
123 the courts would commence this week.

124
125 The Board had no further questions for Mr. Sanderson, so he left the meeting.

126
127 **D. Field Services**

128
129 Mr. Toborg asked the Board if they had any questions regarding his report as
130 presented in the agenda.

131
132 Mr. Toborg stated the turf is improving in some areas but will need more watering
133 until we get to the rainy season.

134
135 Mr. Burton reviewed the Capital Land Management report for the Board.

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136 The Board asked Mr. Toborg to review the addendums received for Business Item
137 F, Consideration of Contract Addendums for Capital Land Management.
138

139 On a Motion by Ms. Morrison seconded by Ms. McDougald, with all in favor, the Board
140 approved The Park Square Addendum or \$1,296.00 per year and the Pond 66 & 69
141 Addendum for \$7,104.00 per year for Capital Land Management, for Fishhawk Ranch
142 Community Development District.

143
144 The Board asked Mr. Toborg to review the proposals received for Business Item
145 E, Consideration of Proposals from Capital Land Management. Mr. Toborg
146 recommended certain proposals for the Palmetto Club be tabled at this time due
147 to the roof project.
148

149 On a Motion by Mr. Avino seconded by Ms. Turner, with all in favor, the Board approved
150 proposals 302281, 302312, 302213, 302336, 302338, 302339, 302341, 302342, 302343,
151 302344, 302377, 302380, 302381, 302382, totaling \$29,458.31 for Capital Land
152 Management, for Fishhawk Ranch Community Development District.

153
154 Mr. Avino noted the continued issues with the turf at the large dog park which will
155 require Board review and discussion in the near future.
156

157 The Board had no further questions for Mr. Toborg or Mr. Burton, so they left the
158 meeting.
159

160 **E. Community Director**
161

162 Ms. Quigley asked the Board if they had any questions regarding her report as
163 presented in the agenda.
164

165 Ms. Quigley stated the new Operations and Maintenance Manager, Taner Kimball
166 started on Monday, May 17, 2021.
167

168 Ms. Quigley stated the Newsome High School swim team vendor agreement was
169 in the process of being executed for \$3,500.00 for use of the Aquatic Club pool for
170 the Fall season.
171

172 Ms. Quigley noted the Park Square bathroom gates are not yet working due to a
173 damaged Spectrum line used by the access card reader which we are waiting on
174 Spectrum to repair. Ms. Quigley also noted the Ibis Park bathroom project is
175 waiting on concrete to be poured by the vendor for the gate installation.
176

177 Ms. Quigley updated the Board on the recent vandalism to the Aquatic Club
178 bathrooms.

The Board asked Mr. Babbar to send a letter requesting reimbursement from the minor resident's parents for the damage once he receives the Hillsborough County Sheriff's Office investigation report.

F. District Counsel

Mr. Babbar updated the Board on outstanding items he is working on from the Action Item list.

G. District Manager

Mr. Dailey reviewed the Action Item List with the Board.

Mr. Dailey reminded the Board the next meeting will be June 15, 2021, at 6:30 pm at the Tennis Club which Mr. Kneusel and Mr. Brletic will be unable to attend.

Mr. Dailey stated all four letters have been sent to the residents regarding encroachment on the access easements for pond 18 & 19 and that he and Mr. Brletic are working with the homeowners to resolve the issues.

Mr. Dailey stated that after speaking with Ms. Quigley regarding a recent request to repair street signs behind a gated subdivision it came into question whether the District should continue to provide this service for private HOA's. The Board discussed the current process, and it was noted that some of the HOA's already maintain the street signs behind the gates.

On a Motion by Mr. Avino, seconded by Ms. McDougald, with all in favor, the Board approved to continue maintaining street signs behind certain gated HOA's where they are currently maintaining them through December 31, 2021, at which time the HOA's will become responsible for this service unless they wish to have the District provide the service for a fee, for Fishhawk Ranch Community Development District.

The Board asked Mr. Dailey to get the list of HOA's that the District currently provides this service for and send letters to notify them of the change.

Mr. Dailey stated Mr. Kneusel authorized his hourly rate to file a claim with the State of Florida for the returned TECO deposits totally \$4,910.00 for the former CDD III. Mr. Dailey stated the claim has been sent and should take 30-60 days to be reviewed and approved.

Mr. Dailey stated he and Ms. Quigley are continuing work to obtain Pickleball court renovation proposals for the June or July meeting.

Mr. Dailey asked if the Board had any questions regarding the consent agenda items. The Board had no questions or comments.

On a Motion by Ms. Morrison, 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 Proposals for the Osprey Club Café Roof Repair or Replacement

Ms. Quigley presented the three proposals for the roof repair or replacement and the Board discussed the options.

On a Motion by Ms. McDougald seconded by Mr. Avino, with all in favor, the Board approved the proposal from Certified Roofers for replacing the tile roof for \$10,450.00, for Fishhawk Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of CDD Events for 2022

Ms. Quigley and Ms. Turner presented the proposed CDD event schedule for 2022 with a budget of \$20,000. The Board discussed the event schedule and agreed they need to continue to evaluate the direction they wish to head and the overall costs. The Board asked this topic to be put back on the June agenda for continued discussion.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from Bandit Fitness for Relocation of Fitness Equipment

Mr. Dailey presented the proposal from Bandit Fitness noting the cardio equipment would need to be removed from the Aquatic Club fitness center to allow for the required clearance. The Board requested to have Ms. Quigley and Bandit Fitness look at other options.

On a Motion by Ms. Turner, seconded by Mr. Avino, with Mr. Kneusel, Ms. McDougald, Ms. Turner and Mr. Avino for and Ms. Morrison against, the Board tabled the proposal from Bandit Fitness for further review, for Fishhawk Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of District Employees
Scope of Services**

Mr. Dailey presented the scope of services and Ms. Morrison noted some minor updates that need to be made based on some staffing changes.

On a Motion by Mr. Avino seconded by Ms. McDougald, with all in favor, the Board approved the District Employees Scope of Services subject to final review by Ms. Morrison of the changes needed, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04,
Approving Proposed Budgets for
Fiscal Year 2021/2022 and Setting a
Date, Time, and Location for the Public
Hearing**

Mr. Dailey presented the proposed budget for Fiscal Year 2021/2022 stating that he made adjustment to individual line items based on contracts and spending year to date. Mr. Dailey also stated the overall budget and assessments will not increase however they will need to reduce the amount set aside for reserves to account for the increases proposed. The Board reviewed the proposed budget and asked for clarification on a few line item changes.

On a Motion by Ms. Turner, seconded by Ms. Morrison, with all in favor, the Board approved Resolution 2021-04, Approving the Proposed Budgets for Fiscal Year 2021/2022 and setting the Public Hearing for Tuesday, August 17, 2021, at 6:30 p.m. at the Fishhawk Ranch Tennis Club located at 15921 Courtside View Drive, Lithia, Florida 33547, for Fishhawk Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Arbitrage Report for
Series 2013 Bonds**

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

On a Motion by Mr. Avino seconded by Ms. McDougald, with all in favor, the Board approved the Arbitrage Report for the Series 2013 Bonds, for Fishhawk Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

311 Mr. Avino stated he went to the Park Square market event put on by the businesses
312 and that it was well run with many residents in attendance.


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314 Mr. Kneusel asked if the Board would like to continue this meeting to June 14,
315 2021, since both he and Mr. Brletic will be unable to attend on June 15, 2021.

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318 **TWELFTH ORDER OF BUSINESS**

Adjournment

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320 On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board continued
321 the meeting to Monday, June 14, 2021, at 6:30 p.m. at the Fishhawk Ranch Tennis Club
322 located at 15921 Courtside View Drive, Lithia, Florida 33547 at 9:25 p.m., for Fishhawk
323 Ranch Community Development District.

324
325
326 
327 Secretary/Assistant Secretary


Chairman/ Vice Chairman