

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, July 20, 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
Josh Croy	Operations Manager, Fishhawk Ranch CDD
Susan Parvin	Activities Coordinator, Fishhawk Ranch CDD
Andrew Sanderson	Tennis Club Contract Administrator
Tonya Martinez	LCAM, Rizzetta & Company, Inc.
John Toborg	Manager, Field Services, Rizzetta & Company, Inc.
Jarrett Myers	COO, Capital Land Management
Kirk Wagner	Business Development Manager, DBi Services

Audience	Present
----------	---------

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. Moran addressed the Board regarding concerns with Tennis Club court maintenance starting at 4:00 a.m. and the lights staying on after 8:00 p.m. on court four.

The Board asked the residents to continue communicating concerns to Mr. Sanderson and Mr. Dailey as the District Manager and to regularly attend the CDD meetings.

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 updated the Board regarding his meeting with Welch Courts and their recommendation that the landscaping be removed around the courts instead of proceeding with the Site Masters proposal for the Tennis Club Drainage Repairs under Business Item A in the agenda. The Board discussed the recommendation with Mr. Brletic and Mr. Sanderson who were both in agreement with this approach. The Board asked Capital Land Management to provide a proposal for the next meeting for the red tennis court to remove the landscaping and to install sod and rocks to address the drainage and erosion issues. The Board stated they would like to see how fixing the red court goes first prior to moving forward with other courts.

Mr. Brletic stated Crosscreek Environmental is almost completed with the current pond erosion project and he had gotten them to deduct roughly \$18,000.00 held in retainage for damage to irrigation and work they did not complete. Mr. Brletic stated this work not completed will not affect what was required to fix the erosion issues. Mr. Brletic stated that a home near pond 103 will need to address drainage issues from the home that were also part of the erosion issues. Mr. Babbar will work with Mr. Brletic on drafting a letter to the residents.

Mr. Brletic stated the Dunlinwood depression area was determined to be much bigger than originally thought after the ground covering was removed. Mr. Brletic stated the depression was caused by trees with large root systems that have fallen over. Mr. Brletic stated this is going to be a large project requiring possibly forty truckloads of fill. Mr. Brletic stated he will work to get proposals for the next meeting. Mr. Brletic also noted that a resident has landscaping in the access easement and will need to receive a letter from the District asking them to remove it before we start the project. Mr. Dailey stated he will work with Mr. Babbar on the letter.

Mr. Brletic stated he and Ms. McDougald met to review the issues with the dog park. The Board asked that they work on proposals to present at a future meeting.

The Board asked to discuss Business Item J, Consideration of Proposal for Renovation of Pickleball Courts prior to Mr. Brletic leaving. Mr. Dailey and Ms. Quigley reviewed the proposals from Florida Courts and Welch Courts for the Board. Mr. Brletic stated if the Board chooses to have the asphalt removed and replaced, testing should be done on the base to make sure there are no issues. The Board discussed the options presented.

On a Motion by Mr. Avino seconded by Ms. McDougald, with four in favor and Mr. Kneusel opposed, the Board approved the proposal from Florida Courts, Inc. for installing four (4) courts on the Hawk Park multipurpose court for \$37,900.00 plus the additional cost for testing the base as recommend by the District Engineer, for Fishhawk Ranch Community Development District.

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

B. Aquatic Services

Mr. Wagner handed out the pond evaluation reports and asked the Board if they had any questions. Mr. Wagner stated they had some trouble finding a few ponds, but they have located them all now and some areas will require additional treatment to get them cleared up.

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

C. Tennis Club Contract Administrator

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

Mr. Sanderson presented the request from Tennis Connection to open earlier and addressed the concerns with starting maintenance before 7:00 a.m. and the usage of courts closer to the homes after 9:00 p.m.

On a Motion by Ms. McDougald seconded by Ms. Turner, with all in favor, the Board set the start time of maintenance on the courts at 6:30 a.m., for Fishhawk Ranch Community Development District.

The Board also asked that Mr. Sanderson remind the Tennis Connection of the court policy to shift players to other courts further from the homes after 9:00 p.m.

The Board had no further questions.

D. Field Services

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

139
140 Mr. Kneusel addressed his concerns with issues in the monthly reports, the length
141 of time taken to respond to damaged sod areas, and the overall lack of proactive
142 management by Capital Land Management and staff.

143
144 Mr. Toborg addressed the Lithia Buffer project that has been previously approved
145 and recommended two areas to be addressed at this time. The Board discussed
146 the options and directed staff to work together to present a proposal for these two
147 areas so that the Chairman can approve under his authority and move forward with
148 addressing the residents' concerns.

149
150 On a Motion by Ms. McDougald seconded by Ms. Morrison, with all in favor, the Board
151 rescinded the prior approval of a not-to-exceed amount of \$25,000.00 for Capital Land
152 Management to remove the Wax Myrtles, install irrigation and plants along the Starling
153 Lithia Springs buffer where designated, for Fishhawk Ranch Community Development
154 District.

155
156 Mr. Toborg reviewed the proposals from Capital Land Management under
157 Business Item B. Mr. Dailey stated most of the costs are associated with the 2021-
158 2022 community annuals.

159
160 On a Motion by Ms. Morrison seconded by Ms. McDougald, with all in favor, the Board
161 approved the proposals for Capital Land Management for \$79,257.74, for Fishhawk
162 Ranch Community Development District.

163
164 The Board had no further questions for Mr. Toborg or Mr. Myers, so they left the
165 meeting.

166
167 **E. Community Director**

168
169 Ms. Quigley asked the Board if they had any questions regarding her report as
170 presented in the agenda.

171
172 Ms. Quigley introduced Josh Croy the new Operations Manager.

173
174 Ms. Quigley stated One Blood reached out to her about another blood drive, this
175 time at the Osprey Club and she is working with them to confirm the date.

176
177 Ms. Quigley stated that the Ibis Park DVR had to be replaced and updated to work
178 with the new cameras we had installed.

179
180 Ms. Quigley stated she received a proposal from the company that designed and
181 operates the HOA community app. The Board asked that any suggestions be sent

to Ms. Quigley for discussion at the next meeting. The Board also asked to verify the app is ADA compliant.

F. District Counsel

Mr. Babbar updated the Board on outstanding items he is working on.

Mr. Babbar stated the District has received the reimbursement check from the Campagna family for the damage done to the Aquatic Club bathrooms.

Mr. Babbar reviewed the email he sent to the Board regarding the Upland Habitat (FFWCC Gopher Tortoises Permit) discussion with Newland and their offer for the District to accept conveyance of the property and permit. Mr. Babbar stated they are willing to offer \$36,122.00 for two years of maintenance cost as a onetime contribution to the District to accept the property. Mr. Babbar stated he is not aware of any obligation for the District to accept this property and Newland has not provided any agreement or document upon which would indicate such obligation. Mr. Babbar then stated Newland has advised that due to the complicated ownership and permit records, it would not be feasible to convey to another entity. The Board discussed the matter regarding use of the land by the District and the continued costs for maintenance.

On a Motion by Ms. Morrison seconded by Ms. McDougald, with all in favor, the Board declined the offer from Newland to accept conveyance of the upland Habitat (FFWCC Gopher Tortoises Permit) and property, for Fishhawk Ranch Community Development District.

G. District Manager

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

Mr. Dailey reminded the Board the next meeting will be August 3, 2021, at 6:30 pm at the Tennis Club and that the following meeting will be held on August 17, 2021, at 6:30 pm with the budget public hearing for fiscal year 2021-2022.

FOURTH ORDER OF BUSINESS

Consent Agenda Items/Business Administration

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

FIFTH ORDER OF BUSINESS

**Consideration of Proposal for Cogon
Grass Treatment**

Mr. Dailey presented the proposals from DBi Services and Finn Outdoor to the Board.

On a Motion by Ms. Morrison seconded by Ms. Turner, with all in favor, the Board approved the proposal from DBi Services for Cogon Grass Treatment for \$9,100.00 per year, for Fishhawk Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal from
MITYLITE for Starling Club Tables and
Chairs**

Mr. Dailey and Ms. Quigley presented the proposal from MITYLITE to the Board and stated they are working on the proposals for the microwave and refrigerator.

On a Motion by Ms. Morrison seconded by Ms. McDougald, with all in favor, the Board approved the proposal from MITYLITE for \$8,688.00 and the relocation of the sitting area furniture to the Palmetto Club, for Fishhawk Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Maintenance
Agreement with Payne AC & Heating**

Mr. Dailey presented the maintenance agreement for Payne AC & Heating noting the increase in price for the Tennis Club and Hawk Park Clubhouse to the Board.

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved the Maintenance Agreement with Payne AC & Heating, for Fishhawk Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Pest Control Service
Agreement with Nvirotect Pest Control
Services**

Mr. Dailey presented the pest control agreement for Nvirotect Pest Control to the Board.

On a Motion by Ms. McDougald seconded by Ms. Turner, with all in favor, the Board approved the Pest Control Service Agreement with Nvirotect Pest Control Services, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Security Systems and
Monitoring Agreement with Vortex
Security Solutions**

Mr. Dailey presented the security systems and monitoring agreement for Vortex Security Solutions to the Board.

On a Motion by Mr. Avino seconded by Ms. Turner, with all in favor, the Board approved the Security Systems and Monitoring Agreement with Vortex Security Solutions, for Fishhawk Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Proposals for
Replacement of Osprey Club Café Roof**

Mr. Dailey and Ms. Quigley presented the proposals from Certified Roofers and Ridge Valley for the replacement of the Osprey Club Café roof to the Board noting that they had previously approved Certified Roofers however due to increased costs they could not honor that original proposal.

On a Motion by Ms. Turner, seconded by Ms. McDougald, with all in favor, the Board approved the proposal from Certified Roofers for the shingle roof option for \$8,150.00, for Fishhawk Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of CDD Events and
Budget for Fiscal Year 2021-2022**

Ms. Parvin handed out the revised proposed CDD events list with costs. The Board discussed the revised list, costs, and staffing. The Board stated that since the responsibility for event management is still relatively new for the District, they would still like to approve future events as proposed by staff.

On a Motion by Mr. McDougald seconded by Mr. Avino, with all in favor, the Board approved a budget of \$20,000.00 for events for Fiscal Year 2021-2022, for Fishhawk Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisors Requests

Mr. Kneusel provide the Board with a summary of the meeting he had with Mr. Dietel regarding changes to the Puff N' Stuff agreement which would allow the District and the residents more access to the Palmetto Club Monday through Thursday and on some weekends outside of popular times of year. Mr. Kneusel stated the District would need to have staff available to show the Palmetto Club when Puff N' Stuff was not on

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT
July 20, 2021 - Minutes of Meeting
Page 8

315 property. The Board discussed these options and asked Mr. Kneusel to go back and
316 clarify the usage on Fridays and weekends for approved District programs and events,
317 catering requirements, and specific definition of what the District staff person would be
318 expected to do when showing the property on behalf of Puff N' Stuff.

319
320 Mr. Kneusel stated Mr. Dietel may be interested in buying the Palmetto Club if that
321 was of interest to the Board. The Board discussed the item and asked Mr. Babbar to
322 research the process and options.

323
324 Ms. Turner thanked Ms. Parvin for her work on the events and confirmed with Ms.
325 Quigley she will take a look at the fence on Longspur in Starling.

326
327
328 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

329
330 On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board adjourned
331 the meeting at 9:59 p.m., for Fishhawk Ranch Community Development District.

332
333
334 
335 Secretary/Assistant Secretary


Chairman/ Vice Chairman