

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 **Wednesday, October 27, 2021, at 6:32 p.m.** at the Palmetto Club, located 17004 Dorman Road, 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.
Dana Collier	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
Scott Green	General Manager, Capital Land Management
Brian Wright	Site Manager, Capital Land Management
Chris Holt	Asset Manager, Capital Land Management
Mauricio Muela	Client Success Manager, Grand Manors
Deanna Vaughn	Asst. Community Association Manager, Grand Manors

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

Audience was present but no comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Operations Manager

Mr. Dailey updated the Board on the DBi Services/Aquagenix closure. Mr. Croy confirmed the closure with Mr. Wagner and stated they had no plan for moving forward at this time. Mr. Dailey stated after a conversation with Mr. Brletic and Mr. Kneusel it was recommend requesting a proposal from Solitude to provide aquatic service on a month-to-month basis until they can gather more information on the situation with Mr. Wagner and his team. Mr. Dailey then presented a proposal from Mr. McGarry with Solitude for their services matching the pricing from DBi Services/Aquagenix monthly with a thirty (30) day termination notice. Mr. Dailey stated Solitude can start on November 1, 2021. Ms. Collier stated they had prepared notices for the Board to act and terminate DBi Services/Aquagenix.

On a Motion by Ms. McDougald seconded by Ms. Morison, with all in favor, the Board terminated the Aquatics Maintenance Services Agreement with DBi Services/Aquagenix, for Fishhawk Ranch Community Development District.

On a Motion by Ms. McDougald seconded by Ms. Turner, with all in favor, the Board approved the proposal from Solitude for Aquatics Maintenance Services monthly with a thirty (30) day termination option, for Fishhawk Ranch Community Development District.

The Board stated they would like to hear an update regarding Mr. Wagner and where he may end up at the November meeting prior to deciding on how to proceed with aquatic maintenance services on a permanent basis.

Mr. Croy and Mr. Green reviewed the landscape maintenance reports and proposals presented in the agenda. Mr. Holt gave a detailed summary of the proposal for Park Square enhancements. The Board decided to table the Palmetto Glen proposal since they have not heard back from the residents regarding the removal of the trees. Mr. Croy stated the Martin Meadow proposal needs to be updated to reflect the correct area for consideration.

On a Motion by Ms. McDougald seconded by Ms. Morrison, with all in favor, the Board approved a not to exceed amount of \$25,000.00 for the Park Square landscape enhancements in specific areas designated by the Board and subject to review by Mr. Avino and Mr. Croy, for Fishhawk Ranch Community Development District.

It was noted by the Board, Ms. Quigley and Mr. Dailey regarding the great job Mr. Croy has done since taking on the landscaping and aquatics oversight.

B. Community Director

91
92 Ms. Quigley asked the Board if they had any questions regarding her report as
93 presented in the agenda.
94

95 Ms. Quigley stated they have a new vendor for swim lesson that will start in
96 November.
97

98 Ms. Quigley stated the last blood drive went well and she has approved another
99 one for the community.
100

101 Ms. Quigley stated the Osprey Café roof replacement will start at the end of
102 November.
103

104 Ms. Quigley asked that the Board table the District App project for six months until
105 Campus Suite has a working version for review. Ms. Quigley stated she felt this
106 was the best option since it would tie to the current District website. The Board
107 agreed to table the request.
108

109 The Board asked Ms. Quigley about the option of the District taking over the Talon
110 newspaper from the HOA since the majority of its content is provided by the
111 District. The Board asked Mr. Muela if he could ask the HOA Board and get back
112 with Ms. Quigley with their answer.
113

114 Ms. Quigley stated CLM is going to provide a proposal for removal of the putting
115 green at the Osprey Club and options for appropriate use of that area.
116

117 **C. District Engineer**
118

119 Mr. Brletic asked the Board if they had any questions regarding his report as
120 presented in the agenda.
121

122 Mr. Brletic provided a not to exceed option from Florida Courts for \$3,500.00 to cut
123 holes in the concrete base of the multipurpose court to use as footers for the
124 pickleball nets.
125

126 On a Motion by Mr. Avino seconded by Ms. McDougald, with all in favor, the Board
127 approved a not to exceed amount of \$3,500.00 for Florida Courts to cut holes in the
128 concrete base to use for footers for the pickleball court nets, for Fishhawk Ranch
129 Community Development District.

130
131 Mr. Brletic stated the Dunlindale erosion project will be completed in the next week
132 with no major issues.
133

134 Mr. Brletic stated the Palmetto Club roof project is completed subject to the drywall
135 on the south wall being redone in the next few weeks between events.

Mr. Brletic stated he has proposals from CLM for the dog park project but wants to review them with CLM and Ms. McDougald prior to the November meeting for consideration.

The Board had no other items for Mr. Brletic, so he left the meeting.

D. Tennis Club Contract Administrator

Mr. Dailey stated Mr. Sanderson was dealing with an injury and unable to attend the meeting. Mr. Dailey reviewed his report and noted the correct year-to-date revenue number should have been \$469,864.

Mr. Dailey reviewed Mr. Sanderson's summary regarding his recommendation to put the tennis club operation out for RFP. Mr. Dailey stated this recommendation was based upon Mr. Babbar stating the current contract needs to be rewritten based on direction from Bond Counsel and his review of various options at other communities.

On a Motion by Ms. Morrison seconded by Ms. McDougald, with all in favor, the Board authorized Mr. Babbar and Mr. Sanderson to draft an RFP for the tennis Club operation and management to be presented to the Board for approval at the December 8, 2021, Board of Supervisors meeting, for Fishhawk Ranch Community Development District.

On a Motion by Mr. Avino seconded by Ms. McDougald, with all in favor, the Board authorized sending a notice of non-renewal of the current tennis club management agreement with the Tennis Connection which expires on February 28, 2022, for Fishhawk Ranch Community Development District.

Mr. Kneusel stated he has asked Mr. Sanderson to provide a proposal for his services related to the RFP process since this is outside his current scope of service with the District.

E. District Counsel

Ms. Collier updated the Board on outstanding items Mr. Babbar is working on.

G. District Manager

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

Mr. Dailey reminded the Board the next meeting will be on Wednesday, November 10, 2021 at 6:30 PM at the Palmetto Club and was moved up on the calendar due to the Thanksgiving holiday.

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 a few expenses. The Board had no other questions or comments.

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

FIFTH ORDER OF BUSINESS

**Consideration of Proposal from
Signal 88 Security for Security
Services**

Mr. Dailey presented the proposal from Signal 88 Security and noted this was a slight increase from \$5,718.88 per month to \$6,065.64 per month.

On a Motion by Ms. McDougald seconded by Ms. Turner, with all in favor, the Board approved the proposal from Signal 88 Security for security services, for Fishhawk Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Second Addendum to
Contract for District Management
Services**

Mr. Dailey presented the proposal from Halifax Solutions for District Management Services which matches the fees adopted in the fiscal 2021-2022 budget. Ms. Morrison asked about the fee for amenity staff management to make sure it was in line with the amount of work required since this was the first year of the service. Mr. Dailey and Ms. Quigley stated that it was appropriate based on the current services required.

On a Motion by Ms. Morrison seconded by Ms. Turner, with all in favor, the Board approved the Second Addendum to the Contract for District Management Services with Halifax Solutions, for Fishhawk Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Renewal of
Operations and Maintenance
Agreement with Hillsborough County
for the Skate Park**

Mr. Dailey stated Mr. Babbar agreed the letter from Hillsborough County requesting a renewal of the agreement was sufficient if accepted and no addendum to the current agreement was required.

On a Motion by Mr. Avino, seconded by Ms. McDougald, with all in favor, the Board approved the renewal of the Operations and Maintenance Agreement with Hillsborough County for the Skate Park, for Fishhawk Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Arbitrage Report for Series 2020 Bonds

Mr. Dailey presented the arbitrage report for the Series 2020 Bonds and stated there was no liability found.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board accepted the Arbitrage Rebate Report for the Series 2020 Bonds, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Palmetto Club Event and Catering License Agreement

Mr. Dailey stated that in a previous email Mr. Babbar requested the Board table this item due to some concerns Bond Counsel has with the proposed revision of the agreement. Mr. Babbar is seeking further direction from Bond Counsel so he can finalize an agreement the Board may consider.

TENTH ORDER OF BUSINESS

Review of Draft Rules and Rates for Amenity Facilities, Amended December 22, 2021

Mr. Dailey reviewed the comments provided by staff and the Board. Mr. Kneusel asked Ms. Collier to look into the District's ability to allow residents to limit access to ponds for fishing that were at the back of their property either on District property or through a District easement. Mr. Dailey stated he will make the requested changes and present them at the November meeting for final review. Mr. Dailey stated that once agreed upon they will place the advertisement for the rates and set the approval for the December 22, 2021 Board meeting.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

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Ms. McDougald stated that she was still not happy with moving the meetings to Wednesdays due to her work schedule.

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 9:08 p.m., for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman