

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, December 8, 2021, at 6:32 p.m.** at the Tennis Club, located 15921 Courtside 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
Andrew Sanderson	Tennis Club Contract Administrator
Scott Green	Branch Manager, Juniper Landscaping
Mauricio Muela	Client Success Manager, Grand Manors
Representatives	Solitude Lake Management

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. Community Director

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

Ms. Quigley stated the Adult Art class was cancelled due to a lack of interest.

Ms. Quigley stated two pool heaters for the Osprey Club are down and will be repaired under warranty in the next few days. Mr. Avino asked at what temperature the heaters turn on for the Osprey Club and Starling Club. Ms. Quigley stated they are on year-round to keep the pools at a constant temperature and are set to 82 degrees for Osprey Club and 84 degrees for Starling Club.

Ms. Quigley asked if there were any additional questions and the Board had none.

B. Operations Manager

Mr. Croy reviewed his report for the Board and addressed various items they are working on.

Mr. Croy stated they had installed all the holiday decorations but will need to purchase more for next year and should get rid of the ones that are older and don't work well. The Board agreed and asked staff to purchase whatever is needed once the post-holiday sales start, and to discard rather than store any that are outdated or no longer useful.

Mr. Croy stated we still have some hog damage but the sod may revive itself so there is no need to pay for replacing it right now.

Mr. Croy stated Juniper is trimming trees, cutting back trails, mowing dry retention ponds and cutting back the fence lines. Mr. Croy stated we still have some sod issues he is working on with Juniper.

Ms. Morrison pointed out there has been an open irrigation hole at the corner of Dorman and Sandhill that has been open for several weeks and the caution tape is now on the ground. Mr. Croy stated this is an issue with Juniper regarding parts availability and the purchasing process they use. Mr. Dailey stated he has addressed these concerns along with some overall service issues with Mr. Green. The Board stated they would like Juniper to be made aware they are concerned with the transition from CLM and service levels.

Mr. Cory turned over the review of the aquatics report to representatives from Solitude. Solitude noted they are treating pond 4 and will be out on December 9th to use airboats for service areas. The representatives also noted they will be

working to clean up pond 89 and 87. Mr. Brletic noted he is working with Solitude and Juniper on the erosion issues and access points for service.

Mr. Croy asked Mr. Green with Juniper to review his report for the Board.

Mr. Green stated the dog park sod was installed. He will review it this week and the benches that appear to be out of place. Mr. Green stated the dog water fountain is on order. Mr. Dailey noted the new sod installed at the dog park looked distressed.

Mr. Green noted warranty work has been completed in Starling, the annuals have been installed in the District, and the Park Square project will start next week.

Mr. Dailey presented the proposals from Juniper under Business Item A.

On a Motion by Ms. McDougald seconded by Ms. Morrison, with all in favor, the Board approved proposal #883 for the fall mulching and pine straw for \$106,650.00 and proposal #134560 for rock to be installed in the pump area at the Aquatic Club for \$3,500.00 for Juniper Landscaping, for Fishhawk Ranch Community Development District.

Mr. Dailey then presented the proposal options for replacing the putting green area at the Osprey Club.

On a Motion by Ms. McDougald seconded by Ms. Morrison, with all in favor, the Board approved the proposal from Kenguru Pro for installation of a fitness station for \$5,650.00, for Fishhawk Ranch Community Development District.

The Board had no further questions for the representatives from Solitude or Mr. Green, so they left the meeting.

C. Tennis Club Contract Administrator

Mr. Sanderson asked if there were any questions regarding his report in the agenda.

Mr. Dailey stated Mr. Sanderson has proposed a fee of \$1,500.00 for his services related to the Invitation to Negotiate process for the Tennis Club.

On a Motion by Ms. McDougald seconded by Ms. Turner, with all in favor, the Board approved the proposed fee of \$1,500.00 from Mr. Sanderson for his services related to the Invitation to Negotiate process, for Fishhawk Ranch Community Development District.

Mr. Sanderson and Mr. Babbar reviewed the draft Invitation to Negotiate documents for the Board. The Board asked to have some minor changes made

regarding the scope of services. Mr. Sanderson stated he plans to have proposals back for the Board to review for the January meeting.

On a Motion by Ms. McDougald seconded by Ms. Turner, with all in favor, the Board approved the draft form of the Invitation to Negotiate proposal package for Tennis Club Management Services, with the noted changes, for Fishhawk Ranch Community Development District.

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

D. District Engineer

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

Mr. Brletic stated they are working on the alleyway project punch list, and he has held back final payment until it is completed. Mr. Dailey asked if he could get the names from the contractor of the individuals that damaged the contractor's equipment, to possibly consider whether suspension of amenity privileges is warranted.

Mr. Brletic stated the pickleball courts are probably two to four weeks away from being completed and that Mr. Croy will be fixing and painting the wall between the pickleball courts and the tennis courts. The Board asked the signage be updated to reflect this revised closure schedule.

Mr. Brletic stated he is reviewing a report written several years ago by a vendor regarding the Aquatic Club water slide. Mr. Brletic stated the vendor is going to review the site again and update the report, after which a decision can be made regarding any repairs or changes which may be necessary.

Mr. Brletic stated he will have a proposal for the January meeting, regarding the stormwater system report now required by the State. Mr. Brletic stated the cost will likely be around \$15,000.00 but he may be able to save some time if Solitude can provide some of the required information from their previous records.

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

E. District Counsel

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

Mr. Babbar stated he is reviewing documents related to the bonds for the Palmetto Club agreement with Puff N Stuff and working with Bond Counsel to get a proposed revised agreement for the Board to consider. Ms. Morrison asked if we are currently working under the existing contract and Mr. Babbar stated yes.

Mr. Babbar stated he provided Mr. Dailey with a form letter for the residents on the SWFWMD drainage issues and the letters will go out this week.

Mr. Babbar stated he is still working with the FishHawk Ridge Townhomes HOA to get the land ownership and usage resolved. Mr. Kneusel updated the Board on the process and stated that if no decision has been made by the HOA in January the Board may need to take some more formal legal action.

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, December 22, 2021, at 6:30 PM at the Palmetto Club.

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 Ms. Morrison, 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 Proposals for Palmetto Club Renovation Projects

Ms. Quigley presented the proposal for various projects at the Palmetto Club. The Board asked Ms. Quigley if this was the last of the major projects and she said yes, except for possible upgrades of some audio-visual equipment. Mr. Dailey stated that Puff N Stuff has agreed to contribute toward the office painting.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved all the proposals for Palmetto Club renovation projects as presented and selected DeVane's Painting as the vendor for a total of \$38,506.04, for Fishhawk Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of District Events for 2022

Ms. Quigley presented the proposed events for January through June of 2022.

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

December 8, 2021 - Minutes of Meeting

Page 6

On a Motion by Ms. Morrison seconded by Ms. Turner, with all in favor, the Board approved the District events for January through June of 2022, for Fishhawk Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Proposed Policies,
Fees, and Rates for Amenity Facilities**

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board opened the Public Hearing, for Fishhawk Ranch Community Development District.

Mr. Dailey stated he had provided Mr. Babbar with a copy of the advertisement affidavit for the public hearing. Mr. Dailey presented the proposed amended Policies, Fees, and Rates for Amenity Facilities and noted there were no further changes since the last meeting. There was no public comment.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board closed the Public Hearing, for Fishhawk Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-02;
Adopting Revised Policies, Fees and
Rates**

Mr. Babbar reviewed the resolution for the Board, and they had no questions.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board approved Resolution 2022-02, Adopting Revised Policies, Fees and Rates, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Discussion on Resolution 2019-16;
Adopting a Records Retention Policy**

Mr. Babbar reviewed the current policy for the Board and recommend they adopt a revised policy that would follow the state of Florida's retention of public documents schedule. The Board agreed and Mr. Babbar stated he will draft a resolution for the next meeting.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. McDougald stated she will not be able to attend the December 22, 2021, meeting.

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT
December 8, 2021 - Minutes of Meeting
Page 7

272 Mr. Kneusel asked that the Board hold a workshop during the February 23, 2022,
273 Board meeting.

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275 Ms. Morrison agreed to work up a draft agenda for review. Mr. Morrison also asked
276 that a cover for the Park Square performance areas be put into the budget discussion for
277 the workshop for next fiscal year.

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279 Mr. Kneusel thanked Ms. Morrison for her Talon article.
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281
282 **ELEVENTH ORDER OF BUSINESS**

Adjournment

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284 On a Motion by Ms. Turner, seconded by Ms. McDougald, with all in favor, the Board
285 adjourned the meeting at 8:40 p.m., for Fishhawk Ranch Community Development
286 District.

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290 Secretary/Assistant Secretary


Chairman/Vice Chairman