

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 22, 2021, at 6:31 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
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
Brian Wright	Account Manager, Juniper Landscaping
Sandra Fuentes	General Manager, Grand Manors
Deanna Vaughn	Assistant Community Manager, Grand Manors

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

Ms. Vaughn introduced Ms. Fuentes as the new FishHawk Ranch HOA Manager to the Board.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

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

48
49 Mr. Babbar stated he had worked with Rizzetta & Company to get a final list of the
50 District records for the former Districts prior to the merger, a total of thirty boxes.
51 Mr. Babbar stated he will address how to proceed with the records when the Board
52 discusses the records retention policy later in the meeting.

53
54 Mr. Babbar stated the ad has run for the Tennis Club Invitation to Negotiation for
55 management services and that Mr. Sanderson will work with potential bidders
56 moving forward. Mr. Babbar stated proposals are due at 3:00pm on January 31,
57 2022, and there will be a public opening at that time. Mr. Babbar said all proposer
58 presentations and a review of the proposals will be at the February 9, 2022, Board
59 of Supervisors meeting.

60
61 **B. District Manager**

62
63 Mr. Dailey reviewed the Action Item List with the Board.

64
65 Mr. Dailey reminded the Board the next meeting will be on Wednesday, January
66 26, 2022, at 6:30 PM at the Palmetto Club.

67
68 Mr. Dailey went over the list of updates provided by Ms. Quigley. Mr. Dailey stated
69 the Osprey Club café roof has been replaced and they will start to convert that
70 structure into a storage unit and eliminate the need to pay for offsite storage space.

71
72 Mr. Dailey stated the Palmetto Club parking lot has been sealed and the interior
73 touch up painting will be done by year end. Mr. Dailey also stated Vortex will install
74 the security cameras in January and staff is working with a vendor on an updated
75 AV quote.

76
77 Mr. Dailey stated the staff is updating all the rental forms based on the new rules
78 & rates adopted by the Board.

79
80 Mr. Dailey stated the facilities had their annual fire inspections and some exit lights
81 need to be replaced and a backflow repaired, which Mr. Croy is working on.

82
83 Mr. Dailey turned over the landscape review to Mr. Wright with Juniper. Mr. Wright
84 provided an update on various projects and stated the Park Square enhancement
85 project was completed. Mr. Wright stated the large dog park project should be
86 done in a few weeks, after which they will start work on the small dog park.

87
88 Mr. Dailey and Mr. Wright reviewed photos of some areas Juniper had cleaned up
89 those generated complaints from some residents. Mr. Dailey stated Mr. Wright,
90 Mr. Croy and Ms. Quigley have all met with the residents who are unhappy with
91 various parts of the current scope of services regarding maintenance of the
92 common area property. Mr. Avino stated he has also spoken with the residents to
93 hear their concerns. Mr. Dailey stated this will be on the agenda for discussion in

January with the residents who have expressed concerns having the opportunity to attend.

Mr. Wright also addressed some concerns with residents confronting Juniper staff with racial insults. Should this occur in the future, Juniper is instructed to advise Mr. Croy immediately so Mr. Croy may promptly address the situation with the resident(s).

Mr. Wright left the meeting since the Board had no other questions for him.

Mr. Kneusel suggested the Board should consider looking at parcels within or near the District to possibly build an Operations and Maintenance facility which would allow landscape or aquatic services vendors to store their equipment onsite, reducing costs.

Mr. Dailey stated he has a tentative agenda from Ms. Morrison he will send out to the Board for the February 23, 2022, workshop. The workshop will take place after or in lieu of the regular Board of Supervisors meeting scheduled for that date, to discuss priorities and goals for 2022 and beyond.

Mr. Dailey updated the Board on the FishHawk Ridge Townhome HOA lack of response to the Board's options to resolve the property ownership issues. The Board asked that Mr. Dailey contact the FishHawk Ridge HOA's new management company Terra Management to see where they stand on this issue.

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. Turner, with all in favor, the Board approved the consent agenda items, for Fishhawk Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of First Addendum to Cherry's Park Square License Agreement

Mr. Dailey stated the owners of Cherry's have executed the agreement. Mr. Babbar reviewed the agreement with the Board. The Board asked if going forward these agreements should be with the owner of Park Square versus the businesses. Mr. Babbar agreed but said this was how it had been set up in the past.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the First Addendum to Cherry's Park Square License Agreement, for Fishhawk Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03;
Adopting a Records Retention Policy**

Mr. Babbar presented Resolution 2022-03, Adopting a Records Retention Policy to the Board. Mr. Babbar noted this will replace and update the current policy that was discussed at the last Board meeting.

On a Motion by Mr. Avino seconded by Ms. Turner, with all in favor, the Board approved Resolution 2022-03, Adopting a Records Retention Policy, for Fishhawk Ranch Community Development District.

Mr. Babbar stated the records that will be obtained from Rizzetta & Company will need to be reviewed in accordance with the retention policies. Mr. Babbar stated he prefer Mr. Dailey review these as the records custodian noting this would be an additional service outside the current contract with Hallifax Solutions. Ms. Morrison volunteered to assist with the process to help save on costs to the District. Mr. Dailey stated once he receives the records, he will coordinate working with Ms. Morrison to review them in accordance with the policies. The Board agreed and thanked Ms. Morrison for her assistance.

SEVENTH ORDER OF BUSINESS

**Appointment of an Audit Committee
and Scheduling of the First Meeting of
the Committee**

Mr. Dailey stated the Board will need to appoint itself as the committee as it has in the past and selected a date, time, and location for the first meeting.

On a Motion by Ms. Turner, seconded by Ms. Morrison, with all in favor, the Board appointed itself to serve as the Audit Review Committee and set their first meeting for Wednesday, March 23, 2022, at 6:30 p.m. at the Palmetto Club located at 17004 Dorman Road, Lithia, Florida 33547 prior to the regularly scheduled Board of Supervisors meeting, for Fishhawk Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion on the HOA Operating
Agreement**

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT
December 22, 2021 - Minutes of Meeting
Page 5

Ms. Morrison asked the Board if they could discuss the request of the FishHawk Ranch HOA to change the operating agreement to allow for more flexibility when it comes to usage of the District facilities for meetings as needed. The Board discussed the request and possible changes to the agreement.

On a Motion by Ms. Morrison, seconded by Mr. Avino, with all in favor, the Board approved District Counsel to amend the current Operating Agreement to allow the FishHawk Ranch HOA to reasonably request additional meeting space usage as needed, at the discretion of the Community Director or District Manager and the Chairman, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

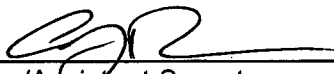
Supervisor Requests

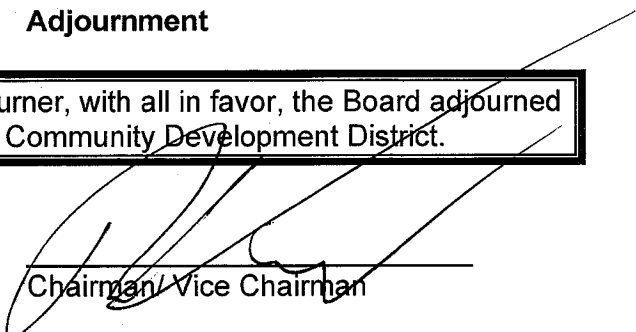
There we no Supervisor requests.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board adjourned the meeting at 7:34 p.m., for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman