

**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, January 26, 2022, 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
Kerri McDougald	Board Supervisor, Assistant Secretary
Terrie Morrison	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
Jarrett Meyers	General Manager, Juniper Landscaping
Scott Green	Branch Manager, Juniper Landscaping
Anthony Scheipsmeir	Representative, Juniper Landscaping
Jason Jaszczak	District Manager, Solitude Lake Management
Sandra Fuentes	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**

Ms. Kenny, President of the FishHawk Ridge Townhome HOA made a formal request on behalf of the HOA Board that the District allocate \$40,000.00 in funds to the

47 HOA for the building of a playground. Ms. Kenny stated if the District was to approve this  
48 the HOA Board would agree to accept the land owned by the District, but currently  
49 maintained by the HOA, behind the gate that has been previously offered as a cleanup to  
50 confusion of property ownership and maintenance responsibilities that was inadvertently  
51 created by the developer. The Board and Mr. Babbar stated that District funds cannot be  
52 used for the requested purpose.

53  
54 Ms. Bohen stated she wanted to address some landscaping issues with the Board  
55 but would speak with Mr. Myers of Juniper outside of the meeting.

56  
57 Ms. Alvarez addressed the Board regarding the Tennis Club proposal process and  
58 stated support for the Tennis Connection. Several other audience members were in  
59 attendance for similar purpose but did not speak. Mr. Sanderson and Mr. Babbar  
60 addressed the purpose and process with the audience and noted proposals will be  
61 available for the public review.

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64 **THIRD ORDER OF BUSINESS**

**Staff Reports**

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66 **A. Tennis Club Contract Administrator**

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68 Mr. Sanderson addressed the proposal process for the audience members and the  
69 Board. Mr. Sanderson noted that proposals are due on January 31, 2022. Mr.  
70 Sanderson asked if the proposal presentations can be moved from the February  
71 9<sup>th</sup> meeting to February 23<sup>rd</sup> meeting, so he has proper time to review all proposals  
72 received. The Board agreed and asked Mr. Sanderson to inform any proposer of  
73 the change.

74  
75 Mr. Sanderson reviewed his report and noted that the Tennis Connection owes the  
76 District \$28,861.17 based on the 20% of gross revenue over \$500,000 they  
77 collected in 2021.

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79 The Board had no other questions for Mr. Sanderson, so he left the meeting.  
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81  
82 **FOURTH ORDER OF BUSINESS**

**Suspension of Amenity Privileges**

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84 **A. Review of Suspension and Incident Reports**

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86 Mr. Dailey reviewed the incident reports provided to the Board via email. Ms.  
87 Quigley confirmed the details of the incidents and made a recommendation of  
88 suspension of all amenity privileges for one (1) year. The Board discussed the  
89 suspension and verified with Mr. Babbar the process and options.  
90

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On a Motion by Ms. McDougald seconded by Ms. Morrison, with all in favor, the Board approved the suspension of all amenity privileges for Mr. Luke Haverlak and his son for one (1) year, for Fishhawk Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports Continued**

**B. Community Director**

Ms. Quigley reviewed her report for the Board and asked if they had any questions.

Ms. Quigley requested the Board waive the vendor fee for the YMCA Mobile Swim lessons at the Aquatic Club since they provide them at no charge to the residents of the community.

On a Motion by Ms. McDougald seconded by Ms. Morrison, with all in favor, the Board approved the waiving of the vendor fee for the YMCA Mobile Swim Program, for Fishhawk Ranch Community Development District.

Ms. Quigley requested a debit Card for Ms. Parvin with a limit of \$2,000.00 for community events.

On a Motion by Ms. McDougald seconded by Ms. Morrison, with all in favor, the Board approved the authorization of the District issuing a debit card for Ms. Parvin with a limit of \$2,000.00, for Fishhawk Ranch Community Development District.

Ms. Quigley asked the Board if it was allowed for the FishHawk Ranch Softball League to replace the current storage shed they bought that was vandalized on District property and had been previously approved. The Board agreed this was fine as it had previously been approved. (Eric: just doublecheck this with Holly. I thought the request was for the League to place a new storage shed on District property at their expense, replacing the original one that had been vandalized, but I could be mistaken)

Ms. Quigley noted the Middle School Mash event was cancelled due to lack of interest. Ms. Quigley noted the kid's art camps are a hit and more will be added.

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

Mr. Jaszczak with Solitude reviewed his report and stated the pond 35 littoral shelf needs to be replanted with aquatic plants and he will provide a proposal.

Mr. Jaszczak stated that Sandhill Crane nesting season will start soon which will limit being able to treat the pond near Egret Landing.

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Mr. Jasczak stated they are continuing to additionally treat ponds 15, 4 and 5 to address the residents' concerns.

Mr. Myers with Juniper introduced Mr. Scheipsmeir who will be taking over as the account manager for the District. Mr. Myers noted Mr. Green and Mr. Wright will still be involved with the District.

Mr. Green reviewed the Juniper monthly report with the Board and addressed some areas of concern with the District.

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

The Board tabled the Brush Removal proposal and requested that Mr. Avino be present to discuss as he has the most knowledge of the area in question.

On a Motion by Ms. McDougald seconded by Ms. Morrison, with all in favor, the Board approved proposal #142564 for removing the plants and replacing them with sod in the Park Square parking lot curb planters for \$20,952.77 for Juniper Landscaping, for Fishhawk Ranch Community Development District.

The Board asked Mr. Brletic if filling in the curb planters with concrete was an option but he said it would not be allowed by Hillsborough County. The Board also asked about pavers which Mr. Brletic said are allowed and they asked Ms. Quigley to get a proposal to compare to the sod installation prior to scheduling with Juniper.

On a Motion by Ms. McDougald seconded by Ms. Morrison, with all in favor, the Board approved the proposal #142433 for the removal of shrubs and the installation of sod at the new pickleball courts for \$2,014.93 for Juniper Landscaping, for Fishhawk Ranch Community Development District.

Mr. Dailey presented the consideration of the Juniper Contract Addendum for Removal of the Starling HOA Preserve Areas under Business Item B.

Mr. Dailey stated this was for removal of areas that the Starling HOA owns, and the Board previously agreed to stop maintaining as of January 1, 2022. Mr. Dailey stated notice has been sent to the Starling HOA numerous times since this summer.

On a Motion by Ms. McDougald seconded by Ms. Morrison, with all in favor, the Board approved the contract addendum for removal of the Starling HOA service areas in the Preserve for a deduct of \$10,200.00 annually for Juniper Landscaping, for Fishhawk Ranch Community Development District.

179 Mr. Dailey presented the discussion on the Juniper Landscaping contract scope of  
180 services under Business Item C.

181  
182 Mr. Dailey stated that Mr. Avino met with the residents regarding their concerns  
183 and then followed up by meeting with Ms. Quigley and Mr. Myers. Mr. Myers stated  
184 they will proceed with the remainder of the cleanup per the scope of services.

185  
186 Ms. Morrison asked about the very tall declining palm trees off Osprey Ridge Drive.  
187 Mr. Myers stated they will get with Ms. Quigley on the palms and provide a quote  
188 to remove them.

189  
190 Ms. McDougald stated we had missed the discussion on the annuals for 2022 that  
191 were in the proposals. Mr. Dailey reviewed the options, and the Board made their  
192 selections of option two for June and option one for September and December as  
193 presented. Mr. Dailey stated no vote was required as the annuals for 2022 had  
194 already been approved and these were merely changes to the type of plants.

195  
196 The Board had no further questions for the representatives from Solitude and  
197 Juniper Landscaping, so they left the meeting.

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199 **C. District Engineer**

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

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204 Mr. Brletic stated he is working on proposals for the Aquatic Waterfall repairs along  
205 with the tree impact trail and sidewalk repairs at the Park Square flagpole and the  
206 Falconridge trail.

207  
208 Mr. Brletic presented the consideration of the JMT proposal for the stormwater  
209 management system analysis report under Business Item D.

210  
211 Mr. Brletic stated he was able to lower the proposal amount due to information the  
212 District has on hand from other vendor.

213  
214 On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board  
215 approved the JMT proposal for the Stormwater Management System Analysis Report for  
216 \$18,070.00, for Fishhawk Ranch Community Development District.

217  
218 Mr. Brletic presented the consideration of the ACPLM Change Order #1 for the  
219 alleyway project.

220  
221 Mr. Brletic stated the work has been completed and this was to apply additional  
222 asphalt for some lower areas for better drainage.

223

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board approved the Change Order #1 for ACPLM for \$9,295.00, for Fishhawk Ranch Community Development District.

Mr. Dailey stated once they receive a final invoice from Mr. Brletic for his services, they will submit for reimbursement of the entire project from the FishHawk Ranch HOA as was previously approved.

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

**D. District Counsel**

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

Mr. Babbar stated he is still working with Bond Counsel to review the bond documents for the Palmetto Club to find a path to approval of the agreement with Puff N' Stuff.

Mr. Babbar provided the Board with a legislative update regarding an increased sovereign immunity cap that could affect insurance premiums.

**E. District Manager**

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

Mr. Dailey reminded the Board the next meeting will be on Wednesday, February 9, 2022, at 6:30 PM at the Tennis Club.

Mr. Dailey asked the Board to take action on the formal request from Ms. Kenny and the FishHawk Ridge Townhome HOA Board regarding the request for \$40,000.00 in funds from the District to build a playground in their community on CDD property and then convey the playground and property to the HOA. The Board and Mr. Babbar discussed the legal issues regarding this request with the use of District funds.

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board denied the request of the FishHawk Ridge Townhomes HOA Board for \$40,000.00 in District funds to build a playground to accept the deed for currently owned District property. As a counter offer the Board agreed to do minor tree trimming of trees on District owned property upon the HOA's acceptance of the deed for the District property offered, if accepted within the next sixty (60) days, for Fishhawk Ranch Community Development District.

The Board asked Mr. Babbar to send an email to the FishHawk Ridge Townhome HOA and attorney with a detail of the history of communication with them and the Board's counteroffer.

**SIXTH 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.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Mo'zArt Designs  
Proposal for Pickleball Court Fencing**

Mr. Dailey noted he handed out a second proposal that Ms. Quigley obtained from West Florida fence which covers the pickleball courts and the repair of the dog park fencing in Starling along with a proposal from Access Central for adding an access card reader to the gate. Ms. Quigley reviewed the proposals with the Board.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved the proposal from West Florida Fence for \$12,900.00 and from Access Central for \$2,917.50, for Fishhawk Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Project Innovations  
Proposals for Teeter Totter at Hawk  
Park playground**

Ms. Quigley reviewed the options on the proposal to replace the teeter toter that was removed due to damage. The Board tabled the proposal until May when they discuss the budget for next year.

**NINETH ORDER OF BUSINESS**

**Consideration of EZ Mulch Proposal  
for ADA Playground Mulch**

Ms. Quigley reviewed the proposal for the Board.

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board approved the proposal from EZ Mulch for \$7,788.00, for Fishhawk Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Superior Sealing  
Proposal for Park Square Parking Lot**

Ms. Quigley reviewed the proposal for the Board, and they requested she try to secure a second one for price comparison.

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board approved a not-to exceed amount of \$12,450.00 for securing a vendor for sealing the parking lot at Park Square, for Fishhawk Ranch Community Development District.

Mr. Dailey stated it would be best to complete the sod project prior to sealing the parking lot to prevent damage.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Mity-Lite Proposal for  
Replacement of the Tables at Osprey  
Club**

Ms. Quigley reviewed the proposal for the Board.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved the proposal from Mity-Lite for \$2,922.00, for Fishhawk Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of FishHawk Ranch and  
Starling HOA Meeting Schedules**

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved the 2022 Annual Meeting Schedules for the FishHawk Ranch and Starling HOA, for Fishhawk Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Review of Draft Workshop Agenda  
Topics**

Ms. Morrison reviewed the agenda, and it was agreed it would be best to move the workshop from February 23<sup>rd</sup> to February 9<sup>th</sup> at the request of Mr. Sanderson. Ms. McDougald also stated that would work better with her schedule due to a possible conflict on February 23<sup>rd</sup>.

Ms. Fuentes stated the FishHawk Ranch HOA would like to see if the District would like to take over the app they use since Grand Manors offers a new one as part of the

356 service. The Board asked Ms. Quigley to get with them on options and determine if the  
357 app being offered would be ADA compliant.

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360 **FOURTEENTH ORDER OF BUSINESS**                      **Supervisor Requests**

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362            Ms. Morrison provided an update regarding the records project.

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364            Ms. McDougald stated she may miss the meeting on February 23<sup>rd</sup> due to knee  
365 surgery.

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367            Mr. Kneusel thanked Ms. Morrison for all her work in the community and for the  
368 Board along with her continued articles for the Talon on behalf of the District.

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371 **FIFTEENTH ORDER OF BUSINESS**                      **Adjournment**

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On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board  
374 adjourned the meeting at 8:36 p.m., for Fishhawk Ranch Community Development  
375 District.

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Secretary/Assistant Secretary

  
Chairman/ Vice Chairman