

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, February 23, 2022, at 6:34 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.
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
Wesley Charles	Representative, Juniper Landscaping
Jason Jaszak	District Manager, Solitude Lake Management
Deanna Vaughn	Assistant Community Manager, Grand Manors
Representatives	Tipsarevic Luxury Tennis
Ralph Newman	Arch Amenities Group
Representatives	The Tennis Connection
Representatives	Rizzetta Amenity Services
Brandon Feldman	Boom Boom Management
Scott Smith	Scott Smith Tennis

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

Over twenty (20) audience members, see attached **Exhibit A**, addressed the Board regarding the tennis club proposals in support for the Tennis Connection program and staff.

Ms. Glassford presented the Board with a petition with 312 signatures stating support for the Tennis Connection.

Mr. Sporrer addressed the Board regarding hog damage with the turf, minor concerns with the current tennis program and overall support for the Tennis Connection.

THIRD ORDER OF BUSINESS

Staff Reports

A. Community Director

Mr. Croy stated there is continued hog damage and they are working with the trappers to address the issues. The Board had no further comments or questions.

Mr. Dailey stated that Mr. Jaszak with Solitude is present and can address any comments or concerns the Board may have regarding their monthly report.

The Board asked Ms. Quigley if the trash issue around the ponds has been addressed and she stated she has spoken with Solitude. The Board had no further comments or questions.

Mr. Green with Juniper introduced Mr. Charles who will be taking over as the account manager for the District. Mr. Green noted Mr. Scheipsmeir has left Juniper to pursue other interests.

Mr. Dailey stated that Mr. Green can review the Juniper monthly report with the Board and address any concerns. The Board asked about recent frost damage and Mr. Green advised they will begin trimming to remove frost damage in March.

The Board had no further questions for Mr. Croy, Mr. Jaszak and the representatives from Juniper Landscaping, so they left the meeting.

B. District Engineer

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

Mr. Dailey stated the tree removal project proposals mentioned in Mr. Brletic's report have been removed since they did not receive Junipers' proposal yet and felt this required a longer discussion on the options at the March meeting.

Mr. Brletic presented the proposals for the Aquatic Club Slide Interior Framing Repair Under Business Item A. Mr. Brletic noted the price difference is \$1,100.00 but he has only worked with CMS in the past. Ms. Quigley noted Mr. Croy has obtained the bid from Industrial Blast, Inc. and she believes he has worked with them in the past.

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with Ms. Morrison, Ms. McDougald and Mr. Kneusel in favor and Ms. Turner and Mr. Avino against, the Board approved the proposal from Industrial Blast Inc., for \$13,400.00 for Fishhawk Ranch Community Development District.

The Board asked Mr. Brletic to see if CMS would match the proposal price from Industrial Blast Inc., and if so, contract with them if Mr. Croy agrees. The Board also directed Mr. Babbar to make sure it is noted in the contract the proper materials are used as was noted in the engineer's report on the project.

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

C. District Counsel

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

D. District Manager

Mr. Dailey asked the Board if they have any questions or comments on the Action Item List as presented.

Mr. Dailey reminded the Board the next meeting will be on Wednesday, March 23, 2022, at 6:30 p.m. at the Palmetto Club which will also be the first Audit Committee Meeting prior to the start of the regular meeting.

Mr. Dailey stated all the supervisor email changes should be completed and updated by Thursday and Ms. Quigley will follow up with Atlas and the Board to verify.

FOURTH ORDER OF BUSINESS

Consent Agenda Items/Business Administration

Mr. Dailey noted Mr. Babbar made a few changes to the meeting minutes for January 26, 2022 and stated copies of the revised minutes are on the tablets for review.

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

FIFTH ORDER OF BUSINESS

Consideration of Proposals from the Invitation to Negotiate for Tennis Center Management Services

Mr. Dailey reviewed the presentation process giving each proposer fifteen (15) minutes to present and take questions from the Board. Mr. Dailey then offered the opportunity for proposers to leave the room as others presented if they wish stating they have the right to remain in the room or on the conference call under Florida Statute.

Mr. Dailey then turned the meeting over to Mr. Babbar to address the proposal purpose and process. Mr. Babbar explained the reasons the contract was being changed since Bond Counsel had issues with the current structure that could invalidate the bonds' tax-exempt status. Mr. Babbar then explained the proposal process and how the Board can proceed.

Mr. Dailey then introduced Mr. Sanderson and turned the presentations over to him. Mr. Sanderson went through the list of presenters for the Board and reminded them of the fifteen-minute allotted time. Mr. Sanderson noted the order would be the following: Tipsarevic Luxury Tennis via video conference, Arch Amenities Group via video conference, the Tennis Connection, Rizzetta Amenity Services, Boom Boom Management and Scott Smith Tennis. It was noted that Mr. Sanderson received an email during the meeting advising that PNW Sports & Wellness Development has withdrawn their proposal from consideration. The presentations then began followed by questions from the Board and responses after each presentation.

After all the presentations were completed, the Board discussed how they wished to proceed. Following a lengthy discussion with District staff, the Board decided to table any decision until the March 23, 2022, Board meeting to allow additional time to evaluate the proposals, reach out to verify backgrounds and references and consider the compatibility of the various proposers with the culture and needs of the District. Mr. Dailey reminded the Board they have extended the current agreement with the Tennis Connection until May 1, 2022, and Tennis Connection has agreed to these terms.

SIXTH ORDER OF BUSINESS

Supervisor Requests

Ms. Turner asked about signage in Cross Park to better control the current situation with all the children causing issues and hanging out. Ms. Quigley stated we have

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184 signage, and she has spoken with Mr. Babbar and our rules allow for the FHP Officers to
185 trespass them off property.

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187 Ms. Morrison asked Ms. Quigley about the light out at the flagpole at the Osprey
188 Club and getting the rear door of the guard house cleaned at the entrance.

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191 **SEVENTH ORDER OF BUSINESS**

Adjournment

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193 On a Motion by Mr. Avino, seconded by Ms. McDougald, with all in favor, the Board
194 adjourned the meeting at 9:40 p.m., for Fishhawk Ranch Community Development
195 District.

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Secretary/Assistant Secretary


Chairman/ Vice Chairman

Exhibit A

FISHHAWK RANCH CDD MEETING SIGN-IN SHEET

Meeting Date: February 23, 2022 @ 6:30 PM

	Name	Address	Comment Topic
①	GINGER ANZALONE	5701 EAGLEPOINT PL	
②	J. BLEDSOE	17038 DORMAN RD.	
✓ 3	Lauren Thrasher	6310 Bridgeview Dr.	Tennis Club
✓ 4	Jesse Jesse Glassford	5428 Starling Ridge	Tennis Club Tennis Club
✓ 5	Joe Alvarez	15205 Kestralrise Dr	Tennis Club
✓ 6	Alisa Gershman	6099 Sandhill Ridge Dr	Tennis Club
✓ 7	K. Alvarez	15205 Kestralrise	Tennis Club
✓ 8	Matt Kovalick	16117 Bridgepark D.	Tennis Club.
✓ 9	Shelly Schuh	Hemlock Dr.	Tennis club
✓ 10	Marta Rodriguez Lopez	6401 Fishhawk Ridge Dr	Tennis club
✓ 11	Jennifer Pressley	5413 Sanderling	TENNIS Club
✓ 12	Despina Betza	e James Betza	Tennis club.
✓ 13	Jeremy Stuart	14716 Fishhawk Preserve Dr.	Tennis Club
✓ 14	Alfred Molero	17814 Hemlock Dr.	Tennis club.
15.	Alfred Molero	17814 Hemlock Dr.	Tennis Club
16.	Don Venti	8	
① 17	Deanna Vaughn	Grandmanors	NONE
18.	Melissa Wolczan	5309 Osprey Ridge Dr.	Tennis Club

✓ 19 Brian Sporer

CDD LAND DAMAGE

FISHHAWK RANCH CDD MEETING SIGN-IN SHEET

	Name	Address	Comment Topic
19.	Eileen Alexander	6022 Emmetdale Dr.	
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