

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

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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, March 23, 2022, at 6:38 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
Scott Green	Branch Manager, Juniper Landscaping
Wesley Charles	Representative, Juniper Landscaping
Jason Jaszak	District Manager, Solitude Lake Management
Sandra Fuentes	Community 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

Mr. Crites addressed the Board regarding renovations proposed to the Starling Club playground and asked the Board to consider options not removing the hills.

THIRD ORDER OF BUSINESS

Staff Reports

A. Tennis Club Contract Administrator

Mr. Sanderson reviewed his report for the Board that was emailed out under separate cover. Ms. Morrison asked about the loss of income from January to February in the report and Mr. Sanderson noted that was because camps have not started back up yet for the year. The Board had no further comments or questions.

Mr. Dailey reminded Mr. Sanderson his current services agreement with the District expires at the end of April and he needs an updated proposal with his fees and any additional transition oversight fees if a new vendor is selected by the Board.

Mr. Dailey asked the Board if they would like to consider Business Item A, Consideration of Proposals for the Invitation to Negotiate for the Tennis Center Management Services tabled from the last meeting. The Board agreed they would and asked Mr. Sanderson to proceed.

Mr. Sanderson asked the Board if they had any questions or comments regarding the proposals as presented. The Board had a brief discussion regarding the process with negotiating a new contract and allowing for flexibility.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board approved Mr. Babbar, Mr. Sanderson, Mr. Avino and Ms. Quigley to negotiate a contract with Tipsarevic Luxury Tennis for Tennis Center Management Services in accordance with the guidelines set in their proposal and the Invitation to Bid package, for Fishhawk Ranch Community Development District.

Mr. Babbar noted the contract would be ratified at the next Board meeting in April and that notice of the Board's decision will be provided to the other proposers.

The Board agreed they would continue this meeting should a satisfactory contract not be able to be negotiated with Tipsarevic Luxury Tennis.

B. Community Director

Ms. Quigley provided updates for the Board on a few additional items that were not in her report.

Ms. Quigley noted that High Five, formally BSAC will be under contract to provide their swim program to the community this year for \$3,200.00 paid to the District.

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Ms. Quigley also noted the Early Learning Center summer program will be back with a fee of \$250.00 paid to the District.

Ms. Quigley stated they have hired a part-time assistant as of April 1 to help Ms. Parvin with events, as previously approved in the staffing budget.

Ms. Quigley noted the new carpet was installed in the Palmetto Club office and meeting room and that One Blood will be back at the Osprey Club on April 9th.

Mr. Croy reviewed his report that was sent via email under separate cover. The Board commented on the improved substantive content of his monthly report and thanked him.

Mr. Croy stated they will start getting proposals from Juniper for replacing dead landscaping that did not come back from the freezing temperatures last month.

Mr. Croy stated that ponds are improving with treatments and that hog damage is continuing. Additional trappers are working on the property to respond accordingly. Mr. Croy stated that some turf will likely need to be replaced.

Mr. Croy stated the metal repair work for the Aquatic Club slide and waterfall structure will begin next week and they will need to close both during this time.

Mr. Jaszczak asked the Board if they had any questions on his report and provided updates on treatments in various ponds.

Mr. Dailey asked the Board if they would like to consider Business Item B, Consideration of Proposal for Pond 35 and 99. The Board agreed, and Mr. Jaszczak reviewed the two proposals. Mr. Brletic agreed both proposals were needed and would be required at some point to pass inspection with SWFWMD permits. Mr. Dailey noted the budget for this line item is \$3,000.00 for this year.

Mr. Brletic noted he will reach out to SWFWMD and see if they can align the thirty plus permits to renew on the same dates.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board approved the Solitude proposals for pond 35 for \$4,340.00 and pond 99 for \$10,500.00, for Fishhawk Ranch Community Development District.

Mr. Charles with Juniper asked the Board if they had any questions on their report that was submitted. Mr. Avino followed up on a few items from his meeting with Juniper regarding sod damage and discarding debris in the county and natural areas.

Mr. Dailey asked the Board if they would like to consider Business Item C, Consideration of Proposals from Juniper. The Board agreed and Mr. Dailey reviewed the list of proposals.

The Board asked to table proposals #135516 for brush clearing in Starling, #151479 for the Starling club playground and the oak tree pruning on Osprey Ridge for further review. It was suggested that Board Supervisors look at the area on Osprey Ridge Blvd from the fountain entrance to the Osprey Club to determine which is preferable in appearance: the arched canopied tree appearance which limits sunlight below, or growth of the sod below the trees impeded by the lack of sunlight.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved the Juniper Landscaping proposals #144021, #144331, #149499, #149512, #150173 totaling \$34,188.75, for Fishhawk Ranch Community Development District.

The Board asked Mr. Charles to coordinate with Mr. Brletic and Mr. Sanderson on the best timing to commence the drainage repairs for the tennis club green courts.

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

C. District Engineer

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

Mr. Brletic presented the proposals for the tree removal and concrete repairs for the Falconridge Trail and the Park Square flagpole areas. The Board asked for more options for the Falconridge Trail repair at the next meeting to preserve as much of the natural tree area as possible.

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board approved the proposal from Site Masters for the Park Square flagpole repairs project for \$4,800.00, for Fishhawk Ranch Community Development District.

Mr. Brletic stated Hillsborough County will start the Osprey Ridge Drive resurfacing in June 2022 when school is out for summer vacation, and they will remove the pavers at the Bevis Elementary School crosswalk originally installed by the developer and replace the pavers with asphalt.

Mr. Brletic asked the Board for clarification on the asset review proposal suggested at the February 9 Board Workshop. After further discussion the Board decided to table the request and asked Ms. Quigley to look at other options to better manage

structural assets and forecast future maintenance expenditures utilizing the reserve study and staff resources.

D. District Counsel

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

Mr. Babbar stated the recent litigation summons and complaint the District received relates to a foreclosure on a private home mortgage and he is working with the Plaintiff's attorney to have it dismissed.

Mr. Babbar stated per the email he received, the FishHawk Ridge Townhome HOA is willing to accept the land the District is offering to deed over to them, subject to some trimming of trees. Mr. Dailey stated an initial estimate from Juniper was around \$30,000.00 but this included many trees not on District property or trimming that would not be in accordance with the District's natural area policy. The Board discussed a not to exceed amount they were willing to offer.

On a Motion by Mr. Avino, seconded by Ms. Morrison, with only Mr. Kneusel against, the Board approved a not to exceed amount of \$5,000.00 for tree trimming on District property only and authorized District staff to move forward with drafting the deed to have the FishHawk Ridge Townhome HOA accept the land offered, for Fishhawk Ranch Community Development District.

It was noted that the trees to be trimmed will be approved by the FishHawk Ridge Townhome HOA and the work completed prior to the executed deed being recorded with Hillsborough County.

Mr. Babbar updated the Board on the recent Florida legislative session and public notice changes that could benefit the District with a cost savings.

Mr. Babbar stated he provided Bond Counsel with the bond documents they requested and hopes to have the Puff N' Stuff contract finalized for the April Board meeting.

E. 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, April 27, 2022, at 6:30 p.m. 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. Turner, 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 Osprey
Club Basketball Court Resurfacing**

Ms. Quigley reviewed the proposals from Welch Tennis and Florida Courts for the Board. Mr. Brletic also explained the differences in scopes by both proposers.

The Board discussed the constant security incidents involving non-resident usage, repeated vandalism, disruptive behavior, and safety concerns reported by staff. residents, on-site security, and Off Duty FHP Troopers.

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved to close the Osprey Club basketball court due to constant security incidents involving non-resident usage, repeated vandalism, disruptive behavior, and safety concerns reported by staff, residents, on-site security, and Off Duty FHP Troopers until a review of the issues can be addressed by staff and the Board, for Fishhawk Ranch Community Development District.

The Board stated they will welcome feedback from residents regarding suggestions for the best utilization of the court area going forward to provide a sustainable recreational use that fosters a safe and enjoyable experience for all residents. The Board stated they hope to hear back from residents so this can be addressed with their input.

The Board also asked staff to look at costs for fencing in the court with an access card reader.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for
Additional Fencing at Cross Park**

Ms. Quigley presented the proposals for additional fencing at Cross Park from Mo'zArt and West Florida Fence. The Board decided to table the proposals and asked Ms. Turner to work with Ms. Quigley on alternative options.

SEVENTH ORDER OF BUSINESS

**Consideration of Request from the
Starling FishHawk Ranch HOA to
Resume Maintenance**

Mr. Dailey reviewed the email request from Ms. Sanchez and his prior response which included Mr. Babbar's comments.

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board denied the request to resume landscaping maintenance services for the Preserve HOA area for the Starling FishHawk Ranch HOA, for Fishhawk Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal from
Cushion Solutions**

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the Cushion Solutions proposal for \$9,470.00, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposals from LLS
Tax Solutions for Arbitrage Services**

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved the proposals for the Series 2013 and 2107 Bonds from LLS Tax Solutions for Arbitrage Services for \$500.00 each, for Fishhawk Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Updated CDD Events
Schedule**

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board approved the updated CDD Events schedule for 2022, for Fishhawk Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Recommendations
from Audit Committee**

Mr. Dailey stated the Audit Committee met prior to the start of the Board meeting and made their recommendations regarding the audit RFP package presented.

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On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved the Audit Request for Proposal (RFP) Package as presented and authorized advertising for the RFP and the second Audit Committee Meeting to be held on Wednesday, May 11, 2022, at 6:30 p.m. at the Tennis Club located at 15921 Courtside View Drive, Lithia, Florida 33547, for Fishhawk Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Dailey asked if there were any Supervisor Requests and there were none.

THIRTEENTH ORDER OF BUSINESS

Continuance

On a Motion by Mr. Kneusel, seconded by Ms. Morrison, with all in favor, the Board continued the meeting at 9:29 p.m. to Wednesday April 13, 2022, at 6:30 p.m. at the Palmetto Club, located at 17004 Dorman Road, Lithia, Florida 33547, for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman