

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, April 27, 2022, at 6:36 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

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	Account Manager, Juniper Landscaping
Jason Jaszczak	District Manager, Solitude Lake Management
Matt Kramer	Account 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

Ten (10) to twelve (12) audience members in attendance spoke in opposition to the tennis club management changes approved by the Board, concerns about Mr. Sanderson, the need for the liaison position, and the closing of the Osprey Club basketball courts.

THIRD ORDER OF BUSINESS

Staff Reports

A. Tennis Club Contract Administrator

Mr. Sanderson reviewed his report for the Board and asked if they had any questions. Mr. Sanderson stated they were moving forward with hiring staff and will be ready to open on May 1st. Mr. Sanderson also noted that Ronny Gould was already here and working as the Tennis Director and the other two pros will join the staff as of May 1st.

Mr. Dailey asked the Board if they would like to address Business Items A through D under Mr. Sanderson's report. The Board agreed they would like to at this time.

Mr. Babbar stated the Tennis Management Agreement with TLT North America, LLC has been fully executed in agreement with the terms set forth by the Board.

On a Motion by Ms. Morrison, seconded by Mr. Avino, with all in favor, the Board ratified the Tennis Management Agreement with TLT North America LLC., for Fishhawk Ranch Community Development District.

Mr. Sanderson presented the proposed temporary Tennis Club fee schedule for May 1, 2022. Mr. Babbar stated this can only be approved through May 30, 2022 and the public hearing on May 25th will formally set the rates.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved the proposed temporary Tennis Club fee schedule for May 1, 2022 through May 30, 2022, for Fishhawk Ranch Community Development District.

Ms. Quigley requested the Board authorize a debit card for the Tennis Director with a limit of \$2,000.00.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board authorized a debit card for business use only by the Tennis Director with a limit of \$2,000.00, for Fishhawk Ranch Community Development District.

Mr. Dailey presented the proposal from Sanderson Consulting Services to continue serving as consultant to the District for the Tennis Club operation. The Board noted the scope of services will change a little now that the staff is employed by the District.

On a Motion by Mr. Avino, seconded by Ms. Morrison, with all in favor, the Board approved the proposal from Sanderson Consulting Services for the Tennis Club for \$6,600.00 per year and a \$2,800.00 implementation fee, for Fishhawk Ranch Community Development District.

Mr. Sanderson did request that the previously approved green tennis courts drainage repair remain on hold for now and he will circle back with Mr. Brletic.

The Board has no other questions for Mr. Sanderson, so he left the meeting.

B. Community Director

Ms. Quigley reviewed her report for the Board and answered a few questions.

Ms. Quigley stated the Park Square parking lot sealing will be done from May 2nd through May 5th and that signs were posted.

Mr. Croy reviewed his report for the Board and addressed specific issues regarding the ponds and landscaping in some areas. Mr. Croy noted that the hedge in Martin Meadow has been cleaned up on the CDD and HOA sides.

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

Mr. Jaszczak stated the pond 35 is under treatment for a second week and pond 99 removal project will be done by next week.

Mr. Jaszczak introduced Matt Kramer and stated he will be taking over as Account Manager with his recent promotion.

Mr. Charles with Juniper asked the Board if they had any questions on their report that was submitted. Mr. Avino noted his concern with some sod area in the community and noted he will address the rest of his concerns with Juniper the next time they meet.

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

The Board reviewed all the proposals and asked Mr. Charles for clarification on a few. The Board asked to remove proposals #135516 and #156708, and to table proposals #151479, #152937, and #157166 for further review.

On a Motion by Mr. Avino, seconded by Ms. McDougald, with all in favor, the Board approved the Juniper Landscaping proposals #156580, #157028, #157032, and #157380 totaling \$14,398.30, for Fishhawk Ranch Community Development District.

The Board had no further questions for Mr. Croy and the representatives from Solitude Lake Management and 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 Falconridge Trail Repair Project under Business Item G. The Board asked how long it would last and what the cost would be to just re-asphalt the trail as they did in the past, so they don't have to remove the row of trees between the pond and the adjacent residence. Mr. Brletic stated it would likely last about five years and he estimated about \$5,000.00.

On a Motion by Ms. Morrison, seconded by Mr. Avino, with all in favor, the Board approved a not to exceed amount of \$5,000.00 for Site Masters of Florida to re-asphalt the damaged trail area, for Fishhawk Ranch Community Development District.

Mr. Brletic stated the Aquatic Club pool and slide structure repairs have been completed but recommended the Board put this on the list for follow up review every five years going forward.

Mr. Brletic presented Business Item F which is the new JMT Engineering Rate Sheet for his services effective July 1, 2022. The Board asked for itemization showing the current rates and the increased rates at the May 25, 2022 Board meeting.

On a Motion by Ms. Morrison, seconded by Mr. Avino, with all in favor, the Board approved the Rate Sheet for JMT Engineering effective July 1, 2022, for Fishhawk Ranch Community Development District.

Mr. Brletic noted the proposed zoning change for the area outside the District near Egret Landing is to go from agricultural to residential estate sized lots. The Board noted this would be a FishHawk Ranch HOA issue if residents desire to express concerns about the proposed zoning change.

D. District Counsel

Mr. Babbar updated the Board on outstanding items he is working on and explained that he sent the Board an email summary earlier in the day.

The Board asked Mr. Babbar what options they have with pursuing criminal charges against the resident who damaged the parking lot at the Palmetto Club. Trooper Cruz also advised the Board that he has had prior issues with this resident driving recklessly through the community and in his opinion, this presents a risk of future accidents.

On a Motion by Ms. McDougald, seconded by Mr. Avino, with all in favor, the Board directed Mr. Babbar to proceed with filing a trespass warrant against the resident and reach out to the State Attorney to see what options we have to pursue criminal charges, for Fishhawk Ranch Community Development District.

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, May 11, 2022, at 6:30 p.m. at the Tennis Club. Mr. Dailey stated the Audit Committee meeting will be held prior to the Board meeting and that a draft budget will be provided for review.

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. McDougald, seconded by Ms. Morrison, 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 Fencing, Resealing and Reopening of Osprey Club Basketball court

Mr. Dailey reviewed the proposals for the Board. A request from the audience was made for a shade/moisture cover over the court.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved the Welch Tennis proposal for resurfacing the Osprey Club Basketball Court for \$6,500.00, for Fishhawk Ranch Community Development District.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved the Mo'zArt Designs and Access Centrals proposals for fencing the Osprey Club Basketball Court for \$23,565.50, for Fishhawk Ranch Community Development District.

Mr. Brletic stated this project will likely take six to eight weeks and that the court would need to remain closed during this time. The Board agreed to keep it closed until the project is complete. The Board had no further questions for Mr. Brletic so he left the meeting.

SIXTH ORDER OF BUSINESS

Consideration of Arbitrage Rebate Reports for Series 2013 and 2017 Bonds

Mr. Dailey presented the reports and stated there was no rebate requirement for either series of bonds.

On a Motion by Ms. Morrison, seconded by Mr. Avino, with all in favor, the Board approved the Series 2013 & 2017 Arbitrage Rebate Reports, for Fishhawk Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposed CDD Events Schedule

Mr. Dailey presented the proposed schedule. The Board asked if surveys could be done moving forward and Ms. Quigley noted she will get with her staff to make sure they come up with something.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved the proposed CDD Events Schedule through December 2022, for Fishhawk Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Dailey asked if there were any Supervisor Requests.

Ms. McDougald stated she has knee surgery coming up and may miss a meeting in May or June.

Ms. Morrison stated she would like to discuss sports leagues at the next meeting.

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266 Mr. Avino asked if Uncle Louie was back and working at the Aquatic Club café and
267 Ms. Quigley stated yes, on some holiday weekends and in the summer.

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269 Mr. Avino stated he still wants to talk about communication options for the
270 community.

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272 Mr. Avino stated that if we cannot get the Starling Water Park pump fixed we need
273 to look at all options to repair or replace.

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275 Mr. Avino asked if we need more staff and Ms. Quigley said we are good for now
276 and still have some openings to fill.

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279 **NINTH ORDER OF BUSINESS**

Adjournment

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281 On a Motion by Mr. Avino, seconded by Ms. McDougald, with all in favor, the Board
282 adjourned the meeting at 8:34 p.m., for Fishhawk Ranch Community Development
283 District.

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Secretary/Assistant Secretary


Chairman/ Vice Chairman