

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, May 11, 2022, at 6:40 p.m.** at the Fishhawk Ranch Tennis Club, located at 15921 Courtside View Drive, 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
Holly Quigley	Community Director, Fishhawk Ranch CDD
Ronny Gould	Tennis Director, Fishhawk Ranch CDD
Andrew Sanderson	Tennis Club Consultant, Sanderson Consulting Services
Deanna Vaughn	Assistant 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. Kovalick stated he is excited to see what new changes are being made at the Tennis Club and is pleased that Coach Jonathan is back. Mr. Kovalick stated he would like to see more communication and information on the camps and pricing and that

46 students might be able to earn volunteer hours at the Club over the summer as they have
47 in the past.

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49 Mrs. Glassford stated she would like to see some information on pricing for
50 classes, information on the youth program offerings and the website updated. Mrs.
51 Glassford also noted concerns with court maintenance.

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54 **THIRD ORDER OF BUSINESS**

Staff Reports

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56 **A. Tennis Club Consultant**

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58 Mr. Sanderson introduced Mr. Gould to the Board as the new Tennis Director. Mr.
59 Sanderson addressed the court concerns noting that the Tennis Connection left
60 no clay at the facility, so he had to purchase bags from River Hills until the new
61 order arrives later in the month. Mr. Sanderson also noted when they came into
62 the facility on turnover day May 1 all the courts were flooded from an issue with
63 the irrigation system and that is being addressed by Welch Tennis this week.

64
65 Mr. Sanderson thanked Ms. Quigley and Mr. Gould for all their efforts with keeping
66 the Tennis Club open to residents and hiring staff. Mr. Sanderson noted that Coach
67 Jonathan has come back to join the staff and will be a major help bringing in
68 children for lessons and camps this summer due to his previous experience at the
69 Tennis Club.

70
71 Mr. Sanderson stated staff is working on publicizing the updated pricing to the
72 community and will start using the Talon, Tennis Club website and CDD website
73 to get information out on a regular basis.

74
75 The Board thanked the team for all the hard work in keeping the Tennis Club open
76 and running doing this transition.

77
78 The Board has no other questions for Mr. Sanderson, so he left the meeting.

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80 **B. Community Director**

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

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84 Ms. Quigley stated the Hillsborough County Sheriff's Office has asked for facility
85 access cards when working in the area. The Board asked that someone from the
86 Sheriff's Office attend a meeting and address the request directly with the Board
87 so they can understand why and what service they will provide to the community.

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89 Ms. Quigley stated they will be holding a staff meeting to discuss hurricane
90 preparedness for the season.

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92 The Board asked if the staff has the capacity to take on more maintenance items
93 in house. Ms. Quigley noted they have been doing that and we have reduced costs
94 as a result. Ms. Quigley stated we have one open maintenance position and we
95 could look to bring on more staff later if the Board wishes and it is cost-justified.

96
97 The Board asked about the Starling Water Park pump. Ms. Quigley stated it has
98 been on order since November and she is hopeful it will be here soon. The Board
99 asked her to see if our pool vendor may have some other options to get this fixed.

100
101 **C. District Counsel**

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

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105 Mr. Babbar stated he will have the Sanderson Consulting Services agreement
106 drafted in the next week.

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108 Mr. Babbar stated Mr. Freiman's attorney reached out to him regarding outstanding
109 items related to the Tennis Center transition and asked that all communication go
110 through him to the Tennis Connection moving forward.

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112 Mr. Babbar is going to follow up on the USTA grant that Tennis Connection
113 received.

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115 Mr. Babbar stated he will have the final version of the Puff N' Stuff agreement for
116 the Board to approve at the May 25, 2022 meeting.

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118 **D. District Manager**

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

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123 Mr. Dailey reminded the Board the next meeting will be on Wednesday, May 25,
124 2022, at 6:30 p.m. at the Palmetto Club.

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126 Mr. Dailey stated they have been working on the format of the financial reports to
127 distinguish between revenue generated by vendor programs, events, and facility
128 rentals more clearly.

129
130 Mr. Dailey stated they have been sending letters to multiple residents for
131 encroachment issues and collecting proposals for sidewalk damage at the Aquatic
132 Club.

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134 The Board asked if the natural area policy could be added to the HOA new
135 homeowners' packets.

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137 The Board asked that going forward we update the natural area policy to state that
138 residents encroaching on District property will be required to pay to return the

139 affected area to its natural state and for any resulting damage. The Board asked
140 Mr. Dailey and Ms. Quigley to get with Juniper for proposals to return the recently
141 identified encroachment areas to their previous natural state at the residents' cost.
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144 **FOURTH ORDER OF BUSINESS**

**Presentation of Draft Proposed
Budgets for Fiscal Year 2022/2023**

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147 Mr. Dailey reviewed the proposed budgets with the Board. The Board discussed
148 the need to raise assessments to meet inflation, to fund capital projects required in the
149 next fiscal year and to replenish reserves in consideration of the reserve study
150 recommendations. The Board also discussed options for mulch alternatives if possible
151 since that was a major increase in the proposed budget. The Board decided to set a
152 maximum increase of \$200.00 per unit for next fiscal year since this would allow for
153 increased costs due to inflation, provide for numerous capital improvement projects in the
154 next fiscal year, and get closer to the reserve report recommendations. The Board noted
155 there has not been an increase in Operation and Maintenance assessments in roughly
156 ten plus years.
157

158 Mr. Dailey asked if the Board would allow Ms. Morrison to work with him on the
159 final draft version since she put together the budget workshop projects and has prior
160 knowledge of the budget process. The Board agreed and so did Ms. Morrison.
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163 **FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Park
Square Shade Structure for Stage Area**

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166 Mr. Dailey reviewed the proposals for the Board. The Board decided to table the
167 item for now until they get the budget finalized and review and prioritize all the projects
168 that need to be addressed.
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171 **SIXTH ORDER OF BUSINESS**

**Consideration of the First Amendment
to the Maintenance and Access
Agreement with the FishHawk Ranch
Homeowners Association, Inc.**

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176 Mr. Dailey presented the fee change in the agreement from \$21,280.00 to
177 \$31,750.00. Mr. Dailey noted most of the increase was from mulch and that the fee had
178 not been raised with new Juniper contract increases the past two years under the old
179 agreement.
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On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved the First Amendment to the Maintenance and Access Agreement with the FishHawk Ranch Homeowners Association, Inc., for Fishhawk Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of Registered Voter Count
as of April 18, 2022**

Mr. Dailey presented the registered voter count of 11,606 as of April 18, 2022 for the District.

EIGHTH ORDER OF BUSINESS

**Consideration of Recommendation
from the Audit Committee**

Mr. Dailey presented the recommendation from the Audit Committee that the Board accept the ranking of Berger, Toombs, Elam, Gaines & Frank as the number one responder and enter into an agreement with them for auditing service for fiscal years 2022-2024.

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board accepted the recommendation from the Audit Review Committee and authorized entering into an agreement with Berger, Toombs, Elam, Gaines & Frank for auditing services for fiscal year 2022-2024, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Discussion on Resident Athletic
League Operations**

The Board asked Ms. Quigley how many of the leagues other than tennis have resident-only participant requirements. Ms. Quigley noted they all do and explained that basketball is more of a pickup game each week versus a league. The Board asked Ms. Quigley to speak with the basketball player representative regarding the distinction between advertising themselves a "league" with reserved court times and adherence to the resident-only requirement or functioning as a pick-up game under the established guest rules.

The Board directed Ms. Quigley to report back if there are any issues or a need to discuss further.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Dailey asked if there were any Supervisor Requests.

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Ms. McDougald noted she will not be at the June meeting.

Ms. Morrison said she will be out of state and will need to call in to the June 22 meeting.

Ms. Turner noted how wonderful the annual rotation looks this time.

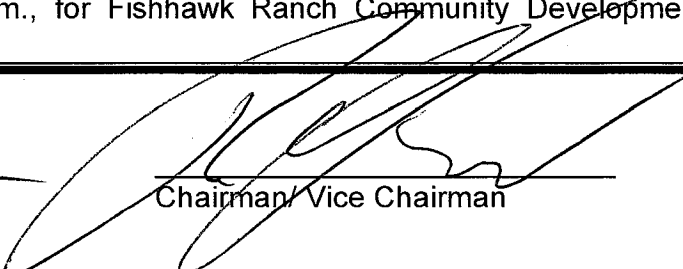
Mr. Kneusel stated he would like to see all communication regarding the Tennis Club go through the Tennis Director instead of the Supervisors as it relates to basic items like classes, pricing, etc.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. McDougald, seconded by Mr. Avino, with all in favor, the Board adjourned the meeting at 9:12 p.m., for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman