

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 25, 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
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
Wesley Charles	Account Manager, Juniper Landscaping
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

Mr. Hencosky spoke regarding overall pond maintenance service and specifically pond 49. The Board asked Mr. Kramer with Solitude to get with Mr. Hencosky outside of the meeting to address his concerns.

47 Ms. Amato addressed the Board regarding their responsibilities with zoning issues
48 per Florida Statute and Hillsborough County rules. Ms. Amato asked for the Board's
49 involvement in the matter.
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51 After Audience Comments were closed, Mr. Babbar explained that per Florida
52 Statute the District and Board do not have powers related to zoning laws and that any
53 involvement could create a situation of liability for them. The Board suggested Ms. Amato
54 work with residents in the area to form a citizen group to approach the county about these
55 matters.
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57 **THIRD ORDER OF BUSINESS**

Staff Reports

58 **A. Tennis Club Consultant**

59 Mr. Sanderson was unable to attend the meeting, so Ms. Quigley provided some
60 updates.
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62 Ms. Quigley stated they had some Pro Shop staff changes and that the level two
63 background checks have been completed and all staff that needed them passed.
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65 Ms. Quigley stated she is working with Mr. Gould, Mr. Sanderson, and Mr. Babbar
66 on camp registration, forms, staffing, and policies.
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68 Ms. Quigley made the request on behalf of the tennis club management to allow
69 the hiring of fifteen, sixteen and seventeen year-olds as staff. Ms. Quigley stated
70 the policy has always been staff had to be at least eighteen years of age to be
71 employed by the HOA or District. Ms. Quigley stated she prefers that policy remain
72 in place and the Board took no action to change it.
73

74 Ms. Quigley stated we are finalizing a vendor agreement with Mr. Lin to teach at
75 the tennis club through August 31, 2022.
76

77 Ms. Quigley also noted we have issues with the tennis club website but are working
78 through them with the vendor.
79

80 **B. Community Director**

81 Ms. Quigley stated the project to resurface the Osprey Club basketball courts will
82 begin on May 31st and will take about six to eight weeks to complete the entire
83 project with the fence enclosure and access card control.
84

85 Ms. Quigley stated she met with a representative from the Hillsborough County
86 Sheriff's Office, and they confirmed they cannot enforce District rules. Ms. Quigley
87 stated they would still like the facility access cards. The Board requested that
88 HCSO attend a meeting and make the request in person.
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Mr. Croy reviewed his report for the Board and asked Mr. Kramer with Solitude to discuss the concerns with pond 49. Mr. Kramer stated they have been treating the pond and the native plants are allowed and beneficial on the littoral shelf. Mr. Kramer stated he will review the pond with the resident per the Board's request.

Mr. Croy stated they will be getting a proposal from Juniper to seed the softball field and will close it in July while the league is on a break to complete this work.

Mr. Kramer reviewed his report for the Board and pointed out some ponds that will require additional treatments for this time of year.

Mr. Charles with Juniper asked the Board if they had any questions on their report that was submitted.

Ms. Morrison stated the appearance of the Sandhill side of the buffer recently trimmed between Sandhill and Martin Meadow is unacceptable and asked that it be revisited. Mr. Charles stated he is working with his supervisors to get additional viburnum approved to plant replacing what was cut back too far, at no charge to the District. The Board expressed some frustration with Mr. Charles not having authority to answer questions and make decisions in meetings and requested a Juniper representative who has decision-making authority be present going forward.

Mr. Dailey asked the Board if they would like to consider Business Item A, 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 #151479 and #152937 and that Mr. Croy work with Juniper on other options. The Board asked to also remove proposal #157166 for the Phase 2 enchantments for Park Square until next fiscal year.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the Juniper Landscaping proposals #160971, #160986, #161063, #161399, and #161404 totaling \$14,448.81, for Fishhawk Ranch Community Development District.

The Board had no further questions for Mr. Croy, Mr. Kramer, and Mr. Charles, 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 stated the Aquatic Club waterfall additional work has been completed and has a one-year warranty. Mr. Brletic recommended annual reviews of the

139 structure by Mr. Croy to ensure swift identification of any future issues so they can
140 be addressed promptly.

141
142 Mr. Brletic stated he is working with Crosscreek Environmental on warranty issues
143 with the work on pond 102 & 103 from last year which is still under warranty.

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145 Mr. Brletic suggested that District maintenance staff should do a walkthrough of all
146 the nature trails to look for any maintenance issues that need to be addressed.

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148 Mr. Brletic stated he spoke with Mr. Babbar and recommends the Board allow them
149 to do a deed versus a full legal for turning over the property to the FishHawk Ridge
150 Townhome HOA to save time and money. Mr. Brletic stated that after his review
151 of the property that is being deeded over, this will be the best way to proceed. The
152 Board agreed and directed staff to move forward on the deed once the trees have
153 been trimmed by Juniper.

154
155 Mr. Brletic stated he will have the stormwater system analysis report for the June
156 meeting for approval.

157
158 Mr. Brletic noted that some of the SWFWMD permits require littoral shelves and
159 they must remain even if they are not aesthetically pleasing to residents.

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161 **D. District Counsel**

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163 Mr. Babbar updated the Board on outstanding items he is working on and stated
164 that he sent an email to the Board regarding the letters from the Tennis
165 Connection's attorney.

166
167 Mr. Babbar stated he is also working with the Tennis Connection's attorney on
168 some outstanding items and is following up on the USTA grant information request.

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170 **E. District Manager**

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

174
175 Mr. Dailey reminded the Board the next meeting will be on Wednesday, June 22,
176 2022, at 6:30 p.m. at Palmetto Club.

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178 Mr. Dailey stated that prior to the meeting he saw a car come into the Palmetto
179 Club parking lot and burn their tires out on the parking lot surface. Mr. Dailey
180 suggested that Ms. Quigley look at gate options for the parking lot when not in use
181 and at night to prevent further incidents such as the recent car fire incident. The
182 Board agreed and Ms. Quigley stated she will look at options for both the Palmetto
183 and Aquatic Club parking lots.

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 Hawk
Park Parking Lot Sealing**

Ms., Quigley reviewed the proposals for the Board.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board approved the Superior Sealers Parking Lot Services proposal for Hawk Park for \$7,203.00, for Fishhawk Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal from Florida
Reserve Study for Inspection Update**

Mr. Dailey presented the proposal from Florida Reserve Study to update the current study from 2019.

The Board decided to table this for now since they were not sure how valuable this update would be if prices remain volatile with inflation.

SEVENTH ORDER OF BUSINESS

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

Mr. Dailey presented the proposed budgets for fiscal year 2022/2023 to the Board. Ms. Morrison reviewed the Reserve Budget and anticipated Capital Projects with low and high-end estimates provided with input from Mr. Brletic and Ms. Quigley. Mr. Dailey stated he made the per unit increase at \$200.00 per the Board's prior direction to address costs related to inflation, Capital Projects, and the reserve study recommendations.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04,
Approving Proposed Budgets for
Fiscal Year 2022-2023 and Setting a
Date, Time, and Location for the Public
Hearing**

Mr. Dailey presented Resolution 2022-04, Consideration of Resolution 2022-04, Approving Proposed Budgets for Fiscal Year 2022-2023 and Setting a Date, Time, and Location for the Public Hearing.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board approved Resolution 2022-04, Approving the Proposed Budgets for Fiscal Year 2022/2023 and Setting the Public Hearing for Wednesday, August 24, 2022 at 6:30 p.m. at the Palmetto Club, located at 17004 Dorman Road, Lithia, Florida 33547, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Palmetto Club Event
and Catering License Agreement**

Mr. Babbar presented the Palmetto Club Event and Catering License Agreement stating it has passed the Private Activities Bond Test with Bond Counsel so the Board can proceed with approval. Mr. Babbar stated that after conversation with Mr. Dailey and Ms. Quigley it would be best to change the start date for this agreement to October 1, 2022 to coincide with the new fiscal year and allow Ms. Quigley proper time to staff and market the facility for District rentals.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board approved the Palmetto Club Event and Catering License Agreement with Puff N' Stuff Catering, LLC., with a start date of October 1, 2022, for Fishhawk Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Public Hearing on Proposed Policies,
Fees, and Rates for Amenity Facilities**

Mr. Dailey stated that the public hearing has been properly noticed and provided an affidavit for the files.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board opened the Public Hearing on the Proposed Policies, Fees, and Rates for Amenity Facilities, for Fishhawk Ranch Community Development District.

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Mr. Dailey reviewed the changes in the draft copy of the proposed Rules and Rates for Amenity Facilities document. The Board discussed the various proposed fees for the tennis club and Palmetto Club. The Board asked Mr. Babbar if they can approve some of the items today and continue the Public Hearing to another date and time to address any final changes with some other fees for the tennis club. Mr. Babbar stated they can do this. Mr. Babbar did ask that Resolution 2022-05 be adopted while the Public Hearing is open. Mr. Dailey asked if there were any audience comments and there were none.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board approved Resolution 2022-05, Adopting Revised Rules and Rates for Amenity Facilities, for Fishhawk Ranch Community Development District.

On a Motion by Mr. Kneusel, seconded by Ms. McDougald, with all in favor, the Board continued the Public Hearing on the Proposed Rules and Rates for Amenity Facilities to Discuss Non-Resident Usage of Amenity Facilities, to Wednesday, August 24, 2022, at 6:30 p.m., at the Palmetto Club, located at 17004 Dorman Road, Lithia, Florida 33547, for Fishhawk Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Dailey asked if there were any Supervisor Requests.

Ms. Morrison asked what Juniper does with the annuals after each rotation, as a FHR HOA board member inquired whether it would be possible to find a way to offer them to the residents after they are removed quarterly by the District. The Board asked Ms. Morrison to work with Ms. Quigley to determine the feasibility and practicality of the suggestion.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. McDougald, seconded by Ms. Turner with all in favor, the Board adjourned the meeting at 9:19 p.m., for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman