

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, June 22, 2022, at 6:35 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
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 Consultant, Sanderson Consulting Services
Jarrett Myers	Regional Director, Juniper Landscaping
Scott Green	Account Manager, Juniper Landscaping
Matt Kramer	Account Manager, Solitude Lake Management
Deanna Vaughn	Assistant Community Manager, Grand Manors

Audience	Present
----------	---------

**Note (\*) – Attended via conference call.**

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. Boehm addressed the Board about his concerns regarding the dead Hawthorns on FishHawk Ridge Drive that were removed, and nothing has been replaced. Mr. Avino stated he met with Juniper, and they will be installing sod at no charge in the areas to replace the removed plants due to confusion on the proposals presented last month.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Tennis Club Consultant**

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

Mr. Sanderson explained to the Board the Excel reporting project he had Mr. McKay with Halifax Solutions working on. Mr. Sanderson noted the current software and POS system do not provide the reporting required for tracking lessons, camps, payments to instructors, etc. Mr. Sanderson stated the project is almost completed and will take a few more hours. Mr. Dailey presented the proposal not to exceed \$2,970.00. The Board discussed this and felt the fee was too high for this project but agreed the project needs to be completed.

On a Motion by Mr. Kneusel, seconded by Mr. Avino, with all in favor, the Board approved a not-to-exceed amount of \$2,000.00 for the Halifax Solutions Proposal for the Excel Reporting Project, for Fishhawk Ranch Community Development District.

Mr. Sanderson then addressed the proposed amendment to the Tennis Management Agreement to clarify revenue sharing in Section 8 regarding the Tennis Director and staff when it comes to tennis camps. Mr. Babbar stated he has no issues with the changes and asked the Board to approve the amendment in substantial form.

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved the First Amendment to the Tennis Management Agreement in substantial form, for Fishhawk Ranch Community Development District.

Based on a request from some residents Mr. Dailey stated that when the green tennis courts drainage project starts in August, Juniper will look at the availability of other colors for lava rock besides red to match the courts or ground cover.

Mr. Sanderson stated that a representative from Tipsarevic Tennis will be here the next eight days to work with the staff and train them on areas where assistance is needed.

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

92  
93 **B. Community Director**

94  
95 Ms. Quigley asked the Board if they had any questions regarding her report as  
96 presented in the agenda.

97  
98 Ms. Quigley stated the Hawk Park resurfacing and Osprey Club Basketball Court  
99 projects have been completed. Ms. Quigley stated she expected to open the courts  
100 by next Monday once some final details are completed.

101  
102 Ms. Quigley explained to the Board the recent issues with the new Talon editor  
103 and that he had rejected the recent article written by Ms. Morrison as our monthly  
104 CDD Update article. The Board discussed options for addressing the FishHawk  
105 Ranch Master HOA on the issue and authorized Ms. Turner to speak with them  
106 since she was part of the original contract with the newspaper and HOA Board.

107  
108 The Board asked Ms. Quigley to investigate how we can generate revenue from  
109 the food truck rallies.

110  
111 Mr. Croy reviewed his report for the Board that was emailed out under separate  
112 cover. Mr. Croy stated he and Mr. Kramer looked at pond 89 and it is being properly  
113 maintained. Mr. Croy did state there are some minor evasive species that will be  
114 sprayed but the rest is desired plant material for the pond.

115  
116 Mr. Kramer reviewed his report for the Board and noted they will continue to treat  
117 ponds 15, 4 and 5 to improve the current appearance.

118  
119 Mr. Myers with Juniper asked the Board if they had any questions on their report  
120 that was submitted under separate cover.

121  
122 Mr. Myers stated that Mr. Charles is currently out, and they have hired a new  
123 account manager for the District. Mr. Myers stated the pond bush hogging is  
124 currently being done, palm trimming will start in July and he will be providing a  
125 mowing schedule to Mr. Dailey as requested.

126  
127 Mr. Avino addressed his overall concerns with the level of service in the community  
128 along with the lack of follow up from the account managers after they meet to  
129 discuss outstanding items. Mr. Avino asked if they have enough manpower to  
130 properly provide the level of service required. Mr. Avino suggested the Board put  
131 Juniper on notice and if they cannot address these concerns suggested that we go  
132 out for RFP.

133  
134 Mr. Kneusel stated he was frustrated that Mr. Avino, Mr. Croy, and staff needed to  
135 keep following up with Juniper to address the same items. Mr. Kneusel noted that  
136 they have a scope of service and should not need staff following up with them to  
137 make sure it gets done.

Ms. Morrison stated she was very pleased with Juniper's follow up on the issues with the Martin Meadow hedge and felt overall the community looks good. Ms. Morrison also stated she was not interested in going out for RFP at this time, due to the challenging economic environment that businesses in nearly all industries are currently facing.

Mr. Myers suggested he will provide a 30-60-90-day plan to the Board to address all the concerns and layout a timeline to get them completed. The Board agreed to the suggestion and asked it to be submitted once drafted.

The Board had no further questions for Mr. Croy, Mr. Kramer, Mr. Myers, and Mr. Green, 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 he is working with Crosscreek Environmental on the pond warranty work issues and expects them to be out next week.

Mr. Brletic stated that Site Masters has completed the Falconridge trail repairs but there are a few punch list items from his inspection.

Mr. Dailey asked the Board if they would like to consider Business Item A, Consideration of Stormwater Management System Report. The Board agreed and Mr. Brletic presented the report.

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved the Stormwater Management System Report, for Fishhawk Ranch Community Development District.

Mr. Dailey asked the Board if they would like to consider Business Item F, Consideration of Chapman Crossing HOA Request for Tract C-24 Transfer from the CDD. The Board agreed and Mr. Dailey reviewed the request.

Mr. Brletic confirmed there was no maintenance reason for the District to maintain the tract and Mr. Babbar said there was no issue to transfer it to them.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the transfer of Tract C-24 to the Chapman Crossing HOA with them paying any cost associated with the transfer, for Fishhawk Ranch Community Development District.

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

**D. District Counsel**

Mr. Babbar updated the Board that he is working with the Tennis Connection's attorney and hopes to close out the items discussed by next week.

Mr. Babbar stated he has the FishHawk Ridge Townhomes deed to execute tonight for Mr. Kneusel, then it will be recorded with the county.

**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, July 27, 2022, at 6:30 p.m. at Palmetto Club.

Mr. Dailey stated the President of the Starling FishHawk Ranch HOA emailed him about some concerns of residents regarding parking on the streets for people dropping off kids for tennis camp, the use of the red lava rocks around the main court, the overall noise from the tennis club and the removal of the plants for the remaining courts drainage project.

Mr. Dailey stated he had applied for the Safety Partners Grant from Egis which could be up to \$5,000.00 if approved.

**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. Turner, 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 Waste Management Renewal Agreements**

Mr. Dailey handed out the revised proposal summary which also included pricing from Republic Services and reviewed the proposals for the Board.

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved the Waste Management renewal agreements, for Fishhawk Ranch Community Development District.

Mr. Dailey stated these are thirty-six (36) month agreements which is standard, but he would try to request the thirty (30) day termination clause from their representative.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal from Payne Air for Replacement of Unit at Palmetto Club**

Mr. Dailey handed out a revised proposal from Payne Air which adjusted the pricing on the proposal to \$51,719.00.

Mr. Croy stated he was able to secure an additional proposal for repairing the unit from Commercial Air Conditioning for \$9,000.53. Mr. Croy explained the repair is not guaranteed but may be the best option until a complete review of the entire system can be done as it is close to seventeen (17) years old. The Board asked Mr. Croy to get proposals for changing out the complete system for future replacement for next fiscal year if needed.

Mr. Dailey stated that if we do not try the repair, we would be looking at close to the same price for portable air conditioning unit rentals which would be necessary for upcoming events scheduled at the Palmetto Club..

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the Commercial Air Conditioning proposal for \$9,000.53 to make repairs to the unit, for Fishhawk Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Audit for Fiscal Year Ending September 30, 2021**

Mr. Dailey presented the audit to the Board and stated it was clean and there were no findings.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the Audit for Fiscal Year ending September 30, 2021, for Fishhawk Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposal from Halifax Solutions for O&M Mailed Notices**

Mr. Dailey presented the proposal from Halifax Solutions for the creation, review, and mailing of the O&M notices for the adopted proposed Fiscal Year 2022-2023 budget.

**FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT**  
**June 22, 2022 - Minutes of Meeting**  
**Page 7**

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the proposal from Halifax Solutions, for O&M Mailed Notices for \$7,058.24, for Fishhawk Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Dailey asked if there were any Supervisor Requests.

Ms. Turner stated she will not be able to attend the July meeting.

Ms. Morrison asked if the Starling walls were on the pressure washing schedule and Ms. Quigley stated yes.

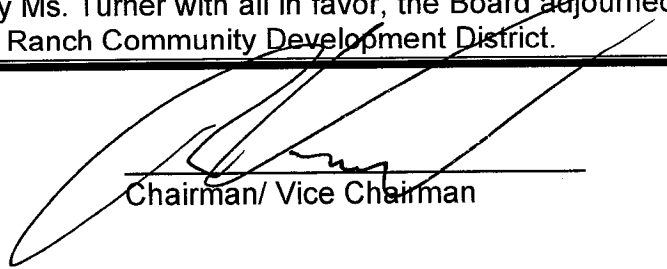
Mr. Kneusel stated he would still like to see the Board discuss the possibility of creating and hiring its own landscape maintenance team at some point.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Avino, seconded by Ms. Turner with all in favor, the Board adjourned the meeting at 8:21 p.m., for Fishhawk Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman