

**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, August 24, 2022, at 6:30 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.
Jennifer Kilinski	District Counsel, KE Law Group
Grace Kobitter	District Counsel, KE Law Group
Stephen Brletic	District Engineer, Johnson, Mirmiran, Thompson
Holly Quigley	Community Director, Fishhawk Ranch CDD
Erin Williams	Assistant Community Director, Fishhawk Ranch CDD
Andrew Sanderson	Tennis Club Consultant, Sanderson Consulting Services
Ronny Gould	Tennis Club Director, Fishhawk Ranch CDD
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. DeFonzo addressed the Board about his concerns with the ongoing pond maintenance in the community with the current service provider.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

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

Mr. Brletic stated he conducted two SWFWMD inspections for ponds 12 and 24 and they will require some repairs to comply with the permits.

Mr. Brletic stated he is still looking for cost effective proposals for the structural review of the Osprey Club for any future repairs that may be needed.

Mr. Brletic stated he will be working with Mr. Croy on reviewing the ponds for any erosion repairs. Mr. Brletic stated he is going to see if SWFWMD will allow the District to line up all the permit inspection dates for 2023 to approach this in a more cost-effective manner.

Mr. Brletic stated the warranty work for Crosscreek on the pond repairs in Starling has been completed.

**B. District Counsel**

Ms. Kilinski introduced herself and Ms. Kobitter to the Board and discussed their team approach to providing service to the District in the most cost-effective manner to complete any assigned responsibilities. Ms. Kilinski stated Ms. Gentry will also be part of the team but was unable to attend the meeting tonight. Ms. Kilinski stated the District will only ever pay for one attorney in attendance at the meeting.

Ms. Kilinski stated she has been working with Mr. Babbar to transition any records and open items he had for the District to her team.

Ms. Kilinski provided options to the Board regarding the tennis club management contract settlement with the prior vendor.

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board authorized Mr. Avino to work with District Counsel to offer a settlement to Tennis Connection with the District receiving a waiver for any litigation and a reconciliation of the accounts, for Fishhawk Ranch Community Development District.

**C. 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, September 28, 2022, at 6:30 p.m. at the Palmetto Club.

Mr. Avino asked about the status on development or procuring an application as an additional tool for enhancing communications with the community. Mr. Dailey stated Campus Suite is still working on an app but is not close yet and that the HOA application they were using is not adequate for us as it only posted PDF's.

**D. Tennis Club Consultant**

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

Mr. Sanderson introduced Ms. Williams and thanked her for the work she has been doing so far at the Tennis Club. Mr. Sanderson and Ms. Williams provided updates for the operation of the Tennis Club.

Mr. Avino asked that they not dilute the plan originally provided by Tipsarevic and that we make sure we are offering a higher end experience they promised.

Mr. Morrison asked about the status of the fall leagues and classes. Mr. Sanderson stated the kids' programs are full and the adults are about half full.

**E. Community Director**

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

Ms. Quigley reintroduced and welcomed back Ms. Williams as the Assistant Community Director and stated her primary focus to start will be the Tennis Club operations until we get that organized and running as the Board has directed.

Ms. Quigley asked the Board for approval of a country line dance event in 2023. Mr. Dailey asked if the Board would just authorize Ms. Quigley to approve events going forward if they are within the budget, similar to the way the Board has extended authority to her for decisions on community programs.

On a Motion by Ms. McDougald, seconded by Mr. Avino with all in favor, the Board approved authorizing Ms. Quigley to approve District events that are within the operating budget line item going forward, for Fishhawk Ranch Community Development District.

Ms. Quigley asked the Board to approve a debit card for Ms. Williams with a limit of \$2,000.00 as they have for some of the staff in the past.

On a Motion by Ms. McDougald, seconded by Ms. Morrison with all in favor, the Board approved a debit card for Ms. Williams with a limit of \$2,000.00, for Fishhawk Ranch Community Development District.

Ms. Quigley stated she is not happy with the service level of Signal for security services, and she is going to collect proposals for the Board.

Ms. Quigley stated Suncoast Pools is proposing an 18% increase and that she is going to also collect proposals for the Board.

Mr. Avino asked for a more detailed report from Juniper going forward with both good and bad. Mr. Avino stated he has already discussed this with Mr. Croy.

Ms. Morrison asked about the monument sign painting status. Ms. Quigley stated she is following up with them and is going to work to set a deadline for completion.

Ms. Morrison stated she looked at pond 96 and based upon its lack of water questioned the Board's decision for the need to post signage restricting access to it.

#### 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. McDougald, with all in favor, the Board approved the consent agenda items, for Fishhawk Ranch Community Development District.

#### FIFTH ORDER OF BUSINESS

#### Consideration of Proposals from Juniper

Mr. Dailey presented the proposals from Juniper but stated Mr. Croy asked the one for the Starling playground be tabled until he gets an additional one and can review it with Mr. Avino.

Mr. Dailey stated the proposal for Sora Trace is incorrect per Ms. Fuentes with the HOA and needs to be updated. Mr. Dailey suggested tabling both proposals and the Board agreed.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for AC Maintenance**

Mr. Dailey presented to two proposals, one from Heaven's Breeze for \$6,030.00 per year and one from Payne AC for \$6,583.00 per year. Mr. Dailey stated staff has not been happy with the service level from Payne the past few months.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board approved the proposal for AC Maintenance from Heaven's Breeze for \$6,030.00 subject to verifying there are no extra charges for afterhours service or overtime, for Fishhawk Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from ImageNet**

Mr. Dailey presented the proposal from ImageNet for a new copier and adjusted service rates for \$340.00 per month for 60 months. Ms. Quigley stated this a good price, and ImageNet has only a few machines left to offer at that price.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board approved the contract from ImageNet for \$340.00 per month subject to review by District Counsel, for Fishhawk Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals from Bandit Fitness**

Ms. Quigley presented the proposals from Bandit Fitness for the Aquatic Club, Osprey Club and Starling Club totaling \$148,948.52 with options to lease or purchase. Ms. Quigley stated all the fitness centers would be in ADA compliance with these proposed configurations and equipment and felt as though she could further tweak the proposals to reduce the total number of pieces of equipment needed to make better use of the available space.

The Board discussed the proposals and took some audience comments on what they thought about the options. The Board asked for at least one more proposal to review at the next meeting. Ms. Quigley stated she is waiting for one from FitRev.

**NINTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2022-2023 Budget**

Mr. Dailey noted for the record the public hearing was properly noticed and the required notices were mailed to all landowners.

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228  
229 On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board  
230 opened the Public Hearing on the Fiscal Year 2022-2023 Budget, for Fishhawk Ranch  
231 Community Development District.

232  
233 Mr. Dailey reviewed the updated financials through July 31, 2022 that were shown  
234 in the budget, the changes he made and items for discussion.

235  
236 The Board reviewed the budget and had no further comments.

237  
238 Mr. Dailey noted for the record that he provided the Board with written objections  
239 to the increase prior to the meeting and they would be attached to the minutes as Exhibit  
240 A. Mr. Dailey then opened the public hearing to audience comments.

241  
242 Mr. Harris spoke against the increase and asked that the fitness centers be  
243 specialized by type of equipment offered, examples being an all-cardio fitness center, or  
244 an all-weights fitness center, versus being multipurpose.

245  
246 Mr. Sharp spoke against the increase and asked to look at reducing the budget  
247 where possible.

248  
249 Mrs. Fischer spoke against the increase and the Board's past decisions on  
250 spending funds citing the 2016/2017 splash pad project as a concern. Mrs. Fischer also  
251 asked the Board why they did not do smaller increases over the past few years versus  
252 the larger one this year and that it was poor planning by the Board.

253  
254 Mr. Hines spoke against the increase due to the other increases from the HOA's  
255 the past year.

256  
257 Mr. Wise spoke against the increase and asked about looking at the amount spent  
258 on salaries for the onsite staff.

259  
260 Mr. Smith spoke about how the community has declined with the sidewalks and  
261 trails needing repairs and the streetlight poles needing painting.

262  
263 Mr. Lucas spoke against the increase saying it was too much and that the trees  
264 needing trimming along the trails.

265  
266 Mr. Trasher spoke against the increase and issues in Bridgeview.

267  
268 Mr. Boehm spoke in favor of the increase and supported the Board in the work  
269 they do. Mr. Boehm noted he attends almost all the meetings and has seen very few  
270 residents attend. Mr. Boehm stated the Board is always willing to listen and is open to  
271 addressing resident concerns.

272

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Ms. Lee spoke about concerns in the Phase I/ Hawk Park area with investment companies buying homes as rental properties.

The Board and staff addressed various concerns in response to the comments made by the residents.

Mr. Dailey asked if there were any more comments and there were none.

On a Motion by Ms. Morrison, seconded by Mr. Avino, with all in favor, the Board closed the Public Hearing on the Fiscal Year 2022-2023 Budget, for Fishhawk Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07,  
Adopting Fiscal Year 2022-2023 Final  
Budget**

Ms. Kilinski reviewed Resolution 2022-07, Adopting Fiscal Year 2022-2023 Final Budget for the Board.

On a Motion by Mr. Avino, seconded by Ms. McDougald with all in favor, the Board adopted Resolution 2022-07, Adopting Fiscal Year 2022-2023 Final Budget, for Fishhawk Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Public Hearing on Special  
Assessments for Fiscal Year 2022-2023  
Budget**

Mr. Dailey noted for the record the public hearing was properly noticed and the required notices were mailed to all landowners.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board opened the Public Hearing on Special Assessments for the Fiscal Year 2022-2023 Budget, for Fishhawk Ranch Community Development District.

Mr. Dailey asked if there were any Board or Audience comments and there were none.

On a Motion by Ms. Tuner, seconded by Ms. McDougald, with all in favor, the Board closed the Public Hearing on Special Assessments for the Fiscal Year 2022-2023 Budget, for Fishhawk Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08,  
Imposing Special Assessments**

Ms. Kilinski reviewed Resolution 2022-08, Imposing Special Assessments for the Board.

On a Motion by Ms. McDougald, seconded by Ms. Morrison with all in favor, the Board adopted Resolution 2022-08, Imposing Special Assessments, for Fishhawk Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

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

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

Mr. Dailey stated the only change of note was the increase of the Annual User Fee Structure to \$2,0097.00 due to the \$200.00 increase in operations and maintenance assessments for next fiscal year.

Mr. Dailey stated Mr. Sanderson is still reviewing the tennis club fees at this time.

The Board decided it would be best to continue the Public Hearing for another month to continue reviewing the tennis club fees.

On a Motion by Mr. Avino, seconded by Ms. McDougald, with all in favor, the Board continued the Public Hearing on Proposed Policies, Fees, and Rates for Amenity Facilities to Wednesday, September 28, 2022 at 6:30 p.m. at the Palmetto Club located at 17004 Dorman Road, Lithia, Florida 33547, for Fishhawk Ranch Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-09,  
Adopting Revised Policies, Fees, and  
Rates for Amenity Facilities**

Ms. Kilinski reviewed Resolution 2022-09, Adopting Revised Policies, Fees, and Rates for Amenity Facilities for the Board.



On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board adopted Resolution 2022-09, Adopting Revised Policies, Fees, and Rates for Amenity Facilities, for Fishhawk Ranch Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-10,  
Designating Dates, Time, and Location  
for Regular Meetings for Fiscal Year  
2022-2023**

Mr. Dailey reviewed Resolution 2022-10, Designating Dates, Time, and Location for Regular Meetings for Fiscal Year 2022-2023 for the Board.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board adopted Resolution 2022-10, Designating Dates, Time, and Location for Regular Meetings for Fiscal Year 2022-2023, for Fishhawk Ranch Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-11,  
Approving Emergency Meeting**

Ms. Kilinski reviewed Resolution 2022-11, Approving Emergency Meeting for the Board.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board adopted Resolution 2022-11, Approving Emergency Meeting, for Fishhawk Ranch Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Dailey asked if there were any Supervisor Requests.

Ms. Morrison thanked members of the HOA Board for attending the meeting and stated she will be attending the September CDD meeting by phone.

Mr. Avino asked if a topic for the November 9, 2022 workshop could be discussing CDD versus HOA topics and how to better communicate this to residents.

Mr. Kneusel suggested possibly creating a new group with representation from the CDD, the HOA and other entities that have a shared collaborative interest in community affairs. Ms. Kilinski stated she has seen this done in other communities but noted any

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meeting with multiple Board Supervisors in attendance would need to be publicly noticed in accordance with Florida Statutes.

A discussion ensued regarding the need to better educate residents regarding the difference between the role of the HOA and the role of the CDD. Mr. Avino suggested Ms. Morrison may be able to create a graphic flow chart or visual as an educational tool to explain the difference, as narrative explanations regularly printed in The Talon have been ineffective. Ms. Morrison agreed to work with the HOA to create same.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. McDougald, seconded by Mr. Avino with all in favor, the Board adjourned the meeting at 9:00 p.m., for Fishhawk Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman

## Exhibit A

**From:** [Rosa, Brie](#)  
**To:** [Eric Dailey](#)  
**Subject:** Re: Proposed FishHawk Ranch CDD Budget Increase...  
**Date:** Saturday, July 16, 2022 2:57:48 PM  
**Attachments:** [image002.png](#)

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Hi Eric,

Yes, I am aware it's 200. My objection is not with the amount, but how it's being spent. I noticed there are several raises going to CDD staff. Although, I understand wanting to reward your employees, it shouldn't be a part of the cause to raise our assessment. If you can't provide your staff with raises in the budget, without going over, then raises should not be given.

Also, there are multiple security concerns residents have brought to the HOA and the CDD without any assistance from the CDD even though we have a private security person. I wish security was given more money instead of giving money to things that can possibly wait, such as redoing the Aquatic Club pool area or replacing workout equipment. We seem to have our priorities in the wrong place.

Thank you,

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**From:** Eric Dailey <[edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com)>  
**Sent:** Saturday, July 16, 2022 9:59:30 AM  
**To:** Rosa, Brie <[brie.rosa@optum.com](mailto:brie.rosa@optum.com)>  
**Subject:** RE: Proposed FishHawk Ranch CDD Budget Increase...

Thank you for your notice of objection. Just to clarify you are aware this is only a \$200 annual increase not \$1008. Many residents have been confused by the required notice.

**Eric Dailey**  
President/CEO



4532 West Kennedy Blvd. #328  
Tampa, Florida 33609  
P: 813.575.1955 Ext. 101  
E: [edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com)

[halifax-solutions.com](http://halifax-solutions.com)



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**From:** Rosa, Brie <brie.rosa@optum.com>  
**Sent:** Saturday, July 16, 2022 9:43 AM  
**To:** Eric Dailey <edailey@halifax-solutions.com>  
**Subject:** Proposed FishHawk Ranch CDD Budget Increase...  
**Importance:** High

Hello Mr. Dailey,

I received your letter concerning the proposed budget increase for the FishHawk Ranch CDD. The letter states that residents may file "written" objections within 20 days of the date of the letter (the letter is dated July 1<sup>st</sup>). I didn't receive the letter until July 13<sup>th</sup>, so I am wondering if we can email in "written" objections? And if so, which email address would be most appropriate?

Thank you for your time,

Brianne Rosa  
16308 Bridgewalk Dr.  
FishHawk Ranch  
Parcel ID: 0883293948

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**From:** [Darrin Mann](#)  
**To:** [AOL TEAM](#); [kmcdougald@fishhawkkranchcdd.org](mailto:kmcdougald@fishhawkkranchcdd.org); [rkneusel@fishhawkkranchcdd.org](mailto:rkneusel@fishhawkkranchcdd.org); [tavino@fishhawkkranchcdd.org](mailto:tavino@fishhawkkranchcdd.org); [tmorrison@fishhawkkranchcdd.org](mailto:tmorrison@fishhawkkranchcdd.org); [dturner@fishhawkkranchcdd.org](mailto:dturner@fishhawkkranchcdd.org); [Eric Dailey](#)  
**Subject:** Re: Opposition to increase CDD for all of Fishhawk  
**Date:** Tuesday, July 19, 2022 1:51:09 PM

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Good afternoon,

I am in receipt of the proposed CDD increase for my two properties inside Fishhawk Ridge, the townhomes. The taxes we pay on the small townhomes already is significant \$3,600+, with the CDD in place long ago and paid for all along the years I've owned them.

It's not fair or right to come back to owners with the years remaining on the CDD and say it's not enough to fund the potential future expenses. I know inside gated subdivisions, as this complex is, our Maintenance fees pay for majority, if not all expenses for upkeep.... I've lived in other gated communities where we had to pay for any future underground needs, sidewalks, roads... and it seems like this CDD doesn't even really connect to the townhome complex with that relevance.

Further, if the county and developer would have properly planned for all the residents in Fishhawk years ago, when needed, we may find roads that are adequate to handle traffic, especially rush hours/school times. It's ridiculous to see, and be caught in this traffic, due to poor planning and greedy tax money desires that disappear to other places.

The Bell Shoals widening project, which had set aside money from Fishhawk developer (which means our CDD money, basically/advance/loaned) was apparently used elsewhere by county and delayed the widening project by many years. Nobody wants to own that now, but I know because I lived off bell shoals for 6.5 years and talked with multiple project managers who came and went as it didn't happen. Apparently, money was spent elsewhere, then when they could not delay it anymore, the 3.5 mile project about doubled in cost. Ok, so that sounds like stretching this current cdd conversation, however, I'm sure If someone investigates it, would probably show how funds are now needed because of poor management and planning in Fishhawk and Hillsborough county.

That said, I'm opposed to the CDD increase for the townhomes. Not relevant and too extreme given the footprint and gated community, along with the maintenance fees we already pay inside our gate.

Put projects out for bid when needed and do a better job with the funds you already have. It's called a budget. Folks don't have endless pockets to just pay and pay.

Parcel ID's: 0880790530, 0880781374

Thank you,  
Darrin Mann

**From:** [Felix Ortiz](#)  
**To:** [Eric Dailey](#)  
**Subject:** CDD increase  
**Date:** Tuesday, July 19, 2022 8:59:20 PM

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Out of no where and a surprise to all the residents of Fishhawk ridge receive a letter indicating a raise on our CDD. We do not agree with such increase and have numerous concerns.

[Sent from Yahoo Mail for iPhone](#)

**From:** [AOL TEAM](#)  
**To:** [kmcdougald@fishhawkkranchcdd.org](mailto:kmcdougald@fishhawkkranchcdd.org); [rkneusel@fishhawkkranchcdd.org](mailto:rkneusel@fishhawkkranchcdd.org); [tavino@fishhawkkranchcdd.org](mailto:tavino@fishhawkkranchcdd.org); [tmorrison@fishhawkkranchcdd.org](mailto:tmorrison@fishhawkkranchcdd.org); [dturner@fishhawkkranchcdd.org](mailto:dturner@fishhawkkranchcdd.org); [Eric Dailey](#)  
**Cc:** [AOL TEAM](#); [dmann12@verizon.net](mailto:dmann12@verizon.net)  
**Subject:** Opposition to increase CDD for all of Fishhawk  
**Date:** Tuesday, July 19, 2022 12:41:07 PM

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To all board members;

My name is Elaine Mann, my husband and I are retired and we own 4 properties in Fishhawk, 2 townhomes, 1 house in Fishhawk Ranch phase 1, and our personal residence in Encore in Fishhawk West. We are fee'd everytime we turn around. We pay association fees for all properties, in the case of Encore and the townhomes, we pay two associations! And additional one in Fishhawk Ranch phase 1.

We strongly oppose any increase in CDD. Please do not vote for increases.

Respectfully,  
Elaine and Arthur Mann  
6009 Burrowing Owl Place  
5907 Falconpark Court  
15940 Fishhawk Creek Lane  
5875 Fishhawk Ridge Drive



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**From:** Sharon Hayes <semple8@hotmail.com>  
**Sent:** Wednesday, July 20, 2022 1:42 AM  
**To:** Robert Kneusel <rkneusel@fishhawkbranchcdd.org>  
**Subject:** CDD increase

Please accept this letter as a petition from Sharon Hayes and Donna Semple We are writing this letter as owners of 15722 Fishhawk Falls Drive Lithia Fl 33547 to express our opposition for the decision to increase the CDD to Fishhawk Ridge. The community have paid for numerous years. The decision to pay more may not be much to others but it will definitely impact my family budget in a serious way. It is unfair and unjust to increase the CDD after numerous years especially when the cost of living is constantly increasing and for many wages have not reached the much needed increases in order. we are opposed to the inrease of the CDD.

Respectfully  
Sharon Hayes&Donna Semple  
Sent from my iPhone  
Make it a great day!

**From:** [Terrie Morrison](#)  
**To:** [Victor](#)  
**Subject:** Re: O & M Assessment  
**Date:** Wednesday, July 20, 2022 2:28:33 PM

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Victor, thank you for your email which I will give due consideration.

In return, I ask you to consider the fact that the last time Fishhawk Ranch CDD assessments were increased was in fiscal year 2009/2010, thirteen years ago.

Keeping in mind that the community is now upwards of 20-25 years old, we have identified the following capital improvement projects that will need to be undertaken in the next year to two years: resurfacing Aquatic Club pool deck, resurfacing Starling pool, upgrade of 1 playground, refurbishment of older restrooms at the Osprey Club and/or Aquatic Club, replacement of the roof at the Aquatic Club, rebuilding the Heronglen wooden bridge, replacement of aged fitness equipment in our four fitness centers, repair of raised or broken concrete along the 26+ miles of nature paths, replacement of numerous clubhouse older air conditioning systems, and repairing many of the concrete control structures as needed in our 120+ stormwater control pond system.

I would be most appreciative of any suggestions you might have regarding how we can absorb the cost for projects such as those listed above, the increased cost for hourly staff (increased due to the Florida voters' decision to approve annual increases to achieve the \$15/hour minimum wage), increases in the cost of insurance, water, and electricity which are not discretionary expenditures, inflated costs of everything we purchase, and the increased cost of all vendor labor services; and I would be open to taking those suggestions into consideration.

Respectfully,  
Terrie Morrison, Seat 4

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**From:** Víctor <vicomriv@gmail.com>  
**Sent:** Wednesday, July 20, 2022 10:38 AM  
**To:** Kerri McDougald <kmcdougald@fishhawkkranchcdd.org>  
**Cc:** Robert Kneusel <rkneusel@fishhawkkranchcdd.org>; Thomas Avino <tavino@fishhawkkranchcdd.org>; Terrie Morrison <tmorrison@fishhawkkranchcdd.org>; Dawn Turner <dturner@fishhawkkranchcdd.org>  
**Subject:** O & M Assessment

Good morning,  
We are writing to express that we do not agree with the proposed annual increase from the O & M Assessment. We think that it's too excessive, and would like to know how did you get to this amount of \$200 increase.  
Regards,

Sabrina Hosokawa Dias  
Victor Rivera Mercado  
5819 Fishhawk Ridge Dr  
Lithia, FL 33547

**From:** [Vilma Coffman](#)  
**To:** [Eric Dailey](#)  
**Subject:** Notice in public hearing on operation and maintenance assessments  
**Date:** Thursday, July 28, 2022 12:44:58 PM

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Dear Mr. Dailey,

In regards to the notice of hearing on operation and maintenance assessments, and proposed maximum per unit annual fiscal year [2022–2023](#) O&M assessment for Fishhawk Ranch, I would like to let you know that I strongly disagree with the increase proposed on the budget. Not only is the assessment unjustified but it is clear that the CDD is not properly managing our communities. I am attaching as an example some photos of the Osprey club sports center, which demonstrate equipment is a safety hazard for residents among the several issues that are ongoing in our communities such as pond, and trails.

What I instead propose is to be more responsive to the environment we are going through by identifying ways to lower the CDD costs while continuing to serve our communities. This can be by holding out on the hiring of new contractors, and placing non essential projects on hold. Also please place a freeze on your hiring and increases on employee salaries.

As a concerned Fishhawk resident, I intend on attending the meeting/hearing to express my views and oppose to such increase in the assessment for the operation and maintenance of this community.

Regards

Vilma coffman  
8134018052