

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, October 26, 2022, at 6:33 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, PLLC
Grace Kobitter	District Counsel, KE Law Group, PLLC
Stephen Brletic	District Engineer, Johnson, Mirmiran & Thompson, Inc.
Holly Quigley	Community Director, Fishhawk Ranch CDD
Erin Williams	Assistant Community Director, Fishhawk Ranch CDD
Josh Croy	Operations Manager, Fishhawk Ranch CDD
Andrew Sanderson	Tennis Club Consultant, Sanderson Consulting Services
Justin Foley	Account Manager, Juniper Landscaping
Juan Nova	Representative, Juniper Landscaping
Josh Burton	Representative, Juniper Landscaping

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

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. Warmbier addressed the Board's decision to require additional insurance for the Newsome swim team and asked the Board to support the team and all Newsome sports programs in the community. Mr. Stargardt stated he supported Mr. Warmbier's comments. The Board stated the insurance requirement was a requirement of the District's insurance carrier and had been agreed to by the School when the agreement to use the pool was originally signed.

Ms. John asked about the current status of the no trespassing signage that was previously approved for the pond near her home. Ms. Quigley stated she is waiting on the final approved language from our new District Counsel.

Ms. Deming addressed the Board regarding the tennis club operation and management, supporting a return of the Tennis Connection.

Ms. Deion addressed the issues with the noise after hours at Park Square. The Board stated that since this is happening on private property not owned by the District, she needs to call Park Square property management.

A resident addressed the Board regarding the operation of the tennis club.

THIRD ORDER OF BUSINESS

Presentation of Proposals from ITB for Pond & Waterway Management Services

Mr. Dailey reviewed the four proposals submitted and stated representatives from three of the four companies were present. Mr. Dailey stated the Board would entertain a brief presentation by each proposer in the following order: A&B Aquatics, Aquagenix and Crosscreek Environmental. The other proposers stepped out of the meeting while they took turns presenting to the Board.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor the Board approved the proposal from A&B Aquatics for \$122,799.96 for one year with an option for two additional years at \$128,939.96 and \$135,386.96, for Pond and Waterway Management Services, for Fishhawk Ranch Community Development District.

Ms. Kilinski stated that since Solitude's contract expires on October 31, 2022 there is no action required by the Board to terminate them.

FOURTH ORDER OF BUSINESS

Discussion on Tennis Club Operation

Ms. Morrison reviewed her summary report with the Board on the tennis club operations and information she had gathered from researching similar CDD tennis club operations. The Board discussed the report and various options for operating the tennis club moving forward.

93
94 The Board then took additional Audience Comments specifically related to the
95 tennis club.
96

97 A few residents spoke in support of bringing back the Tennis Connection to operate
98 the tennis club. They also spoke on various topics such as keeping the USTA leagues,
99 offering lessons, offering an outside tennis membership only, court conditions and offering
100 a higher-level program like a country club.
101

102 The Board stated they cannot run the tennis club like a country club and will
103 continue to operate it under the District as required. The stated they will take into
104 consideration all the comments made by the residents.
105

106 The Board asked Ms. Morrison to continue to work with Ms. Williams on the various
107 options to operate the club and update the Board at the next Board meeting.
108

109 The Board did not wish to review any proposals submitted by interested tennis
110 operators or pros at this time.
111

112 Mr. Sanderson stated he will be resigning his role as the consultant for the tennis
113 club effective November 30, 2022.
114

115
116 **FIFTH ORDER OF BUSINESS**

Staff Reports

117
118 **A. District Engineer**
119

120 Mr. Brletic asked the Board if they had any questions regarding his report as
121 presented in the agenda.
122

123 Mr. Brletic stated he is working with various vendors to get proposals to repair the
124 damaged trail boardwalks. The Board asked that the Dorman Road trail be a
125 priority as it is used for access to the schools for the children.
126

127 Mr. Brletic stated he is getting proposals for the erosion repairs to pond 101. Mr.
128 Brletic stated this was the only pond he identified that needed repairs at this time.
129

130 Mr. Brletic stated he met with Cardno for a proposal for the monitoring and
131 maintenance of the mitigation area.
132

133 Mr. Brletic stated it would be about \$6,000.00 per building to have an overall
134 assessment done of each. The Board decided to not proceed at this time.
135

136 Mr. Brletic discussed a drainage swale in Starling that is causing some issues
137 behind homes but stated there is nothing that can be done to fix it without possibly
138 creating a worse situation.
139

140 **B. District Counsel**

141
142 Ms. Kilinski stated she had no items to address other than the ones that are on the
143 agenda at this time.

144
145 **C. District Manager**

146
147 Mr. Dailey asked the Board if they had any questions or comments on the Action
148 Item List as presented.

149
150 Mr. Dailey reminded the Board the next meeting will be on Wednesday, November
151 9, 2022, at 6:30 p.m. at the Palmetto Club.

152
153 **D. Community Director**

154
155 Ms. Quigley asked the Board if they had any questions regarding her report as
156 presented in the agenda.

157
158 Ms. Quigley stated the Veteran Day Parade has been cancelled at the request of
159 Newsome High School, whose band is unable to participate this year.

160
161 Ms. Quigley thanked her staff for all the hard work they did post Hurricane Ian to get
162 the community back up and running.

163
164 **E. Operations Manager**

165
166 Mr. Croy asked the Board if they had any questions on the reports in the agenda.

167
168 Mr. Dailey asked the Board if they would Consider Business Item A, Consideration
169 of Proposals from Juniper. The Board agreed and Mr. Croy reviewed the proposals.

170
171 Mr. Croy and Ms. Quigley stated that some of the proposals need to be updated. The
172 Board expressed dissatisfaction with the current proposal process and asked that
173 only proposals reviewed and endorsed by Mr. Croy and Ms. Quigley be presented to
174 the Board going forward. The Board asked the proposals to be tabled until the next
175 meeting for review by staff.

176
177 **F. Tennis Club Report**

178
179 Ms. Williams asked the Board if they had any questions on her report as presented
180 in the agenda.

181
182 Ms. Williams stated that Har-Tru will be out to review the courts and train the staff on
183 maintenance in the next few weeks.

184
185

SIXTH ORDER OF BUSINESS

**Business Administration Consent
Agenda Items**

Mr. Dailey asked the Board if they had any questions regarding the Business Administration Consent Agenda Items. The Board has no questions or comments.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the Business Administration Consent Agenda Items, for Fishhawk Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Update on FEMA and Insurance Claim
Process**

Mr. Dailey stated they are working with Egis on the claims process and that all items except for the debris and tree removal should be covered by insurance, subject to a deductible.

Ms. Kilinski provided an update on the FEMA process for the Board. After discussing the total costs for the debris and tree removal versus the staff costs and time for the FEMA claims process the Board decided to not proceed with the FEMA claims.

EIGHTH ORDER OF BUSINESS

**Consideration of Tipsarevic Luxury
Tennis Resignation Letter**

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board accepted the resignation letter from Tipsarevic Luxury Tennis, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for Fitness
Center Equipment**

Mr. Dailey and Ms. Quigley reviewed the proposals from Bandit Fitness for \$148,948.52 and FitRev for \$188,743.50 with the Board.

The Board discussed whether all the proposed equipment was needed at this time and discussed the quality of the equipment from both vendors versus what is currently being used.

On a Motion by Ms. Turner, seconded by Ms. McDougald, with all in favor, the Board approved a not-to-exceed amount of \$160,000.00 to purchase Precore fitness equipment from FitRev, for Fishhawk Ranch Community Development District.

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

October 26, 2022 - Minutes of Meeting

Page 6

TENTH ORDER OF BUSINESS

**Consideration of Waste Management
Contract for the Palmetto Club**

On a Motion by Ms. McDougald, seconded by Mr. Avino, with all in favor, the Board approved the Waste Management contract for the Palmetto Club, for Fishhawk Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01,
Providing Notice of Board Meetings**

Mr. Kilinski reviewed Resolution 2023-01, Providing Notice of Board Meetings with the Board.

On a Motion by Mr. Avino, seconded by Ms. McDougald, with all in favor, the Board approved Resolution 2023-01, Providing Notice of Board Meetings, for Fishhawk Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisors Request

Mr. Dailey asked if there were any Supervisor Requests.

Ms. Turn asked about the pressure washing of the area near the Butterfly Garden in Starling.

Mr. Avino stated he plans to resign from his seat by the end of the year.

Ms. Morrison stated they need more time to discuss tennis club membership and operating options.

Mr. Kneusel thanked Ms. Quigley for the facility usage data.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Avino, seconded by Ms. Turner with all in favor, the Board adjourned the meeting at 9:50 p.m., for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman