

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, November 9, 2022, at 6:31 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.
Lauren Gentry*	District Counsel, KE Law Group, PLLC
Grace Kobitter*	District Counsel, KE Law Group, PLLC
Holly Quigley	Community Director, Fishhawk Ranch CDD
Erin Williams	Assistant Community Director, Fishhawk Ranch CDD
Josh Croy	Operations Manager, Fishhawk Ranch CDD
Justin Foley	Account Manager, Juniper Landscaping
Deanna Vaughn	Assistant Community Manager, Grand Manors
Terry Payton	CEO, A Bales Security Agency, Inc.

Audience	None
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**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

No audience was present so no comments were made.

**THIRD ORDER OF BUSINESS**

**Consideration of Proposals from  
Juniper**

The Board asked to address Business Item A, Consideration of Proposals from Juniper since Mr. Foley was in attendance. Mr. Croy and Mr. Foley reviewed the proposals with the Board, and they discussed.

The Board asked that the Starling playground proposal be tabled, and more options be looked at with Mr. Brletic.

The Board removed the Sora Trace proposal until the landscape ownership and maintenance agreement with the FishHawk Ranch HOA can be reviewed by District Counsel.

The Board decided to go with the standard annual rotations for next year and not the upgraded option of the Sunpatiens.

The Board removed the proposal from Ameri-Tree for the removal of the Brazilian Pepper Tree requested by a resident in Sandhill Villas and stated if the resident wants it removed from District property, they can pay the District the \$5,000.00 to have it done.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved proposals #179655, #179659, #184407, #184452, #184456, #184458, #185184, and #186566 from Juniper Landscaping and proposal #439913 from Ameri-Tree totaling \$91,225.58, for Fishhawk Ranch Community Development District.

Mr. Kneusel and Mr. Avino thanked Mr. Foley for his hard work and the improvement in the community since he has taken over as the Juniper point of contact.

The Board had no further questions or comments for Mr. Foley, so he left the meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal from A  
Bales Security Agency**

Ms. Quigley asked if the Board would consider taking Business Item G, Consideration of Proposal from A Bales Security Agency since Mr. Payton was present to discuss. The Board agreed and Mr. Payton reviewed his proposal and services with the Board.

The Board discussed the proposal and asked what the termination notice was for Signal 88. Mr. Dailey stated it was a thirty-day (30) notice.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the thirty-day (30) notice of termination of security services for Signal 88, for Fishhawk Ranch Community Development District.

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved the proposal from A Bales Security Agency for security services subject to review and drafting of an agreement by District Counsel, for Fishhawk Ranch Community Development District.

## **FIFTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. District Counsel**

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

### **B. District Manager**

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

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

Mr. Dailey stated he is working with District Counsel on an agreement for the HOA cameras installed on the monument signage along with a review of the landscaping maintenance agreement.

Mr. Dailey stated Mr. Brletic and Ms. Kilinski are working to identify some additional property parcels that need to be deeded to the FishHawk Ridge HOA and requesting maintenance easements for access to the District ponds and trails.

### **C. Community Director**

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

Ms. Quigley asked the Board how they wished to proceed regarding upgrading to District standards the 171 street signs Hillsborough County recently installed on Osprey Ridge Dr. Ms. Quigley stated the cost of each upgraded sign is around \$1,000.00 so we are looking at total unbudgeted cost to complete this project of \$171,000.00. The Board asked that Ms. Quigley identify and provide a recommendation and cost to possibly upgrade only those closest to home fronts and

areas where the difference between the current signage and the newly installed signage stands out as being aesthetically unsightly.

Ms. Quigley updated the Board on issues with access to the Osprey Club parking lot when Bevis Elementary school lets out. Ms. Quigley reminded the Board that prior to COVID-19 the parking lot was closed each day for approximately 15 minutes for safety reasons at school dismissal time.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board authorized District Staff to close any District owned parking lot as needed due to safety concerns, capacity issues, events, etc., for Fishhawk Ranch Community Development District.

Ms. Quigley asked if Ms. Parvin was allowed to exceed the Special Events budget line of \$40,000.00 if the revenue taken in from them exceeded that budget. The Board stated not at this time and to work within the approved budget.

#### **D. Operations Manager**

Mr. Croy stated that A&B Aquatics started this week and have been onsite each day as promised.

Mr. Croy stated that Ameri-Tree had three more tree to remove, and Juniper will have twenty more trees to remove, all from Hurricane Ian, with the proposal approved tonight.

#### **E. Tennis Club Report**

Ms. Williams stated that Mr. Croy had the suggestion box hung this afternoon.

Ms. Williams stated she is still working on a date to get Har-Tru out to survey the courts and train the staff.

Ms. Williams stated she plans to go look at Arbor Green CDD on December 7 to review their tennis operation.

Ms. Williams stated she is working with Ms. Quigley to wrap up the final payments due to Tipsarevic.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Juniper Contract Extension to September 30, 2023**

Mr. Dailey presented the contract extension from Juniper Landscaping that will get them lined up with the end of this fiscal year.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the Contract Extension with Juniper Landscaping through September 30, 2023, for Fishhawk Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals from  
Specialty Surfaces for Splash Pad**

Mr. Croy presented the proposal options from Specialty Surfaces.

On a Motion by Mr. Avino, seconded by Ms. Morrison, with all in favor, the Board approved the proposal from Specialty Surfaces for pad repairs for \$1,275.00, for Fishhawk Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Fence  
Repairs**

Mr. Croy presented the proposal options from MozArt Designs and West Florida Fence for fence repairs to various amenity facilities.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the proposal from MozArt Designs for fence repairs for \$14,050.00, for Fishhawk Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal from  
Spectra Flooring for Tennis Club**

Ms. Quigley presented the proposal from Spectra Flooring for replacing the tennis club carpet for \$10,351.79.

The Board discussed the quality of the flooring proposed and asked Ms. Turner to work with Ms. Quigley on options.

**TENTH ORDER OF BUSINESS**

**Consideration of Arbitrage Report for  
Series 2020 Bonds**

Mr. Dailey stated the report indicates that there is no cumulative rebatable arbitrage liability as of August 2, 2022.

On a Motion by Ms. Morrison, seconded by Mr. Avino, with all in favor, the Board accepted the Arbitrage Report for the Series 2020 Bonds, for Fishhawk Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Discussion on Workshop Items for  
November 30, 2022 Board of  
Supervisors Meeting**

Ms. Morrison suggested the idea of two activities for the November Workshop: (1) having each Board Supervisor identify what they felt were the top three responsibilities of the Board, and (2) having someone with an outside viewpoint and experience with other Districts speak to the Board about how things have changed in today's times and how Boards have successfully adapted to functioning in today's environment. Ms. Morrison suggested having Mr. Pete Williams come and speak since he has a history with Fishhawk Ranch, and he is very knowledgeable in the industry.

The Board discussed possibly having District Counsel provide them with names of other comparable Districts so they can see how they operate and gain insights that might suggest best practices for efficient and effective Board and District practices.

The Board decided to wait on a workshop until they are ready to discuss both the tennis club and Palmetto Club at that same time.

Ms. Morrison reviewed her draft community survey and asked the Board to send their comments to Mr. Dailey to be shared with her.

**TWELFTH ORDER OF BUSINESS**

**Supervisors Request**

Mr. Dailey asked if there were any Supervisor Requests.

Ms. Morrison stated she has enjoyed working with Ms. Williams on the tennis club and thanked her for her efforts to create and track metrics and data that will ultimately allow the Board to make the best possible informed decision regarding the future operation of the tennis club.

Ms. Turner stated District Counsel had drafted a contract addendum for Puff N' Stuff to use that would better protect the District when used by their clients. Mr. Kneusel stated he saw that PNS was pushing back on the addendum. Ms. Gentry stated Mr. Dailey is having a call with them this week to discuss.

Mr. Kneusel stated he and his wife have taken up pickleball and will keep the Board up to date on how things are going with the usage of the new courts.

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**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 8:55 p.m., for Fishhawk Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman