

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 30, 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
Dawn Turner	Board Supervisor, Vice Chairman
Thomas Avino	Board Supervisor, Assistant Secretary
Terrie Morrison	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
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
Justin Foley	Account Manager, Juniper Landscaping
Reid Conner	CEO, A&B Aquatics
Deanna Vaughn	Asst. Community Association Manager, Grand Manors
Officer Cruz	Florida Highway Patrol

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

Oath of Office Newly Elected Officers

Mr. Dailey stated for the record he was a public notary in the State of Florida and authorized to administer the Oath of Office. Mr. Dailey then administered the Oath of Office to both Ms. Morrison and Ms. Turner.

Mr. Dailey stated per Florida Statutes each supervisor shall be entitled to receive for their services an amount not to exceed \$200.00 per meeting of the Board of Supervisors, not to exceed \$4,800.00 per year per Supervisor. Mr. Dailey asked Ms. Morrison and Ms. Turner if they would like to accept or waive this compensation as stated. Ms. Morrison and Ms. Turner both agreed to accept the compensation as stated.

Ms. Gentry stated that since both Supervisors currently serve on the Board, they are familiar with the District in general and the Sunshine Laws but if they have any legal questions, please contact her directly outside of the meeting.

THIRD ORDER OF BUSINESS

Audience Comments

Ms. Stuart addressed the Board regarding the tennis policy of 75% residents for the USTA league teams for next season.

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

FOURTH ORDER OF BUSINESS

**Consideration of Suspension of
Amenity Privileges for Vargas**

Ms. Gentry confirmed that Ms. Vargas was not present and had been provided proper notice of the meeting for the opportunity to attend and address the Board regarding the suspension.

Ms. Gentry reviewed the incident involving Ms. Vargas for the Board and stated that under the District Rules and Rates for Amenity Facilities they can take action to suspend Ms. Vargas for up to one (1) year.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor the Board approved the one (1) year suspension of Ms. Vargas per the District Rules and Rates for Amenity Facilities, for Fishhawk Ranch Community Development District.

Ms. Gentry stated she will prepare the notice of the suspension to be sent to Ms. Vargas.

The Board asked Mr. Dailey to send notification to the HOA so they are aware of any suspended residents moving forward.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Brletic stated he did not have a report for this month but has agenda items to discuss with the Board.

Mr. Dailey stated that Mr. Brletic has two proposals for the pond 101 bank erosion repairs that were not on the agenda. The Board agreed to have the proposals presented and then open it up for audience comments.

Mr. Brletic presented two proposals, one from Crosscreek Environmental for \$52,280.00 and the other from Finn Outdoor for \$38,900.00. The Board discussed the need for the repairs and the timeline.

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

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved the proposal from Finn Outdoor for \$38,900.00 with a one (1) year warranty for the pond 101 bank erosion repairs, for Fishhawk Ranch Community Development District.

Mr. Dailey asked if the Board would like to consider Business Item C, Proposals for Trail Boardwalk Repairs sent out under separate cover. The Board agreed and Mr. Brletic presented the three proposals received from Bridge Builders, Tampa Dock & Seawall, and Trident Marine Construction.

Mr. Brletic stated that the Dorman Road bridge will require a rebuild of the decking and railing, but the pilings are fine so they will not need to be replaced. Mr. Brletic stated the Ternwood and Hawk Park bridges will only require repairs not replacement. Mr. Brletic stated he would recommend going with the composite material option for the Dorman Road bridge and wood for the other two bridges.

The Board discussed the proposals and asked about the timeline for the repairs. Mr. Brletic stated it is probably three (3) to six (6) months for all the repairs to be completed based on the schedules provided. The Board asked that the Dorman Road bridge be the top priority and started first.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the proposal from Tampa Dock & Seawall for \$233,750.00 for the Dorman Road bridge rebuild with the composite material option, for Fishhawk Ranch Community Development District.

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On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved the proposal from Tampa Dock & Seawall for \$34,763.00 for the Hawk Park bridge repairs, for Fishhawk Ranch Community Development District.

The Board asked Mr. Brletic to ask if Tampa Dock & Seawall would match the price of \$8,400.00 from Bridge Builders for the Ternwood bridge repairs.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the proposal from Tampa Dock & Seawall not-to-exceed \$9,000.00 for the Ternwood bridge repairs, for Fishhawk Ranch Community Development District.

Mr. Dailey stated they will submit the approved proposals to the insurance adjuster. under the Hurricane Ian claim noting the District will likely have to pay for the cost for the composite material upgrade.

Mr. Dailey asked if the Board would like to consider Business Item B, Proposal from Stantec for Preserve Area Monitoring. The Board agreed and Mr. Brletic reviewed the required monitoring proposal.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the proposal from Stantec for \$2,800.00 for annual monitoring of the Preserve Area, for Fishhawk Ranch Community Development District.

Mr. Brletic stated that he had a vendor look at the Starling Playground and they would recommend removing the tree and leveling the dirt mound just as Juniper had previously proposed. The Board stated they would still like to find an option to keep the trees but address the exposed roots. Mr. Croy suggested he may be able to find some options to cover the root system that could work.

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

B. District Counsel

Ms. Gentry asked the Board if they would like to take any further action on the Palmetto Club parking lot incident with a resident's car that caught on fire and caused damage to District property. Ms. Quigley noted the District was reimbursed through the resident's insurance carrier for the damages to the parking lot surface.

The Board asked Ms. Gentry to review the process and options for the Board. Mr. Avino made a motion to refer the case to the State Attorney to press charges but there was not a second.

Officer Cruz with Florida Highway Patrol was also present and offered his comments and recommendations. Based on the Board discussion with Officer Cruz, the amount

of time that has passed since the incident, and the fact that the District has been reimbursed for the resulting damage they decided to take no further action. The Board did request that moving forward we work with Officer Cruz to fully pursue any criminal activity to the extent of the law whenever possible.

Ms. Gentry stated that Ms. Kilinski had spoken with Mr. Kneusel regarding their legal fees for the past two months and recommended that to help reduce legal fees Ms. Gentry will attend meetings and take point for the District as counsel. The Board appreciated this consideration and agreed that Ms. Gentry should take point moving forward with Ms. Kilinski available if needed.

C. 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, December 14, 2022, at 6:30 p.m. at the Palmetto Club.

Mr. Dailey stated that since he just received the September 30, 2022 financials, he did not have time to prepare the Fiscal Year 2021-2022 Amended Budget for the agenda so he asked if he could present tonight. The Board agreed to have it presented and then open it up for audience comments.

Mr. Dailey presented the Fiscal Year 2021-2022 Amended Budget along with Resolution 2023-03, Amending the Fiscal Year 2021-2022 Budget. Mr. Dailey stated the need for amending the budget was due to the spending in the Reserve Fund budget and drawing from reserve funds to make the repairs for the Palmetto Club roof.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved Resolution 2023-03, Amending the Fiscal Year 2021-2022 Budget, for Fishhawk Ranch Community Development District.

Mr. Dailey stated the amended budget will also be posted to the District website as required.

D. Community Director

Ms. Quigley stated the no trespassing sign for the pond around Kite Glen has been installed and one other sign is on order for closing the Osprey Club parking lot.

Ms. Quigley stated the previously approved fitness equipment is on order and should arrive in February.

Ms. Quigley stated the contract was sent to A Bales Security for review.

Ms. Quigley stated the Christmas lights have been installed in the community and are working.

E. Operations Manager

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

Mr. Croy stated the three pumps for the Osprey Ridge Dr. entry fountain, Fishhawk Crossing entry fountain and Park Square splash pad are on backorder with Suncoast Pools and they are waiting on a delivery and installation date.

Mr. Croy stated they continue to make District-owned sidewalk and trail repairs as they are reported or found by staff.

Mr. Croy stated the well in Park Square will need to be replaced as the vendor making the repairs found that the pump has melted to the well casing. Mr. Croy stated they will need to get proposals but may need to use watering trucks from Juniper in the short term to save the landscape materials.

Mr. Reid with A& B Aquatics stated they have serviced all the ponds except fifteen (15) of them and that pond 94 is very overgrown and will take time to address.

Mr. Reid stated there is less trash around the ponds and in the community in general than he has seen in other communities of this size.

Mr. Foley with Juniper reviewed his report and provided updates to the Board on the progress with various approved proposals.

F. Tennis Club Report

Ms. Williams stated that Har-Tru will be out to review the courts and train the staff on court maintenance December 13, 2022.

Ms. Williams stated they have a new contract with Mr. Lin to teach December clinics and the contract with Mr. Hagman ends on December 31, 2022 but she is working on a new agreement with him.

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 had 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

**Consideration of Resolution 2023-02,
Appointing Officers of the District**

Mr. Dailey stated that since they had two Supervisors re-elected the Board will need to re-appoint officers. Mr. Dailey presented Resolution 2023-02, Appointing Officers of the District for discussion by the Board.

On a Motion by Ms. Morrison, seconded by Mr. Avino, with all in favor, the Board approved Resolution 2023-02, Appointing Officers of the District with Mr. Kneusel as Chairman, Ms. Turner as Vice Chairman and Mr. Avino, Ms. McDougald, and Ms. Morrison as Assistant Secretaries, for Fishhawk Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposals from
Juniper Landscaping**

Mr. Dailey presented proposal #184398 from Juniper Landscaping for the Fall Annual Mulching and Pine Straw.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved proposal #184398 from Juniper Landscaping for \$113,640.00 for the Fall Annual Mulching and Pine Straw, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for
Monument Sign Painting Proposals**

Mr. Croy presented two proposals for monument sign painting from Blue Harbor Painting and Pagoda's Painting. The Board asked that a timeframe be set to finish the remaining signs in the next few months regardless of the proposal approved.

On a Motion by Ms. Morrison, seconded by Mr. Avino, with all in favor, the Board approved the proposal from Blue Harbor Painting for the Monument Sign Painting for \$250.00 each for large signs and \$100.00 each for small signs, for Fishhawk Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Charity Pickleball
Tournament**

Ms. Quigley reviewed the request for the Charity Pickleball Tournament to be held by the Newsome Pickleball Club to benefit Operation Lotus on February 11, 2023 at the Hawk Park pickleball courts. The Board asked that crowd control, parking control, and clean-up be the responsibility of the organizing entity.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the Charity Pickleball Tournament for February 11, 2023 with a charge for any required District Staff, and waiving any District rental fees, for Fishhawk Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of CDD Event Schedule
2023**

Ms. Quigley reviewed the proposed CDD Event Schedule for 2023.

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved the CDD Event Schedule for 2023, for Fishhawk Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Review of Tennis Club Workshop
Session**

Ms. Morrison reviewed the summary in the agenda from the Tennis Center Workshop Session on November 17, 2022 with District staff.

The Board discussed the plan to move forward with offering trial opportunities for four vendors with the terms as discussed and directed Ms. Williams to move forward on negotiations with them to start in January and go through the end of March. The Board also discussed and had no objections to the suggestion that as of January 1, 2023 we will no longer accept cash and check payments at the Tennis Club, consistent with procedures in all other District locations, and asked Ms. Williams to investigate the use of vending machines for the sale of drinks and snacks vs. stocking and selling such items inside the pro shop.

The Board then discussed the 75% resident participation requirement for the USTA leagues and took some additional audience comments on the topic. Ms. Morrison made a motion on the topic but withdrew it.

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On a Motion by Ms. Turner, seconded by Mr. Avino, with Ms. Turner, Mr. Avino and Mr. Kneusel in favor and Ms. Morrison against, the Board approved waiving the 75% resident participation requirement for all current tennis leagues run through the Tennis Club for the next league season only which begins January 2023, for Fishhawk Ranch Community Development District.

Ms. Morrison then discussed the hours of operation versus actual resident usage and staffing costs and recommended the pro shop be closed between 12:00 pm and 3:00 pm as historical data reflects extremely limited activity during this time. Court maintenance is generally performed during this timeframe. If any court reservations are made for this time period, Ms. Williams will be on site to accommodate same.

On a Motion by Ms. Turner, seconded by Ms. Morrison, with Ms. Turner, Ms. Morrison and Mr. Kneusel in favor and Mr. Avino against, the Board approved closing the Tennis Club pro shop on Monday through Friday from 12:00 p.m. to 3:00 p.m., for Fishhawk Ranch Community Development District.

Ms. Morrison asked staff to get pricing to install access card readers on the tennis club courts and investigate other access control solutions that would allow controlled access to the courts without staff intervention.

THIRTEENTH ORDER OF BUSINESS

**Consideration of First Amendment to
Garden District Alleyway Agreement**

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the First Amendment to Garden District Alleyway Agreement with the Fishhawk Ranch HOA, for Fishhawk Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Dailey asked if there were any Supervisor Requests.

Ms. Morrison asked the Board for approval to proceed with a community amenity survey for \$620.00.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the proposal for a community amenity survey for \$620.00, for Fishhawk Ranch Community Development District.

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399 Ms. Turner asked about a sign being replaced on Churchside Dr.

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401 Mr. Kneusel stated he would not be able to attend the December meeting and
402 asked if the Board still wanted to hold it.

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404 On a Motion by Mr. Kneusel, seconded by Ms. Turner, with all in favor, the Board cancelled
405 the Board of Supervisors Meeting for December 14, 2022, for Fishhawk Ranch
406 Community Development District.

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409 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

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411 On a Motion by Mr. Avino, seconded by Ms. Turner with all in favor, the Board adjourned
412 the meeting at 10:06 p.m., for Fishhawk Ranch Community Development District.

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415 
416 Secretary/Assistant Secretary


Chairman/ Vice Chairman