

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, February 8, 2023, 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
Dawn Turner	Board Supervisor, Vice Chairman
Terrie Morrison	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Halifax Solutions, LLC.
Lauren Gentry*	District Counsel, Kilinski Van Wyk
Holly Quigley	Community Director, Fishhawk Ranch CDD
Josh Croy	Operations Manager, Fishhawk Ranch CDD
Melanie Crouse	Community Coordinator, Fishhawk Ranch CDD
Trooper Cruz	Florida Highway Patrol

Audience	Present
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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

Mr. Torres made a request for his baseball team to practice at Hawk Park. The Board explained they were unable to consider that at this time due to all the outside requests and issues with non-resident unapproved usage. The Board explained the guest policy to Mr. Torres, so he understood his options for usage under District policies.

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

THIRD ORDER OF BUSINESS

Staff Reports

A. Operations Manager

Mr. Croy stated the community sign repainting is getting close to being completed with the new vendor and only a handful of signs remain to be painted.

Mr. Croy stated Tealz Trees will remove the debris from the recent removals this week.

Mr. Cory stated he received a proposal from A&B Aquatics for various pond repairs. Mr. Dailey stated Mr. Brletic will be reviewing the proposals and scope but recommended holding off until after the SWFWMSD permit inspections are completed.

The Board had no further questions for Mr. Croy, so he left the meeting.

B. Community Director

Ms. Quigley presented a request from Weston Group to hold a concert at Park Square on February 24, 2023. The group would partner with Metropolitan Ministries for food donations from the community. The representatives answered questions from Board Supervisors regarding crowd control, parking control, protection of the artificial turf and HCSO presence.

On a Motion by Ms. Morrison, seconded by Mr. Kneusel, with all in favor, the Board approved the request from Weston Group for a concert at Park Square on February 24, 2023 subject to finalizing an agreement with Ms. Quigley for staffing fees, for Fishhawk Ranch Community Development District.

Ms. Quigley stated she has been working with Express Security to adjust the schedule to work within the budget of \$85,000.00. Ms. Quigley stated Express Security was willing to adjust enough to get the scheduled hours within a budget of \$87,000.00.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the budget for the Express Security contract at \$87,000.00 per year, for Fishhawk Ranch Community Development District.

Ms. Quigley stated they have picked a flooring color for the Tennis Club and installation should take place in the next two-three months. Ms. Quigley stated they will paint the inside of the facility prior to the flooring installation.

Ms. Quigley stated they will close the Aquatic Club, Osprey Club, and Starling Club fitness centers February 16, 2023 to start removing equipment and painting the facilities in preparation for delivery of the new equipment February 21-23, 2023. Ms. Quigley stated they hope to have all three fitness centers open for use by February 25, 2023.

C. District Manager

Mr. Dailey reminded the Board that the next meeting is Wednesday, February 22, 2023 at 6:30 p.m. at the Palmetto Club.

Mr. Dailey reviewed the issues with Hawk Park with non-resident use and outside programs. Ms. Quigley stated they have hired staff to work from 6:00 p.m. to 9:00 p.m. to make sure only residents and their guests are using the facilities. Ms. Quigley stated they had to suspend a resident for behavior towards staff over the access card requirement and have had to involve Florida Highway Patrol in asking non-residents to leave.

Trooper Cruz recommended installation of larger no trespassing signage. The Board asked Ms. Quigley to work with Trooper Cruz and Ms. Gentry on the appropriate signage language.

D. District Counsel

Ms. Gentry addressed the renaming of the firm to Kilinski Van Wyk and that no action was required.

Ms. Gentry stated that Tennis Connection has reached out about finalizing the previous settlement agreement and has indicated a willingness to sign a waiver releasing the District from further liability and obligations. Since Ms. Morrison is taking point with the Tennis Club and they reached out to her about the settlement, the Board agreed she would be the best person to handle the final negotiations going forward.

On a Motion by Ms. Turner, seconded by Mr. Kneusel, with all in favor, the Board authorized Ms. Morrison to sign-off on the final terms of the settlement agreement, for Fishhawk Ranch Community Development District.

Ms. Gentry noted that once the agreement is finalized and executed it will be brought back to the Board for ratification.

FOURTH ORDER OF BUSINESS

**Consideration of Termination of Bandit
Fitness Maintenance Agreement**

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the Termination of the Bandit Fitness Maintenance Agreement with thirty (30) day notice, for Fishhawk Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of FitRev Maintenance Proposals

Mr. Dailey stated the FitRev maintenance proposals total \$3,380.00 annually and this is a quarterly service instead of monthly as before with Bandit Fitness.

On a Motion by Ms. Turner, seconded by Ms. Morrison, with all in favor, the Board approved the FitRev Maintenance Proposals for \$3,380.00, for Fishhawk Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Review of Current Fiscal Year 2022-2023 Budget

Mr. Dailey reviewed the current fiscal year 2022-2023 budget with the Board through December 31, 2022. Mr. Dailey stated that Rizzetta & Company is working on updating the budget line items for staffing and revenues as Ms. Quigley noted they appear to be incorrect.

The Board discussed areas of concern with District Counsel fees due to unplanned required usage, unexpected larger electricity fee increases by TECO, and various other lines that are currently over budget for the year. Mr. Dailey stated he will continue to monitor the budget and suggested planning to assign more reserve funds to the general fund for next year to better show actual usage. The Board agreed and stated they prefer to not consider an assessment increase unless absolutely necessary for the next few years, so we need to better manage the budget.

SEVENTH ORDER OF BUSINESS

District Planning Discussion

Ms. Morrison took point on the District Planning Discussion and asked the Supervisors to address their topics as they appeared on the list in the agenda. A limited discussion of each topic followed.

Mr. Kneusel explained his request to look at moving away from facility access cards to some form of a digital wallet, stating this could potentially be much easier for residents and save on staff time and material costs although there would be initial start-up costs for new point of access controls to make such a transition.

Ms. Morrison stated she felt communication in the community has been improving and that the traffic to the District website has increased. Ms. Morrison noted you can tell

based on the comments posted to social media, more residents are getting their information from the District website and directing others to use the resources found on the website to find accurate answers and information.

Ms. Morrison presented the final version of the amenity survey to the Board and stated it will be sent out this week to the HOA Ambassadors and posted to the District website. Ms. Morrison stated a QR code will be placed in the next issue of the Talon for access.

Ms. Morrison stated her opinion that the Board needs to better manage the budget and she does not want to see it go over again this year. Ms. Turner stated she would like to look at reducing landscaping costs like possibly reducing the volume of annuals. The Board discussed the need to focus on increasing rentals at the Palmetto Club now that we have the weekdays available to do this.

Mr. Kneusel stated he would like to see more services insourced to the onsite staff. Mr. Kneusel stated his opinion that this could potentially produce savings on the budget. Insourcing pool maintenance was discussed as a possible starting point.

The Board discussed various options for the Palmetto Club such as a substation for Hillsborough County Sheriff's Office, community amenity facility with fitness center or sports courts, a new staff office location with room for O&M facilities, the feasibility of leasing the facility to one of the expanding local churches or reconsidering sale of the facility. The Board also discussed that the Puff N' Stuff agreement currently covers the operating costs, but they will continue to look at options for the future.

The Board discussed updates to the Rules and Rates for Amenity Facilities document and Rules of Procedure. Mr. Dailey stated it would be best to finalize the Tennis Club operations first and stated Ms. Gentry also recommended waiting until after the current legislative session to address all the rule changes. Mr. Dailey stated this would then save costs on the required public hearing.

Mr. Kneusel stated he would like to see some type of staff bonus structure put in place versus just giving raises each year as annual increases compound themselves year over year. Ms. Quigley stated she has struggled to find parameters to set for this. Ms. Morrison offered to assist her with looking at options from her prior experience.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Dailey asked if there were any Supervisor Requests.

Ms. Morrison stated she will not be able to attend the March 22nd meeting due to a personal appointment that was previously scheduled.

NINTH ORDER OF BUSINESS

Adjournment

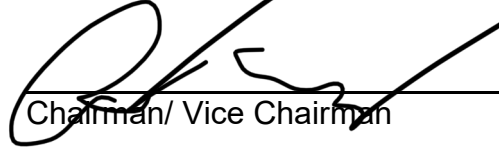
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On a Motion by Ms. Turner, seconded by Mr. Kneusel with all in favor, the Board adjourned the meeting at 9:04 p.m., for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman