

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 22, 2023, at 6:34 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
Kerri McDougald	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, Brletic Dvorak, Inc.
Holly Quigley	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	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. Heneosly addressed the Board regarding pond 49 and the need to remove the overgrowth on and around the pond. Mr. Heneosly stated the overgrowth has reduced the amount of water that used to be in the pond.

Mr. Stuart addressed the Board regarding the improvement of tennis program activity, the desire to keep the USTA leagues, and reducing the nonresident threshold requirement for league play which is to be discussed tonight by the Board. Mr. Stuart stated he is in favor of installing access card readers on the courts but would also like to see a better reservation system put in place.

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

THIRD ORDER OF BUSINESS

Consideration of Tennis Club Non-Resident League Requirement

Mr. Dailey stated he spoke with Mr. Kneusel and if the Board agreed, he would like to move up Business Item A, Consideration of Tennis Club Non-Resident League Requirement. The Board agreed and Ms. Morrison opened the discussion and reviewed the documents from the agenda.

The Board reviewed the documents presented and discussed the various options with leagues. Mr. Dailey stated Ms. Quigley requested a copy of any formal agreement from the USTA with the District and there is none. Mr. Dailey stated Mr. Jimenez with Egis would like to see a copy of the agreement and understand the indemnification requirements.

The Board asked about liability concerns and Ms. Gentry stated there is liability exposure without a formal agreement and insurance coverage from the USTA. Ms. Gentry stated the current District insurance would provide coverage for residents and guests playing but, in a formal, league would create additional liability. Ms. Gentry offered the option of drafting a waiver of liability for the current USTA league players so this current season could continue. Ms. Gentry stated this will not protect the District 100%, but it will help mitigate should any issues arise for this season only. The Board asked if the two remaining vendors might want to take on the leagues. Ms. Quigley stated she would ask them when they meet later this week to discuss contract terms going forward.

Ms. McDougald made a motion to suspend all league play until agreements can be formalized with proper insurance requirements being met. There was no second to her motion, so it failed.

On a Motion by Ms. Turner, seconded by Ms. Morrison, with Ms. Turner, Ms. Morrison and Mr. Kneusel in favor and Ms. McDougald opposed, the Board approved Ms. Gentry drafting a waiver of liability for the District for all players of the USTA league for this current season only to execute in order to continue playing at the Tennis Club, for Fishhawk Ranch Community Development District.

On a Motion by Ms. Turner, seconded by Ms. Morrison, with all in favor, the Board approved the requirement that all Tennis Club league teams meet a requirement of seventy-five (75) percent District Patrons per team going forward after the current season ends, for Fishhawk Ranch Community Development District.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the requirement that all Tennis Club league team captains be Fishhawk Ranch Patrons, for Fishhawk Ranch Community Development District.

FOURTH 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.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Services

Mr. Conner reviewed his report for the Board and stated he has proposals for various pond repairs, but they are on hold after meeting with Mr. Croy and Mr. Brletic today and will need to be adjusted.

Mr. Conner stated they also reviewed the DRA areas, and he will provide proposals for some clean up in these areas. Mr. Brletic stated Mr. Conner has agreed to spray the DRA areas as needed per the terms of the contract when advised by Mr. Croy.

Mr. Conner stated he will review the pond 49 shelf and see what options there are for cleaning it up.

The Board asked that the prior green/yellow/red streetlight style tracking pond report be utilized going forward and Mr. Conner stated he has provided same to Mr. Dailey as requested.

B. Landscape Services

Mr. Croy and Mr. Foley reviewed their reports for the Board.

135 Mr. Croy stated the proposals for Juniper have been tabled until they meet with the
136 county next week on alternative Florida friendly landscape options as requested
137 by the Board.

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139 Mr. Croy stated the cul-de-sac and pocket park report has been completed and will
140 be presented as part of his March report.

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142 Mr. Foley stated the next rotation of annual plants will be installed in the next few
143 weeks.

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145 Ms. Morrison asked that they look at cleaning up a row of five trees on Fishhawk
146 Blvd. in the right of way, if you are heading east, the closest one to the traffic
147 light/intersection with Osprey Ridge Dr. Ms. Morrison stated a significant portion of
148 the 5th tree has been laying on the ground for a long time, it just needs to be
149 cleaned up.

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151 **C. Operations Manager**

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

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155 Mr. Croy stated two of the three pumps needed to repair the splash pad at Park
156 Square are here and they will try and get it up and running by installing them. Mr.
157 Croy stated he is also going to try and get an extra pump to have on hand for any
158 future needs.

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160 Mr. Croy stated the Osprey Ridge entry fountain is working and that he finally got the
161 Fishhawk Crossing fountain pump to work, it just needs some minor repairs he is
162 getting proposals for.

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164 **D. Community Director**

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166 Ms. Quigley reviewed her report in the agenda and asked the Board if they had any
167 questions. She also stated the new vending machines for the Tennis Club were
168 being installed, and the new Private Security Firm is now on board.

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170 **E. District Engineer**

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172 Mr. Brletic reviewed his report in the agenda and asked the Board if they had any
173 questions.

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175 Mr. Brletic reviewed his proposal for the SWFWMD Statement of Inspections. Mr.
176 Brletic explained the two options with the first being the inspections of the permits
177 and consolidating them to the same time frame moving forward for \$37,020.00.

178
179 Mr. Brletic then explained the second option with a comprehensive stormwater
180 system report to assist with future planning for maintenance for \$35,940.00. Mr.

Brletic stated this will help to prepare and address the aging ponds and issues like pond 49 and the other ones that Mr. Conner is providing proposals for.

The Board stated that due to current budget concerns with the storm repairs they would like to table this proposal for further discussion at one of the May meetings once they have a better understanding of the financial picture for this year.

The Board had no other questions for Mr. Brletic, Mr. Foley, and Mr. Conner, so they left the meeting.

F. District Counsel

Ms. Gentry stated she has nothing to report but sent the draft waiver for the tennis leagues for review by staff.

G. 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, March 22, 2023, at 6:30 p.m. at the Palmetto Club.

Mr. Dailey stated he will be making a site visit next week to look at artificial turf options for the Dog Park and Park Square.

Mr. Dailey stated that Certified Roofing is unable to complete the roof repair project in a timely manner and therefore Mr. Croy wishes to contract with Classic Roofing. Mr. Dailey stated this will be an increase of the contract to a total of \$27,300.00. Mr. Croy stated he tried to get them to match the previous price, but they would not.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the roof repair proposal from Classic Roofing for \$27,300.00, for Fishhawk Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Access Card Readers at the Tennis Club

Ms. Quigley presented the proposal summary for the Access Card Readers at the Tennis Club.

The Board discussed the options and requested an alternative to install security cameras outside the bathrooms versus the access card readers. The Board tabled the plan to install access card readers for the tennis court bathrooms. The Board asked for

the access card reader proposal along with security camera options be brought to the next meeting.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Replacement O&M Cart

Mr. Croy presented the proposals for replacement of the O&M Cart.

On a Motion by Ms. Turner, seconded by Ms. McDougald, with all in favor, the Board approved the purchase of a new Tracker 2023 OX 400 cart for \$9,803.43, for Fishhawk Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Aquatic Club Pool Deck Resurfacing

Mr. Croy and Ms. Quigley reviewed the summary of the proposals for the Aquatic Club Pool Deck Resurfacing.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved the proposal from Revive Concrete for \$74,100.00 for the Aquatic Club Pool Deck Resurfacing, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Park Square Splash Pad Resurfacing

Mr. Croy and Ms. Quigley reviewed the summary of the proposals for the Park Square Splash Pad Resurfacing.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved the proposal from Tampa Custom Concrete for \$26,054.40 for the Park Square Splash Pad Resurfacing, for Fishhawk Ranch Community Development District.

TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Dailey asked if there were any Supervisor Requests.

Ms. Morrison said she will be unable to attend the next meeting in person and will be calling in.

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ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Turner, seconded by Ms. McDougald with all in favor, the Board adjourned the meeting at 9:18 p.m., for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman