

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, March 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
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, Kilinski Van Wyk, PLLC
Grace Kobitter	District Counsel, Kilinski Van Wyk, PLLC
Stephen Brletic	District Engineer, Brletic Dvorak, Inc.
Holly Quigley	Community Director, Fishhawk Ranch CDD
Josh Croy	Operations Manager, Fishhawk Ranch CDD
Sandra Fuentes	General Manager, Grand Manors
John Toborg	Manager, Inspection Services, Rizzetta & Company

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

Ms. Rooney addressed the Board about issues with pond 2 and having the weeds removed just not spraying and letting them die and collect in the pond bottom.

Various residents addressed the Board regarding the change in tennis league policies approved at the last Board meeting that affected USTA and ALOT leagues for the next season. Residents also expressed their frustration with the process of replacing the Tennis Connection and the transition to management by the District.

Ms. Gentry clarified liability for the District as it related to the USTA indemnification language and the insurance requirements from the District's insurance provider due to the District's status as a governmental entity. The same requirements for insurance and indemnification that apply to other organizations hosting activities on District property will apply to tennis leagues, and currently USTA and A LOT have not been willing to satisfy those requirements. Ms. Gentry explained the requirement for a vendor to be willing to accept responsibility for the agreements with the USTA and A LOT and to manage the leagues and satisfy the requirements as a pass-through.

Ms. Stuart stated that she spoke with MJS Tennis, and they indicated they were willing to take on managing the tennis leagues as a vendor. Ms. Quigley stated in a previous conversation with MJS they had stated they would not be interested but she can follow up with them on this again.

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

THIRD 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. Turner, seconded by Mr. Avino, with all in favor, the Board approved the Business Administration Consent Agenda Items, for Fishhawk Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatic Services

Mr. Croy reviewed the report provided by A&B Aquatics with the Board.

The Board asked about the issues with pond 2 and for Mr. Croy to review with A&B Aquatics.

Mr. Dailey presented the proposal for the DRA clean up from A&B Aquatics that Mr. Brletic requested from their site visit last month.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the proposal for DRA repairs from A&B Aquatics for \$4,500.00 plus dumping fees if needed, for Fishhawk Ranch Community Development District.

B. Landscape Services

Mr. Croy reviewed the report provided by Juniper Landscaping with the Board.

Mr. Croy stated that the annuals have been installed and that they met with representatives from the county regarding Florida Friendly landscaping alternatives for future plant replacement and enhancements.

Mr. Croy reviewed the proposals provided by Juniper Landscaping with the Board. The Board tabled all the proposals related to plant replacement until they see the recommendations from the county regarding Florida Friendly landscaping alternatives.

Ms. Morrison stated she is fine with approving the tree removal for proposal #202008 but no other enhancements.

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved proposal #202157 for \$608.31 and a revised proposal #202008 for the Egret tree removal only for Juniper Landscaping, for Fishhawk Ranch Community Development District.

C. Operations Manager

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

Mr. Croy provided the following additional updates to his report:

- The permits are being pulled for the roof repairs and they will start once approved.
- The dog park faucets have been replaced.
- The Park Square splash pad resurfacing will start this week.
- The Fishhawk Crossing fountain repair parts are on order.
- They have one roller hockey goal left to repaired and repainted.
- The Aquatic Club pool deck resurfacing will start April 10, 2023.

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

D. Community Director

Ms. Quigley reviewed her report in the agenda and asked the Board if they had any questions.

Ms. Quigley provided the following additional updates to her report:

- The new security company is doing a good job and she will have Florida Highway Patrol continue to work extra shifts until April 1, 2023.
- High Five, the swim lesson vendor will be back this summer and they agreed to a fee of \$3,900.00 with the District.

Ms. Quigley stated Concerts for a Cause would like to return June 9, 2023 to Park Square. The Board asked how things went last time and Ms. Quigley stated things went well with a few minor issues they have now worked out.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the request for Concerts for a Cause for June 9, 2023 at Park Square, for Fishhawk Ranch Community Development District.

Mr. Avino asked about cars being parked with expired tags and if the District can tow. Ms. Quigley stated she will let Florida Highway Patrol know.

Mr. Avino also asked about benches for the pickleball courts. Ms. Quigley stated they had installed some already, but she will verify with Mr. Croy.

Mr. Dailey stated the tennis club numbers are in the agenda for review but will be added to Ms. Quigley's report moving forward.

E. District Engineer

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

Mr. Brletic provided the following additional updates to his report:

- The pond 101 repair project will start the first week of April.
- Dorman and Ternwood bridges are repaired and open, Hawk Park is about halfway done. They will also need to repair the handrails at Ternwood to make sure they are ADA compliant.
- The Eagle Ridge bridge needs repairs and they will have a quote in April.

Mr. Brletic stated that he did receive a proposal for repairing the Heron Glen bridge for \$77,962.50. Mr. Brletic recommended holding for now, and stated it has about another three to five years of remaining life. Mr. Brletic stated at that time it will need to be replaced and he estimated \$80,000 to \$100,000 for the project.

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

F. District Counsel

Ms. Gentry stated the FishHawk Ranch HOA has asked for a change to the First Addendum to the Garden District Alleyway Agreement. Ms. Gentry stated they would like to add that the District will make all repairs but will confirm with the HOA if funding is available prior to any work commencing if the District intends to seek reimbursement under the terms of the agreement. Ms. Fuentes was present and confirmed this request to the Board.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the requested additions to the First Addendum to the Garden District Alleyway Agreement by the FishHawk Ranch HOA as presented by Ms. Gentry and confirmed by Ms. Fuentes, for Fishhawk Ranch Community Development District.

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, April 26, 2023, at 6:30 p.m. at the Palmetto Club.

Mr. Dailey provided the following additional updates to his report:

- The draft proposed FY 23-24 Budget will be presented at the April meeting.
- TECO sent a credit for \$82.90 for sales tax paid that was caught on a recent invoice.
- Waste Management has increased their fees again but did offer a credit of \$2,097.45 to offset the budget overrun. Ms. Quigley is collecting proposals for the upcoming renewal in July.

FIFTH ORDER OF BUSINESS

Consideration of Draft RFP for Landscape and Irrigation Maintenance Services

Mr. Toborg reviewed the draft RFP for Landscape and Irrigation Maintenance Services with the Board.

Mr. Toborg recommended timing the process for scoring and awarding the contract at the August 23, 2023 with a start date of October 1, 2023.

The Board noted the following items to be addressed in the RFP:

- Pricing for 5-6 years, if possible, per District Counsel.
- No bid bond but they would like a bid protest bond.
- The Board agreed to keep the evaluation criteria as presented.
- Add in a section of FEMA compliance Form of Responsibility.
- Review the DRA and pond mowing schedule with Mr. Croy.

- Review irrigation and map changes with Mr. Croy.
- Ensure the number of annuals in the RFP is consistent with the number of annuals currently being installed and consider whether the rotation schedule can be lengthened to reduce costs.

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved the draft form of the RFP for Landscape and Irrigation Maintenance Services as presented with the changes discussed subject to final review and approval by Mr. Toborg, District Counsel, and the Chairman, for Fishhawk Ranch Community Development District.

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

SIXTH ORDER OF BUSINESS

Consideration of Proposals Received for RFQ for District Engineering Services

Mr. Dailey stated they only received one submission for the RFQ for District Engineering Services and it was from Brletic Dvorak, Inc. Ms. Gentry stated the Board will still need to rank the proposals received.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board ranked Brletic Dvorak, Inc. as the number one responder to the RFQ for District Engineering Services, for Fishhawk Ranch Community Development District.

Ms. Gentry reviewed the contract for District Engineering Services with the Board.

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved the contract for Brletic Dvorak, Inc. for District Engineering Services, for Fishhawk Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Osprey Club Fountain Replacement

Mr. Dailey reviewed the two proposals with the Board from A&B Aquatic for \$13,500.00 and Fountain Kings for \$4,971.30 for the replacement of the Osprey Club pond fountain.

The Board tabled the discussion until they see how the repairs at the Fishhawk Crossing entry fountain proceed with Fountain Kings.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Tennis Club Access Card Readers and Cameras

Mr. Dailey stated these are the same proposals presented last month with the addition of the security camera option requested by the Board.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the proposal from Vortex Security for the installation of two cameras at the Tennis Club near the bathrooms for \$710.00, for Fishhawk Ranch Community Development District.

The Board stated they will table the access card reader proposal for now and see how the installation of the cameras works while addressing the vandalism issues.

NINETH ORDER OF BUSINESS

Consideration of Agreements for Tennis Club Vendor Programing

Ms. Quigley and Ms. Morrison presented the proposed terms for having both MJS Tennis and Jonathan Lin serve as vendors for the District at the Tennis Club.

The Board discussed how both vendors performed under the three-month trial period and agreed it would be in the best interest of the District and residents to approve bringing them on as vendors moving forward.

The Board asked Ms. Quigley to see if MJS Tennis or Mr. Lin were willing to take on running the USTA and ALOT tennis leagues.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the vendor agreements with MJS Tennis and Jonathan Lin with the terms as presented, with a seventy-five (75) percent resident participation requirement for all programs, classes, and lessons subject to final review of the agreement format and terms by District Counsel, for Fishhawk Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Ratification of Corrective Quit Claim Deed and Reservation of Easement

Mr. Dailey stated this corrective deed was required due to a prior mistake by a former District Counsel that left out certain language identifying parcels.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board ratified the Corrective Quit Claim Deed and Reservation of Easement, for Fishhawk Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Ratification of Settlement Agreement with Tennis Connection

Mr. Dailey stated the Settlement Agreement with the Tennis Connection has been executed by all parties in accordance with the terms the Board set and all releases from future litigation have been granted.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board ratified the Settlement Agreement with the Tennis Connection, for Fishhawk Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisors Requests

Mr. Dailey asked if there were any Supervisor Requests.

Ms. Morrison asked about the pricing for the ball machine at the Tennis Club. Mr. Dailey stated they would need to continue to charge the fee set in the rules until a future public hearing can be held if a change is required.

Mr. Kneusel stated he will not be present in person at the next Board meeting and will try to attend via Zoom. Mr. Kneusel asked that Ms. Turner run the meeting as Vice Chairman.

Mr. Dailey asked the Board if they wish to continue having maintenance vendors attend the meetings or not going forward. The Board agreed they will not require maintenance vendors to attend unless there is a specific need and request for them to do so, but as it is a public meeting, they are always allowed to attend.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Turner, seconded by Mr. Avino with all in favor, the Board adjourned the meeting at 9:21 p.m., for Fishhawk Ranch Community Development District.

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

March 22, 2023 - Minutes of Meeting

Page 8

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board ratified the Corrective Quit Claim Deed and Reservation of Easement, for Fishhawk Ranch Community Development District.

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Secretary/Assistant Secretary


Chairman/ Vice Chairman