

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, April 26, 2023, at 6:31 p.m.** at the Palmetto Club, located 17004 Dorman Road, Lithia, Florida 33547.

Present and constituting a quorum were:

Dawn Turner	Board Supervisor, Vice Chairman
Thomas Avino	Board Supervisor, Assistant Secretary
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, Kilinski Van Wyk, PLLC
Holly Quigley	Community Director, Fishhawk Ranch CDD
Josh Croy	Operations Manager, Fishhawk Ranch CDD
Deanna Vaughn	Assistant Community Manager, Grand Manors
Trooper 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

Audience Comments

A group of seven residents from the Harrierridge Place area addressed the Board regarding the issues with pond 88 and the overgrowth almost eliminating any water. The Board stated they are aware of the issues and have received proposals for the removal of the plant material from A&B Aquatics, with an estimated cost of over \$100,000.00. The Board stated they will be revisiting the proposals during their discussion on the budget for the next fiscal year. The Board stated the District Engineer has opined in the past the

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pond is functioning as designed at this time but would need to be addressed at some point.

Ms. Cunningham thanked the Board for their efforts with the new programming at the tennis club.

Ms. Emmett and Ms. Baucan spoke about their concerns with the recent increase in youth playing basketball at the Osprey Club and the noise it has created for the nearby homes. Ms. Quigley stated she is aware of the recent increase in the number of youths on the basketball court and they plan to schedule staff to work weekends to manage the situation as much as possible within District policies.

Ms. Rooney addressed the Board with her concerns about the ponds in Heron Park.

Ms. Linsmier stated some umbrellas at the Starling Club need to be replaced. Ms. Quigley stated she will get with her staff on this. Ms. Linsmier then asked about the pool policy as it related to toys and requested the Board make a change to allow certain small toys such as diving sticks. Mr. Dailey stated the pool rules are based on recommendations from the District's insurance carrier as they relate to liability and to protect pool equipment from damage. Mr. Dailey stated the Board has approved the use of USCG floatation devices and other items as specified in the District rules. The Board stated they will not be making any changes at this meeting, but they will be doing an overall review of the rules at a future date.

Ms. Stuart stated the tennis players would still like to return to having leagues at the club and asked if there was any update on this. Ms. Quigley stated they are still in the process of getting the new vendor programming coordinated and they will follow up with the two current vendors to determine their interest in managing responsibility and insurance requirements for league play once the current contractual obligations have been successfully met.

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 Mr. Avino, seconded by Ms. McDougald, 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.

Mr. Croy stated the work on the DRA repairs was in process and that he will review the pond 88 proposals again with A&B Aquatics.

B. Landscape Services

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

Mr. Croy reviewed the proposals provided by Juniper Landscaping with the Board. The Board tabled all the proposals and asked that Mr. Croy and Ms. Quigley review them all with Juniper Landscaping.

The Board stated that going forward staff should have monetary authority to approve basic minor landscape replacement and enhancement proposals and irrigation repair proposals and wanted to provide authority for Ms. Quigley and Mr. Croy to approve them outside of Board meetings.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board gave authorization to Ms. Quigley and Mr. Croy as Community Director and Operations Manager to approve landscape and irrigation proposals up to \$2,500.00 per proposal, 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:

- Ponds are a continued problem with the weather and lack of rain. and the ones addressed by A&B Aquatics in previously tabled proposals will need to be discussed.
- The Starling fence line irrigation with the drip line is still an issue so he is getting proposals for installing spray heads from both Juniper and Ballenger.
- Suggested getting turf to replace the mulch around the four trees in the Aquatic Club and the Board agreed.
- Beacon Park has areas that need sod, and they will review the Juniper proposals.
- There are areas that need trail repairs, and he is working on proposals.

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:

- They will start staffing the Osprey Club for the weekends to address the basketball courts and overall increased usage of the facilities.
- The tennis club flooring has been installed.
- The Park Square splash pad warranty resealing is taking place and it should be able to reopen in two weeks once it properly cures.

E. District Engineer

Mr. Dailey stated Mr. Brletic was unable to attend the meeting as previously discussed and therefore he reviewed Mr. Brletic's report in the agenda and asked the Board if they had any questions.

Mr. Dailey reviewed the Change Order for Finn Outdoor for the repairs to pond 101 handed out under separate cover. Mr. Dailey stated Mr. Brletic reviewed this with Ms. Turner prior to the meeting and explained that in order to complete the project and ensure its success due to a massive drop in the water level they needed to add additional sod along the bank. Mr. Dailey stated Ms. Turner could have approved this outside of a meeting but they both felt it was best to bring it to the Board for consideration. Mr. Dailey stated since this was not on the agenda and the Board was being asked to act, he would need to ask if there was any Audience Comment. There were no comments from the Audience.

On a Motion by Mr. Avino, seconded by Ms. Morrison, with all in favor, the Board approved the Change Order from Finn Outdoor for \$9,550.00 for the pond 101 repairs, for Fishhawk Ranch Community Development District.

Mr. Dailey stated that Ms. Quigley asked Mr. Brletic to review the basketball and tennis courts at the Osprey Club to see when the courts will need to be resurfaced. Mr. Dailey stated that Mr. Brletic provided an email stating there are no signs of base issues, groundwater impacts, drainage issues, or any other big problems that are causing the cracks, he thinks it's just reached the end of life for the asphalt. Mr. Dailey said the email also suggested the tennis courts should be addressed first with the basketball court a few years later. Mr. Dailey stated the budget estimates provided were \$70,000.00 for the tennis courts and \$35,000.00 for the basketball court, plus another \$21,000.00 for engineering fees, Geotech reports and potential base work if needed.

F. District Counsel

Ms. Gentry provided a brief update on the legislative session and possible changes that may affect CDD's.

Ms. Gentry stated she is working on any potential rule changes with Ms. Quigley and Mr. Dailey for an upcoming public hearing to be held after the current legislative session has ended.

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, May 10, 2023, at 6:30 p.m. at the Palmetto Club.

Mr. Dailey stated he will present the proposed budget for Fiscal Year 2023-2024 at the May 10, 2023 Board meeting for approval.

FIFTH ORDER OF BUSINESS

**Consideration of Suspension of
Amenity Privileges for Ragans**

Ms. Gentry reviewed the suspension process and details leading to the proposed suspension of Mr. Ragans. Ms. Gentry asked if the Board had any questions before they acted, and they did not.

On a Motion by Ms. McDougald, seconded by Mr. Avino, with all in favor, the Board approved the suspension of Amenity Privileges for Mr. Ragans for one (1) year until March 28, 2024, for Fishhawk Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Park
Square Landscaping Enhancement
Options**

Mr. Dailey reviewed the proposal options for the Park Square Landscaping Enhancements with the Board.

The Board decided to table the proposals to allow them to go and look at the proposed options. The Board asked this be brought back for consideration at the May 24, 2023 Board meeting.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Starling
Dog Park Turf Options**

Mr. Dailey reviewed the proposal options for the Starling Dog Park Turf with the Board.

The Board stated they just did a second renovation in November 2021 replacing the turf and they don't want to spend any additional funds at this time on the dog park. The Board also stated that residents need to be more responsible with their dogs to keep them from constantly damaging the turf. The Board asked this be tabled for possible future consideration in 2024.

EIGHTH ORDER OF BUSINESS

Consideration of Tampa Dock & Seawall Proposal for Eagle Ridge Bridge Repairs

Mr. Dailey presented the proposal from Tampa Dock & Seawall for the Eagle Ridge bridge repairs to the Board.

The Board discussed the option of approving it for the next fiscal year so they can include it in the new budget.

On a Motion by Ms. Turner, seconded by Ms. Morrison, with all in favor, the Board approved the proposal from Tampa Dock & Seawall for the Eagle Ridge Bridge Repairs for \$24,950.00 pending agreement to hold the price with a start date after October 1, 2023, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Superior Sealers Proposal for Trail Repairs

Mr. Dailey presented the proposal from Superior Sealers for trail repairs to the Board.

The Board requested more detail, pictures, and additional proposals. The Board tabled the discussion until the next Board meeting.

TENTH ORDER OF BUSINESS

Consideration of Arbitrage Rebate Reports Series 2013 and 2017 Bonds

Mr. Dailey presented the Arbitrage Rebate Reports for the Series 2013 and 2017 Bonds and stated there was no cumulative rebatable arbitrage liability March 2023.

On a Motion by Mr. Avino, seconded by Ms. McDougald, with all in favor, the Board accepted the Arbitrage Rebate Reports for the Series 2013 and 2017 Bonds, for Fishhawk Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposals from LLS
Tax Solution for Arbitrage Services**

Mr. Dailey presented the proposal from LLS Tax Solution for Arbitrage Services for the Series 2013 and 2017 Bonds for next fiscal year.

On a Motion by Ms. McDougald, seconded by Mr. Avino, with all in favor, the Board approved the proposals from LLS Tax Solution for Arbitrage Services for the Series 2013 and 2017 Bonds for next fiscal year for \$500.00 each, for Fishhawk Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04;
Classifying Surplus Tangible Personal
Property**

Ms. Gentry presented Resolution 2023-04; Classifying Surplus Tangible Personal Property and explained this was for donating the old GEM parts to a vendor that Ms. Quigley found to take them.

On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board approved Resolution 2023-04, Classifying Surplus Tangible Personal Property, for Fishhawk Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Presentation of Draft Proposed Budget
for Fiscal Year 2023-2024**

Mr. Dailey presented a draft form of the Proposed Budget for Fiscal Year 2023-2024 for discussion with the Board.

The Board discussed the overall increase in costs with inflation and the aging community. The Board noted a few items for consideration when they approve the proposed budget at the next meeting:

- Reducing from sixteen to fourteen meetings per year to reduce costs for Supervisors payments, District Counsel, District Engineer, and District Management.
- If they do increase assessments due to inflation, should it be a larger amount in one year or smaller ones each year.
- Use a flat number for the Reserve Fund such as \$500,000 and use the rest for contingency in the General Fund.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Dailey asked if there were any Supervisor Requests.

Ms. Morrison asked Trooper Cruz about the increasing number of golf carts in the community. Trooper Cruz stated he is addressing them along with mopeds as they find the ones that are not street legal.

Ms. Turner asked about the hog damage in the community. Ms. Quigley stated they are letting the trappers know as soon as they find an area to address.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. McDougald, seconded by Ms. Morrison 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