

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, May 10, 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, 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

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

Ms. Frensley addressed the Board regarding issues with her sidewalk in Merlinglen and asked who would be responsible for repairs. Mr. Brletic explained sidewalks in ungated neighborhoods are county owned and maintained and suggested she contact them directly.

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

THIRD ORDER OF BUSINESS

Staff Reports

A. Community Director

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

Ms. Quigley stated the concert that was approved and scheduled for June 9, 2023 at Park Square needs to be rescheduled to September 1, 2023.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the rescheduling of the concert at Park Square to September 1, 2023, for Fishhawk Ranch Community Development District.

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

- The 5K Run and Heroes 911 runs have been cancelled due to new county requirements.
- The basketball league with the Newsome students and guests has been running smoother with the additional staff added.

Ms. Quigley requested, in order to allow the vendors additional time to close their end-of-month books, the payment due date for the two tennis club vendor agreements with Mr. Lin and MJS Tennis be changed from the 1st of each month to the 15th.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved changing the payment due date to the 15th of each month for the vendor agreements for Mr. Lin and MJS Tennis, for Fishhawk Ranch Community Development District.

Ms. Quigley provided a proposal from Fountain Kings to replace the water pump and motor for the Osprey Ridge entrance fountain. The Board decided to table the discussion until the May 24, 2023 Board meeting. The Board stated they wanted the other Supervisors to be present to discuss how they want to proceed with the operation of the fountain going forward.

Mr. Croy joined the meeting in progress at 6:43 p.m.

B. District Engineer

Mr. Brletic provided the following updates to the Board:

- The pond 101 work has been completed and authorized for payment.

- Water levels are at a historical all-time low in the ponds, by an estimated six (6) feet. There are no structural or functional issues that can be seen, just the drought conditions we currently have.
- Tampa Dock & Sewall is willing to hold the price on the Eagle Ridge bridge repairs until October subject to working out some reorganization they are going through.

Ms. Morrison asked if pond 88 was functioning properly. Mr. Brletic stated that it is but once they begin the SWFWMD permit review they will be able to reconfirm.

C. District Counsel

Ms. Gentry provided a brief update on the legislative session stating that the sovereign immunity increases were not approved but a requirement of four (4) hours of annual ethics training for elected officials including CDD Board Supervisors was approved.

Ms. Gentry stated once they have information on how the ethics training will work they will provide an update to the Board.

D. 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 24, 2023, at 6:30 p.m. at the Palmetto Club.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Irrigation Repairs

Mr. Croy reviewed the proposals for installing new sprinklers along the Lithia Springs fence and upgrading the 3G modules. Mr. Croy stated he is still waiting on a proposal from Juniper Landscaping for the 3G module upgrades.

On a Motion by Ms. Turner, seconded by Mr. Kneusel, with Ms. Turner and Mr. Kneusel in favor and Ms. Morrison opposed, the Board approved the Juniper Landscaping proposal #212758 for the new sprinklers along the Lithia Springs fence for \$12,000.00, for Fishhawk Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Various Amenity Facility Building Repairs

Mr. Croy reviewed the proposal options for various amenity facility building repairs.

As the scope of work on the two received proposals differed, the Board requested that Mr. Croy collect an additional proposal, suggesting RSC Construction, to have at least three proposals with the scope of work being equivalent so the Board can make an informed decision.

SIXTH ORDER OF BUSINESS

**Consideration of Mozart Designs
Proposals for Fence Repairs**

Mr. Croy presented the proposal from Mozart Designs for fence repairs.

The Board discussed the proposal and was willing to approve it with a not to exceed amount subject to final review of a second proposal.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved a not to exceed amount of \$16,534.16 for fence repairs subject to final review of a second proposal, for Fishhawk Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Utility
Auditing Services**

Mr. Dailey presented the proposals for utility auditing services to the Board.

Mr. Dailey explained there would be no upfront cost to the District for the audit and the companies would only receive a percentage of any funds recovered from the audit.

On a Motion by Mr. Kneusel, seconded by Ms. Turner, with all in favor, the Board authorized Ms. Morrison to work with Mr. Dailey to evaluate and determine which Utility Auditing proposal to approve, with the Chairman or Vice Chairman to execute the agreement, for Fishhawk Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Presentation of Registered Voter Count
as of April 15, 2023**

Mr. Dailey presented the letter from the Hillsborough County Supervisors of Elections Office which stated the number of qualified registered electors for the Fishhawk Ranch Community Development District as of April 15, 2023 is 11943.

NINTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2023-2024
Proposed Budgets**

Mr. Dailey presented the Fiscal Year 2023-2024 Proposed Budgets to the Board for discussion.

The Board discussed various points regarding the proposed budgets:

- Consider bringing pool maintenance internal to the staff.
- Reduce Board meetings next year from sixteen (16) to fourteen (14).
- Plan for which Capital Projects will be addressed for next year.
- Have a discussion with Puff N' Stuff on the increased utility costs and an increase in their fee per the agreement.
- Look at possibly investing some of the Reserve Fund in CD's based on the recent rate increases.

Ms. Morrison expressed concern that with the known increase in TECO rates, insurance premiums, the list of future Capital Projects, and the pending landscape RFP it will be challenging to absorb those increases without increasing assessments. The Board agreed assessments will need to be increased eventually, likely in the next few years, but decided they did not want to increase assessments for the next fiscal year.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board voted for no increase in Operations and Maintenance Assessments for Fiscal Year 2023-2024, for Fishhawk Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05,
Approving Proposed Budgets for
Fiscal Year 2023-2024 and Setting a
Date, Time, and Location for the Public
Hearing**

Ms. Gentry presented Resolution 2023-05; Consideration of Resolution Approving the Proposed Budgets for Fiscal Year 2023-2024 and Setting a Date, Time, and Location for the Public Hearing.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved Resolution 2023-05, Approving the Proposed Budgets for Fiscal Year 2023-2024 and Setting the Budget Public Hearing for Wednesday, July 26, 2023, at 6:30 p.m. at the Palmetto Club located at 17004 Dorman Road, Lithia, Florida 33547, for Fishhawk Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of BDi Engineering Proposal for SWFWMD Statement of Inspections and Comprehensive Stormwater Reporting

Mr. Dailey presented the BDi Engineering Proposal for SWFWMD Statement of Inspections and Comprehensive Stormwater Reporting.

Mr. Brletic reviewed both task proposals and their relationship to the prior discussion regarding the proposed budget.

The Board agreed they would like to proceed with Task One for the SWFWMD inspections starting after October 2023 with the new fiscal year but to hold on Task Two for now. The Board asked that during the inspections Mr. Brletic specifically review some of the ponds that have been discussed at prior meetings to make sure they are functioning properly, and he agreed.

On a Motion by Ms. Turner, seconded by Ms. Morrison, with all in favor, the Board approved the BDi Engineering Proposal for SWFWMD Statement of Inspections Task One for \$37,020.00 to start after October 2023, for Fishhawk Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Review of Results from Amenity Survey

Ms. Morrison presented the results of the amenity survey to the Board for review and discussion. The Board then held a discussion on the results and stated that it will help with future planning for events and capital projects in the District.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Dailey asked if there were any Supervisor Requests.

Ms. Turner stated she will not be able to attend the May 24, 2023 Board meeting in person but may try to call in.

Ms. Morrison thanked the facility monitor staff for all their hard work and how they have handled the issues they have encountered with residents over the past few months.

Mr. Kneusel apologized for missing the last meeting due to being out of the country.

FOURTEENTH ORDER OF BUSINESS

Adjournment

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

May 10, 2023 - Minutes of Meeting

Page 7

On a Motion by Ms. Morrison, seconded by Ms. Turner with all in favor, the Board adjourned the meeting at 8:31 p.m., for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman