

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 24, 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
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
Grace Kobitter*	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

Audience	Present
----------	---------

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. Dailey asked if there were any audience comments.

The Audience was present, but no comments were made.

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. Morrison 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.

Mr. Croy stated that the water levels are starting to rise in the ponds. Mr. Croy also stated that A&B Aquatics is testing the water in pond 51, it looks like paint may have been dumped into a stormwater drain causing a small fish kill.

B. Landscape Services

Mr. Croy reviewed the report provided by Juniper Landscaping.

Ms. McDougald asked about sod replacement in some areas and Mr. Croy stated they are waiting for some revised proposals to review and approve.

Mr. Avino asked about the irrigation issues and Mr. Croy stated that overall, the system is working, there just need to be some minor repairs which are the norm after wet checks. Mr. Croy also stated there was a recent break that caused some plants to die that will need to be replaced.

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 amenity facility repair proposals are being reviewed by the District Engineer and will be brought back to the Board at the next meeting.
- The timer for the Park Square splash pad needs to be replaced. The Board asked to make sure staff are manually turning off the timer when the splash pad should be closed.

Ms. Morrison asked about the brown water at the Fishhawk Crossing entrance fountain. Mr. Croy explained that they needed to do some additional cleaning due to the recent repairs and had shocked the water to get it back to clear.

D. Community Director

Ms. Quigley reviewed a handout with four (4) options for new copier leases for the Resident Services Office. Ms. Quigley stated the current lease expires in August with an auto renewal option. Ms. Quigley stated she would recommend going with the Dex Imaging proposal option.

On a Motion by Ms. McDougald seconded by Ms. Morrison, with all in favor, the Board approved the new copier lease with Dex Imaging for sixty (60) months, subject to final review of the lease terms by District Counsel, for Fishhawk Ranch Community Development District.

On a Motion by Mr. Kneusel seconded by Ms. McDougald, with all in favor, the Board voted to not renew the copier lease with ImageNet and to provide proper notice in accordance with the terms of the current lease agreement, for Fishhawk Ranch Community Development District.

The Board asked about the status of the Newsome Swim Team agreement and Ms. Quigley stated it is with the county for review and that is the last update she has received.

E. District Engineer

Mr. Dailey stated Mr. Brletic was unable to attend the meeting as he was celebrating his birthday and there were also no updates to provide at this time.

The Board wished Mr. Brletic a happy birthday.

F. District Counsel

Ms. Gentry stated their firm has no problems attending meetings by phone when requested by the Board to help stay within budget. Ms. Gentry, however, did state they prefer to attend in person and will continue to attend any public hearings that way.

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, June 28, 2023, at 6:30 p.m. at the Palmetto Club.

Mr. Dailey stated he will present the fiscal year 2023-2024 meeting schedule resolution at the June meeting.

Mr. Dailey stated they plan to present draft rule changes to the Board at the June or July meeting and set a public hearing for adoption.

Mr. Dailey stated that he and Ms. Quigley have a call with Puff N' Stuff on June 6, 2023 to discuss the Palmetto Club budget increases.

FIFTH ORDER OF BUSINESS

Consideration of RFP for Landscape and Irrigation Maintenance Services

Mr. Dailey stated this was on the agenda for discussion in case there were any changes that were needed prior to the RFP for Landscape and Irrigation Maintenance Services going out to vendors.

Mr. Dailey stated he spoke with Mr. Toborg and a few remaining items are being updated on the exhibits pending final review with Mr. Croy and Ms. Quigley and then a final review of the documents by Ms. Gentry.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Park Square Landscaping Enhancement Options

Mr. Dailey stated the Board has previously tabled this discussion, so it is being brought back for possible action at this time.

Mr. Avino stated he would like to have the same expert that is working on options for the dog park turf review this area before any final decision is made. The Board agreed to table the item again until they receive this additional information.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal from Fountain Kings for Osprey Ridge Fountain Repairs

Mr. Dailey presented the proposal options for Osprey Ridge Fountain Repairs which also included one from Suncoast Pools under separate cover.

The Board discussed repairing the fountain or turning it into a different-style entrance feature as an option.

On a Motion by Mr. Kneusel, seconded by Mr. Avino, with Mr. Kneusel, Mr. Avino, Ms. Turner, and Ms. McDougald for and Ms. Morrison against, the Board approved the proposal from Suncoast Pools for \$7,630.00 for the Osprey Ridge Fountain Repairs, for Fishhawk Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Osprey Club Pond Fountain Repairs

Mr. Dailey presented the proposals for the Osprey Club Pond Fountain Repairs.

The Board asked if this was a rebuild of the fountain for the price or a new one from Fountain Kings and Mr. Croy stated it was for a new one and discussed the potential cost for just removing the current non-working unit.

On a Motion by Ms. Morrison, seconded by Mr. Avino, with all in favor, the Board approved the proposal from Fountain Kings for \$4,971.30 for the repairs to the Osprey Club Pond Fountain, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Trail Repairs

Mr. Dailey presented the proposals for trail repairs.

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board approved the proposal from Tampa Bay Contracting for \$8,400.00 for trail repairs, for Fishhawk Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposal from Air Masters for Preventative Maintenance Services

Mr. Dailey presented the Consideration of Proposal from Air Masters for Preventative Maintenance Services.

Ms. Quigley and Mr. Croy explained the need to change from the current vendor due to some prior misdiagnoses of what was required to fix the Palmetto Club A/C unit which would have cost the District to unnecessarily replace a unit. They stated this will be an increase in price for the maintenance agreement but believe Air Masters will provide a higher level of service which is needed and will include cleaning out the lines and coils with each visit.

On a Motion by Ms. Morrison, seconded by Ms. Avino, with all in favor, the Board approved the proposal from Air Masters for \$9,375.00 per year for Preventative A/C Maintenance Services for all amenity facilities, for Fishhawk Ranch Community Development District.

On a Motion by Ms. McDougald, seconded by Ms. Avino, with all in favor, the Board terminated the contract with Heaven's Breeze for Preventative A/C Maintenance Services with thirty (30) day notice in accordance with the terms of their contract, 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 License Agreement
for Park Square with Hunt and Gather,
LLC.**

Ms. Gentry presented the License Agreement for Park Square with Hunt and Gather, LLC.

On a Motion by Ms. McDougald, seconded by Mr. Avino, with all in favor, the Board approved the License Agreement for Park Square with Hunt and Gather, LLC, for Fishhawk Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Dailey asked if there were any Supervisor Requests.

Mr. Avino stated he would agree to reducing the meetings from sixteen (16) to fourteen (14) if they had two (2) workshops per year and then twelve (12) regular meetings. Mr. Avino also stated he would like to discuss the long-term plans for the Palmetto Club at the next workshop.

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

May 24, 2023 - Minutes of Meeting

Page 7

Mr. Kneusel asked if the Board was okay with him following up with Puff N' Stuff to determine whether PNS still has any interest in purchasing the Palmetto Club. The Board had no issue with that inquiry.

Ms. Morrison stated she was also fine with reducing to fourteen (14) meetings per year to help with the budget costs for next year.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. McDougald, seconded by Ms. Morrison with all in favor, the Board adjourned the meeting at 7:56 p.m., for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman