

**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, August 23, 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
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
John Toborg	Manager, Inspection Services, Rizzetta & Company
Reid Conner	CEO, A&B Aquatics
Justin Foley	Account Manager, Juniper Landscaping
Josh Burton	Branch Manager, Juniper Landscaping

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

**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.

Mr. Gillispie introduced himself to the Board and stated he was just attending to learn more about the meetings.

Mr. Sporrer thanked Ms. Quigley and Mr. Dailey for their quick responses to his emails and calls regarding issues in the community. Mr. Sporrer stated that he hopes the Board will address the Osprey Club tennis courts soon as they need repairs to be able to properly play on them. Mr. Sporrer also asked that his pond in Heron Glen be addressed, and Mr. Croy stated they will be out on Friday to meet with him. Mr. Sporrer stated that since A&B Aquatics started, he has seen continued improvement with the ponds in the community and knows it takes time. Mr. Sporrer asked that the Osprey Club gym be cleaned better as it was a mess the other day when he was using it.

A resident asked about the hog issues in Avocet and the Board asked her to follow up with Ms. Quigley after the meeting.

Mr. Dailey asked if there were any additional 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. Conner reviewed the report provided by A&B Aquatics. Mr. Conner stated they are continuing to treat the ponds listed with issues and expect to see continued improvement as the weather cools off and we get more rain.

Mr. Avino asked about the status of pond 88 since they have been using their machines to address the excess vegetation issues. Mr. Conner stated that pond 88 is about 40% better than it was when they provided the proposal for the removal of the excess vegetation. The Board asked if he could continue what he is doing and then reevaluate the original proposal. Mr. Conner said that will not address the overall issue of removal, but they will try.

91 **B. Landscape Services**

92  
93 Mr. Foley reviewed the report provided by Juniper Landscaping.

94  
95 Mr. Croy stated that the Starling fence line project is still not completed, which Mr.  
96 Foley stated it was as of today, so they agreed to review it later this week.

97  
98 Ms. Turner asked that they look at the round-a-bout near Chapman as it looks like  
99 it has not been maintained.

100  
101 Ms. Morrison stated she has been a supporter of Juniper in the past but has seen  
102 a significant decline in service over the past six months. Mr. Foley stated he  
103 understood, and it will be addressed.

104  
105 **C. Operations Manager**

106  
107 Mr. Croy reviewed his report in the agenda and asked the Board if they had any  
108 questions.

109  
110 Mr. Croy provided the following updates to his report:

- 111
- 112 • The Hawk Park men's room had a leak that was fixed, and the wall will be
  - 113 retiled this week.
  - 114 • There is an issue with a roof leak at the Osprey Club and they will have
  - 115 Certified Roofing come back to address it under warranty.
  - 116 • He is working on proposals for the repair of the hockey rink from the fire
  - 117 damage.
  - 118 • The county has been set out to look at the Palmetto Club again, but staff has
  - 119 not heard anything further since the last visit with their engineers.
- 120

121 Mr. Avino asked that they look at the algae on the District sidewalks in Starling that  
122 need to be addressed. Mr. Croy said they will be addressing that ASAP.

123  
124 **D. Community Director**

125  
126 Ms. Quigley reviewed her report in the agenda and asked the Board if they had any  
127 questions.

128  
129 Ms. Quigley provided the following updates to her report:

- 130
- 131 • She scheduled a charity event for Newsome High School in September at the
  - 132 pickleball courts as they had done last year.
  - 133 • One Blood will be back in September to hold another donation drive. Previous
  - 134 drives have helped over 251 people.

- Ms. Turner, Ms. Parvin, and she met about events and found sponsors for the food trucks and movie nights. They need to find a sponsor for the paper shredding event, or it may need to be cancelled due to its cost.
- They are working with MJS Tennis on a new contract to address some of the concerns and issues they have been having with MJS regarding scheduling and payments.

#### **E. District Engineer**

Mr. Dailey stated Mr. Brletic was unable to attend the meeting, reviewed his report with the Board and stated Mr. Brletic is working to obtain proposals for Pond 107 and the adjacent pond.

The Board had no questions on the report.

#### **F. District Counsel**

Ms. Gentry updated the Board on the letter sent to Revive Concrete and stated that they received no response by the required deadline. The Board asked that Ms. Gentry and Ms. Turner reach back out to attempt to negotiate a settlement and report back to the Board at the September 27, 2023 meeting.

Ms. Gentry presented the Board with a request from Ms. Cordero to access District property for a roof project for her condo. Ms. Gentry explained two recommended options, either transferring the District property to the Luxury Condos Association or drafting an access agreement for use of District property. Ms. Gentry explained that in the past access agreements have been drafted requiring certain assurances and insurance from the homeowner. In this case the homeowner has objected to providing insurance, but the contractor is willing to provide insurance.

The Board asked if the property was required for anything by the District and Mr. Dailey stated that it was not per Mr. Brletic. Mr. Dailey stated it was likely an error on the plat that should have been deeded to the condo owner or another association.

On a Motion by Ms. Turner seconded by Ms. Morrison, with all in favor, the Board approved the transfer of the parcel of property discussed and owned by the District to the Luxury Condo Association, for Fishhawk Ranch Community Development District.

On a Motion by Mr. Avino seconded by Ms. Turner, with all in favor, the Board authorized Ms. Gentry as an alternative to draft an access agreement to allow use of the District property for the roof project should the Luxury Condo Association not accept the parcel of property from the District, 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 two meetings will be on Wednesday, September 13, 2023 and Wednesday, September 27, 2023, at 6:30 p.m. at the Palmetto Club. Mr. Dailey stated should the Board not need the September 13, 2023 meeting it can be cancelled.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal from Easy Turf for Park Square Artificial Turf**

Mr. Dailey reviewed the proposal from Easy Turf stating that with Mr. Avino's update at the last meeting this was the recommendation from his experts to address the sod in Park Square.

The Board discussed both the option of leaving the area as is and the need to complete the project as originally discussed last year.

On a Motion by Mr. Avino seconded by Ms. Turner, with Mr. Avino, Ms. Turner and Mr. Kneusel in favor and Ms. Morrison against, the Board approved the proposal from Easy Turf for \$41,290.00 for the Park Square Artificial Turf project, for Fishhawk Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentations by Proposers for Landscape Maintenance Services**

Mr. Dailey informed the Board there was an issue with the scope of service in the irrigation proposal and therefore they do not have bids to review at this time. Mr. Dailey also stated that at least one of the bids submitted was over the bid threshold which would require it to be done as an official Request for Proposal like the landscape maintenance process they are now going through.

Mr. Toborg gave a brief review of the summary sheet he provided to the Board for the Landscape Maintenance Services RFP. The Board then asked Ms. Gentry their options on how to proceed based on the information provided by Mr. Toborg.

Ms. Gentry explained the Board could proceed with scoring the proposals received, table the evaluation to a future meeting, or reject all proposals received and immediately start the rebidding process.

**FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT**

**August 23, 2023 - Minutes of Meeting**

**Page 6**

The Board discussed the concerns with the limited responses and high pricing possibly due to concerns with the scope of services in the RFP.

On a Motion by Mr. Avino, seconded by Ms. Morrison, with all in favor, the Board rejected all submitted proposals for the Landscape Maintenance Services RFP and authorized an immediate rebid, for Fishhawk Ranch Community Development District.

The Board then discussed various changes to the scope of services as provided in the original RFP bid package. The Board then discussed a new timeline for the RFP that would allow for bids to be reviewed at the September 27, 2023 meeting.

On a Motion by Ms. Turner, seconded by Mr. Kneusel, with all in favor, the Board approved the draft revised scope of services for the RFP for Landscape and Irrigation Maintenance Services and authorized Mr. Avino to have final approval, for Fishhawk Ranch Community Development District.

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved changing the points for Understanding Scope of RFP to 20 points, Price to 15 points, and Reasonableness of All Numbers to 20 points, for the Evaluation Criteria for the RFP for Landscape and Irrigation Maintenance Services, for Fishhawk Ranch Community Development District.

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved an extension of the Juniper Landscaping contract to October 31, 2023, for Fishhawk Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Amended Rules of Procedure**

Ms. Gentry reviewed the proposed changes to the Amended Rules of Procedure for the Board.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved the Amended Rules of Procedure in draft form, for Fishhawk Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09, Setting a Public Hearing on Restated Rules of Procedure**

**FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT**

**August 23, 2023 - Minutes of Meeting**

**Page 7**

Ms. Gentry presented Resolution 2023-09, Setting a Public Hearing on Restated Rules of Procedure.

Mr. Dailey suggested the October 25, 2023 Board meeting to allow for time to submit the required advertisements.

On a Motion by Ms. Morrison, seconded by Mr. Avino, with all in favor, the Board approved Resolution 2023-09, Setting a Public Hearing on Restated Rules of Procedure for October 25, 2023 at 6:30 p.m. at the Palmetto Club located at 17004 Dorman Road, Lithia, Florida 33547, for Fishhawk Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Presentation of Amended Rules and Rates for Amenity Facilities**

Ms. Gentry reviewed the proposed changes to the Amended Rules and Rates for Amenity Facilities for the Board.

The Board discussed some minor changes to the draft rules and rates presented.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the draft Amended Rules and Rates for Amenity Facilities as amended on the record, for Fishhawk Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-10, Setting a Public Hearing on Amended and Restated Rules, Rates, Fees, and Charges of the District**

Ms. Gentry presented Resolution 2023-10, Setting a Public Hearing on Amended and Restated Rules, Rates, Fees, and Charges of the District.

Mr. Dailey suggested the October 25, 2023 Board meeting to allow for time to submit the required advertisements.

On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board approved Resolution 2023-10, Setting a Public Hearing on Amended and Restated Rules, Rates, Fees, and Charges of the District for October 25, 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**

**Supervisors Requests**

Mr. Dailey asked if there were any Supervisor Requests.

Ms. Turner asked to have the sign at the dog park looked at to confirm the posted hours match what is stated in our current rules.

Ms. Turner stated that the HOA is possibly looking at bundling services with Spectrum for residents and there may be some free offers for services to the District amenity facilities as part of the proposal. Ms. Turner stated this is very early in the review process but something to keep an eye on for the Board if it becomes an option. Mr. Kneusel stated for the record that should subsequent discussions on this topic materialize he would need to abstain from any voting due to professional conflict of interest.

Mr. Dailey asked if there were any further Supervisor Requests and there were none.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Avino, seconded by Ms. Turner with all in favor, the Board adjourned the meeting at 9:56 p.m., for Fishhawk Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman