

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, September 27, 2023, at 6:30 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
Josh Burton	Branch Manager, Juniper Landscaping
Jarrett Myers	Regional Manager, Juniper Landscaping
Representatives	ASI Landscape Management
Representatives	Brightview Landscape Services, Inc.
Representatives	Landscape Management Professionals, LLC.
Representatives	Russell Landscape Florida, LLC.

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

Mr. Dailey asked if there were any audience comments.

Ms. Mullins stated she was in attendance to observe the meeting and learn more about the CDD process.

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 stated the August 23, 2023 meeting minutes emailed out included some minor changes from Ms. Gentry. 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. Turner, with all in favor, the Board approved the Business Administration Consent Agenda Items with the amended meeting minutes for August 23, 2023 from Ms. Gentry, 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 he has added six to seven extra technicians on Mondays of each week to address the shoreline grass growth around the ponds until it is under control.

Mr. Dailey stated that he has received the proposals from Mr. Conner for the Egret pond and wetland area clean up to present at the next Board meeting.

The Board has no further questions for Mr. Conner, so he left the meeting.

B. Landscape Services

Mr. Croy stated that Juniper Landscaping has been working to address most of the issues from the last report but there are still issues with the trails and weeds in the plant beds.

Mr. Burton stated they have been working to address these issues and will get service back on track for the community.

C. Operations Manager

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

Mr. Croy provided the following updates to his report:

- He conducted his landscape inspection today and said that the community is starting to look better overall.
- He noted the growth of the plants in front of the Tealrise sign, and Mr. Burton stated we need to consider a plant that is smaller as it will continue to block the sign even with constant trimming.

Ms. Morrison asked about the Fishhawk Crossing fountain not working. Mr. Croy stated that the pump is out for the front fountain, and they are working to get it fixed.

Ms. Morrison asked if the new annual rotation had just been installed and Mr. Croy confirmed it was.

D. Community Director

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

Ms. Quigley stated they had some minor issues with the recent concert with Concerts for a Cause and they will address them should they request to do another event.

Ms. Morrison asked if the Turkey Trott was approved by the county, and Ms. Quigley confirmed it had been.

E. District Engineer

Mr. Dailey stated Mr. Brletic was unable to attend the meeting, and reviewed his report with the Board.

Mr. Dailey stated Mr. Brletic is collecting proposals for pond 56 erosion repairs, the Sora Trace project, and the bridge repair project.

F. District Counsel

Ms. Gentry stated Supervisor Turner has been in contact with representatives from Revive Concrete and they continue to attempt to work with Revive Concrete on a settlement. They expect to have an update at the next Board meeting.

Ms. Gentry stated that she completed the property access agreement the Board authorized for the residents at the last meeting, however she was informed that the roofing project is now on hold so they will not execute the agreement at this time.

Ms. Gentry said she will circulate an updated redline version of the rules and rates to the Board before the public hearing on October 25, 2023 for review.

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, October 11, 2023 and Wednesday, October 25, 2023, at 6:30 p.m. at the Palmetto Club. Mr. Dailey stated the public hearings for the rules and rates will be on October 25, 2023.

Mr. Dailey stated they received a request from Hillsborough County for the Board to authorize a representative to be a point of contact to continue discussions regarding the Palmetto Club.

On a Motion by Ms. Turner seconded by Ms. Morrison, with all in favor, the Board authorized Mr. Kneusel to serve as the District's representative for any discussions with Hillsborough County regarding the Palmetto Club, for Fishhawk Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Egis Proposal for
Insurance Coverage for Fiscal Year
2023-2024**

Mr. Dailey reviewed the proposals from Egis for insurance coverage for the District for the fiscal year 2023-2024.

Mr. Dailey explained that all the proposed premiums came in under the adopted budget for fiscal year 2023-2024. Mr. Dailey also stated that the Board would need to approve if they wanted to pay the premium in full by using reserve funds or a financing option at 14% interest.

On a Motion by Ms. Morrison seconded by Ms. Turner, with all in favor, the Board approved the proposals from Egis for the fiscal year 2023-2024 insurance coverage for \$176,528.00 and to pay the premium from the reserve funds to be replenished once tax roll assessments are collected for next fiscal year, for Fishhawk Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Presentations by Proposers for
Landscape and Irrigation Maintenance
Services**

Ms. Gentry passed out a memo from her firm regarding the evaluation of the landscape maintenance bids and reviewed the procedure with the Board.

Mr. Toborg reviewed the initial bid ranking summary from the bid opening with the Board. Mr. Toborg explained the allocation of the price scoring breakdown by each bidder.

Mr. Dailey asked the Board how much time they would like to allow each bidder to present and then answer their questions. The Board agreed to start with twenty (20) minutes and to add more time if necessary.

Mr. Dailey explained the bidders will present in order based on the points received from the bid opening based on the price category from lowest to highest.

Representatives from Juniper Landscaping, Brightview Landscape Services, Russell Landscape, Landscape Management Professionals, and ASI Landscape Management each made individual presentations to the Board. The Board and Mr. Toborg then proceeded with their questions following each of the presentations.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposals for
Landscape and Irrigation Maintenance
Services**

Mr. Toborg reviewed the scoring process with the Board and asked if they had any further questions regarding the process or proposals. The Board proceeded to individually score the proposals.

The Board provided their scoring sheets to Mr. Toborg. Mr. Toborg reviewed the scoring sheets and added them to a bid ranking summary sheet.

Mr. Toborg confirmed that the scoring was final and proceeded to read the bid rankings from highest to lowest as follows: Juniper Landscaping 287.67 points, ASI Landscape Management 277.74 points, Russell Landscape 247.32 points, Landscape Management Professionals 205.69 points, and Brightview Landscape Services 179.61 points.

Mr. Dailey stated at this time the Board would need to make a motion to accept the bid rankings and move to contract with the highest ranked bidder or to reject all bids and go back out for RFP.

The Board discussed the bid rankings and how they wished to proceed. Ms. Turner asked Ms. Gentry if there was an option for the Board to re-score the proposals. Ms.

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Gentry stated she would need a few minutes to review the applicable law. Ms. Turner asked the Board for a brief recess.

On a Motion by Mr. Kneusel, seconded by Mr. Avino, with all in favor, the Board took a recess at 9:50 p.m., for Fishhawk Ranch Community Development District.

The Board reconvened at 9:53 p.m. and Ms. Turner stated after speaking with Ms. Gentry she was ready to proceed with the previously discussed options to either accept the bid rankings or reject all bids and go back out for RFP.

The Board continued to discuss the various options presented by Ms. Gentry and agreed they would like to take a recess so they could each speak with Ms. Gentry privately.

On a Motion by Ms. Turner, seconded by Mr. Kneusel, with all in favor, the Board took a recess at 10:00 p.m., for Fishhawk Ranch Community Development District.

The Board reconvened at 10:12 p.m. to continue discussing the options provided by Ms. Gentry regarding the bid rankings.

On a Motion by Mr. Kneusel, seconded by Ms. Turner, with Mr. Kneusel and Ms. Turner in favor and Ms. Morrison and Mr. Avino opposed, a motion failed to reject all bids for the Landscape and Irrigation Maintenance Services RFP, to authorize an immediate rebid of the RFP and to discuss changes to the score criteria, for Fishhawk Ranch Community Development District.

On a Motion by Mr. Kneusel, seconded by Ms. Turner, with Mr. Kneusel and Ms. Turner in favor and Ms. Morrison and Mr. Avino opposed, a motion failed to table the approval of the results of the ranking for the Landscape and Irrigation Maintenance Services RFP, for Fishhawk Ranch Community Development District.

On a Motion by Mr. Avino, seconded by Mr. Kneusel, with Mr. Avino and Mr. Kneusel in favor and Ms. Morrison and Ms. Turner opposed, a motion failed to re-score bids received for the Landscape and Irrigation Maintenance Services RFP, for Fishhawk Ranch Community Development District.

Ms. Morrison made a motion to accept the bid ranking results as announced by Mr. Toborg for the Landscape and Irrigation Maintenance Services RFP, there was no second so the motion failed.

Ms. Gentry stated at this point the Board is unable to pass any motions, so the acceptance of the bid ranking results as announced by Mr. Toborg for the Landscape and Irrigation Maintenance Services RFP will remain tabled until a future Board meeting.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Dailey asked if there were any Supervisor Requests.

Mr. Avino presented a proposal he received from the Fishhawk Ranch Pickleball Club requesting additional courts in the community due to the growing demand. The Board asked that this be tabled for now and be brought up for discussion at a future meeting.

Ms. Quigley and Mr. Kneusel both stated they would be reluctant to convert any of the current tennis courts since they are all heavily used by residents for tennis.

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

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kneusel, seconded by Mr. Avino with all in favor, the Board adjourned the meeting at 10:24 p.m., for Fishhawk Ranch Community Development District.
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Secretary/Assistant Secretary


Chairman/ Vice Chairman