

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, October 11, 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
Stephen Brletic	District Engineer, Brletic Dvorak, Inc.
Jerry Whited	Representative, Brletic Dvorak, Inc.
Holly Quigley	Community Director, Fishhawk Ranch CDD
Josh Croy	Operations Manager, Fishhawk Ranch CDD
Josh Burton	Branch Manager, Juniper Landscaping
Sergeant 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

Mr. Dailey asked if there were any audience comments.

Mr. Pannacchione thanked Ms. Quigley and her staff for their responsiveness to his emails and questions. Mr. Pannacchione then presented a proposal to the Board to request replacing the landscape lighting for the trees in Oakline Park.

Mr. Pannacchione also asked the Board if they have a method for tracking resident requests so he can check the status. Mr. Dailey explained that he keeps an Action Item List which is updated and presented in the agenda each month as a tracking list for all outstanding items approved by the Board.

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

Third Order of Business

Consideration of Suspension of Amenity Privileges for Hall

Mr. Kneusel asked the Board if they would consider addressing Business Item A, Consideration of Suspension of Amenity Privileges for Hall at this time. The Board agreed and Ms. Gentry provided a summary of the suspension and reviewed the process under the District rules for the Board.

Ms. Gentry noted that Mrs. Hall was in attendance and asked if she would like to address the Board. Mrs. Hall detailed her side of the incident involving her son and her interaction with Sergeant Cruz with the Florida Highway Patrol. The Board acknowledged receiving the email from Mr. Hall regarding his comments on the incident. The Board followed up with Mrs. Hall, questions regarding the incident.

Sergeant Cruz detailed his side of the incident and explained that there has been a history with this individual and it was not until this time he was able to obtain their identity. Sergeant Cruz explained his reason for issuing the trespass notice and why it should continue to be enforced.

The Board reviewed their options with Ms. Gentry and discussed what action to take moving forward.

On a Motion by Ms. Morrison seconded by Mr. Avino, with all in favor, the Board approved the Suspension of Hall until March 29, 2024 with a review at the January 24, 2024 Board Meeting to consider any reduction in the suspension at that time, for Fishhawk Ranch Community Development District.

Fourth Order of Business

Staff Reports

A. Operations Manager

Mr. Croy provided the following updates to his report:

- He stated there are some issues with the pond in Avocet and he will address it with A & B Aquatics.
- He said that one side of the fountain is fixed at Fishhawk Crossing and they are still working on the pump for the other side.

B. Community Director

Ms. Quigley stated they are having some issues with the transition in service level with ADP and that they have lost more of the services they need than they were originally told. Ms. Quigley stated she is working with them on options and if that does not work out, she may need to look at alternative payroll companies.

C. District Engineer

Mr. Brletic introduced Mr. Whited as another contact with his company for the District when he is unable to attend any meetings.

Mr. Brletic reviewed his report with the Board and asked if they had any questions.

Mr. Brletic stated they are working on proposals for a pipe repair at pond 56 and the Heronglen bridge repair and will have the proposals for the November meeting.

Mr. Brletic stated his team has started on the SWFWMD pond permit review process and will have a report to present to the Board in December or January. Mr. Brletic stated they plan to have proposals for the repairs by January and to have them completed by the end of the first quarter of 2024.

D. District Counsel

Ms. Gentry reminded the Board of the public hearings for the rules of procedure and rules and rates for the October 25, 2023 Board meeting and stated she will send out final drafts for review and comments.

Ms. Gentry provided a brief update on the Revive contract situation and said she will have more information by the next Board meeting.

The Board asked about the new ethics training requirements and Ms. Gentry said she still plans to do 1-2 hours of training at the March Board meeting as previously discussed.

E. District Manager

Mr. Dailey reminded the Board the next meeting will be Wednesday, October 25, 2023, at 6:30 p.m. at the Palmetto Club.

Mr. Dailey stated he received a letter of resignation from Ms. McDougald that he also shared with the Board and Ms. Gentry, which is effective immediately.

On a Motion by Mr. Avino seconded by Mr. Kneusel, with all in favor, the Board accepted the resignation of Ms. McDougald as a Board Supervisor, for Fishhawk Ranch Community Development District.

Mr. Dailey stated that this will leave a vacancy for the remainder of the term for Seat 1 which is through November 2024.

The Board asked about the process and requirement for filling the seat. Ms. Gentry explained the requirements and stated she will prepare a resolution declaring the vacancy for the next Board meeting. Ms. Gentry stated at that time the Board can discuss how they wish to proceed with filling the vacancy.

Fifth Order of Business

**Ratification of Second Amendment to
MJS Tennis Agreement**

Mr. Dailey presented the Second Amendment to MJS Tennis Agreement for ratification.

On a Motion by Ms. Turner seconded by Mr. Avino, with all in favor, the Board ratified the Second Amendment to the MJS Tennis Agreement, for Fishhawk Ranch Community Development District.

Sixth Order of Business

**Ratification of Egis Proposal for Work
Comp Insurance Coverage for FY 2023-
2024**

Mr. Dailey explained the Board had approved the work comp insurance proposal for \$8,244.00 at the last meeting, however the State of Florida reclassified some of the employee codes and Egis then had to revise the proposal. Mr. Dailey stated the revised proposal is \$13,941.43 which is \$971.43 over budget.

On a Motion by Ms. Morrison seconded by Ms. Turner, with all in favor, the Board ratified the revised Egis proposal for work comp insurance coverage for fiscal year 2023-2024 for \$13,941.43, for Fishhawk Ranch Community Development District.

Seventh Order of Business

**Consideration of Arbitrage Rebate
Report for Series 2020 Bonds**

Mr. Dailey presented the Arbitrage Rebate Report for Series 2020 Bonds and explained there was no arbitrage liability to the District.

On a Motion by Mr. Avino seconded by Ms. Turner, with all in favor, the Board accepted the Arbitrage Rebate Report for Series 2020 Bonds, for Fishhawk Ranch Community Development District.

Eighth Order of Business

**Consideration of LLS Tax Solution
Proposal for Arbitrage Services Series
2020 Bonds**

Mr. Dailey presented the proposal from LLS Tax Solutions for Arbitrage Services for the Series 2020 Bonds for \$500.00.

On a Motion by Ms. Morrison seconded by Ms. Turner, with all in favor, the Board approved the proposal from LLS Tax Solutions for arbitrage services for the Series 2020 Bonds for \$500.00, for Fishhawk Ranch Community Development District.

Ninth Order of Business

**Consideration of Proposals from A&B
Aquatics for Pond 107 & Wetland
Restoration**

Mr. Dailey and Mr. Brletic presented the proposals from A&B Aquatics for Pond 107 & Wetland Restoration.

Mr. Brletic explained these two proposals address the issues discussed at the July Board meeting presented by Mr. Croy on behalf of Mr. Walz, who lives in Egret Landing. Mr. Brletic explained the pond and wetland areas need to be cleaned up so they can be properly maintained going forward and kept in compliance with the various permits.

On a Motion by Ms. Morrison seconded by Mr. Avino, with all in favor, the Board approved the proposals from A&B Aquatics for pond 107 (#1423) for \$9,200.00 and for the wetland area (#1421) for \$8,400.00, for Fishhawk Ranch Community Development District.

Tenth Order of Business

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

Ms. Gentry explained to the Board the options regarding how to proceed with the proposals from the RFP for Landscape and Irrigation Maintenance Services tabled at the last Board meeting.

Ms. Gentry stated she has prepared two resolutions for the Board to choose from that address both options she explained. The Board discussed the options and reviewed the rankings.

On a Motion by Mr. Avino seconded by Mr. Kneusel, with all in favor, the Board approved Resolution 2024-01, Awarding the Landscape Services Contract to Juniper Landscaping of Florida, Inc., for Fishhawk Ranch Community Development District.

Ms. Gentry stated she will work with Mr. Dailey to get the award notices sent to the bidders to start the protest period. Ms. Gentry stated after that period has passed, she will begin working on the new contract with Juniper Landscaping.

Mr. Dailey stated that since the Board has decided to remain with Juniper Landscaping, he has discussed with Ms. Quigley and Mr. Croy their concerns about needing additional time or staff to better manage Juniper's work.

Mr. Dailey stated he has spoken with Mr. Brletic, and he is interested in providing oversight of Juniper Landscaping along with A&B Aquatics with his team. Mr. Dailey stated he will be meeting with him to discuss the scope of services. Mr. Dailey also stated he will be meeting with PSA to discuss a proposal from them to provide the same type of service.

The Board asked about hiring someone on staff to handle this. Mr. Dailey explained there is not enough work for someone full-time and the goal is for this to be short term. Mr. Dailey stated that if six months from now we are still having these same issues the Board will need to consider going back out for RFP. The Board agreed and stated they would like to see proposals for this service as soon as possible.

Eleventh Order of Business

Discussion on District Capital Projects for FY 2023-2024

Mr. Dailey reviewed the capital project list the Board discussed when setting the Reserve Fund budget for the fiscal year. Mr. Dailey explained the items in red have been updated since the budget was adopted in August.

Mr. Brletic stated once the SWFWMD Statement of Inspections conversion project assessment is complete they can then collect proposals for all the required repairs and will have a better understanding of which ponds are a priority. Mr. Brletic stated they can then develop a plan for which ponds will need future repairs and when, so the District can properly budget for them going forward.

The Board discussed the need to renovate the men's bathroom for the Osprey Club and all the bathrooms for Ibis Park and the Aquatic Clubs.

Mr. Brletic stated the budget numbers were still good for the phase 2 and 3 repaving projects in the Garden District. Mr. Brletic stated the remaining two phases were not as bad as the first phase that was completed and could be put on hold for 3-5 years.

Mr. Dailey stated staff would like to proceed with the repaving project for the Osprey Club parking lot and tennis courts. The Board agreed and Mr. Brletic stated he will get a proposal for the core testing of the foundation for the tennis courts first, then proceed with putting together a scope of work for the project to solicit proposals.

Mr. Dailey stated they also need to re-stripe and make some minor repairs to the Starling and Tennis Club parking lots, which Mr. Brletic will also get proposals for.

The Board discussed the need to address aging landscaping and reduce annual mulching and annual plant costs and replace where possible with Florida friendly plant material options.

Twelfth Order of Business

Supervisors Requests

Mr. Dailey asked if there were any Supervisor Requests.

Mr. Avino asked about putting out signs to remind residents of the Board meetings. The Board discussed this and took no action.

Mr. Avino stated the pickleball club will be attending the next meeting to request additional courts during audience comments.

Ms. Turned asked if the old community board at the entrance to Hawk Park would be removed. Ms. Quigley said it will be and the wall will also be repaired.

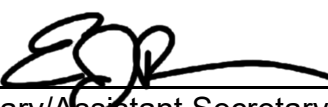
Ms. Morrison asked what happened with the HOA project to install electric signs. A representative from the HOA stated they were not proceeding with that since it was not approved by the county.

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

Thirteenth Order of Business

Adjournment

On a Motion by Ms. Turner, seconded by Mr. Kneusel with all in favor, the Board adjourned the meeting at 9:16 p.m., for Fishhawk Ranch Community Development District.
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Secretary/Assistant Secretary


Chairman/ Vice Chairman