

**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, March 27, 2024, at 6:30 p.m.** at the Palmetto Club, located 17004 Dorman Road, Lithia, Florida 33547.

Present and constituting a quorum were:

|                 |                                       |
|-----------------|---------------------------------------|
| Dawn Turner     | Board Supervisor, Chair               |
| Robert Kneusel  | 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 |
| Stephen Brletic | District Engineer, Brletic Dvorak, Inc.  |
| Holly Quigley   | Community Director, Fishhawk Ranch CDD   |
| Josh Croy       | Operations Manager, Fishhawk Ranch CDD   |
| Reid Conner     | CEO, A&B Aquatics                        |
| Juan Nova       | Branch Manager, Juniper Landscaping      |

|          |         |
|----------|---------|
| 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, and there were none.

46 **Third Order of Business** **Business Administration Consent**  
47 **Agenda Items**  
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49 Mr. Dailey asked the Board if they had any questions regarding the Business  
50 Administration Consent Agenda Items. The Board had no questions or comments.

51 On a Motion by Ms. Morrison seconded by Mr. Kneusel, with all in favor, the Board  
52 approved the Business Administration Consent Agenda Items, for Fishhawk Ranch  
53 Community Development District.

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56 **Fourth Order of Business** **Staff Reports**

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58 **A. Operations Manager**

59  
60 Mr. Croy reviewed his report in the agenda and asked the Board if they had any  
61 questions.

62  
63 Mr. Croy stated that he will have the revised proposal for the LED and monument  
64 lighting for the next Board meeting.

65  
66 Mr. Croy stated that he has meetings with vendors next week for the Hawk Park sign  
67 options where the bulletin board is. The Board asked Mr. Croy to remove the  
68 vandalized bulletin board before the next meeting.

69  
70 **B. Aquatic Services**

71  
72 Mr. Conner reviewed his report in the agenda and asked the Board if they had any  
73 questions.

74  
75 Mr. Conner stated they have an electrician coming to look at the aerator on pond  
76 15 that is still having power issues after they made some repairs.

77  
78 Mr. Conner also provided some treatment updates for a few ponds with current  
79 algae blooms.

80  
81 Mr. Brletic stated that he met with Mr. Conner and Ms. Turner prior to the meeting  
82 to mark where the eleven trees will be placed to complete the Egret wetland  
83 restoration and repair. Mr. Conner stated he will provide a revised proposal for  
84 execution to Mr. Dailey. Mr. Brletic stated he will also work on an updated scope  
85 of services for the wetland maintenance going forward.

86  
87 **C. Landscape Services**

88  
89 Mr. Nova reviewed the report provided by Juniper Landscaping in the agenda with  
90 the Board.

91 Ms. Morrison stated that the improvement of service has continued to be up and  
92 down in the past few months. Mr. Nova stated that they are working to address  
93 these issues and he will be the point of contact as Mr. Foley is no longer with the  
94 company.

95  
96 Mr. Dailey and Ms. Quigley presented the proposals from Juniper Landscaping to  
97 reduce the annual counts in various areas of the District.  
98

99 **On a Motion by Mr. Kneusel seconded by Ms. Morrison, with all in favor, the Board**  
100 **approved the proposals from Juniper Landscaping for the annual reductions in various**  
101 **areas of the District for \$9,259.66, for Fishhawk Ranch Community Development District.**

102  
103 **D. Community Director**

104  
105 Ms. Quigley stated that she is prepared tonight to give the Board her  
106 recommendation regarding the 90-day review of Juniper Landscaping. Ms. Quigley  
107 stated she can go through all her comments and concerns but in the interest of time,  
108 her recommendation would be to go out for RFP for landscape maintenance  
109 services.

110  
111 The Board discussed Ms. Quigley's recommendation and agreed to move forward  
112 with the RFP. The Board asked Mr. Dailey, Mr. Brletic, and Ms. Gentry to work with  
113 Ms. Quigley and Mr. Croy on the RFP documents to present for approval at the April  
114 24, 2024 meeting.

115  
116 Ms. Quigley reviewed her report in the agenda and asked the Board if they had any  
117 questions.

118  
119 Ms. Quigley provided the following updates to her report:

- 120 • The Osprey Club pool heater should be repaired next week.
- 121 • The Osprey Club roof project will start April 1<sup>st</sup>.
- 122 • The Osprey Club parking lot resurfacing has been completed.
- 123 • The Tennis Club and Starling Club parking lots will be completed by Friday.
- 124 • The ADA chair lifts will be installed by April 4<sup>th</sup>.
- 125 • We need to budget for new pool furniture for the Aquatic Club, Osprey Club,  
126 and Hawk Park for next year.

127  
128 Mr. Kneusel asked about adding pictures of the completed projects to the next  
129 newsletter.

130  
131 **E. District Engineer**

132  
133 Mr. Brletic reviewed his report with the Board and asked if they had any questions.

134  
135 Mr. Brletic provided the following updates to his report:

- 136 • The bridge trail project has one week left until it is complete.

- 137                   • He is working on the punch list for the Osprey Club parking lot.  
138                   • The pre-bid meeting for the pond RFP was held on March 19<sup>th</sup>.  
139                   • The SWFWMD meeting on the Falconwood wetland repair will be April 9<sup>th</sup>.

140  
141                   Mr. Brletic stated that the repair for pond 33 needs to take place now to address  
142                   any further issues. Mr. Brletic stated that he has a proposal from Finn Outdoor for  
143                   \$7,550.00 to complete the repair ASAP. Mr. Brletic stated this would be removed  
144                   from the pond project bid before awarded.

146                   On a Motion by Ms. Morrison seconded by Mr. Kneusel, with all in favor, the Board  
147                   authorized a not-to-exceed of \$7,550.00 to make the required repairs to pond 33, for  
148                   Fishhawk Ranch Community Development District.

149

150                   **F. District Counsel**

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152                   Ms. Gentry provided some updates from the legislative session and stated that a new  
153                   annual report for CDD's regarding goals and performance measures will be required.  
154                   Ms. Gentry said once she has more details, she will share them with the Board, but  
155                   this would likely be a report drafted by the District Manager.

156  
157                   Mr. Dailey stated that until he understood the requirements he could not provide a  
158                   cost for the report.

159  
160                   Mr. Kneusel asked about options for fencing around ponds as it relates to District  
161                   property behind resident's homes. Ms. Gentry explained some options with the  
162                   District granting permission but the public would still need access.

163

164                   **G. District Manager**

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166                   Mr. Dailey asked the Board if they had any questions or comments on the Action  
167                   Item List as presented.

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169                   Mr. Dailey reminded the Board the next meeting will be on Wednesday, April 10,  
170                   2024, at 6:30 p.m. at the Palmetto Club.

171  
172                   Mr. Dailey stated that he will be presenting a draft proposed Fiscal Year 2024-  
173                   2025 Budget at the April 10, 2024 Board meeting. Mr. Dailey asked if the Board  
174                   would like to hold the current O&M assessments for this year or increase them to  
175                   plan for any future projects or reserve funding. The Board agreed they would like  
176                   to keep the O&M assessments the same and for Mr. Dailey to draft the proposed  
177                   budget based on those assumptions.

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180                   **Fifth Order of Business**

**Appeal of First Offense Violation –**  
**Mr. Young**

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182



226 On a Motion by Mr. Kneusel seconded by Ms. Morrison, with all in favor, the Board  
227 terminated the agreement with SouthEastern S.R. for boar trapping services, for Fishhawk  
228 Ranch Community Development District.

229  
230 On a Motion by Mr. Kneusel seconded by Ms. Morrison, with all in favor, the Board  
231 approved the agreement with the USDA Wildlife Services for boar trapping services for  
232 \$24,997.52 per year subject to review by Ms. Gentry, for Fishhawk Ranch Community  
233 Development District.

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236 **Ninth Order of Business** **Consideration of Resolution 2024-08,**  
237 **Notice of Qualifying Period for 2024**  
238 **General Election**

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240 Ms. Gentry presented Resolution 2024-08, Notice of Qualifying Period for 2024  
241 General Election to the Board.

242  
243 On a Motion by Ms. Morrison seconded by Mr. Kneusel, with all in favor, the Board  
244 approved Resolution 2024-08, Notice of Qualifying Period for 2024 General Election, for  
245 Fishhawk Ranch Community Development District.

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248 **Tenth Order of Business** **Consideration of Resolution 2024-09,**  
249 **Adopting Rates, Charges and Fees**

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251 Ms. Gentry presented Resolution 2024-09, Adopting Rates, Charges and Fees to  
252 the Board.

253  
254 Ms. Gentry stated the attached exhibit to the resolution lists all the fees previously  
255 discussed with a 5% increase for Fiscal Year 2023-2024. Ms. Quigley asked that the  
256 Board approved this with an April 15, 2024 start date to have time to update all the rental  
257 and access card agreements.

258  
259 On a Motion by Mr. Kneusel seconded by Ms. Morrison, with all in favor, the Board  
260 approved Resolution 2024-09, Adopting Rates, Charges and Fees effective April 15,  
261 2024, for Fishhawk Ranch Community Development District.

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264 **Eleventh Order of Business** **Consideration of Resumes to Fill**  
265 **Vacant Board Seat 1**

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267 Mr. Dailey presented the resumes from the three interested candidates to fill  
268 vacant Board Seat 1.

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270           The Board asked if any were in attendance and only Mr. Allen was present. The  
271 Board asked Mr. Allen a few questions about his resume and interest in the Board.  
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273           On a Motion by Mr. Kneusel with a second by Ms. Morrison, with all in favor, the Board  
274 appointed Mr. Allen to serve the remaining term for Seat 1 which expires in November 2024,  
275 for Fishhawk Ranch Community Development District.

276           Mr. Dailey stated for the record he is a notary in the State of Florida and authorized  
277 to administer the oath of office. Mr. Dailey administered the oath of office to Mr. Allen.  
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280           Mr. Gentry briefly went over a few points regarding the Sunshine Laws and serving  
281 on the Board with Mr. Allen.  
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284

**Twelfth Order of Business**

**Supervisors Requests**

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

**Thirteenth Order of Business**

**Adjournment**

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291           On a Motion by Mr. Allen, seconded by Mr. Kneusel with all in favor, the Board adjourned  
292 the meeting at 8:36 p.m., for Fishhawk Ranch Community Development District.

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\_\_\_\_\_  
Secretary/Assistant Secretary

  
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Chairman/ Vice Chairman