

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 **Tuesday, January 21, 2020 at 6:34 p.m.** at the Palmetto Club located at 17004 Dorman Road, Lithia, Florida 33547.

Present and constituting a quorum were:

Terrie Morrison	Board Supervisor, Chairperson
Bob Kneusel	Board Supervisor, Vice-Chairman
Ruth Brown	Board Supervisor, Assistant Secretary
Tom Avino	Board Supervisor, Assistant Secretary
Kerri McDougald	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	Director, Rizzetta & Company, Inc.
Biff Craine	District Counsel, Brooks, Sheppard, Rocha, PLLC
Stephen Brletic	District Engineer, JMT
Holly Quigley	Community Director
Don Cameron	Operation & Maintenance Supervisor
John Toborg	Senior Field Services Manager, Rizzetta & Company, Inc.
Andrew Sanderson	Tennis Club Liaison
Ed Bulliet	Representative, MBS Capital
Heidi Brice	Representative, Puff N' Stuff
Warren Diefel	Representative, Puff N' Stuff
Jason Chambrot	Representative, CLM
Jarrett Myers	Representative, CLM
Gary Hawkins	Representative, CLM

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

Public Comment

Ms. Ans addressed the Board regarding Hawk Park clubhouse renovation and the new intersection light at the Phase I entrance. Ms. Brown addressed the new light at the intersection that is proposed to be installed.

Ms. Lukas addressed the Board regarding the sidewalk issues in the community and asked about the new HOA message boards being installed. The Board informed her that the sidewalks are county owned and to contact them. Ms. Quigley updated the Board on the message boards.

Ms. Lefever addressed the Board about the Hawk Park clubhouse pool and the desire for it to be heated. She expressed frustration in the delay in the Hawk Park clubhouse renovation and finally stated Phase I residents can't simply walk to the other amenities and have to drive.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Brletic reviewed his report with the Board. The TECO trail repair RFP will be presented at the February 18, 2020 meeting.

The Board asked Mr. Toborg and Mr. Sanderson to review options on the Tennis Club drainage. The Board did not consider the Finn Outdoor proposal.

The Board reviewed the Western Aquatics proposal for \$116,050.00; if the Board keeps the original light inserts a \$32,000.00 deduct can be applied. The Board requested a one (1) year warranty on the work to be done.

The Board reviewed proposals for the Aquatic Club vault replacement. The Board discussed the option of trying to get an economy of scale by using the same vendor for both the vault and splash pad along with starting to establish a continuity with a single vendor knowing all the systems onsite.

B. Community Manager

Ms. Quigley presented the operations report to the Board. She stated the new Park Square tables will be delivered Wednesday and installed.

Ms. Quigley stated the new wild boar trappers have requested to use firearms on District property to catch the trap shy wild boars.

<p>On a Motion by Mr. Kneusel, seconded by Ms. Brown, with four in favor, and Ms. McDougald opposed, the Board approved the use of firearms if needed for trapping of wild boars, for Fishhawk Ranch Community Development District.</p>
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Ms. Quigley asked for authorization to move forward with converting the Osprey Club café to a storage facility for the District.

On a Motion by Ms. Morrison, seconded by Ms. Brown, with all in favor, the Board approved the Osprey Café to be remodeled/gutted for storage onsite, for Fishhawk Ranch Community Development District.

The Board asked about the status of the new message boards from the HOA. Ms. Quigley discussed the proposed design and locations and will send copies to the Board.

C. Landscape Inspection Report

Mr. Toborg presented his report to the Board. Mr. Toborg will present the Landscaping and Irrigation Request for Proposals at the February 4, 2020 CDD meeting.

On a Motion by Ms. Brown, seconded by Ms. McDougald, with all in favor, the Board approved adding no dumping signs in the community where noted by Mr. Toborg and Ms. Quigley, for Fishhawk Ranch Community Development District.

Mr. Toborg asked that the Board consider budgeting money to address the buffer in Phase 3 for 2021.

Mr. Toborg noted a homeowner has an erosion issue and will share with the HOA to have it addressed.

Mr. Toborg is working on securing LED landscaping lighting proposals for a few entry areas.

The Board asked Mr. Toborg to get proposals to replace the Bermuda grass at Cross Park and Park Square.

On a Motion by Mr. Kneusel, seconded by Ms. McDougald, with all in favor, the Board approved the CLM proposals #105, #120 and #124, for Fishhawk Ranch Community Development District.

On a Motion by Ms. Morrison, seconded by Mr. Kneusel, with all in favor, the Board approved the LMP proposals, for Fishhawk Ranch Community Development District.

Ms. Quigley is collecting tree removal proposals for one of the next two meetings.

D. Irrigation Inspection Report

The Board reviewed the irrigation report.

FOURTH ORDER OF BUSINESS

**Presentation from MBS Capital on
Series 2011 Bond Refinancing**

Mr. Bulliet with MBS Capital updated the Board on the Series 2011 Bond Refinancing options. He stated the Board is well ahead of schedule on this and is looking at a 34% plus savings based upon projected refunding results as of today.

On a Motion by Mr. Avino, seconded by Ms. McDougald, with all in favor, the Board approved MBS Capital moving forward with the preliminary Bond refinancing process for Series 2011 and MBS Capital will bring back numbers in June for the Board to consider, for Fishhawk Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Puff N' Stuff Palmetto
Club Agreement Renewal Request**

Mr. Dietel and Ms. Brice reviewed with the Board the current Puff N' Stuff Palmetto Club agreement. The Board noted a few changes as it relates to resident discounts and room availability when not being used by Puff N' Stuff.

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board approved a new 3-year lease with Puff N' Stuff with changes as noted to resident discounts, pricing and usage of space when available and authorized the Chairperson to execute, for Fishhawk Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports (Continued)

A. Tennis Club Report

Mr. Sanderson presented the Tennis Club report. He noted the tennis center is undergoing touch up painting in various areas.

B. Pond Inspection Report

The Board reviewed the irrigation report. Mr. Dailey and Ms. Quigley will meet with Mr. McGarry to find some dates for workshops in March and April.

C. District Counsel

Mr. Craine will provide a draft rule change regarding suspension and trespassing at the February 18, 2020 CDD meeting.

Mr. Craine noted the skate park is now part of the CDD. Mr. Craine will follow up with the county on various punch list items. Ms. Morrison noted that a seating area and signage have yet to be installed by the County.

D. District Manager

Mr. Dailey reminded the Board that the next meeting will be February 4, 2020 at 6:30 p.m. at the Fishhawk Ranch Tennis Club and February 18, 2020 at the Palmetto Club.

He noted that Egis is sending a check to the district for \$76,176.72 for the Hawk Park clubhouse claim. Mr. Dailey reviewed the action item list with the Board.

SEVENTH ORDER OF BUSINESS

**Consent Agenda Business Items
Administration**

Mr. Dailey presented the Consent Agenda for consideration which included the minutes of the December 17, 2019 CDD Board, the Operation and Maintenance Expenditures for December 2019 in the amount of \$260,908.88, Palmetto Club Operation and Maintenance Expenditures for December 2019 in the amount of \$5,515.92, and the Tennis Club Operation and Maintenance Expenditures for December 2019 in the amount of \$3,017.37.

On a motion from Ms. McDougald, seconded by Mr. Avino, the Board unanimously approved the consent agenda with change as noted to the meeting minutes, for the Fishhawk Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Uncle Louie G Italian
Ices and Ice Cream Aquatic Club Café'
Lease Extension**

On a Motion by Ms. McDougald, seconded by Mr. Avino, with all in favor, the Board approved a 3-year lease and installation of an Air Conditioning Unit at leasee's expense, for Fishhawk Ranch Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2020-01;
Appointing District Counsel**

On a Motion by Ms. McDougald, seconded by Ms. Brown, with all in favor, the Board adopted Resolution 2020-01; Appointing the firm of Brooks, Sheppard & Rocha, PLLC as District Counsel, for Fishhawk Ranch Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of New GEM Car
Proposals**

On a Motion by Ms. McDougald, seconded by Mr. Avino, with all in favor, the Board approved a purchase of two (2) new GEM Cars with a not-to-exceed amount of \$32,000.00, for Fishhawk Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Bandit Fitness
Maintenance Agreement**

On a Motion by Ms. McDougald, seconded by Ms. Brown, with all in favor, the Board approved the Bandit Fitness Maintenance agreement at \$415.00 per month/\$99.00 per hour for maintenance visits, for Fishhawk Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

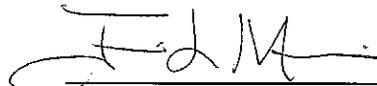
Mr. Avino asked about the tables being delivered to Park Square on Wednesday.

THIRTEENH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Kneusel, seconded by Ms. McDougald, with all in favor, the Board adjourned the meeting at 9:24 p.m., for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman