

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 19, 2021 at 6:31 p.m.** at the Palmetto Club located at 17004 Dorman Road, Lithia, Florida 33547.

Present and constituting a quorum were:

Robert Kneusel*	Board Supervisor, Chairman
Thomas Avino	Board Supervisor, Vice Chairman
Kerri McDougald	Board Supervisor, Assistant Secretary
Terrie Morrison	Board Supervisor, Assistant Secretary
Dawn Turner	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Halifax Solutions, LLC.
Biff Craine	District Counsel, Brooks, Sheppard, Rocha, PLLC
Stephen Brletic	District Engineer, Johnson, Mirmiran, Thompson
Holly Quigley	Community Director, Fishhawk Ranch CDD
Don Cameron	O&M Supervisor, Fishhawk Ranch CDD
Andrew Sanderson*	Tennis Club Contract Administrator
Vivek Babbar	Straley Robin Vericker
Andy Cohen	Persson, Cohen & Mooney, P.A.
Jennifer Kilinski	Hopping, Green & Sams, P.A.
Michael Eckert	Hopping, Green & Sams, P.A.

Note (*) - Attended via conference call.

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.

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SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Brletic reviewed his report for the Board. Mr. Brletic then reviewed the proposals sent under separate cover for the pond erosion repairs. The District received proposals from Finn Outdoor, Griffin Civil and Crosscreek Environmental **(See Exhibit A)**.

On a Motion by Ms. Morrison, seconded by Ms. McDougald, with all in favor, the Board approved the proposal from Crosscreek Environmental for \$111,677.00 plus the alternative add-on for \$24,970.00 for a total of \$136,647.00, for Fishhawk Ranch Community Development District.

Mr. Brletic reviewed the proposals sent under separate cover for the Palmetto Club Roof Repairs. The District received proposals from Beatty Construction, RSC Construction & Painting and Ryman Construction **(See Exhibit A)**. The Board discussed in depth the proposals, timeline, options for repairs, Puff N' Stuff schedule, and review by the insurance adjuster. The Board decided to not take any action on the proposals at this time and directed Mr. Brletic to come back with more options as discussed and to provide an update from the insurance adjuster on the claim with a scope of service required for the repair. Mr. Avino asked the Board to bring back ideas for what they would want to see the Palmetto Club used for in the community.

B. Tennis Club Report

Mr. Sanderson reviewed the Tennis Club report with the Board. Mr. Sanderson provided an update on the staff that tested positive for COVID-19 and what steps were taken to by the Tennis Connection to properly address it. Mr. Craine reminded the Board that HIPPA laws do apply regarding this discussion on individual staff. Mr. Dailey stated Egis the District's insurance carrier was made aware.

C. Community Director

Ms. Quigley stated One Blood would like to come back and hold another drive at the Starling Club on March 6, 2021.

On a Motion by Ms. Turner, seconded by Mr. Avino, with all in favor, the Board approved the One Blood drive at the Starling Clubhouse for March 6, 2021, for Fishhawk Ranch Community Development District.

135 Ms. Quigley updated the Board that the sidewalk for the Hawk Park clubhouse is
136 ready to be installed and it will start on February 1, 2021 and take five days. She
137 stated they will need to close the clubhouse and pool during this time. The Board
138 asked she provided ample notice to the residents.

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140 Ms. Quigley also updated the Board that she reviewed the services and removed
141 unnecessary ones from the Spectrum account on all the clubhouses and facilities.
142 She stated this would increase internet speed and save roughly \$300.00 per
143 month.

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145 Mr. Avino asked about security issues in Starling. Ms. Quigley stated she would
146 follow up with Signal 88 and FHP to monitor.

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148 **D. District Counsel**

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150 Mr. Craine reviewed the action item list and updated the Board on various
151 outstanding issues. He stated he will work with Mr. Babbar to wrap up any issues
152 remaining at the end of the month as they transition over.

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154 **G. District Manager**

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156 Mr. Dailey reminded the Board that the next regular CDD Board meeting is set for
157 February 16, 2021 at 6:30 p.m. at the Palmetto Club and that they will have two
158 meeting in March.

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160 Mr. Dailey reviewed the Action Item list with the Board.

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163 **EIGHTH ORDER OF BUSINESS** **Consent Agenda Items/Business**
164 **Administration**

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166 Mr. Dailey asked if the Board had any questions regarding the consent agenda
167 items. The Board had no questions or comments.

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169 **On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board**
170 **approved the consent agenda items, for Fishhawk Ranch Community Development**
171 **District.**

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173 **NINTH ORDER OF BUSINESS** **Consideration of Employee Handbook**

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175 Mr. Dailey as if the Board had any comments from their review. The Board had no
176 comments.

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178 **On a Motion by Ms. Morrison seconded by Ms. Turner, with all in favor, the Board approved**
179 **the Employee Handbook, for Fishhawk Ranch Community Development District.**

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board adjourned the meeting at 9:51 p.m., for Fishhawk Ranch Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman

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Exhibit A

Pond Repair Projects	Finn Outdoor	Griffin Civil	Crosscreek Environmental
Price	\$111,150 (\$45,000 extra if alternative selected)	\$166,130.03 (\$44,131 extra if alternative selected)	\$111,677 (\$24,970 extra if alternative selected)
Warranty	2 year labor & materials (excluding sod)	1 year labor & materials	5 year labor & materials
Schedule	6 weeks (Start April 15th)	45 days	6 weeks (5 weeks lead time)
Payment terms	33% down, 33% when fill installed, 34% upon completion	25% down	30% down

*Bond not required

Palmetto Club Repair Bid Summary	Beatty Construction	Ryman Construction	RSC Construction & Painting
Price	\$435,000 (+\$87,000 contingency)	\$554,327.00	\$473,187.34
Warranty	1 year general (10 yr paint)	1 year general (10 yr paint)	1 year general (10 yr paint)
Schedule	Interior: 1 week (2 weeks recommended closure) Exterior: 8-10 weeks	14-16 weeks complete job (No phase schedule indicated, however discussed it would drive cost up and make schedule longer)	Interior: 3 weeks Exterior: 6-7 weeks
Extras			Painting of inside walls both south and north wall (deduction amount requested)
Exclusions	Landscaping	Landscaping	Landscaping

*Bond will be required and will be requested of the selected contractor