

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, March 16, 2021 at 6:35 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.
Vivek Babbar	District Counsel, Straley Robin Vericker
Stephen Brletic	District Engineer, Johnson, Mirmiran, Thompson
Holly Quigley	Community Director, Fishhawk Ranch CDD
Andrew Sanderson	Tennis Club Contract Administrator <i>(Joined the meeting in progress)</i>
Tonya Martinez	LCAM, Rizzetta & Company, Inc.
John Toborg	Manager, Field Services, Rizzetta & Company, Inc.
Eartie Flener	Fishhawk Site Manager, Capital Land Management
Peter Simoes	Account Representative, Solitude

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.

SECOND ORDER OF BUSINESS

Audience Comments

47 There was audience present but no comments.

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50 **THIRD ORDER OF BUSINESS**

50 **Consideration of Request for 5K Event**
51 **at Park Square**

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53 Ms. Boyle and Mr. Coffey presented their request to the Board for a 5K event to support the Melanoma Research Foundation-Cure-OM to be held on October 2, 2021.

56 On a Motion by Ms. Morrison seconded by Ms. McDougald, with all in favor, the Board approved the 5K event request to be held at Park Square on October 2, 2021 subject to working with Ms. Quigley regarding proper COVID-19 protocols if needed, proper signage for road closures, and no tent stakes in the artificial turf, for Fishhawk Ranch Community Development District.

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63 **FOURTH ORDER OF BUSINESS**

63 **Staff Reports**

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65 **A. District Engineer**

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67 Mr. Brletic asked the Board if they had any questions regarding his report as presented in the agenda.

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70 Mr. Brletic informed the Board he met with Helicon to review the depression area in Dunlinwood. Mr. Brletic stated this needs to be addressed ASAP and that Helicon will draft a report after their review and a scope for the repairs.

74 On a Motion by Ms. McDougald seconded by Mr. Avino, with all in favor, the Board approved a not to exceed amount of \$10,000.00 and authorized the Chairman to execute the proposal for the services related to the depression area in Dunlinwood provided by Helicon, for Fishhawk Ranch Community Development District.

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79 The Board was asked to consider Busines Item A, Consideration of Addendum to Crosscreek Environmental Agreement. Mr. Babbar explained this addendum would set a hard start date of May 3, 2021 for the project that was agreed upon with the contractor.

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84 On a Motion by Ms. Morrison seconded by Mr. Avino, with all in favor, the Board approved the addendum for the Crosscreek Environmental Agreement with a hard start date of May 3, 2021, for Fishhawk Ranch Community Development District.

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88 Ms. Turner noted that Ms. King with Newland Communities and CRS offered to look at the Palmetto Club since they were involved in the original construction. The

90 Board asked Ms. Turner to continue her efforts to determine if CRS has the original
91 plans.

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93 The Board had no further questions for Mr. Brletic, so he left the meeting at 6:57
94 pm.

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96 **B. Aquatic Services**

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98 Mr. Simoes asked the Board if they had any questions regarding his report as
99 presented in the agenda.

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101 Ms. Morrison asked about the costs related for the use of the mobi-track.

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103 Mr. Avino asked about services levels and if there was any required follow up from
104 the February 25, 2021 pond workshop presentation. Ms. Quigley stated Solitude
105 has been responsive to recent requests. Mr. Dailey stated they are working with
106 Campus Suite and Solitude to get a version of the February 25 presentation to post
107 to the District website.

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109 Ms. McDougald stated she had previous issues receiving return calls from Solitude
110 and asked for Mr. Simoes' contact information.

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112 **C. Field Services**

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114 Mr. Toborg asked the Board if they had any questions regarding his report as
115 presented in the agenda.

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117 Mr. Toborg reminded the Board that CLM will begin weekly mowing as of April 1,
118 2021 and that he has suggested more frequent watering due to the lack of rain.

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120 Mr. Toborg noted that item #51 in his report is an issue and suggested the Board
121 might want to consider no parking signage in that area. The Board asked him to
122 provide examples of signage he has successfully used in other communities to
123 address similar issues.

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125 Mr. Flener noted the Phoebe Park buffer issues have been resolved and the
126 proposal for the Kitecrest entrance concerns was approved today.

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128 The Board was asked to consider Business Item B, Consideration of Proposals
129 from Capital Land Management.

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131 **On a Motion by Ms. McDougald seconded by Mr. Avino, with all in favor, the Board**
132 **approved all the proposals from Capital Land Management for a total of \$23,578.16, for**
133 **Fishhawk Ranch Community Development District.**

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136 **D. Community Director**

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138 Ms. Quigley asked the Board if they had any questions regarding her report as
139 presented in the agenda.

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141 Ms. Quigley noted that two Market days have been set for April and May and the
142 information is posted on the District website.

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144 Ms. Quigley stated she is working with Mr. Brletic on some repairs to the wood
145 roofing around the Aquatic Club and Café and the dock at Bridgepark. Mr. Dailey
146 stated Mr. Brletic is working on proposals but mentioned it is likely 3-4 months
147 before any contractors selected are available to complete the projects.

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149 **E. Tennis Club Contract Administrator**

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151 Mr. Sanderson asked the Board if they had any questions regarding his report as
152 presented in the agenda.

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154 Mr. Sanderson noted he worked with Mr. Kneusel and staff regarding a short- term
155 program Mr. Friedman will be running out of the Tennis Club.

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157 Mr. Sanderson stated he is working with Mr. Brletic on erosion repair options to
158 present to the Board at the April meeting. Mr. Sanderson stated that they have
159 confirmed trees will need to be removed to fix some of the issues.

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161 Mr. Sanderson stated the Tennis Connection contract is coming up for renewal in
162 March of 2022 and will need to be discussed in advance, suggesting the August
163 or September timeframe if possible.

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165 **F. District Counsel**

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167 Mr. Babbar stated he is continuing to work on outstanding items left from the
168 District Counsel transition and that he will address other items for discussion and
169 consideration later in the meeting as they appear on the agenda.

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171 Mr. Babbar stated he should have an update regarding the Newland preserve
172 areas to present at the April meeting.

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174 **G. District Manager**

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176 Mr. Dailey reminded the board the next meeting will be April 20, 2021 at 6:30 pm
177 at the Tennis Club. Mr. Dailey also stated the public notice ad will run on March
178 24th with the new meeting schedule and location at the Tennis Club for the
179 remainder of the fiscal year as approved by the Board.

180
181 Mr. Dailey stated the aquatics services invitation to bid packages are out to
182 vendors and are due back by April 16, 2021.

183 Mr. Dailey stated the ad was placed today on Indeed for the onsite staff position
184 related to oversight of the landscaping and aquatics maintenance services.
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FIFTH ORDER OF BUSINESS

**Consent Agenda Items/Business
Administration**

190 Mr. Dailey asked if the Board had any questions regarding the consent agenda
191 items. The Board had no questions or comments.
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193 On a Motion by Ms. McDougald, seconded by Mr. Kneusel, with all in favor, the Board
194 approved the consent agenda items, for Fishhawk Ranch Community Development
195 District.

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SIXTH ORDER OF BUSINESS

**Consideration of Request for Use of
Ibis Park Pavilion**

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201 Mr. Dailey and Ms. Quigley presented the request in the agenda to the Board. The
202 Board discussed the policies in place regarding not renting or reserving the pavilion. The
203 Board also discussed the possible use of other facilities and the need for proper insurance
204 to be provided.

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206 On a Motion by Ms. McDougald seconded by Mr. Avino, with all in favor, the Board denied
207 the Request for Use of the Ibis Park Pavilion, for Fishhawk Ranch Community
208 Development District.

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SEVENTH ORDER OF BUSINESS

**Consideration of Proposals for Park
Square Bathroom Security
Modifications**

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215 Mr. Dailey and Ms. Quigley reviewed the proposal summaries with the Board.
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217 The Board discussed both Business Items E and F together. The Board asked
218 Ms. Quigley to notice the community through the Talon and other means possible
219 regarding the change to require access cards use for the bathrooms at Park Square.
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221 On a Motion by Ms. McDougald, seconded by Ms. Morrison, with all in favor, the Board
222 approved the proposals from Mo'zart Designs, Access Central, Vortex Security and
223 Brandon Electric for a not to exceed amount of \$14,000.00 for the Park Square Bathroom
224 Security Modifications and authorized Ms. Quigley to select the camera option from
225 Vortex Security she felt was the best option, for Fishhawk Ranch Community
226 Development District.

227 **EIGHTH ORDER OF BUSINESS** **Consideration of Proposals for Ibis**
228 **Park Bathroom Security Modifications**
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230 On a Motion by Ms. Morrison, seconded by Ms. Turner, with all in favor, the Board
231 approved the proposal from Mo'zart Designs, Access Central, and Brandon Electric for
232 \$6,711.50 for the Ibis Park Bathroom Security Modifications with the understanding if Ms.
233 Quigley is not completely comfortable with the appearance of the Park Square Bathrooms
234 finished product to hold proceeding on Ibis Park for further discussion, for Fishhawk
235 Ranch Community Development District.

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238 **NINTH ORDER OF BUSINESS** **Consideration of Proposal from Bandit**
239 **Fitness for ADA Review and Relocation**
240 **of Equipment**
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242 Ms. Quigley presented the proposal from Bandit Fitness for \$2,900.00.
243 The Board discussed the various options and tabled the item for further discussion
244 once Ms. Quigley brings back more options for relocation of the current fitness equipment.
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247 **TENTH ORDER OF BUSINESS** **Consideration of Aquatic Café Lease**
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249 Mr. Babbar presented the Aquatic Club Café Concession License Agreement with
250 Fishhawk Ices LLC.
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252 On a Motion by Mr. Avino, seconded by Ms. McDougald, with all in favor, the Board
253 approved the Aquatic Club Café Concession License Agreement with Fishhawk Ices LLC,
254 for Fishhawk Ranch Community Development District.

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257 **ELEVENTH ORDER OF BUSINESS** **Follow Up Discussion on Palmetto**
258 **Club Facility Usage**
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260 The Board had a discussion on various options for possible future uses for the
261 Palmetto Club. The Board asked Ms. Quigley to share with the rest of the Board via email
262 the options she has previously received from some Supervisors. The Board tabled any
263 further discussion for a future meeting.
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266 **TWELFTH ORDER OF BUSINESS** **Supervisors Requests**
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268 Mr. Avino asked if staff could continue to look at better options for portable
269 microphones and better conference phones for future meetings.
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271 Mr. Avino asked staff to get proposals to resurface the multipurpose courts at Hawk
272 Park for pickleball along with options for fencing and permanent nets.

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274 Mr. Kneusel mentioned the option of possibly converting the basketball court at
275 Osprey Club to pickleball courts due to the growing popularity of that sport. The Board
276 asked Ms. Quigley to get proposals for this option.

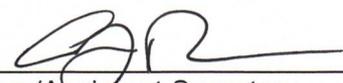
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279 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

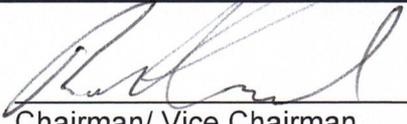
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281 On a Motion by Ms. Morrison, seconded by Mr. Avino, with all in favor, the Board adjourned
282 the meeting at 8:58 p.m., for Fishhawk Ranch Community Development District.

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Secretary/Assistant Secretary



Chairman/ Vice Chairman