



FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors' Meeting
October 22, 2025

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT AGENDA

Board of Supervisors:	Dawn Turner Robert Kneusel Darrel Allen Thomas Avino Terrie Morrison	Chairperson Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager:	Eric Dailey	Halifax Solutions, LLC.
District Counsel:	Lauren Gentry	Kilinski Van Wyk
District Engineer:	Stephen Brletic	Brletic Dvorak, Inc.
Community Director:	Holly Quigley	Fishhawk Ranch CDD
Operations Manager:	Josh Croy	Fishhawk Ranch CDD

Please set all cellular phones and devices to silent during the meeting.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 575-1955. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

October 15, 2025

Board of Supervisors
Fishhawk Ranch Community
Development District

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Fishhawk Ranch Community Development District will be held on **Wednesday, October 22, 2025, at 6:30 p.m.** at the Palmetto Club, located at 17004 Dorman Road, Lithia, Florida 33547. The following is the agenda for the meeting:

1. CALL TO ORDER

2. AUDIENCE COMMENTS

3. BUSINESS ADMINISTRATION/CONSENT AGENDA ITEMS

A. Consideration of Minutes of the Regular
Meeting held on September 24, 2025 Tab 1

B. Consideration of Operation & Maintenance
Expenditures for September 2025 Tab 2

4. STAFF REPORTS

A. Operations Manager Tab 3

B. Aquatic Services Tab 4

C. Landscape Inspection Services Tab 5

D. Landscape Services Tab 6

1. Proposals Tab 7

E. Community Director Tab 8

F. District Engineer Tab 9

1. Consideration of Proposals for
Heron Glen Bridge Project..... Tab 10

G. District Counsel

H. District Manager Tab 11

5. BUSINESS ITEMS

A. Consideration of Assignment of Landscape
and Irrigation Maintenance Agreement Tab 12

B. Consideration of ROW Landscape Maintenance Agreement with Hillsborough County	Tab 13
C. Discussion on Whimbrelwood Parcel.....	Tab 14
D. Consideration of MozArt Designs Proposal for Osprey Club Shutter Panels.....	Tab 15
E. Consideration of Proposals for Pool Resurfacing	Tab 16
F. Consideration of Proposal for Starling Pool Pergola Replacements.....	Tab 17
G. Consideration of District Employees Scope of Services	Tab 18
H. Consideration of Resolution 2026-01, Setting.....	Tab 19
Public Hearing on Amended Rules of Procedure	
I. Consideration of Resolution 2026-02, Amending Fiscal Year 2025-2025 Budget.....	Tab 20
J. Consideration of Resolution 2026-03, Adopting Annual Increase to Non-Resident User Fee	Tab 21
K. Consideration of Resolution 2026-04, Adopting Annual Increase to Rates, Charges and Fees	Tab 22
6. SUPERVISOR REQUESTS	
7. ADJOURNMENT	

We look forward to seeing you at the meeting. If you have any questions, please do not hesitate to contact me at (813) 575-1955.

Thank you,

Eric Dailey

Eric Dailey
District Manager