



FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors' Meeting
January 28, 2026

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.

January 14, 2026

Board of Supervisors
Fishhawk Ranch Community
Development District

TENTATIVE AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Fishhawk Ranch Community Development District will be held on **Wednesday, January 28, 2026, at 6:30 p.m.** at the Palmetto Club, located at 17004 Dorman Road, Lithia, Florida 33547. The following is the tentative 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 December 10, 2025
 - B. Consideration of Operation & Maintenance Expenditures for December 2025
- 4. STAFF REPORTS**
 - A. Operations Manager
 - B. Aquatic Services
 - C. Landscape Inspection Services
 - D. Landscape Services
 1. Proposals
 - E. Community Director
 - F. District Engineer
 - G. District Counsel
 - H. District Manager
- 5. BUSINESS ITEMS**
 - A. Chairperson's Updates
 1. Palmetto Club Project
 2. Dog Park Renovations
 - B. Ratification of Cody Pools Addendum to Agreement for Pool Resurfacing

- C. Ratification of Hanley Pools Addendum for Aquatic Club Pool Repairs
- D. Ratification of Brandon Electric Addendum for Well Electrical Panel
- E. Consideration of Tampa Bay Pipeline Corporation Permission to Enter Property
- F. Consideration of Proposals for Trail Repairs
- G. Consideration of Southern Construction Proposal for Replacing Sidewalk Joints
- H. Consideration of Southern Construction Proposal for Osprey Club Dumpster Slab
- I. Consideration of Southern Construction Proposal for Tennis Club Rocker Board Project
- J. Consideration of Resolution 2026-04, Adopting Rates, Charges and Fees for FY 2026
- K. Public Hearing on Amended Rules of Procedure
- L. Consideration of Resolution 2026-05, Adopting Amended Rules of Procedure

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