



# FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

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Board of Supervisors' Meeting  
February 25, 2026

# **FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

February 18, 2026

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, February 25, 2026, 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 January 28, 2026 ..... Tab 1
- B. Ratification of Addendums & Agreements ..... Tab 2
  - 1. ASI Landscapes #147584
  - 2. Climate Design - Palmetto Club Valve
  - 3. Coastline Exterior Design & Flooring, LLC.
  - 4. Cody Pools - Lady Bug Rebuild
  - 5. Cody Pools - Pool Resurfacing
  - 6. Hanley Pools - Flange Repair
  - 7. Hanley Pools - Sand Filter

**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. Consideration of Proposals ..... Tab 7
- E. Community Director..... Tab 8
- F. District Engineer ..... Tab 9
- G. District Counsel
- H. District Manager ..... Tab 10

## 5. BUSINESS ITEMS

- A. Chairperson's Updates
  - 1. Palmetto Club Project
- B. Discussion on Trail System Maintenance and Repairs
- C. Consideration of Proposals for Pond 36 Outfall Repairs..... Tab 11
- D. Consideration of Proposals for Pool Maintenance Services ..... Tab 12
- E. Consideration of Proposals for Replacement of Park Square Tree Up Lighting..... Tab 13
- F. Consideration of Proposals for Resurfacing of Park Square Splash Pad ..... Tab 14
- G. Consideration of Proposals for Palmetto Club Air Conditioning Repairs ..... Tab 15
- H. Consideration of Proposals for Aquatic Club Building Repairs..... Tab 16
- I. Consideration of Atlas Proposals ..... Tab 17
- J. Consideration of Resolution 2026-06, Suspending Fee for Initial Resident Access Card ..... Tab 18
- K. Consideration of Resolution 2026-07, Authorizing Spending Authority..... Tab 19
- L. Consideration of Resolution 2026-08, Notice of General Election 2026 ..... Tab 20

## 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