

FISH HAWK TRAILS HOMEOWNERS ASSOCIATION, INC.

c/o L. E. Wilson & Associates, Inc.

P.O. Box 1058

Ruskin, FL 33575

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 25, 2010

Pursuant to duly given notice, the monthly Board of Directors meeting for Fish Hawk Trails Homeowners Association, Inc. was called to order by the President, Buzz Nielsen at 17616 Old Oak Way, Lithia, Florida on February 25, 2010 at 6:30 PM.

Roll Call: Present: Directors – June Watson and Buzz Nielsen and a representative from L. E. Wilson & Associates, Inc., Dee Anne King.

Quorum was declared present for the Board of Directors.

CPA AUDIT:

Michael Hayes, Certified Public Accountant, from the firm of Ferraro, Higginbotham & Hayes, presented his findings regarding his audit of the Financial Statements for the year ended December 31, 2009 for Fish Hawk Trails Homeowners Association, Inc. Mr. Hayes' audit affirms the Association's Financial Statements fairly present the financial position of our Association.

The Board had previously asked Mr. Hayes to analyze the options of filing federal income taxes. The option now utilized is filing an 1120-H which taxes the interest income of the HOA. The other option is filing an 1120 which is a corporate tax return. While there is a savings on the tax rate, there will be a fee for the CPA firm to prepare the return which would possibly result in no savings. The Board determined they would continue filing the 1120-H.

Copies of the report were made available to those at the meeting and are available upon request to L. E. Wilson & Associates.

RESIDENT QUESTIONS/COMMENTS:

A resident was present to report a hole in the fence around the tennis court and the TECO street light out in front of her home. She also stated the playground equipment was in need of updating. The Board indicated they would begin research on purchasing new playground equipment.

Another resident reported owners not picking up after their pets and many residents are putting their lawn waste out too early. She also reported speeding on Kingbird Manor specifically between the hours of 8:30 to 9 AM and 3:30 to 4 PM.

Discussion turned to the two tennis coaches that are providing lessons to non-residents on the common area tennis courts. The coaches are providing lessons to residents thereby gaining entry into the community. The Board discussed with the residents the need to control access to the community by not allowing the coaches to authorize non-residents to enter. The Board stated they are pleased to see the courts being used but the risk of the liability when non-residents are entering the community to pay a coach for lessons with no one being responsible for them is too great.

APPROVAL OF MINUTES:

June motioned to approve the minutes of the October 8, 2009 Board Meeting, October 22, 2009 Board Meeting, November 5, 2009 Board Meeting, December 10, 2009 Annual Meeting and the December 10, 2009 Board Meeting. Buzz seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

ACC:

No report.

Landscape/Maintenance:

Beth Alence was present to report the activities of the Landscaping Committee. They have installed a new picnic table and two benches and put in new trees. She encouraged the members present to participate.

Dee Anne reported a request form the gate attendants for leveling of the area just outside the door to the gatehouse. Dee Anne will obtain quotes.

June is reviewing the areas around the trail that have been damaged by tree roots.

DIRECTOR REPORTS:

President:

Buzz provided Lynn's report that stated Lynn Barber has taken the role of the Newsletter Editor and Lori Brown has taken the roll of the Advertising Coordinator. She stated both will do an excellent job.

Buzz reported that Lynn previously stated she would like to resign from the Board. Due to a lack of volunteers, Lynn has agreed to remain on the Board for the remainder of this year.

Buzz stated there are a few residents that have over 30 guests on their visitor authorization form. The Board discussed limiting the visitor list.

Vice President:

See above.

Treasurer:

December 2009 Financial Statements:

The statements will be filed as written.

Assessments Receivable:

Dee Anne reported ten (10) current liens, sixteen (16) foreclosures and two (2) delinquent assessments for 4th quarter. June motioned to approve lien filing, Buzz seconded and it was unanimously approved.

Management Company Update:

Deed Restriction Violations:

Dee Anne reviewed the deed restriction violation report.

There are two violations that have not been corrected – one for a mailbox and the other for a mailbox and Christmas lights still up. June approved attorney letters, Buzz seconded and it was unanimously approved.

Garage Sale:

Dee Anne reported the off-duty officer contacted her about the need for four (4) officers during the garage sale. The Board approved four (4) off-duty officers for three (3) hours both days.

Legal:

6221 Wild Orchid Drive – house under construction – foreclosure:

The attorney provided information that the final judgment of foreclosure by the first mortgagee should be entered soon and a foreclosure sale will be set.

Old Business:

None.

New Business:

Management Company Update:

This was tabled so the Board could review the contract.

Bright House Contract:

Mike Ventola was present to begin work on the options the community has with regard to the upcoming renewal of the Bright House contract. He will begin research on the options and review the current contract.

Other:

There being no further business, meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

June Watson
Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent