

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

January 26, 2006

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, Jim Bram at 17616 Old Oak Way, Lithia, Florida on January 26, 2006 at 7:00 PM.

Roll Call: Present: Directors – Jim Bram, Bill Hallman and Rick Alence and a representative from L. E. Wilson & Associates, Inc., Dee Anne King.

Quorum was declared present for the Board of Directors

TENNIS COACH:

Andrew Golub was present to discuss his request to teach tennis on the facilities of the community. After discussion, Andrew Golub was instructed to provide his insurance certificate, the waiver form and his fictitious name and occupational license. The Board will review the information and discuss their options.

RESIDENT QUESTIONS/COMMENTS:

Barry Kanter reported a new editor of the newsletter, Doraine Dorman. Dee Anne will update the information page for her for the next newsletter. Barry asked for more newsletter articles.

Barry Kanter suggested the Annual Meeting minutes be approved at the next Board meeting following the Annual Meeting.

Barry Kanter reported his bar codes on his invoice had not been updated.

Barry Kanter reported new light poles to be installed on Lithia Pinecrest Road. They will be 75' concrete poles.

Bill Hallman reported on the proposed project to consist of approximately 3700 homes on Boyette Road and Fish Hawk Blvd. He has attended a meeting of residents to object to the density being proposed to the Zoning Master. It will be discussed at the next BOCC meeting on February 21, 2006 and he encouraged everyone to write their commissioner to voice their objection to the proposal. He will provide an article for the newsletter.

APPROVAL OF MINUTES:

Barry Kanter questioned the procedure for minute amendment. He reported his report was wrong on the August meeting minutes. He stated there should be an amended set of minutes.

Bill Hallman motioned to approve the minutes of the October 27, 2005, November 3, 2005 Budget, November 28, 2005 Budget, December 1, 2005 Budget and the December 1, 2005 Board meetings, Rick Alence seconded and the minutes were unanimously approved as written.

COMMITTEE REPORTS:

ACC:

Barry Kanter reported Gerald Reid resigned and John Matheson was appointed as committee chairperson. Barry Kanter thanked Gerald Reid for his work for the last few years. Barry Kanter also reported Andrea Paxton resigned from the committee. There are now seven (7) members with John Matheson as the chairman. In 2005 there were 118 submitted requests.

5014 Muir Way:

Barry Kanter reported this home was built by Bartlett Homes and they submitted a paint color that was approved but the owners instructed them to paint the home a different color. The re-submitted color was denied. A certified letter was sent to Bartlett Homes asking them to repaint the home. Dee Anne King reported Bartlett's verbal response was that the owners liked the color and did not want to change.

John Matheson asked the Board their opinion on the matter. After discussion, Dee Anne King was instructed to send the owners a certified letter asking them to re-submit a new paint color.

Security:

Ken Nicholas reported incidences of kids tipping over port-o-lets. He reported an incidence of a stray pit bull in the community. Animal Services was contacted.

Ken Nicholas reported outside kids coming in from Thompson Road.

Ken Nicholas reported a resident witnessed another resident speeding through the community. Dee Anne King will send a letter.

Rick Alence stated a sign should be installed on the walkway bridge instructing residents to walk their bikes over the bridge.

Social:

Lynn Adams was not present.

Welcome:

Sue Hrabusa is the new committee chair.

Landscape/Maintenance:

Pine Rocklands Sidewalk Repair:

Dee Anne King reported the contractor for John C. Fowke will be pouring the sidewalk along Pine Rocklands.

Speeding - Signs:

Dee Anne King provided the quotes for speed limit signs. After review, Rick Alence motioned to approved the quote from Brandon Signs for \$1254 for four (4) signs and \$1479 for the double sided sign on the post and the purchase of the "Towing" sign. Bill Hallman seconded and they were unanimously approved.

Pavilion Painting:

Barry Kanter stated the Pavilion needs to be painted as do the crosswalks.

Hockey Court Fence Replacement:

Dee Anne King presented a quote for \$1305 for the replacement of the hockey court fencing. Bill Hallman motioned to approve the quote and replace the fence, Jim Bram seconded and it was unanimously approved.

Sidewalk at Keeler Oaks:

Dee Anne King reported a request from a resident at the end of Keeler Oak Street to install a sidewalk to the trail so there is no trespassing. After discussion, the Board doesn't think there is any common property and asked Dee Anne King to verify and relay this information. If there is no common property, Dee Anne King will ask if the homeowner is willing to deed a portion of their property for this sidewalk.

Larkin Invoices:

Dee Anne King presented invoices from Larkin Construction who performed the repair work on Mission Oak. In addition, they provided repair work at the clubhouse around a manhole that was sinking and work on Branch Oak around a manhole. The total of the invoices is \$10,074. The Board unanimously approved the invoices.

Tree on Wooden Bridge:

Jim Bram motioned to approve the removal of the tree overhanging the wooden bridge, Bill Hallman seconded and it was unanimously approved.

Communication:

No report.

Capital Improvement:

No report.

Reserve Committee:

No report.

Director Reports:

President:

No report.

Vice President:

No report.

Treasurer:

Rick Alence reported he closed the Wachovia Bank account and paid the fee of \$24.07.

Rick Alence reported receiving the engagement letter from the CPA for a cost not to exceed \$7000. He will ask for a reduction in price.

Rick Alence reported the end of the year financials are being reviewed by him and Dee Anne.

Rick Alence will proceed with changing the signatures at Bank of America.

Accounts Receivable:

Dee Anne King reported one (1) receivable from 4th quarter. The Board instructed Dee Anne King to send one final certified letter asking for payment in 10 days.

Signature Cards – Mercantile Bank:

Dee Anne King presented signature cards for Mercantile Bank and First Kensington Bank. The Board will sign after the meeting.

Management Company Update:

Deed Restriction Violations:

Dee Anne King reported inspecting the community and sending out various letters on minor infractions.

6221 Kingbird Manor Drive:

This home has been under construction for more than a year. Dee Anne King reported speaking with the owner's son and he stated the legal issues with their builder have been resolved and the work will be completed within four (4) weeks.

Old Business:

Speed Bump Survey Response – 25 yes, 228 no.

New Business:

Jim Bram reported on the special edition section on sexual predators that was in the papers.

There being no further business, meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Rick Alence
Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent