

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

October 3, 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 October 3, 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.

RESIDENT QUESTIONS/COMMENTS:

Barry Kanter reported street blue markings on the street. This could be markings from the water department.

Barry Kanter stated the criminal incidences in the community should be reported in the newsletter. Bill Hallman stated he would draft an article reminding homeowners about securing their property.

Ed Ahrens asked about the findings from the off-duty officers. Dee Anne King reported they are stopping for speeding and minor traffic violations. She will try to get reports from each of the deputies.

Denise Guido was present to propose an amendment to the Association documents that would prohibit a sexual offender from residing in the community. The Board would like more information on the issue and the processes used to enforce this restriction.

Vi Biega was present to thank the Board for allowing the “for sale” ads in the newsletter.

APPROVAL OF MINUTES:

Bill Hallman motioned to approve the minutes of the August 24, 2006 Board meeting, Rick Alence seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

ACC:

Barry Kanter reported seven requests this month and ninety-five for the entire year.

Security:

Dee Anne King reported the contract with the current gate attendant company, ISMG, will come due October 26, 2006. She reported a quote from them for a 3% increase with a 2- year contract. Dee Anne will get one additional quote.

Welcome:

Sue Hrusba is the committee chair.

Landscape/Maintenance:

Sod at Pavilion:

Dee Anne King presented a quote for new sod at the Pavilion for \$530 which also includes some Bahia sod at the Clubhouse. Jim Bram will discuss this with Terry Hargrove.

Plant Installation:

Dee Anne King presented a quote for new plants around the light poles along the boulevard for \$319. Jim Bram will discuss this with Terry Hargrove.

Barry Kanter requested shrubbery at the front along Lithia Pinecrest to hide the trail where trees were lost.

Erosion by Clubhouse:

Dee Anne King reported an erosion problem by the back of the clubhouse. She will investigate to determine an appropriate repair.

Tree Donation:

Dee Anne King reported a resident would like to donate a tree to replace the dead tree that was removed. The Board would like to know how big the tree is and how much it is to replant.

Tree Removal – 6106 Kingbird Manor:

Dee Anne King reported a resident stated a tree on the common area property line and his property line is dead. He would like to split the cost of the removal and he will install a new tree. It should be submitted to the ACC prior to the commencement of work.

Communication:

No report.

Capital Improvement:

No report.

Reserve Committee:

No report.

Director Reports:

President:

No report.

Vice President:

No report.

Treasurer:

Rick Alence reported the financial statements were available through August.

Accounts Receivable:

Dee Anne reported two (2) owners that have liens.

CD Maturity – Raymond James Bank:

Dee Anne King reported the CD of \$90000 is coming due on October 19th. She presented information on CD Rates. Rick Alence will research also and get with Dee Anne to purchase another CD.

2007 Draft Budget:

The Board will set a budget meeting date.

Management Company Update:

Deed Restriction Violations:

Dee Anne King reported violations are being addressed.

6112 Wild Orchid Drive – house under construction:

Dee Anne King reported the attorney has filed for mediation.

6021 Flatwoods Manor Circle – no sidewalk:

Dee Anne King reported the sidewalk is still not installed. Bill Hallman motioned to approve filing mediation. Jim Bram seconded and it was unanimously approved.

5910 Audubon Manor Blvd – lawn:

Dee Anne King reported that most of the sod has been installed so the mediation suit will be dropped.

Old Business:

Rules and Regulations:

No report.

Bar Codes:

Dee Anne King reported about half the community has returned their bar code information. The Board will make rules on bar code distribution.

Speeding:

Dee Anne King reported the off-duty deputies are patrolling and stopping people for minor traffic violations. The Association has spent \$547 to date for this service. The “Thank you for not speeding” sign will be put back up on the message board.

Dee Anne King will get a study on how many speed bumps are necessary throughout the community for a community vote.

New Business:

2007 Board of Directors:

The Board asked for volunteers for the 2007 Board of Directors. No one volunteered.

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

Respectfully Submitted,

Rick Alence
Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent