

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 23, 2008**

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, Joe Panfilio at 17616 Old Oak Way, Lithia, Florida on October 23, 2008 at 7:00 PM.

Roll Call: Present: Directors – Joe Panfilio and Barry Kanter and a representative from L. E. Wilson & Associates, Inc., Dee Anne King.

Quorum was declared present for the Board of Directors.

RESIDENT QUESTIONS/COMMENTS:

A resident was present to report dogs and cats without leashes on her property.

A resident was present to report wild hogs are destroying properties. She requested the Association install a fence along the northern section of the community against the TECO property. After discussion, the Board stated they could not arbitrarily install a fence due to the project being considered a capital improvement and needing 2/3 approval from the community to spend funds for such a project. They suggested she form a committee with her neighbors to determine the interest in the project.

APPROVAL OF MINUTES:

Barry motioned to approve the minutes of the September 25, 2008 Board meeting, Joe seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

ACC:

Dee Anne stated the ACC has permanently moved their meeting to the 2nd Monday of each month at 2 PM.

Joe reported there were ten (10) requests of which nine (9) were approved and one (1) rejected.

Landscape/Maintenance:

No report.

Dee Anne will contact Terry to determine his spending plans for the remainder of the year.

Security Committee:

Vi Biega was present to report there were no further volunteers for the White Collar Crime seminar with HCSO Officer Jeff Service therefore the seminar has been cancelled.

DIRECTOR REPORTS:

President:

Joe reported a resident had a diseased tree that was partially on common property and volunteers helped cut it down. The resident leveled the ground and ground out the stump. That was a savings to the community.

Joe reported a request from a resident to use the newsletter bags for their child to solicit for a non-profit charity. After discussion, the Board determined that soliciting is not permitted in the community and although the charity is for a good cause, allowing it could lead to other types of soliciting.

Joe stated there was an advertisement in the newsletter that mentioned a product was Fish Hawk Trails Board of Directors and ACC approved. Joe has spoken to the resident and they will redesign their ad and remove that statement.

Vice President:

No report.

Treasurer:

Barry reported that Meryman Environmental has stated they will not provide an increase this year. Barry thanked them for their continued service and effort at keeping the cost the same.

Barry reported the year-to-date September, 2008 actuals for revenue were on plan at 75% with overage on advertising. As of September, 2008, our expense plan is 73% of year-to-date plan with \$5000 under on the gate attendant services.

Barry reported there are seven (7) owners in foreclosure at this time but two (2) are now current on their assessment fees.

Assessments Receivable:

Dee Anne reported one (1) owner that is delinquent for the third quarter assessment. Joe motioned to lien the owner, Barry seconded and it was unanimously approved.

Community Affairs Director:

No report.

Management Company Update:

Deed Restriction Violations:

Dee Anne reported one (1) outstanding violation that has not been corrected. The Board approved an attorney letter.

Legal:

6221 Wild Orchid Drive – house under construction:

The owner of the property has failed to comply with our request for documentation on the home construction to date. This documentation was part of the court ordered judgment.

6221 Wild Orchid Drive – foreclosure action:

Dee Anne reported the attorney's office has not yet been able to serve the owner.

Old Business:

None.

New Business:

Tennis Court Resurfacing:

There were two quotes received for tennis court resurfacing. Dee Anne will obtain another quote.

Reserve Study:

Dee Anne presented a quote for a reserve study. The Board will review the quote.

There being no further business, meeting was adjourned at 7:39 p.m.

Respectfully Submitted,

Barry Kanter
Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent