

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 22, 2007

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 February 22, 2007 at 7:00 PM.

Roll Call: Present: Directors – Joe Panfilio, Bill Hallman and Jim Bram and a representative from L. E. Wilson & Associates, Inc., Emilia Berg.

Quorum was declared present for the Board of Directors.

RESIDENT QUESTIONS/COMMENTS:

A resident reported the Splash and Dashing vendor used a Fish Hawk Trails logo on his advertisement. Dee Anne is to contact the vendor and ask them to refrain from using the logo in the ads.

Pam Weston reported turning in her keys to the clubhouse and office and wants to ensure she is off the list.

A resident reported areas on Kingbird Manor and the corner of Kingbird Manor Drive and Burnt Oak Lane that hold water during the rain. He will e-mail pictures to Dee Anne next time it rains.

The residents discussed the gate attendants and the need for the attendants to acknowledge visitors and residents.

APPROVAL OF MINUTES:

Joe Panfilio reported a typographical error in the minutes of January 25, 2007. Under Management Company Update, Sexual Predators should state, “Joe reported this issue has had no activity”. Another typographical error was under Committee Reports, “PVD Fence along Trail” should have been “PVC Fence along Trail”. With these changes, Joe motioned to approve, Jim seconded and it was unanimously approved.

COMMITTEE REPORTS:

ACC:

Barry Kanter reported eleven requests for approval since January.

Landscape/Maintenance:

Terry Hargrove reported having a visitor from Florida Friendly Landscaping to talk to committee and the next committee meeting will be at their office to review conservation type landscaping.

There are several members on Landscaping Committee and they have all participated by completing tasks and gathering ideas.

Buzz Neilson has reviewed the street signs in the community to select the ones that need maintenance. The Committee suggests having the street signs with vegetation be trimmed and mulched to ensure homeowners are not damaging the street signs with lawn equipment. Terry Hargrove will obtain a quote from Stewart & Associates for this work and asked the Board if they want a letter to the homeowners informing them this upgrade and the Board agreed.

Buzz Neilson is also reviewing the street lights and e-mailing Dee Anne with the ones that need maintenance.

Terry Hargrove reported the Committee is under budget for January month and that they intend to spend the budget this year. The Committee will be soliciting bids several projects soon; one project is to change the irrigation on the annual bed at the front entrance to a drip system.

The PVC Fence was cleaned along the trail and the pavers were repaired at the exit gate.

Barry Kanter requested the Committee to review installing the Bottlebrush on the trail on Lithia Pinecrest that was damaged by hurricanes.

Terry Hargrove reported he would like to get bids to paint the block wall. Joe Panfilio stated it might not be a good idea to get the bids at this time but can do it later. Discussion then ensued about whether to paint or install irrigation and ivy on the outside. Terry Hargrove will get a price for both.

A resident mentioned the need to check the children's equipment for maintenance issues.

Tree Removal – 6106 Kingbird Manor:

Joe Panfilio reported the resident would like to wait until spring to determine the action on the tree.

Street Striping:

Joe Panfilio reported three quotes; two companies have worked within the community in the past and were \$1875 and \$1900 and the other was for \$760. Joe Panfilio stated the Traffic Calming Committee will review this further before any action is taken.

Speeding Committee:

Joe Panfilio asked that the committee be titled Traffic Calming Committee. The first meeting was great but second meeting was a bit disappointing with not many people completing their homework. The Committee interviewed two of the Off-duty Officers and found out 90% was residents speeding but most were only going about 9 miles per hour over the limit. They are trying to determine the real problem.

Director Reports:

President:

Joe Panfilio reported the Board has been reviewing and interviewing other management companies. After discussion, Joe motioned to approve the three (3) year contract with L. E. Wilson & Associates. Jim seconded and the contract was unanimously approved.

Vice President:

Bill Hallman reported that the scanner will turn the light green with any type of barcode but it will not open the gate. He is looking into a system that will only turn the light green when it is a Fish Hawk Trails bar code.

Bill reported 137 out of 426 people responded to emergency directory. He encouraged residents to get the form and send it to the Management Company.

Treasurer:

Jim Bram reported the financial statements are still in draft form until the CPA audit.

Accounts Receivable:

Jim Bram reported only lien in place for last year.

Audit Engagement Letter:

Jim Bram reported the audit will be for the same price as last year.

Tax Returns:

Jim Bram reported the will meet with Dee Anne to review the tax returns and sign them.

A resident reported the delinquency notices are threatening and Dee Anne will send the delinquency letters to the Board for review.

Community Affairs Director:

Lynn Adams was absent so no report given.

Management Company Update:

Deed Restriction Violations:

6221 Wild Orchid Drive – house under construction:

Owner would not respond to mediation so the only other option is to sue. The Board agrees to proceed with a suit. The process is to force the owners to complete the task but if they don't respond, the Association can finish the project or demolish and once dollars are spent on the house, the Association

can lien for the funds and subsequently foreclose. All legal costs will be recovered if the Association wins in court.

6021 Flatwoods Manor Circle – no sidewalk:

Joe Panfilio reported mediation is set for April 12th.

5910 Audubon Manor Blvd – lawn:

Joe Panfilio reported that the owner repaired the violation but the Association is going to pursue collection of attorney fees.

Old Business:

None.

New Business:

Tax Returns:

Jim Bram will meet with Dee Anne at a later date to review.

Newsletter:

Joe Panfilio asked the Board if they had any comments on the newsletter. If not, it will be mailed tomorrow.

Garage Sale:

Joe Panfilio reported a proposal for hiring an off-duty officer for 3 hours for the garage sale. Joe motioned to approve this expenditure, Jim Bram seconded and it was unanimously approved.

Joe Panfilio reported the County was surveying the right of way and had to come in to get the location blocks.

A resident reported a chunk of concrete where the chain link meets the block wall. Dee Anne will review it.

There being no further business, meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

Jim Bram
Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent