

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 23, 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 February 23, 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:

Lawrence Johnson reported a dirt pile and an orange item on the last lot on Kingbird Manor Drive. Dee Anne will review and address.

APPROVAL OF MINUTES:

Bill Hallman motioned to approve the minutes of the January 26, 2006 Board meetings, Rick Alence seconded and the minutes were unanimously approved as written.

COMMITTEE REPORTS:

ACC:

Barry Kanter reported ten requests with nine approvals and one rejection. He reported Len Dantzler was appointed to the committee.

Barry Kanter reported a request from a resident for planting Jasmine on the vinyl fence along the berm on Sierra Crest. The ACC determined it would be a request for the Board since it is common property. After discussion, the Board agreed the request was reasonable. There was some discussion on if the property was common area or privately owned.

5014 Muir Way:

Barry Kanter reported no response from the homeowner regarding the unapproved painting.

Security:

Barry Kanter reported speaking with Ken Nicholas regarding the outstanding keys to the various community locks. He will write up a report.

There will be extra coverage at the gatehouse for the garage sale to be held March 3rd and 4th.

Social:

Jim Bram reported the garage sale is March 3rd and 4th, the Easter Egg Hunt is April 15th and the Spring Fling is May 7th.

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 reported the signs were being manufactured. She will follow up to check status.

Jim Bram reported a need for a committee to determine the future signage of the community.

Pavilion Painting:

Dee Anne King will obtain quotes for the painting.

Crosswalks:

Dee Anne King will obtain quotes for crosswalk striping.

Tennis Court Locks:

After discussion, the Board approved putting chains on the tennis court gates with a padlock on the chains.

Other:

The TECO gate needs to be repaired. Dee Anne King will call Heard Fencing.

Discussion ensued regarding making the resident gate close open faster.

Dee Anne reported trying to contact John Fraser regarding the reserve study. She will continue to follow up.

Communication:

No report.

Capital Improvement:

No report.

Reserve Committee:

No report.

Director Reports:

President:

No report.

Vice President:

Bill Hallman reported the BOCC postponed the meeting to discuss the review of the request for approximately 3700 homes on Boyette Road and Fish Hawk Blvd. He will keep everyone informed of the meeting dates.

Treasurer:

Rick Alence reported speaking to the CPA and he stated the engagement letter will reflect a cost not to exceed \$7000. He will ask for a reduction in price. Bill Hallman motioned to approve the engagement letter if the fee is no more than \$6000. Jim Bram seconded the motion and it was unanimously approved.

Rick Alence reported the 2005 financial statements are complete and the pavilions light are capitalized for \$26000. Jim Bram motioned to return \$13000 used to pay for the light to the reserve account, Rick Alence seconded the motion and it was unanimously approved.

Rick Alence reported the interest income from the reserve account is booked to income and the reserve account on the balance sheet. The CPA reversed those entries, however, Rick stated the interest would continue to be booked that way.

Barry Kanter mentioned the Raymond James CD would be renewing in April. Rates will be reviewed.

Management Company Update:

Deed Restriction Violations:

Dee Anne King reported one outstanding issue regarding a lot has is overgrown. The Board approved going to the attorney with this violation.

Dee Anne King reported one outstanding issue with installing a sidewalk at 6021 Flatwoods Manor Circle. The homeowner is not able to complete it at this time. The Board instructed Dee Anne to send this to the attorney also.

Insurance:

Dee Anne King reported meeting with the insurance agent regarding the non-renewal notice from Nationwide Insurance. The agent is quoting on it and will come to the March meeting to discuss with the Board.

Trash Cans:

Dee Anne King reported a need for more trash cans in the community. She will research prices and present at next meeting.

Old Business:

None to report.

New Business:

Barry Kanter stated the meeting dates need to be on the website.

Michael Ventola was present to state he had work done on his property and it was accessed through 5803 Thoreau Place.

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