

**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**

**March 16, 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 March 16, 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:**

Jim Bram mentioned a request for a phone at the gatehouse and this prompted a thought as to procedures for expenditures. Dee Anne will draft procedures and the Board will review those procedures and the Rules and Regulations of the community.

**APPROVAL OF MINUTES:**

Barry Kanter stated the name of the new ACC member, Len Danztler, was spelled wrong in the minutes. Bill Hallman motioned to approve the minutes of the February 23, 2006 Board meetings with this correction, Rick Alence seconded and the minutes were unanimously approved.

**COMMITTEE REPORTS:**

ACC:

Barry Kanter reported two requests last meeting. He reported Ed Ahrens was appointed to the committee.

Security:

Ken Nicholas reported two incidences within the community. One was during the garage sale with someone trying to get in without a bar code through the resident lane and another was vehicles entering without permission.

Verification of Keys:

Dee Anne King reported she has verified the keys that outstanding with those that were listed as having them. She received one set back.

### Social:

Bill Hallman reported the Social Committee has met and is planning the Spring Fling for May 7<sup>th</sup>.

### 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 in 3-4 weeks.

#### Speeding - Signs:

Dee Anne King reported the signs were installed.

#### Pavilion Painting:

Dee Anne King presented a quote from Tom Hayden Painting for \$1800 to paint the Pavilion. Another quote has been solicited.

#### Crosswalks:

Dee Anne King presented a quote from ABC Blacktop for \$1150 and a quote from PLSS for \$1600. Dee Anne will obtain another quote.

#### Clubhouse Parking Lot Striping:

Dee Anne King reported that the striping was done on the parking by accident. The contractor, ABC Blacktop, was erroneously in the wrong place. The striping is complete and the invoice is for \$429. As the work is satisfactory, the Board approved the invoice.

#### Tennis Court Locks:

Dee Anne King presented a quote for chaining the tennis court gates for \$2033. She reported the owner of the Brandon Lock & Safe stated there are better magnetic locks available. The Board would like to review the locks prior to the chains being installed.

#### Trash Cans:

Dee Anne King presented pricing for trash cans similar to what is on the trail now. The Board will table this for now and try to determine how many are needed and where.

Phone at Gatehouse:

Dee Anne King presented pricing for an expandable phone for the gatehouse for approximately \$200 which will include 2 handsets and has battery backup for power failures. The Board instructed Dee Anne to purchase the phone.

Communication:

No report.

Capital Improvement:

No report.

Reserve Committee:

Dee Anne King presented a quote from John Fraser for re-evaluating the assets in the community for reserve purposes for \$1800 with yearly updates for \$500 per year. The Board will wait on this for now.

**Director Reports:**

President:

No report.

Vice President:

No report.

Treasurer:

Rick Alence reported he filed the federal tax return and the Association paid \$2347 in tax.

Rick reported he has gotten the engagement letter from the CPA for the approved charge of \$6000 and will sign and return it to the CPA. The audit will commence after April 15<sup>th</sup>.

**Management Company Update:**

Deed Restriction Violations:

Dee Anne King reported violations are being addressed.

Gate Operator:

Dee Anne King reported the exit gate gearbox needs replacement. A quote of \$1341.35 was received and a recommendation to also replace the gate operator. The Board approved the expenditure of \$1341.35 to replace the gearbox.

Signage Pictures:

Dee Anne King presented pictures from Robert McElheny of signage in another community for review by the Board.

**Old Business:**

Insurance:

Dee Anne King reported the agent is working to obtain a quote and will present the information when she has gotten it.

**New Business:**

Sheriff's Office Off-Duty Deputies:

Dee Anne King presented a quote for off-duty Sheriff's Officer for \$32 per hour. After discussion, quotes for roving security will be obtained.

Two incidences of speeding were reported and Dee Anne will address.

There being no further business, meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Rick Alence  
Secretary/Treasurer

As prepared by:  
Dee Anne King  
Managing Agent