

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 29, 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 March 29, 2007 at 7:00 PM.

Roll Call: Present: Directors – Joe Panfilio, Bill Hallman, Jim Bram and Lynn Adams 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 discuss the denial to his request for ingress/egress on the common areas. He will resubmit his request to the ACC explaining the propane tank buried in his lawn prevents use of his own property to gain access to the back lawn.

Discussion ensued regarding the solicitation of the Mary Kay ad and the use of the clubhouse for business purposes. Dee Anne reported she contacted the resident to discuss the solicitation issue.

Discussion ensued regarding motorized vehicles on the trail and within the community. Buzz Neilson will draft an article on this.

Discussion ensued around the recent break-ins in the community and the report of someone driving around with what appeared to be a garage door opener trying to open doors. The Sheriff's Office has been notified on both situations.

A resident reported one of the gate attendants offering to program the garage door opener in the car to open the gate. Dee Anne will discuss this with the attendant.

APPROVAL OF MINUTES:

Joe Panfilio reported the paragraph under 'Resident Questions/Comments' was incorrect. The complaint was that Splash and Dashing vendor used a Fish Hawk Trails logo as an advertisement. With this change, Bill motioned to approve, Jim seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

ACC:

Barry Kanter reported eight requests for approval in March. Two were rejected and one continued and the others approved.

Landscape/Maintenance:

Termite Treatment:

Dee Anne reported termite damage in the maintenance shed and gatehouse. She presented two quotes on treatment, one from Terminix and the other from Truly Nolan. Dee Anne was instructed to obtain one other quote. Jim motioned to approve treatment upon receipt of the other quote not to exceed \$2500, Bill seconded and it was unanimously approved.

Front Island Drip Irrigation:

Dee Anne presented quote for drip irrigation for the landscaping island in front of the gatehouse. Brandon Irrigation was \$2135 and Stewart & Associates was \$2430. Dee Anne stated that Terry would like Stewart & Assoc. to do the work.

Front Islands Lighting:

Dee Anne presented quotes for up lighting for the landscaping island in front of the gatehouse. Brandon Electric was \$1180 and Douglas Construction (Doug Hermansen) was \$1325 with the back island up lighting for \$1140. Dee Anne stated that Terry would like Douglas Construction to do the work.

After discussion, the Board would like Terry to review his Improvement and Maintenance budget to determine if there will be sufficient funds for both projects and the termite treatment.

Pavilion Ceiling Repair:

Dee Anne presented quotes for the repair of the ceiling at the pavilion. A handyman presented a quote for \$120 to replace just the section that was damaged. Bill motioned to approve this quote, Jim seconded and it was unanimously approved.

Playground Equipment Inspection/Repair:

Dee Anne reported she contacted Florida Playground and they were to come out to review the playground equipment and make recommendations.

Mulch Rings for Signs:

Dee Anne presented a quote for \$225 from Stewart & Associates for mulching the street signs. This project is underway.

Bottle Brush Quote for Replacement on Lithia:

Dee Anne presented a quote for bottle brush on Lithia Pinecrest or \$800 for 6' and \$1000 for 10'.

Creeping Fig Quote:

Dee Anne presented a quote for creeping fig and irrigation to the concrete wall on Lithia for \$7845. A quote for painting will be obtained later in the year.

Viburnum Quote:

Dee Anne presented a quote for viburnum for \$50 but doesn't know why this quote was solicited by Terry.

Traffic Calming Committee:

Russ Baker presented the First Resolution and Recommendation (copy attached a made a part of hereto) of the Traffic Calming Committee. The recommendation was for a traffic study. Joe motioned to approve the traffic study by DKS Associates given that their study will address the issues of the community to be addressed at their next meeting. Bill seconded and it was unanimously approved.

Director Reports:

President:

Joe Panfilio will draft an article on the incident of outside residents cutting through the community during the fatal accident on Thomspson Road.

Vice President:

Bill Hallman reported that mass e-mail system worked to get the news out of the recent break-ins. Bill will write an article on safety of the kids riding bikes and such without helmets.

Bill reported that there is varying report that any bar code will turn the light green as will a deleted bar code. Dee Anne will check a deleted bar code.

Bill reported issues with a golf cart in the community.

Treasurer:

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

Jim reported that Barry Kanter did a complete, detailed audit of the financials for 2006. Barry will do this audit quarterly and begin to draft processes and procedures for the Financial Committee review.

Jim reported the committee meetings have been postponed until the end of tax season.

Accounts Receivable:

Jim Bram reported only lien in place for last year.

CD Renewal – Bank of America:

Dee Anne reported the 5-year CD will be due April 5th at Bank of America. Jim Bram will obtain the CD and find an alternative for the funds.

Reserve Transfer:

Dee Anne reported the gate repair cost of \$3586 was originally stated to come out of the reserve instead of operating budget. Jim will review and make a recommendation.

Community Affairs Director:

Lynn Adams reported the garage sale had 96 participants and was a success. Jim will draft an article that explains this event is self-funded.

Management Company Update:

Deed Restriction Violations:

Dee Anne reported three (3) unresolved violations of mailbox repair/maintenance. After discussion, the Board instructed Dee Anne to follow the process of turning it over to an attorney to address.

Dee Anne reported a complaint received regarding roaming cat and the complainant would like the owner of the cat fined. She stated no fines can be instated since there is no Due Process Committee but the complainant volunteered to be on the committee. Lynn will contact him.

6221 Wild Orchid Drive – house under construction:

The lawsuit against the owner has been filed but they have 20 days to answer the complaint. Time limit is not up yet.

6021 Flatwoods Manor Circle – no sidewalk:

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:

None.

There being no further business, meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Jim Bram
Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent