

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

April 26, 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 April 26, 2007 at 7:00 PM.

Roll Call: Present: Directors – Joe Panfilio, 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 concerns with safety along the TECO easement and through traffic. Also discussed was the issue of loitering in the easement. Dee Anne will contact TECO and ask them to install signs warning of cross traffic and to ask for some type of gate at the opening of the easement to cut down on the loitering.

Discussion ensued regarding speeding on Wild Orchid Drive. The Traffic Calming Committee will address those issues in their meetings.

Discussion ensued regarding Verizon Fios and the Bright House cable contract. Bright House has a contract through 2011. At that time, the Board can negotiate another contract.

APPROVAL OF MINUTES:

Joe Panfilio stated Lynn Adams should be in the Roll Call. With this change, Jim motioned to approve, Joe seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

ACC:

Barry Kanter reported twelve requests for approval in April. Ten were approved, one denied and one continued.

Landscape/Maintenance:

Terry reported meeting at the Florida Extension Office and getting good ideas for conservation.

Termite Treatment:

Terry reported the termite treatment has been applied by Massey for approximately \$1800 and there is some minor damage in the maintenance shed that Stewart & Associates will repair. There will be an on-going contract with Massey for inspection and treatments.

Playground Equipment Inspection/Repair:

Dee Anne reported Florida Playground has not yet come out to inspect the playground equipment and she will try to find someone else.

Basketball Court Striping:

Dee Anne presented a request from a resident for striping the basketball court. Terry will review.

Terry discussed his budget with the Board and indicated he will keep communicating with the Finance Committee on his expenditures but he will be spending the budget for the year.

Traffic Calming Committee:

Russ Baker presented a Resolution and Recommendation (copy attached a made a part of hereto) of the Traffic Calming Committee. He reported the draft of the traffic study has been submitted by DKS Associates and they are reviewing the draft. After review, DKS will be requested to submit a final report. The TCC recommendations were to remove all vegetation from the street signs, invite DKS to make a public presentation of the study, continue the public awareness campaigns regarding the seriousness of the traffic issues in the community and publish the Resolution in the minutes of this meeting.

Russ will draft a letter to residents that have street signs on their property indicating the vegetation will be removed. The letter will give the resident approximately 30 days to remove the vegetation themselves or Stewart & Associates will remove it.

Joe motioned to approve the letter to the residents and to approve attaching this Resolution with the minutes, Jim seconded and it was unanimously approved.

There is a sign on Flatwoods Manor and Wild Orchid that needs repair of the slats.

Director Reports:

President:

No report.

Vice President:

Bill Hallman was absent.

Treasurer:

Jim Bram reported the Finance Committee met this date and discussed various aspects of the financial statements. The Committee will meet monthly and will prepare expenditure policies for the Board's review.

Barry Kanter reported on the first quarter financial statements and will complete his audit for the first quarter in the upcoming weeks.

Accounts Receivable:

Jim Bram reported only lien in place for last year. No other delinquency from 1st quarter 2007.

CD Renewal – Bank of America:

Jim reported the CD was deemed from Bank of America for approximately \$60000 and another was purchased at Colonial Bank for 5.3% for 5 months.

Community Affairs Director:

Lynn reported there is interest in having social functions but no volunteers to help with any events.

There has been no return call from the gentleman that volunteered for the Due Process Committee.

Thefts in the Community:

Russ Baker reported the kids that broke into the cars were caught and one has made restitution.

Management Company Update:

Deed Restriction Violations:

Dee Anne reported two (2) unresolved violations of mailbox repair/maintenance. After discussion, the Board instructed Dee Anne to send another letter instructing the homeowner how to obtain help for repair.

Dee Anne reported the fax machine is not working in the office at the clubhouse. Barry will research printer/copier/fax machines and provide a quote for purchase.

Legal:

6221 Wild Orchid Drive – house under construction:

The lawsuit against the owner has been filed but the owners have not yet been served.

6021 Flatwoods Manor Circle – no sidewalk:

Dee Anne reported that the owner stated to the attorney that she will have the sidewalk in 30-60 days. The Board stated they will continue with mediation and not accept her offer.

5910 Audubon Manor Blvd – lawn:

Dee Anne reported the owner has hired an attorney and stated the lawn was resodded prior to the mediation suit being filed but Dee Anne provided information to the contrary. The attorney is working out the cost reimbursement with owner's attorney.

Old Business:

None.

New Business:

A resident reported a Realtor using the FHT logo. Dee Anne will address.

There being no further business, meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Jim Bram
Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent