

**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**

**May 28, 2009**

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, Buzz Nielsen at 17616 Old Oak Way, Lithia, Florida on May 28, 2009 at 6:30 PM.

**Roll Call:** Present: Directors – June Watson, Lynn Adams and Buzz Nielsen and a representative from L. E. Wilson & Associates, Inc., Emilia Eich.

Quorum was declared present for the Board of Directors.

**RESIDENT QUESTIONS/COMMENTS:**

Nicole was present from Tampa Bay Water to discuss the plans for installing a pipe across the common areas to release well water in the Long Pond. After discussion, June motioned to approve a right of entry for a temporary solution. Lynn seconded and it was unanimously approved. Nicole will have a pre-construction meeting with the Board to discuss safety parameters. She will send the permanent easement agreement to the Board for their review.

Buzz reported the off-duty deputies are issuing citations.

**APPROVAL OF MINUTES:**

Lynn motioned to approve the minutes of the March 26, 2009 Board meeting, June seconded and the minutes were unanimously approved.

**COMMITTEE REPORTS:**

**ACC:**

No report.

**Landscape/Maintenance:**

**Lithia Wall Planting of Fig:**

Buzz stated he has a meeting with Terry Hargrove tomorrow morning and stated it would most likely be in the best interest of the community to plant fig. Dee Anne will obtain two more quotes. Lynn motioned to approve \$3065 or less for fig planting. June seconded and it was unanimously approved.

**Clubhouse Carpet:**

Lynn motioned to table this discussion. June seconded and it was unanimously approved.

## **DIRECTOR REPORTS:**

### **President:**

Buzz reported that people have been doing better with conserving water and he is informing the residents about the legislative bill that has yet to be passed.

### **Vice President:**

Lynn stated they are working on language changes to the Gatehouse Policies and Procedures manual.

### **Treasurer:**

#### **March-April 2009 Financial Statements:**

The statements will be filed as written.

June questioned the timeliness of depositing assessments weekly. Emilia explained the process for making deposits and the Board agreed weekly deposits were sufficient.

#### **Assessments Receivable:**

Emilia reported four (4) current liens, six (6) foreclosures.

Emilia reported four (4) outstanding assessments for 1<sup>st</sup> quarter 2009. Lynn motioned to approve lien filing, Buzz seconded and it was unanimously approved.

### **Other:**

June reported Debra Hargrove is resigning from her position as web master. Lynn will put an article in the newsletter asking for a volunteer.

The Directory needs to be updated on the website.

### **Management Company Update:**

#### **Deed Restriction Violations:**

The Board approved attorney letters for:

5909 Audubon Manor Blvd – roof mildew  
6014 Kestral Pointe Ave. – cans in front  
17604 Old Oak Way – mailbox, rust on house, dead shrubs, gutter repair and  
Christmas lighting  
17503 Osprey Manor Place – no sod

The Board approved a Pre-Suit Mediation Letter for 6217 Kingbird Manor Drive for failure to maintain the sidewalk and the mailbox.

Sealing/Striping/Paving:

The Board would like more information on the products.

**Legal:**

6221 Wild Orchid Drive – house under construction – foreclosure:

The attorney stated the lender has been unable to serve the owner in the mortgage foreclosure case. The lender is trying to serve the owner by publication under the circumstances.

**Old Business:**

None.

**New Business:**

None.

**Other:**

June asked if owners could put up a lost pet sign and there were no objections.

Connie had asked June if they could install a “trail crossing” sign on the left of the gate and it was determined that this was not necessary.

June stated an article would be put in the newsletter informing residents that they must provide a list of guests and they cannot just instruct the gate attendants to let everyone in.

After discussion, the Board stated the log reports should be kept for 90 days.

Dee Anne will find an organizer for the letters for the message Board.

June will research cleaning the gatehouse.

June stated the chair at the gatehouse should be replaced and will purchase one.

There being no further business, meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

June Watson  
Secretary/Treasurer

As prepared by:  
Dee Anne King  
Managing Agent