

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 4, 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 May 4, 2006 at 9:00 AM.

Roll Call: Present: Directors – Jim Bram and Bill Hallman and a representative from L. E. Wilson & Associates, Inc., Dee Anne King.

Quorum was declared present for the Board of Directors.

APPROVAL OF MINUTES:

Jim Bram motioned to approve the minutes of the March 16, 2006 Board meeting, Bill Hallman seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

ACC:

Barry Kanter reported seventeen (17) applications with one rejection. He reported the ACC is still awaiting owner's approval for the paint color at 5014 Muir Way.

There are eleven (11) lots vacant.

Security:

Ken Nicholas has resigned from the committee.

Social:

The Spring Fling is this Sunday, May 7th.

Newsletter:

Jim Bram reported that Linda Kanter has resigned from the advertising committee and Dorraine Dorman resigned as newsletter editor. Jim Bram and his wife are putting together the newsletter this month. Jean Price will meet with Linda Kanter to discuss taking over the advertising.

Welcome:

Sue Hrabusa is the 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.

Pavilion Painting:

Dee Anne King presented a quote from Tom Hayden Painting for \$1800 and Pat Griffith Painting for \$1948.70 to paint the Pavilion. Jim Bram submitted a quote for \$1650 from Lewis Brownlow. Bill motioned to approve the quote from Lewis Brownlow for \$1650. Jim Bram seconded and it was unanimously approved.

Crosswalks:

Dee Anne King presented a quote from ABC Blacktop for \$1150 and a quote from PLSS for \$1600 and a quote from Wright Pavement Maintenance for \$950. Bill motioned to approve Wright Pavement Maintenance for \$950, Jim seconded and it was unanimously approved.

Pavers Pressure Washing:

Dee Anne King presented a quote for the pavers pressure washing for \$995.00. After discussion, another quote will be solicited and other maintenance ideas will be explored.

Tennis Court Locks:

Bill Hallman motioned to approve locking two (2) gates with chains and a lock now and two (2) at a later date. Jim seconded and it was unanimously approved.

Gate Maintenance:

Bill Hallman wants to meet with the technician to discuss the entrance gate and to determine if there is anything further that can be done with the gate and/or the system. Dee Anne will schedule an appointment.

Communication:

No report.

Capital Improvement:

No report.

Reserve Committee:

No report.

Director Reports:

President:

No report.

Vice President:

Bill Hallman reported speeding incidences in the community. Dee Anne will send a letter.

Bill Hallman reported the BOCC meeting is May 11th at 6 PM to discuss the zoning request from Pulte. Bill and Jim will attend.

Treasurer:

Rick Alence was not present but Dee Anne reported the financial statements were available and that the CPA had visited the office to begin the 2005 audit.

Dee Anne King reported the 6-month CD at Raymond James for \$90,000 was due April 20th and according to Rick Alence's instructions, it renewed at Raymond James for another 6 months at 4.55%.

Accounts Receivable:

Dee Anne reported two (2) outstanding accounts for the 1st quarter 2006. After discussion, Jim Bram motioned to approve lien filing, Bill Hallman seconded and it was unanimously approved.

Management Company Update:

Deed Restriction Violations:

Dee Anne King reported violations are being addressed.

Old Business:

Insurance:

Dee Anne King will contact Brenda Terihay (agent) for a meeting to review the new insurance quotations.

Rules and Regulations Review:

Jim Bram reported a need to update the policies on expenditures. Dee Anne King presented an updated draft of the Rules and Policies. The Board will review and discuss at the June meeting.

New Business:

None to report.

Resident Questions/Comments:

Speeding:

Tom Companion was present to discuss the issue of speeding in the community. After discussion, Dee Anne will obtain a quote from the gate attendant company for patrolling the neighborhood with a radar gun and noting the cars and their speed. The report will come to the Board of Directors and Dee Anne King and if speeding was a factor, a fine can be issued to the offender.

Dee Anne King will draft an article for the newsletter discussing the possibility of this idea and impressing upon the community the detriments of speeding in the community.

Dee Anne King will draft a letter to the School Board of Hillsborough County regarding the school buses speeding through the community.

Tom Companion reported a sign that used to be on the monument in front of the car wash. Dee Anne King will research.

Barbara Kociolek (5518 Keeler Oak Street) was present to discuss her issue with people trespassing on her property to obtain access to the trail system. The Board asked her to bring back ideas of deeding her property to the HOA for sidewalk installation.

Kathy Hunter was present to report an exposed pipe near the TECO box on her property. The Board stated she should contact TECO.

Barry Kanter stated he would like to discuss the financial review. This will be an item on the agenda for next meeting.

There being no further business, meeting was adjourned at 10:15 a.m.

Respectfully Submitted,

Bill Hallman
Vice President
In lieu of Rick Alence, Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent