

**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**

**June 22, 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 June 22, 2006 at 7:00 PM.

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

Quorum was declared present for the Board of Directors.

**CPA REVIEW:**

Michael Hayes from the CPA firm was present to discuss the audit that was performed on the Association's financial statements for 2005. There were no major discrepancies found and there will be minimal adjustments necessary. Copies of the report were distributed to those present and will be available upon request.

Rick Alence motioned to accept the audited report. Bill Hallman seconded and it was unanimously approved.

**RESIDENT QUESTIONS/COMMENTS:**

Tom Campion was present to discuss his concerns with the speeding. It is on the agenda and an update will be given later in the meeting.

Pam Weston reported an unimproved lot with no sidewalk.

**APPROVAL OF MINUTES:**

Bill Hallman motioned to approve the minutes of the May 4, 2006 Board meeting, Rick Alence seconded and the minutes were unanimously approved.

**COMMITTEE REPORTS:**

ACC:

No report.

Security:

Jim Bram has been performing the duties of the chair of this committee. He reported people coming in behind residents. Dee Anne will ask the gate attendants to stand outside to review the traffic flow. Jim Bram reported horseback riders on the trail.

The Board discussed open house policies for owners with homes for sale. Dee Anne will obtain the gate attendant policy regarding open houses and distribute that to the realtors and owners with homes for sale.

Social:

The social committee has been disbanded.

Welcome:

Dee Anne King will follow up with Lynn Adams to determine if this committee is still active.

Landscape/Maintenance:

Pine Rocklands Sidewalk Repair:

Dee Anne King reported this should be done this week.

Pavilion Painting:

This was satisfactorily completed.

Crosswalks Striping:

Dee Anne King reported the work was completed but it was not done to satisfaction. Jim Bram and Dee Anne King will meet with the contractor.

Pavers Pressure Washing:

Dee Anne King presented a quote sealing, a quote for pressure washing and a quote for paver replacement. After discussion, the Board wants to replace the pavers, if they can match them. The cost is \$700-\$800.

Gate Operator:

Dee Anne King presented the quote for the resident side gate operator for \$3964. The Board questioned the requirement for the vehicle detectors. Dee Anne will find out and Bill motioned that if the cost doesn't exceed \$4000 to proceed. Rick Alence seconded and it was unanimously approved.

Dee Anne King reported the database for the bar codes was up to capacity of 2500. After discussion, the residents will be notified that they must provide all active bar codes by a certain date for the outdated ones to be deleted. If no response, all bar codes will be deleted.

Removal of Dead Tree:

Dee Anne King presented a quote for dead tree removal. She'll obtain another quote.

New Irrigation on Audubon Manor:

Dee Anne King presented a quote for irrigation installation on Audubon Manor. She will solicit another quote.

Paint Gatehouse:

Dee Anne King reported Stewart & Associates will be painting the top part of the gatehouse.

Bahia Mowing/Sod:

After discussion on cyclical mowing of the boulevard (10-day intervals), the Board determined it will be mowed weekly. Dee Anne King presented quotes for Bahia sod and seed. The Board will review and discuss at a later date.

Tennis Courts:

The Board decided to leave the tennis court open. Dee Anne will ask Bill with Stewart & Associates to disassemble the locks and hardware.

Dee Anne King reported the tennis court nets are in disrepair. The quotes received were approximately \$150-170 per net. The Board will review and let Dee Anne know if they should be replaced or not.

Community Club Car:

Dee Anne King reported the community club car that Stewart & Associates uses is in disrepair. Stewart & Associates wants to use the small truck. After discussion, the motorized vehicles will not be allowed on the trail. Terry Hargrove instructed Dee Anne to review the contract as it might be in the contract that they provide this type of vehicle.

Trees:

Dee Anne King reported Bill from Stewart & Associates has some crepe myrtles he will donate to the community. The Board agreed to accept the trees.

Sod:

Dee Anne King reported there is an area where a tree died that needs sod. The Board agreed to have sod installed in this area.

Communication:

No report.

Capital Improvement:

Bill Hallman has a person that will evaluate the assets of the community in an appraisal. He will provide the name to Dee Anne for contact.

Reserve Committee:

No report.

**Director Reports:**

President:

No report.

Vice President:

No report.

Treasurer:

Rick Alence reported the financial statements were available through May and there was an overage on the insurance.

Accounts Receivable:

The will be addressed at the next Board meeting.

Road Repair from Reserves:

Rick motioned to approve moving \$10074 from the roadway paving reserve account to the operating account for the roadway repairs made on Mission Oak and Old Oak Way. Bill seconded the motioned and it was unanimously approved.

**Management Company Update:**

Deed Restriction Violations:

Dee Anne King reported violations are being addressed. She will forward the report to the Board tomorrow.

Dee Anne King reported four violations that have not responded to certified mail and suggested it be turned over to an attorney. Bill Hallman motioned to approve sending all four to the attorney, Jim Bram seconded and it was unanimously approved.

## **Old Business:**

### Rules and Regulations:

Dee Anne King presented an updated draft of the Rules and Policies. The Board will review and discuss at the July meeting.

### Speeding:

Dee Anne King reported the use of security company cars in an effort to identify speeders was going to be cost prohibitive and unreliable as the company could not always promise a vehicle when it was needed.

After discussion, Dee Anne will get a quote for the portable speed bumps and begin to identify the critical areas to install speed bumps. In the meantime, Bill Hallman motioned to approve up to \$2000 for an off-duty officer. Rick Alence seconded and it was unanimously approved.

## **New Business:**

### Legal Agreement:

Bill Hallman motioned to accept the legal agreement with Bush Ross, Rick Alence seconded and it was unanimously approved.

There being no further business, meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

Rick Alence  
Secretary/Treasurer

As prepared by:  
Dee Anne King  
Managing Agent