

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

July 26, 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 July 26, 2006 at 7:00 PM.

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

Quorum was declared present for the Board of Directors.

RESIDENT QUESTIONS/COMMENTS:

Tom Champion and Robert McElheny volunteered their driveways for the off-duty deputy to sit in while on patrol in the community. Dee Anne King will research if the deputy can write community citations while in the community.

Other areas of discussion included getting a traffic study and quotes for DOT approved signage, getting quotes for speed bumps, suspending rights of guests when they violate traffic rules, establishing neighborhood watch.

The discussion on the flags on the mailboxes was discussed. The red flags and no flags are being addressed by Dee Anne King.

The lawn situation at 6116 Audubon Manor was discussed. The landscaping was approved and sod companies have been at the home.

A resident, Mr. Kociolek of 5518 Keeler Oak Street, was present to discuss his problem with trespassers cutting through his property to obtain access to the trail. Dee Anne King will discuss with the attorney options for the Association to purchase some of the property and install a community sidewalk.

APPROVAL OF MINUTES:

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

COMMITTEE REPORTS:

ACC:

Barry Kanter reported eleven new requests for July. The committee continued one request and rejected one request.

Security:

Jim Bram reported the horseback riders are still on the trail and he hasn't been able to catch them yet.

Welcome:

Sue Hrusba is the committee chair.

Landscape/Maintenance:

Pavers Pressure Washing:

Dee Anne King presented two quotes for pressure washing – one for \$995 and one for \$900. Robert McElheny has a pressure washing company that he uses. He will give the name to Dee Anne King.

Removal of Dead Tree:

Dee Anne King presented two quotes for the dead tree removal behind the clubhouse – one for \$960 and the other for \$750 (no stump removal for either). She also reported that the tree is diseased. Rick approved the expenditures of \$750, Jim seconded and it was unanimously approved.

Gate Arm Proposal:

Dee Anne King presented a quote for a new gate arm on the resident side for \$286.76. Rick motioned to approve, Jim seconded and it was unanimously approved.

Portable Speed Bumps:

Dee Anne King presented information on the portable speed bumps. She will forward to the Board.

Communication:

No report.

Capital Improvement:

No report.

Reserve Committee:

No report.

Director Reports:

President:

No report.

Vice President:

Jim Bram reported Bill Hallman had the following issues:

Landscaping overgrown on Kingbird Manor and Audubon Manor street sign
Off-duty Officer to be scheduled to work on the morning of August 3rd
6221 Wild Orchid – house under construction is not yet finished

Treasurer:

Rick Alence reported the financial statements were available through June.

Internal Audit:

Barry Kanter presented a report on the internal audit performed for 2005. His report included areas his reviewed, suggestions/recommendations for improvements, clubhouse activity, security/asset protection and action items. The Board thanked Barry for all his hard work in helping the community review the financial data.

Accounts Receivable:

Dee Anne reported two (2) delinquent owners for the 2nd quarter 2006 assessments. The Board approved moving forward with lien proceedings.

Management Company Update:

Deed Restriction Violations:

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

Dee Anne King reported four violations that have been addressed by the attorney. No response from homeowners.

Old Business:

Rules and Regulations:

Dee Anne King presented an updated draft of the Rules and Policies. The Board will review and schedule a separate meeting for this review.

Speeding:

Already discussed.

New Business:

There is a sidewalk at the corner of Flatwoods Manor and Wild Orchid that is in need of repair. The owner is still working on his property and will await his final completion prior to repair.

There being no further business, meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Rick Alence
Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent