

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

August 23, 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 August 23, 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:

No comments at this time.

APPROVAL OF MINUTES:

Under the Traffic Calming Committee, it states "...to install the reflective stop sign..." and should state "...to install reflective stop signs..." With this change, Jim Bram motioned to approve the minutes of the July 24, 2007 meeting, Joe Panfilio seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

ACC:

John Matheson was not present but Joe Panfilio reported there were five (5) requests and four and half were approved with half missing information.

Landscape/Maintenance:

Pavilion Water Fountain:

No update.

Gatehouse Cleaning/Painting:

Dee Anne reported the gatehouse was being cleaned and painted this week.

Road Repairs:

Dee Anne presented a quote for the road repairs on Kingbird Manor Drive. One area is sinking around a manhole and there are two other areas that are sinking along the curbing. The quote was for \$15,258.

Dee Anne will obtain other quotes.

Lynn Adams reported puddles around at the Pavilion but no irrigation running. Dee Anne will check with Bill at Stewart & Associates.

Traffic Calming Committee:

Joe Panfilio reported the Committee reviewed the jurisdiction agreement with the County and is recommending the Board approve the purchase of new stops signs and one speed limit sign for approximately \$1100. The Committee will install the signs. They also recommend hiring off-duty officers (once the agreement is signed) for approximately 30 hours per month. Joe Panfilio motioned to accept the recommendations of the TCC and proceed with the purchase of the signs, Jim Bram seconded and it was unanimously approved.

TECO Easement Committee:

Pam Weston reported the committee has not created a list of questions for the attorney. She requested a time table for mowing the areas. She also reported dirt on the street gutters at the entrance of the easement area.

A resident was present to report a complaint with the gate attendants. Dee Anne will review with the attendant's supervisor.

DIRECTOR REPORTS:

President:

No report.

Vice President:

No report.

Treasurer:

Jim Bram reported reviewing the Expenditure Policy and Barry provided copies of such. Dee Anne will contact the attorney to determine if policies and procedures should be include wit the Rules and Regulations.

All committee chairs will report to the Finance Committee in September to begin the budgeting process for 2008.

Accounts Receivable:

The only lien has been paid.

Dee Anne reported a request for reimbursement from a Realtor for 2nd quarter assessment fees. A Relocation company paid the assessments and the Realtor also paid them. The Board stated this should be an internal issue with them.

Community Affairs Director:

Lynn Adams reported receiving complaints about the gate attendants. She also reported a request from several residents about a Recommended Vendor List. The Board reported that the HOA should not approve such a list but the residents could create this without Board interference.

Management Company Update:

Deed Restriction Violations:

Dee Anne reported one violation to be turned over to an attorney for weeds in the flowerbeds.

Legal:

6221 Wild Orchid Drive – house under construction:

The lawsuit against the owner has been filed and now the owners are requesting mediation. Mediation is being scheduled.

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. There was an agreement drafted but it has not yet been signed. Mediation is still pending.

Old Business:

None.

New Business:

Rules and Regulations:

After review, Joe Panfilio motioned to approve the new draft of the Rules and Regulations including removal of the reference to models and the modification to the clubhouse rental agreement. Jim seconded and it was unanimously approved. Copy attached and made a part of hereto.

A resident was present to report the broken sidewalk at 6124 Kingbird Manor Drive. Dee Anne will provide the resident a name of a contractor that was provided this evening.

A resident was present to report a permit box at 5204 Pine Rockland's and 6221 Kingbird Manor.

Discussion ensued regarding storage area at the gatehouse. Dee Anne will ask the contractor mentioned above to provide ideas for storage.

A resident reported a big rock in the easement area on Kingbird Manor. Another resident reported it was to hide the backflow assembly.

A resident was present to discuss the ability to rent the homes in Fish Hawk Trails. The Board reported there are no restrictions against it.

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