

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 24, 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 August 24, 2006 at 7:00 PM.

Roll Call: Present: Directors – Jim Bram, Bill Hallman 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:

Speeding topics are to be discussed further in the agenda.

APPROVAL OF MINUTES:

Rick Alence motioned to approve the minutes of the July 26, 2006 Board meeting, Bill Hallman seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

ACC:

John Matheson reported two approvals this month. The meeting was delayed one week.

Security:

The Board reported an incident with the pizza delivery personnel. Dee Anne will put an article in the newsletter asking owners to contact the gate when they are expecting pizza.

Welcome:

Sue Hrusba is the committee chair.

Landscape/Maintenance:

Clubhouse Mailbox:

Dee Anne King reported the box is rotten and not used. The Board approved removing the box and not replacing it.

Communication:

No report.

Capital Improvement:

No report.

Reserve Committee:

No report.

Director Reports:

President:

No report.

Vice President:

No report.

Treasurer:

Rick Alence reported the financial statements were available through July.

Accounts Receivable:

Dee Anne reported two (2) owners that were approved for lien filing.

Management Company Update:

Deed Restriction Violations:

Dee Anne King reported violations are being addressed.

6112 Wild Orchid Drive – house under construction:

Dee Anne King reported the attorney sent an opinion letter regarding the options of the Association in regards to enforcement of the covenant that states all homes must be complete within a year of construction. The attorney recommended moving forward with mediation between the Association and the owner to attempt compliance. Bill Hallman motioned to approve moving forward with mediation, Rick Alence seconded and it was unanimously approved.

6021 Flatwoods Manor Circle – no sidewalk:

The Board instructed Dee Anne King to have the attorney send a letter to the owner demanding the installation of the sidewalk as approved in the July ACC meeting.

5910 Audubon Manor Blvd – lawn:

Dee Anne King reported all violations that had been addressed by the attorney had been corrected except this one. The lawn is still in disrepair with areas of weeds and bare spots visible. The Board instructed Dee Anne to have the attorney move forward with the next legal step to compel compliance.

Jim Bram reported receiving a list of specifications from the management company and the Board will be seeking bids for the contract.

Dee Anne King stated the next newsletter will have an article regarding the bar codes and instructing the residents to report their bar codes being used. As of October 1st, the bar codes not reported will be deleted from the system.

Old Business:

Rules and Regulations:

No report.

Speeding:

Dee Anne King presented a quote for DOT approved signage for \$28405. In addition, she presented a quote for a traffic engineering study that is required by the County for the Sheriff's Office to give traffic citations for \$16500. Dee Anne will research to see if the roads will remain private if the agreement is signed between the County and the association. Dee Anne will research to determine what impact speed bumps will have on the insurance.

New Business:

Easement Request:

Dee Anne presented an opinion from the attorney regarding 5518 Keeler Oak requesting to deed a portion of the property to the HOA for a community sidewalk. The attorney's opinion is that an easement could be dedicated to the HOA. Jim Bram will discuss this with the owner.

6116 Audubon Manor Blvd.

Sharon Johnson was present to discuss her problem with vehicles cutting the corner and damaging her new sod. She has put concrete blocks on the gutters of the street to temporarily stop this. After discussion, Dee Anne King and Jim Bram will work to get a quote for a curb along that area.

There being no further business, meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Rick Alence
Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent