

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 28, 2008

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 28, 2008 at 7:00 PM.

Roll Call: Present: Directors – Joe Panfilio and Barry Kanter and a representative from L. E. Wilson & Associates, Inc., Dee Anne King.

Quorum was declared present for the Board of Directors.

RESIDENT QUESTIONS/COMMENTS:

None.

APPROVAL OF MINUTES:

Joe stated under the President's report "...volunteering to repair soccer fields..." should be changed to "volunteering to repair baseball fields". Joe also stated under the Vice President's report, the second sentence should be removed. With these changes, Barry motioned to approve the minutes of the July 24, 2008 Board meeting, Joe seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

ACC:

Joe reported the ACC received four (4) requests for their review at their August, 2008 meeting. Three (3) requests were approved and one (1) continued.

Landscape/Maintenance:

No report.

Security Committee:

Vi Biega was present to state the committee held a meeting on August 19th. The next meeting is scheduled for September 16th. They are providing articles for the newsletter and they will host a White Collar Crime seminar with HCSO Officer Jeff Service on November 15th if they receive commitments from at least 15 people.

DIRECTOR REPORTS:

President:

Joe stated he and Barry have cleaned the pavers at the front entrance. The area will continually need cleaning due to continual oil leaks.

Joe reported a request for free advertisements in the newsletter in exchange for shared revenue for palm treatment service. The Board declined the request.

Vice President:

No report.

Treasurer:

Barry reported a certificate of deposit was renewed at 4.25% for 12 months at Valrico State Bank. The investments at this bank have earned \$3156 in 2008.

Barry reported the Assessments Receivable is in good shape but there are seven foreclosures in the community. The HOA will have to watch the foreclosures carefully and determine what impact they will have on future expenditures.

Barry reported the year-to-date actuals for revenue was on plan at 58% of the budget and expenses were 56% of budget.

Barry also stated there are billing issues with Allegiance Security Group. He has been working with the controller of the company to ensure these issues are resolved.

Assessments Receivable:

Dee Anne reported there are four (4) liens for 2007 and one (1) delinquent for 1st and 2nd quarter 2008.

Community Affairs Director:

No report.

Management Company Update:

Deed Restriction Violations:

The Board reviewed the violation report and there is no legal action to take at this time.

Legal:

6221 Wild Orchid Drive – house under construction:

Dee Anne reported the attorney has sent a letter to the owner asking for the documents on the home construction as required by the court ordered judgment.

6221 Wild Orchid Drive – foreclosure action:

Dee Anne reported the attorney has begun the foreclosure proceedings for failure to pay the quarterly assessments.

Old Business:

None.

New Business:

None.

There being no further business, meeting was adjourned at 7:14 p.m.

Respectfully Submitted,

Barry Kanter
Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent