

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

September 25, 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 Vice President, Buzz Nielsen at 17616 Old Oak Way, Lithia, Florida on September 25, 2008 at 7:00 PM.

Roll Call: Present: Directors – Buzz Nielsen 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:

Barry motioned to approve the minutes of the August 28, 2008 Board meeting, Buzz seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

ACC:

No report.

Landscape/Maintenance:

No report.

Dee Anne stated the Landscaping Committee would like to add non-skid tape on our wooden bridge. Stewart & Associates has stated 100 feet of this tape was needed. A quote for \$190 (plus tax and shipping) for 120 feet of non-skid anti-slip tape was presented. Barry motioned to approve, Buzz seconded and it was unanimously approved.

Security Committee:

Vi Biega was present to state the committee held a meeting on September 16th. The committee is trying to host a Crime seminar with HCSO Officer Jeff Service on November 15th but there has only been one RSVP at this point. They need at least 15 people to commit to attending.

DIRECTOR REPORTS:

President:

No report.

Vice President:

Buzz stated as an e-mail was received from a resident regarding bullying of children in the community. It was suggested that the resident contact the Sherriff's Office. Dee Anne also stated the off-duty deputies were apprised of the situation.

Treasurer:

Barry reported the year-to-date August, 2008 actuals for revenue were on plan. As of August 31, 2009, our expense plan is under budget by 1% at 66% of year-to-date plan.

However, our 2008 full year plans are exposed by as much as \$9,155 due to current, known foreclosures.

The bank that has possession of one of the foreclosed homes has asked our attorney for a pay-off amount. Payment from the bank will reduce our exposure above.

However, one foreclosure has been impacted by the resident filing bankruptcy. This means no payments will be received this year and in the future.

Barry also reported the reserve interest income may be short by \$4000 due to timing of the interest payments. However, the net reserve contribution for 2008 will increase by \$50,000.

Barry reported the billing issues with Allegiance Security Group have been resolved.

Assessments Receivable:

See above.

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:

The owner of the property has failed to comply with our request for documentation on the home construction to date. This documentation was part of 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 7:22 p.m.

Respectfully Submitted,

Barry Kanter
Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent