

**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 27, 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 September 27, 2007 at 7:00 PM.

**Roll Call:** Present: Directors – Joe Panfilio, Jim Bram, Bill Hallman 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:**

A resident had several comments regarding the maintenance and upkeep of the community. Most issues are being or will be addressed by the Landscaping Committee but one of the issues was the uneven playing field where the soccer nets are. After discussion, Bill made a motion to take down the soccer nets in an effort to inform the residents that this is an unsafe field and then evaluate the field to determine what actions to take. Joe seconded the motion and it was unanimously approved. Stewart & Associates will be asked to evaluate the field and produce a quote from their evaluation.

**APPROVAL OF MINUTES:**

Jim made a motion to approve the minutes of the August 23, 2007, Bill seconded and it was unanimously approved.

**COMMITTEE REPORTS:**

**ACC:**

Len Dantzler reported there were 4-5 requests and all were approved except one which was approved with a condition.

**Landscape/Maintenance:**

Buzz Neilson was present to report there are reviewing the street signs in the community to determine what action to take regarding maintenance.

**Pavilion Water Fountain:**

No update.

### **Traffic Calming Committee:**

Kevin Ordway was present to report the traffic signs are in including the speed limit sign with the “unless otherwise posted” sign. They have updated the Traffic Control Jurisdiction Agreement with the County and will submit that and the map and certification. There will be two members as coordinators with the HCSO and have guidelines for the officer. The BOCC has to approve the agreement and then sign a contract with HCSO for patrolling. An Indemnification Agreement was submit for signature for the officers.

Joe motioned to accept the recommendations from the TCC and attach the Resolution with the minutes, Jim seconded and it was unanimously approved.

### **TECO Easement Committee:**

Bill motioned to disband the committee due to no activity, Jim seconded and it was unanimously approved to disband the committee.

### **Security Committee:**

No one was present from the Committee.

### **DIRECTOR REPORTS:**

#### **President:**

No report.

#### **Vice President:**

Bill reported on the issues with the gate and stated extra ground rods were installed. A new DVR has been purchased and installed for \$1498. He stated the cameras are old and need to be updated. After discussion, Jim motioned to approve an amount up to \$4000 for the purchase of new cameras, two license plate recognition cameras and two regular cameras. Joe seconded and it was unanimously approved. Bill will work with his vendor to get the cameras installed.

#### **Treasurer:**

Jim Bram reported beginning the budgeting process and the committee chairs are providing their requirements for 2008.

#### **Accounts Receivable:**

The only lien has been paid.

#### **Community Affairs Director:**

No report other than complaints regarding the gate attendants.

**Management Company Update:**

Deed Restriction Violations:

Dee Anne reported five violations that have been addressed by certified mail but nothing to be turned over to an attorney at this time.

Kingbird Manor Street Repair:

Dee Anne presented another quote for repair of the two separate areas on Kingbird Manor. Larkin Contracting quoted \$15258 for both jobs and Wright Pavement Maintenance quoted \$12025. Dee Anne is soliciting one further quote.

Vehicle Break-in's:

Dee Anne provided information from the detective working the break-in cases in the community. They have arrested two juveniles and hope to make two more arrests for the same criminal activity in Fish Hawk Ranch and they are trying to connect those juveniles to the Trails activity.

**Legal:**

6221 Wild Orchid Drive – house under construction:

Mediation is scheduled for October 11<sup>th</sup> at 9 AM.

6021 Flatwoods Manor Circle – no sidewalk:

The sidewalk is in.

**Old Business:**

None.

**New Business:**

**Gate Attendant Contract:**

Joe Panfilio reported the Board is soliciting quotes from other security companies for gate attendant services.

There being no further business, meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Jim Bram  
Secretary/Treasurer

As prepared by:  
Dee Anne King  
Managing Agent