

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
January 22, 2009**

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, Buzz Nielsen at 17616 Old Oak Way, Lithia, Florida on January 22, 2009 at 6:30 PM.

Roll Call: Present: Directors – Buzz Nielsen, June Watson 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 was present to report the front doors have been removed and replaced with plywood at 6221 Wild Orchid. Dee Anne reported the attorney stated the owner has been served with the foreclosure suit and has not responded and they have filed a motion for default. Once the default is entered, the attorney will motion for a final judgment of foreclosure.

Other residents were present to file complaints regarding the gate attendant. Those complaints will be registered and discussed with the supervisor.

RESIGNATION/APPOINTMENT OF DIRECTOR:

Buzz stated that on December 29, 2008 Russell Baker resigned. June motioned to accept the resignation. Buzz seconded and it was unanimously approved.

June motioned to appoint Lynn Adams to the open position, Buzz seconded and it was unanimously approved. Lynn's title will be Vice President.

APPROVAL OF MINUTES:

Lynn motioned to approve the minutes of the October 23, 2008 Board meeting, Buzz seconded and the minutes were unanimously approved.

Lynn motioned to approve the minutes of the December 4, 2008 Board meeting, June seconded and the minutes were unanimously approved.

Lynn motioned to approve the minutes of the December 4, 2008 Annual meeting, June seconded and the minutes were unanimously approved.

June motioned to approve the minutes of the December 4, 2008 Board meeting with a correction to the time adjourned, Buzz seconded and the minutes were unanimously approved.

REPORTS:

ACC:

No report.

Landscape/Maintenance:

Dee Anne presented quotes for painting the Lithia Pinecrest wall for \$11,100 and will obtain another quote.

Dee Anne presented a quote for vine removal of \$1000.

Dee Anne presented a quote for \$850 for a root barrier at the tennis courts.

Buzz will discuss these with the Landscaping Committee.

Security Committee:

There is no committee and this will be removed from the agenda.

DIRECTOR REPORTS:

President:

Buzz reported vandalism in the community and reiterated to the community that anyone who sees suspicious activity should call the HCSO non-emergency number or 911.

Buzz reported the garbage collectors have been leaving bits of garbage out of the cans when collecting.

Buzz reported incidences of golf carts on the street and one particular incident of the golf cart going into the pond. Dee Anne has addressed that with the owner.

Vice President:

No report.

Treasurer:

June will meet with Dee Anne to review the details of the year financials. She asked that the cash reserves be broken down by bank.

June stated that they cannot change the signature cards until the Corporate Annual Report was filed. Dee Anne will file it.

Assessments Receivable:

Dee Anne reported four (4) current liens, eight (8) foreclosures and three (3) owners delinquent from 4th quarter 2008. Lynn motioned to approve lien filing on those three (3) delinquent owners. June seconded and it was unanimously approved.

Community Affairs Director:

Lynn reported receiving some comments about the increased assessment fee and one resident suggested a committee to spiff up the landscaping.

Lynn reported a light that stays on at the Pavilion and Dee Anne reported an electrician had been called.

Lynn is looking for a replacement for Community Affairs Director.

Management Company Update:

Deed Restriction Violations:

The Board discussed lawn situations and determined that they would relax the requirements for sodding at this time but will expect the residents to repair any lawn deficiencies this spring. An article will be placed in the newsletter.

Dee Anne reported two (2) outstanding violations that have not been corrected. The Board approved an attorney letters.

Legal:

6221 Wild Orchid Drive – house under construction – foreclosure:

See above.

Old Business:

Remaining Projects for 2008:

Gatehouse Computer – Buzz said it will be repaired for about \$200 with the installation of new software.

Tables – June reported tables can be purchased for about \$94 each for 6' tables.

Carpet – Dee Anne reported obtaining a quote for carpet for approximately \$4000 from Empire Today. She will obtain other quotes.

Dee Anne reported there was no excess cash from year end.

New Business:

Signature Cards:

Dee Anne presented signature cards for the operating account.

CD Renewal February – Mercantile Bank:

The Board discussed allowing the CD to roll over at the bank.

There being no further business, meeting was adjourned at 7:49 p.m.

Respectfully Submitted,

June Watson
Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent