

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 25, 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 January 25, 2007 at 7:00 PM.

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

Quorum was declared present for the Board of Directors.

RESIDENT QUESTIONS/COMMENTS:

Joe Panfilio began by discussing the parameters of committee formation for issues, concerns, problems, etc. He stated that committees will be formed to address any resident's issues, concerns, problems, etc. but if there are no volunteers to sit on a committee, the matter will not be reviewed.

A committee to review the speeding issue will be formed. Joe will put an announcement on the message board seeking volunteers and a committee chair.

APPROVAL OF MINUTES:

Joe Panfilio motioned to approve the minutes of the October 26, 2006 Board Meeting, November 20, 2006 Board meeting, November 30, 2006 Annual Meeting and the November 30, 2006 Board meeting. Jim Bram seconded and the minutes were unanimously approved.

COMMITTEE REPORTS:

ACC:

No report.

Security:

No Committee at this time. This will be deleted from the agenda.

Welcome:

No Committee at this time. This will be deleted from the agenda.

Landscape/Maintenance:

Terry Hargrove reported that a committee has been established and their first meeting will be next week.

He stated that the gray walls in the community should be pressure washed and painted this year. Dee Anne King will obtain quotes for March's meeting.

Tree Removal:

Dee Anne King reported a resident has a tree on the property line with the common area and has a quote for \$350 for removal. He was instructed to submit a request to the committee for removal of the tree and has not. Dee Anne will try to phone him one more time.

Tree Removal behind 5912 Flatwoods Manor:

Dee Anne King reported obtaining a quote for removal of two dead trees in the wetlands/conservation area behind this home. After discussion, the Board determined that if the trees fall without endangering any structure, they need not be removed.

Street Signs/Light Pole Cleaning:

Terry Hargrove reported Stewart & Associates are in process of cleaning the street signs and light poles.

PVC Fence along Trail:

Dee Anne King reported a quote for \$350 for pressure washing the PVC fence along the trail in front of Lithia Pinecrest. Jim Bram motioned to approve the quote, Joe Panfilio seconded and it was unanimously approved.

Pavers Sinking:

Terry Hargrove reported the pavers are sinking at the exit gate. Dee Anne King reported she had contacted the original installer to come out to repair.

Gate:

Terry Hargrove stated that the operators are getting old on the gates and before any repairs are made, he suggested looking at the cost of a new operator to make a comparison.

Communication:

No Committee at this time. This will be deleted from the agenda.

Director Reports:

President:

Joe Panfilio reported that the Board is working on the emergency directory and management company review.

Vice President:

No report.

Treasurer:

Jim Bram reported the first meeting with the Finance Committee was held this week. They will be making recommendations for expenditure procedures.

Jim Bram reported the financial statements are still in draft form until the year end reports are received.

Accounts Receivable:

Dee Anne King reported two (2) owners that are delinquent from the 4th quarter 2006. Jim Bram motioned to approve lien filing, Joe Panfilio seconded and it was unanimously approved.

Signature Cards:

Dee Anne King presented signature cards for Mercantile Bank and First Kensington Bank. She stated the Jim Bram must update the cards at Sun Trust.

Attorney invoices:

Dee Anne presented invoices from the attorney for various issues. The invoices were approved for payment.

Community Affairs Director:

No report.

Management Company Update:

Deed Restriction Violations:

Dee Anne King reported violations are being addressed and presented the spreadsheet.

Dee Anne reported four (4) unresolved issues with mailboxes. After discussion, Dee Anne will try one more letter to the owner in an attempt at compliance.

6221 Wild Orchid Drive – house under construction:

Dee Anne King reported no work on the home. This case is set for mediation in the upcoming weeks. Dee Anne will inform the Board of the mediation date. The Board requested that Dee Anne attend the mediation.

6021 Flatwoods Manor Circle – no sidewalk:

Dee Anne King reported the sidewalk is still not installed. This case is set for mediation in the upcoming weeks. Dee Anne will inform the Board of the mediation date. The Board requested that Dee Anne attend the mediation.

5910 Audubon Manor Blvd – lawn:

Dee Anne King reported that the sod has been installed, however, the attorney is asking if the Board would like to file for recovery of fees. The fees are approximately \$1000. The Board approved to have the attorney attempt to recover the fees.

Hooks on Boxes:

After discussion about the lack of or broken hooks on the mailboxes for the newsletters, Dee Anne stated that if the delivery teams for the newsletters will make a list, she will mail the hooks to the owners for their installation.

Sidewalk on Pine Rocklands:

Dee Anne reported a broken sidewalk on Pine Rockland's where an owner fell and broke her hand. Dee Anne has addressed it with the owner of the sidewalk.

Widen Lithia Pinecrest:

Dee Anne reported that there is a Public Information Meeting on January 29, 2007 to discuss widening of Lithia Pinecrest Road.

Sexual Predators:

Joe reported this issue has had no activity.

Bar Codes:

Dee Anne reported most of the bar codes were verified and those that were not were deleted from the system.

Old Business:

Rules and Regulations:

This will be removed from the agenda and postponed until a later date this year.

Speeding:

Joe Panfilio reported that the committee will be formed and make recommendations back to the Board for their action.

Off-Duty Deputy:

The speeding committee will make their recommendation on hiring off-duty deputies.

New Business:

2007 Meeting Schedule:

With two exceptions, the meetings will be held on the 4th Thursday of each month. March's meeting will be held on the 29th and May's meeting will be held on the 31st.

The residents discussed striping the main entrance road. Dee Anne will get quotes for striping.

There being no further business, meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Jim Bram
Secretary/Treasurer

As prepared by:
Dee Anne King
Managing Agent