

FISH HAWK TRAILS HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting Minutes

Thursday, July 26, 2018 @ 6:30pm
Clubhouse, Fish Hawk Trails, FL 33547

I. PRESIDENT

CALL TO ORDER: President at 6:30 pm

PROOF OF NOTICE: Notice posted on Community Announcement Board
14 July 2018

ROLL CALL: Bill Wright (P), Scott Metheny (T), Chris Grimm (D), Miriam Horton (D) David Schwinn (D) **Absent:** Lucas Martinez (VP) & Sonia Davis (S)

OTHERS IN ATTENDANCE: Richard S. Pitrowski (Merit Association Management)

APPROVAL OF PRIOR BOARD MEETING MINUTES:

- **Board Meeting: 28 Jun 2018**
- Minutes Reading/Review/Approval

Motion to approve and accept minutes: **Scott Metheny** Second: **Miriam Horton** Vote: All in Favor 5/0

Board Meeting: 17 July 2018
Minutes Reading/Review/Approval

Motion: **David Schwinn** Second: **Scott Metheny** Vote: All in Favor 5/0

- Resident Comments Regarding Agenda

II. QUARTERLY LANDSCAPE UPDATE – SHANE KARLSON, YOUR GREEN TEAM

- Expects to finish trimming palms next week – delayed due to excessive rains
- Weed and Vine growth are damaging chain link fence along trails – need to consider removing or spraying
- Discussed placing pine straw in lieu of pine bark in beds where there are pine trees – difficult to remove pine needles from mulch – also will consider edging in certain areas to prevent mulch from entering drain systems.

III. COMMUNITY MANAGER

Violation of Covenants, Restrictions, & Other Issues
None reported

- 5184 Pine Rocklands Update pending legal
- Playground Equipment – Updates from last month received.
 - a) Repair playground equipment to meet compliance standards. Two bids received and reviewed. A motion was made by **Scott Metheny** to accept the bid from Stephens Installers to repair and bring equipment (located at Pavilion) into compliance. Motion second by **David Schwinn**. Vote all in favor 5//0

- b) Replacement of damaged and rotted equipment previously removed due to safety and compliance issues with a unit for age group 5-12 – Model Alpharetta (as previously identified and selected by Board. Four bids were presented and reviewed. A motion was made by **Scott Metheny** to replace unit and award bid to **B&B Playpro LLC of Tampa FL**. The motion was second by **Miriam Horton**. Vote: All in favor 5/0
- Club House, Boardwalk, Pavers, Tennis Courts, and other maintenance updates
 - (1) Clubhouse – AC Unit Repaired
 - (2) Boardwalk – railing – will follow-up
 - (3) Tennis Courts – on hold until completion of the reserve study
 - (4) **Pavers at the front gate** - Received bids to repair road damage at the front gate (exit side) using sand or crushed concrete as an underlayment. The Board requested like bids for crushed concrete. A motion was made by **Scott Metheny** to obtain an apples to apples bid from bidders and approve the repairs based upon most responsible bid received. Motion second by **Chris Grimm** Vote: 5/0 in favor.
 - (5) **Grants** – Status update - Merit indicated that they passed this responsibility over to the HOA Secretary Sonia Davis.
 - (6) **Unpaid Taxes Acct# [A0876690000](#)** –During a search for the Association’s original blueprints, it was discovered that the Association had unpaid taxes for the year 2015 & 2016. Merit explained that the county’s bill was in error; however, it was an oversight on their part to remedy the error. Merit has addressed the issue with the county and we should see a credit reflecting a zero balance within 30 days.
 - (7) Sidewalks – Lithia Pinecrest – Awaiting a response from county representatives as to when the plan to start construction

IV. DIRECTORS & COMMITTEES REPORTS

Financial Report- May & Jun 2018 (Scott Metheny):

- a. Motion to approve and accept May Financials **Miriam Horton** Second **David Schwinn**.
Vote all in favor 5//0
- b. Motion to approve and accept June Financials **Miriam Horton** Second **David Schwinn**
Vote all in favor 5//0

c. Other Financial Issues

Association counsel is requesting authority to file lawsuit against four (4) members.

- (1) 5852 Audubon Manor Blvd
Motion to grant Counsel authority to proceed with the filing of a lawsuit made by **Scott Metheny** Second **David Schwinn** Vote: 5/0 in favor of the motion
- (2) 6116 Audubon Manor Blvd
Motion to grant Counsel authority to proceed with the filing of a lawsuit made by **Scott Metheny** Second **David Schwinn** Vote: 5/0 in favor of the motion
- (3) 5806 Audubon Manor Blvd
Motion to grant Counsel authority to proceed with the filing of a lawsuit made by **Scott Metheny** Second **David Schwinn** Vote: 5/0 in favor of the motion
- (4) 6231 Wild Orchid Drive
Motion to grant Counsel authority to proceed with the filing of a lawsuit made by **Scott Metheny** Second **David Schwinn** Vote: 5/0 in favor of the motion

Committee Reports:

- ACC Report

7 submissions reviewed and approved

DISCUSSION

- Color Book Available – Sherwin Williams
- Roof samples – need updating on website
- Per S. Hills vendor on website, indicating mailboxes are no longer available.
- S. Hills volunteered to act as Assistant Webmaster

V. New Business

- Pavers @ Front Gate (See community manager section)
- Tennis Courts (See community manager section)

Board of Director Meeting Dates – November and December 2018 – current meeting dates fall during the holiday period.

- Nov 15 Nov Time TBA
- Dec 13 Dec TBA

VI. Old Business

Policies to be drafted by legal for approval and distribution to members.

- LSV – Low Speed Vehicle Use Policy
- Clubhouse Policy Use (Need to review Tennis Courts)
- Investment Policy

Deferred – several other policies need review. Opted to send legal as one package.

VI. NEXT MEETING DATES:

Aug 23rd 2018 @ 6:30 pm Subject: Monthly HOA BOD & ACC Meeting

MEETING ADJOURNMENT:

- Motion to Adjourn **David Schwinn** Second **Miriam Horton**
- Vote:5/0 in favor Adjournment 7:54

Approved:


Sonia Davis
8/25/2018 7:51:35 AM EDT
Sonia Davis