
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**FISHHAWK
COMMUNITY DEVELOPMENT DISTRICT II**

The Regular Board of Supervisors' Meeting for Fishhawk Community Development District II was held on **Tuesday, August 15, 2017, 6:31 p.m.** at the Fishhawk Palmetto Club located at 17004 Dorman Road, Lithia, Florida 33547.

Present and constituting a quorum:

Ruth Brown	Board Supervisor, Chairman
Pat Reilly	Board Supervisor, Vice-Chairman
Sean Moore	Board Supervisor, Assistant Secretary
Marisa Radley	Board Supervisor, Assistant Secretary
Robert Kneusel	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Biff Craine	District Counsel; Pettitt Worrell Rocha PLLC
Holly Quigley	Community Director
Pat Rynkowski	Amenities Manager

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order, read the roll call and verified quorum was met for this meeting.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Peter Defonzo had questions regarding the merger workshop and the O&M budget.

Mr. Bobby Brown of Next Level Church requested authorization to hold a laser tag event at Park Square.

<p>On a motion from Mr. Reilly, seconded by Mr. Moore, the Board unanimously approved to authorize Bobby Brown, with Next Level Church, to use Cross Park to hold a laser tag event on September 15, 2017 contingent upon his coordination with staff regarding staffing requirements and insurance for the Fishhawk Community Development District II.</p>

Mr. Zach Pruitt asked the Board to consider a new requirement to have pool monitors warn swimmers of lightning in the area and asked if the Board would consider a potential rule change to allow swim fins be used for lap swimming. The Board concluded that later in the year, the policies will be reevaluated for any changes that might be needed but for now, no swim fins would be permitted. The Board members noted that the "Swim at Your Own Risk" policy includes knowing when to get out of the pool during lightning and will not require staff to inform swimmers.

Mr. Manny Cabrera introduced himself as owner of Sidekicks Family Martial Arts, a Park Square commercial business.

Ms. Laura Barrett of Barrett School of Music requested authorization to hold a concert event at Park Square on October 29, 2017 from 4:30 p.m. to 8:00 p.m.

On a motion from Ms. Brown, seconded by Mr. Kneusel, the Board unanimously approved to allow Barrett School of Music to use Park Square on October 29, 2017 from 4:30 p.m. to 8:00 p.m. contingent upon coordination with staff regarding staffing requirements and insurance for the Fishhawk Community Development District II.

Ms. Quigley presented a request from the Fishhawk Ranch HOA to utilize Cross Park for a Market Day the 1st Sunday of the month from 9:00 a.m. to 2:00 p.m. from October to May.

On a motion from Mr. Reilly, seconded by Mr. Kneusel, the Board unanimously approved to allow the Fishhawk Ranch HOA to utilize Cross Park for Market Day the 1st Sunday of the month from 9:00 a.m. to 2:00 p.m. from October to May for the Fishhawk Community Development District II.

Ms. Quigley presented a request from the Fishhawk Ranch HOA to use Cross Park for their HOA Fall Celebration on October 28, 2017.

On a motion from Ms. Brown, seconded by Mr. Kneusel, the Board unanimously approved to allow the Fishhawk Ranch HOA to use Cross Park for their Fishhawk Ranch HOA Fall Celebration on October 28, 2017 contingent upon coordination with staff regarding staffing requirements and insurance for the Fishhawk Community Development District II.

THIRD ORDER OF BUSINESS

Discussion of Merger

The Board discussed at length the results of the Merger Workshop held on August 11, 2017. The summary conclusion of the discussion is that the Board is in agreement to continue to move forward with the merger process with the understanding that the \$23 Million Capital Debt issue is resolved for FH CDD III. There are other issues that are understood to be needing negotiation with regards to how to handle Capital Reserves, FH CDD III reserve levels, FH CDD III Tennis Club operations, and best practices for a single Board to oversee a larger District. Mr. Cox informed the Board that the Fishhawk CDD III Board will hold its merger workshop on August 30, 2017.

FOURTH ORDER OF BUSINESS

Presentation of Monthly Maintenance Reports

1. Field Inspection Report

Mr. Toborg presented his initial field inspection report to the Board and explained how the report

is prepared and the significance of the various fonts and color coding. The Board discussed the health status of the Ribbon Palms at the Aquatic Club. Mr. Toborg explained how he was working with Capital Land Management (CLM) and assisting them with the preparation of their proposals that are to be presented to the Board.

2. Landscape Report

Mr. Kerry Chambrot, with CLM, presented the monthly landscape report and provided an update of current work being accomplished in the community. The Board advised CLM of the mowing restrictions around the Tortoise Habitat area near Ibis Park.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

The Board discussed the status of the Splash Pad construction project with District Engineer Tim Plate. Mr. Plate explained that he has been working with Hillsborough County on the issue of having site plans and building permits approved. He gave an estimate of 30 days for permit approval. The Board discussed the need for area security, location for utilities, sealing off irrigation and other construction site related issues. The Board requested that a schedule timeline be provided as soon as available.

With regards to the task of preparing a Park Square Splash Pad site master plan, Mr. Plate presented two options for Heidt Design's work on the master plan. One option was for a time and materials contract and the other was a set amount payment agreement.

On a motion from Ms. Brown, seconded by Mr. Reilly, the Board unanimously approved the Heidt Design proposal for the Splash Pad Site Master Plan set fee agreement of \$6,500.00, for the Fishhawk Community Development District II.

The Board requested that Supervisors send any ideas or suggestions for the revised Park Square area to Greg Cox for submittal to Tim Plate for consideration in the Site Master Plan.

With regards to the topic of ownership of the roadways Kinglet Ridge, the Board directed staff to initiate a Quit Claim for the roadways in Kinglet Ridge to transfer ownership to the HOA.

On a motion from Ms. Brown, seconded by Mr. Moore, the Board unanimously directed staff to initiate a Quit Claim Deed for the roadways in Kinglet Ridge to transfer ownership to the HOA, for the Fishhawk Community Development District II.

The Board discussed a request from an attorney representing a homeowner residing at Churchside Drive to have gates installed on Churchside Drive to allow only "one-way in and out traffic" into the privately-owned alleyway-roadway. Mr. Plate explained the current easement rights with this particular roadway and explained this was not designed for two-way traffic. He indicated that the resident would need to go through the HOA and Hillsborough County for such requests. The Board requested that Mr. Craine prepare a response to the resident's attorney regarding the alleyway issues mentioned in the letter.

B. Community Director

Ms. Quigley presented her monthly operations report to the Board and addressed their questions.

C. District Counsel

No report was provided.

D. District Manager

Mr. Cox reminded the Board that the next CDD Board meeting was scheduled for September 19, 2017 at 6:30 p.m.

Mr. Cox reviewed the action item list with the Board. The Board directed staff to put the topic of Use of TECO funds back on the action item list. Ms. Brown indicated that she would begin coordinating with Mr. Toborg regarding a potential landscape project utilizing the funds.

The Board briefly discussed a request from Mr. Tim Kugler who had requested if the common area adjacent to his house could be sold to him. The Board members discussed that this was an area of land that the CDD was required to keep and maintain and that if the CDD landscape contractor was not maintaining, staff needed to coordinate with CLM to see that they do. The Board also suggested that signage or fencing be looked at as an option to keep people from trafficking through the area.

SIXTH ORDER OF BUSINESS

Aquatics Report

i. Presentation of Lake Assessment of Pond #111

Mr. Cox presented the monthly aquatic maintenance report along with the completed lake assessment report for pond #111. The Board discussed the analysis of Pond 111 and requested information regarding the cost for an alum treatment to assist with the high phosphorus levels. The Board directed staff to consider sending letters to specific homeowners who are found doing things that harm the health of the ponds.

SEVENTH ORDER OF BUSINESS

Consent Agenda Items/Business Administration

Mr. Cox presented the Consent Agenda for consideration which included the Minutes of the July 18, 2017, the Operation and Maintenance Expenditures for July 2017; the Operation and Maintenance Expenditures for July 2017 – Palmetto Club; the Shared Costs and Reimbursements; and the Palmetto Club Revenue & Expense Summary. Ms. Brown discussed that the security line item in the budget is currently over spent and asked that at those times when a second off-duty FHP trooper was also patrolling all the CDD facilities if the off-duty FHP trooper working at Park Square could be replaced by a Security Guard who could call the at-large trooper as needed in order to reduce costs. The Board discussed this suggestion but took no actions to change.

On a motion from Ms. Brown, seconded by Mr. Reilly, the Board unanimously approved the consent agenda, for the Fishhawk Community Development District II.

EIGHTH ORDER OF BUSINESS

Consideration of FitRev Maintenance Proposal

Mr. Cox presented a revised FitRev fitness equipment maintenance proposal for continuation of the District's fitness equipment.

On a motion from Ms. Brown, seconded by Mr. Reilly, the Board approved the FitRev Maintenance proposal, for the Fishhawk Community Development District II.

NINTH ORDER OF BUSINESS

Consideration of Finn Outdoor Cogon Grass Agreement

On a motion from Mr. Reilly, seconded by Ms. Brown, the Board approved renewal of the Finn Outdoor Cogon Grass Maintenance Agreement, for the Fishhawk Community Development District II.

TENTH ORDER OF BUSINESS

Consideration of Fishhawk Amenity Management Agreement

Mr. Cox presented a draft renewal agreement and explained that the rates for the new agreement were still being finalized. The Board tabled the consideration of the agreement until the September meeting.

ELEVENTH ORDER OF BUSINESS

Consideration of First Coast Security Agreement

On a motion from Ms. Brown, seconded by Mr. Reilly, the Board approved the renewal of the First Coast Security Agreement, for the Fishhawk Community Development District II.

TWELFTH ORDER OF BUSINESS

Consideration of Payne HVAC Service Agreements

On a motion from Ms. Brown, seconded by Mr. Reilly, the Board approved the renewal of the Payne HVAC Service Agreements for the Fishhawk Community Development District II.

THIRTEENTH ORDER OF BUSINESS

Consideration of Suncoast Pool Service Agreement

On a motion from Mr. Reilly, seconded by Ms. Brown, the Board approved the renewal of the Suncoast Pool Service Agreement, with a \$100 per month increase, for the Fishhawk Community Development District II.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-12;
Adopting Fiscal Year 2017-2018 Meeting
Schedule**

Mr. Cox presented the Resolution and the proposed schedule for the next fiscal year's CDD Board meetings. The Board added a date for a budget workshop for April 24, 2018.

On a motion from Ms. Brown, seconded by Mr. Reilly, the Board adopted Resolution 2017-12; Fiscal Year 2017-2018 Meeting Schedule as amended, for the Fishhawk Community Development District II.

FIFTEENTH ORDER OF BUSINESS

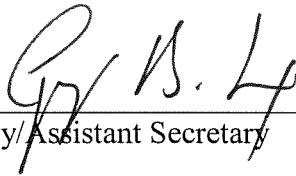
Supervisor Requests

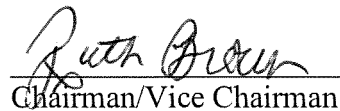
Ms. Brown noted that she was to be out of town until August 28, 2017 and requested that items be forwarded to Mr. Reilly, Vice-Chairman.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Reilly, seconded by Mr. Moore, with all in favor, the Board adjourned the meeting at 9:10 p.m. for Fishhawk Community Development District II.


Secretary/Assistant Secretary


Chairman/Vice Chairman