

**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 meeting of the Board of Supervisors of Fishhawk Community Development District II was held on **Tuesday, January 20, 2015 at 6:30 p.m.** at the Palmetto Club, located at 17004 Dorman Road, Lithia, Florida 33547.

Present and constituting a quorum:

Dawn Turner	<b>Board Supervisor, Chairman</b>
Ruth Brown	<b>Board Supervisor, Vice Chairman</b>
Marisa Radley	<b>Board Supervisor, Assistant Secretary</b>
Patrick Reilly	<b>Board Supervisor, Assistant Secretary</b>
Mark Karet	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
Biff Craine	<b>District Counsel; Pettitt Worrell Craine Wolfe</b>
Holly Quigley	<b>Community Director</b>
Honey Bordeaux	<b>Aquatic Program Director</b>
Melissa Fort	<b>LCAM; Rizzetta &amp; Company, Inc.</b>

Audience Members

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Ms. Terrie Morrison addressed the Board and read a statement to the Board (Exhibit A) regarding her opinion as it relates to any consideration the Board was giving to amending the Inter-Local Agreement for cost sharing between Fishhawk CDD and Fishhawk CDD II. She indicated she did not support any changes.

---

---

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Community Director**

Ms. Quigley informed the Board that the Operations Report is in a new format and it is a recap of items accomplished.

Ms. Quigley presented a Florida Umbrella proposal for new umbrellas in Park Square.

On a Motion by Ms. Brown, seconded by Mr. Reilly, with all in favor, the Board approved the Florida Umbrella proposal for new umbrellas in Park Square (\$3,009.96) for Fishhawk Community Development District II.

Ms. Quigley described a meeting she had with Hillsborough County staff and the Sheriff's Office representatives regarding the placement of No Parking / No Stopping signage that had been approved by the Board at the last meeting. She noted that those present recommended not installing the signage and that doing so would only cause residents to move the vehicles to an equally undesirable area and that enforcement would be difficult.

On a Motion by Ms. Brown, seconded by Mr. Reilly, with all in favor, the Board motioned to hold off on the approval of the installation of No Parking / No Stopping signage and to hold the authorization for staff to acquire decorative posts for the signage for Fishhawk Community Development District II.

Ms. Turner requested that staff check on the loose railing on the newly refurbished dock.

**B. District Counsel**

No report.

**C. District Engineer**

Not present.

**D. District Manager**

Mr. Cox stated the next regular meeting of the Board of Supervisors will be held on Tuesday, February 17, 2015 at 6:30 p.m. at the Fishhawk Palmetto Club located at 17004 Dorman Road, Lithia, Florida 33547.

He presented a letter from residents that outlined their suggestions about how the proposed donation from TECO in the amount of \$10,000 should be spent upon landscaping improvements adjacent to the areas need the power line install. The Board members requested this topic be placed on the next CDD meeting and that the TECO representative and residents be invited to attend. Ms. Brown noted that TECO still owed them a report with graphics regarding the upcoming power line project that could be published for the residents.

Mr. Cox presented a proposal from Rizzetta & Company for the renovation of the current web site. After a Board discussion regarding the status of the current site, they requested that the proposal be placed on the next meeting agenda for further consideration. The Board members expressed that their primary request was that there be one Fishhawk Ranch web site for residents to go to which would then link them to their respective District which would also be a separate web site.

Mr. Cox informed the Board that Rizzetta & Company was proposing to transition from hard copy agenda books to providing electronic tablets that the Board members could use to view the agendas and contents during the meetings. He explained that the initial trials were underway with the tablets. The Board discussed possibly purchasing tablets and providing official email addresses for the Board Supervisors for the conduct of official CDD business.

**FOURTH ORDER OF BUSINESS**

**Presentation of Monthly Maintenance  
Inspection Reports**

Mr. Cox explained that Aquatic Systems would have the report for the next CDD Meeting in February and that there would not be one at this meeting.

Regarding the ValleyCrest report, the Board members discussed at length the poor results with the last planting of annuals that did not bloom. Mr. Sleyzak explained that the next plantings were scheduled for first week of March. The Board determined that they would be looking for either a reimbursement of the monies spent on the annuals or a credit for the next plantings. Mr. Sleyzak explained that he was working on this with his company.

Mr. Cox reminded the Board that there was a concern over the status of the USDA Wildlife Control contract that expired in March and the Board reiterated that they wanted to extend the contract.

**FIFTH ORDER OF BUSINESS**

**Consent Agenda Items / Business  
Administration**

**CONSENT AGENDA ITEMS/BUSINESS ADMINISTRATION**

- A. Consideration of Minutes of the Board of Supervisors' Meeting held Dec. 16, 2014.....Tab 3
- B. Consideration of Operation and Maintenance Expenditures for December 2014 .....Tab 4
- C. Consideration of Operation & Maintenance Expenditures for December 2014 – Palmetto Club .....Tab 5
- D. Presentation of Shared Costs and Reimbursements.....Tab 6
- E. Presentation of Palmetto Club Revenue & Expense Summary ...Tab 7

Ms. Brown noted several amendments to the minutes and Mr. Cox indicated those changes would be made and the minutes presented to the Board at the next meeting for their consideration.

On a Motion by Mr. Karet, seconded by Ms. Turner, with all in favor, the Board approved the consent agenda items B-C as presented for Fishhawk Community Development District II.

**SIXTH ORDER OF BUSINESS**

**Discussion of Cost Sharing Policies and Agreements**

Mr. Cox introduced the topic per the Board's previous request to discuss the topic at this meeting with the Chairman present. He explained the history of how the subject of a proposed meeting between the Chairmen of the Fishhawk CDD I, II and III Boards started and that he was the one who suggested the meeting.

The Board members discussed the topic of the Inter-Local Agreement between Fishhawk CDD and Fishhawk CDD II and stated that they did not wish to have the Chairman participate in the proposed joint meeting as they did not want to see the Inter-Local Agreement amended. Ms. Brown requested Staff to provide an updated per household O&M cost estimate if FH CDD I & II were to share costs with CDD III.

**SEVENTH ORDER OF BUSINESS**

**Review of TECO Street Lights**

Mr. Cox presented the topic and explained that at the request of Ms. Brown, he had researched the streetlight accounts of the District. He noted that with the exception of the Egret Landing community, all of the non-gated communities within Fishhawk CDD II fell under a Hillsborough County Street Light District and the home owners in those areas paid a fee on their tax bill for streetlights. He also noted that there were five gated communities (Dunlin Wood, Tern Wood, Phoebe Park, Avocet and Sora Trace) that had private roads and that the streetlights costs were paid by the District. He also noted that other gated communities in Fishhawk CDD II (Chapman Crossing, Fishhawk Ridge, Bayberry Glen and Kinglet Ridge) paid for their streetlights through their HOA. Mr. Cox provided some estimated costs associated with the streetlights in the gated communities but explained that they were a very rough estimate.

The Board discussed the topic and tasked staff to conduct additional research to ascertain the number of lights in the gated community and a more accurate cost associated with those lights. They also requested that staff try to contact the Developer to learn why these communities were set up this way and if there was some rationale as to why they could not pay the cost for the streetlights. Ms. Melissa Fort noted that CDD III was taking a look at how their streetlights were to be paid in the future be it HOA or street light district.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Amended Amenity Rules**

This agenda item was tabled by the Board to allow more time to produce amendments.

**NINTH ORDER OF BUSINESS**

**Consideration of Aquatic Systems Lake  
Assessment Proposals**

On a Motion by Ms. Brown, seconded by Mr. Reilly, with all in favor, the Board approved the Aquatic Systems' Lake Assessment Proposals for Fishhawk Community Development District II.  
*\*Note: It was determined after the meeting that these proposals had been previously approved at the December 9, 2014 meeting and that this action was not required.*

**TENTH ORDER OF BUSINESS**

**Consideration of LifeCare Request for 5k  
Staging at Park Square**

This agenda item was tabled.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of HOA Maintenance and  
Access Agreement Renewal**

On a Motion by Ms. Brown, seconded by Ms. Turner, with all in favor, the Board approved the HOA Maintenance Access Agreement Renewal for Fishhawk Community Development District II.

**TWELFTH ORDER OF BUSINESS**

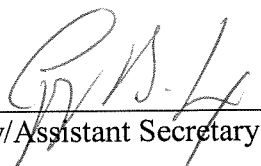
**Supervisor Requests**

Ms. Brown requested that the the Security Company be asked to spend more time than they have at Park Square for additional security purposes.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Turner, seconded by Mr. Reilly, with all in favor, the Board adjourned the meeting at 8:34 p.m. for Fishhawk Community Development District II.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman

# **Exhibit A**

I'm going to read this so that there is no chance of misunderstanding my audience comment.

I am Terrie Morrison., 6024 Sandhill Ridge Dr. I appear here this evening only in the capacity of a concerned resident. I have reason to believe that at some point in time, this board may be presented with a "supervisor request" from one individual supervisor on the Fishhawk Community Development District Board 1, asking you to consider amending the Interlocal Agreement that exists between District 1 and 2, so as to add a termination clause or a renewal clause to the interlocal agreement. Should this request be presented to you, it is important for you to understand, this was a "supervisor request" made during the supervisor request portion of a recent public meeting, being made by one individual board Supervisor, Steven Reiser. Such request would not be coming from the District 1 board, as no discussion, decision or vote has been taken by the board as a whole, on this matter.

As you are all aware, the Interlocal Agreement between District 1 and 2 is the fundamental long-standing agreement that ensures shared use of amenities, as well as ensuring equal annual Operations and Maintenance assessments for all residents of District 1 and 2. Any change to this agreement would have a significant impact on the residents of both Districts.

In the event that Mr. Reiser's Supervisor Request is brought before you at some point in time, I ask that you keep in mind, this is a request coming from one individual Supervisor, not from the Fishhawk Community Development District board, and as a concerned resident, I would ask that you respectfully decline such request and that you preserve the agreement in its current form, assuring shared use and equal annual assessments, a fundamental concept that all of us bought into when we purchased our homes here, in the best interest of all residents in both District 1 and 2. Thank you.