

## 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, February 17, 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; Petitt Worrell Craine Wolfe</b>
Tim Plate	<b>District Engineer; Heidt Design, LLC</b>
Holly Quigley	<b>Community Director</b>
Pat Rynkowski	<b>Aquatic Program Director</b>
Melissa Fort	<b>LCAM; Rizzetta &amp; Company, Inc.</b>
Tom Panaseny	<b>Newland Communities</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**

Amanda Wolverton presented a letter (Exhibit A) from the Fishhawk Book Club President requesting that the club be authorized to use the Palmetto Club for its meetings versus the Aquatic Club (second Wednesday of every month from 7:30 p.m. to 10:00 p.m.). The Board agreed to consider the request at the next meeting.

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The Board was asked to reconsider the previously denied request to authorize the Chapman Crossing HOA to install fencing across CDD owned property adjacent to the homes so as to stop individuals from crossing through those areas. Mr. Tom Panaseny, with Newland Homes, presented the request on the behalf of the HOA and the Board accepted comments from residents who attended the meeting. The Board reviewed drawings submitted and accepted a petition from the HOA in support of the request (Exhibit B). After discussion and consideration, the Board did not take any formal action to amend the previous decision to deny the fence install.

As a second part of the Chapman Crossing HOA request, the Board, after discussion and consideration, approved their request to allow the use of pond water to perform pressure washing in their community.

On a Motion by Ms. Turner, seconded by Mr. Reilly, with all in favor, the Board of Supervisors authorized the Chapman Crossing HOA to use pond water from the adjacent CDD-owned retention pond as part of their pressure washing project for Fishhawk Community Development District II.

The Board then discussed the TECO donation topic. Mr. Doug Driggers of TECO spoke to the Board and explained the intent of the proposed \$10,000.00 donation. Ms. Kristy Van Fleet, as a representative of residents who live in the vicinity of where the power lines will be installed, requested that the Board consider spending the funds on landscaping and plants that will help reduce the impact of the power line install on those residents from an aesthetic perspective.

The Board concluded that they would want TECO to take the lead on plans to spend the funds on plantings in the area once the project was complete and to bring the plans back to the Board for approval, with the anticipation of this being in the January 2016 timeframe.

Ms. Brown also requested from Mr. Driggers a PDF formatted diagram of the power line pole locations so that this information could be provided to the "Talon" and other sources of information for the community.

### **THIRD ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Community Director**

Ms. Quigley informed the Board that the Hillsborough County Sheriff's Office SWAT Team has requested the use of the Aquatic Center to conduct candidate testing on May 19, 2015. She indicated that three of those present are Fishhawk Ranch residents. After Board discussion and consideration, they approved the request.

On a Motion by Ms. Brown, seconded by Mr. Reilly, with all in favor, the Board of Supervisors approved the Hillsborough County Sheriff's Office SWAT Team request to use the Aquatic Center to conduct candidate testing on May 19, 2015 for Fishhawk Community Development District II.

Ms. Quigley noted that representatives from the County had met with residents supporting the installation of No Parking/No Stopping signage in the vicinity of the

elementary school. She noted that they are now looking at the possibility of designing a new traffic circulation pattern that may help assist with the congestion.

She then addressed the issue of the CDD owned landscape lighting in the medians of the Fishhawk Ridge townhomes entrance and how there are some in need of repair or replacement. She noted that the current number of lights far exceeds the amount of lighting the CDD maintains in other entrances and when the lighting is repaired, the number of lights may be reduced.

Ms. Brown requested that Ms. Quigley assess the Park Square lighting to see if some repairs or adjustments are needed.

**B. District Counsel**

Mr. Craine provided some clarity to the previous Board approval of an access easement agreement at the former fire station site and how this property (Parcel 15A) would soon be the subject of a request for contraction form the District. Mr. Craine requested that the Board authorize the Chairman to execute such contraction documents on behalf of the District when they are submitted.

On a Motion by Mr. Reilly, seconded by Ms. Brown, with all in favor, the Board of Supervisors authorized the Fishhawk CDD II Chairman to execute Parcel 15A contraction documents submitted for approval for Fishhawk Community Development District II.

**C. District Engineer**

Mr. Plate discussed developer plans for Parcel 15A and he, along with Mr. Tom Panaseney, presented drawings that showed how the Board may need to approve a construction easement or expand the current easement on a temporary basis for work to proceed. The Board discussed and considered the request and acted to approve a temporary construction easement.

On a Motion by Mr. Reilly, seconded by Ms. Brown, with all in favor, the Board of Supervisors approve a temporary 120 day construction easement for Parcel 15A as designed by Heidt Design and drafted by the developer's attorney for Fishhawk Community Development District II.

Mr. Plate next presented two proposals for an engineering assessment of the Park Square water feature for the Board to consider. One proposal was from Kimes Engineering for \$1,950.00 and the second from Aquatics Design and Engineering for \$4,500.00. Based on the content of each of the proposals, the Board selected the Aquatics Design and Engineering proposal.

On a Motion by Ms. Turner, seconded by Ms. Brown, with all in favor, the Board of Supervisors approve the Park Square water feature assessment proposal from Aquatic Design and Engineering for \$4,500.00 for Fishhawk Community Development District II.

Mr. Plate then provided a Fishhawk Town Center Parking Summary (Exhibit C) that described the parking spaces as they were initially required and what was provided. The intent of the summary was that it would be submitted to the County to demonstrate that the loss of one or two spaces from an install of a trash compactor at Park Square should be acceptable. Mr. Craine noted that there should be no taxing implications from this project. Mr. Plate requested Board approval to submit the summary to the County.

On a Motion by Mr. Reilly, seconded by Ms. Brown, with all in favor, the Board of Supervisors authorized the District Engineer to submit a parking space summary to the County in support of the effort to achieve County approval for the loss of spaces related to the trash compactor project for Fishhawk Community Development District II.

**D. District Manager**

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

He discussed the electronic tablets that he had provided for use at the meeting and explained how these were being tested to replace the current hard bound agenda packets mailed out each month. He noted that when the conversion to use of electronic tablets is complete, the agendas will still be emailed out prior to the meeting as they currently are. The Board members discussed and requested that Mr. Cox bring back to the next meeting a proposal for the Board to purchase a tablet for each Board member to use and maintain in lieu of having one brought to the meeting for them to use.

**FOURTH ORDER OF BUSINESS**

**Presentation of Monthly Maintenance Inspection Reports**

Mr. Cox explained how Aquatic Systems would be present at the next meeting to present the results of the pond assessments conducted and advised that each pond had issues with stratification and that the install of aeration devices would most likely be recommended. The Board briefly discussed the costs associated with an aeration device install.

Mr. Ed Sleyzak informed the Board that the next install of annuals in the early March timeframe would be without charge to the District based on the failure of the last install to properly bloom. He also noted the next fertilization was to occur and that the wild hogs were still causing some issues.

Mr. Cox presented the USDA Wildlife Control report to the Board. He noted that the contract was scheduled to be renewed in March and the total cost to the District the previous fiscal year amounted to \$12,225.00.

**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 on December 16, 2014.....Tab 3
- B.** Consideration of Minutes of the Board of Supervisors' Meeting held on January 20, 2015.....Tab 4
- C.** Consideration of Operation and Maintenance Expenditures for January 2015 .....Tab 5
- D.** Consideration of Operation & Maintenance Expenditures for January 2015 – Palmetto Club .....Tab 6
- E.** Presentation of Shared Costs and Reimbursements.....Tab 7
- F.** Presentation of Palmetto Club Revenue & Expense Summary ...Tab 8

Mr. Cox presented the consent agenda and informed the Board that the originally submitted minutes had been reviewed by himself and Ms. Brown and that after listening to the audio of the meeting, both the December 2014 and January 2015 minutes were amended and provided for approval.

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

**SIXTH ORDER OF BUSINESS**

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

Ms. Quigley informed the Board that she had not heard anything further from the organization and there were no representatives present to discuss the request.

On a Motion by Ms. Turner, seconded by Ms. Brown, with all in favor, the Board of Supervisors denied the LifeCare request to use Park Square to stage the 5K event for Fishhawk Community Development District II.

**SEVENTH ORDER OF BUSINESS**

**Consideration of CDD Website Proposal**

Mr. Cox presented the proposal from Rizzetta Technology Services for the development of a new web site for the District. He explained that the intent is for Fishhawk CDD I, II and III to have separate, stand alone web sites with separate addresses and that a separate portal site would be developed that would allow individuals to identify in which District he or she resides, to then click to that specific web site. He explained the purpose of the new web site is to meet statutory requirements and presented the costs associated with the development, hosting and maintenance of the site. He noted that the portal web site development would be a separate cost to be shared by the three Districts. The Board members discussed the merits of the proposal and considered the rates presented. They concluded that they would like some topics addressed at the next meeting before they would approve. These included: an explanation of the \$500.00 email set up fee; provision of an hourly rate for customization;

clarity of the termination/transfer fee; clarity as to the standards of performance for hosting and maintenance and: the costs associated with the development of the portal web site. The Board discussed a timeline for the development of the new web site as final approval of the design in April with June as a proposed month to have it operational.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Park Square Audio System**

This agenda item was tabled.

**NINTH ORDER OF BUSINESS**

**Consideration of Grimebusters Proposal for Pressure Washing**

On a Motion by Ms. Brown, seconded by Mr. Reilly, with all in favor, the Board approved the Grimebusters proposal for pressure washing for Fishhawk Community Development District II.

**TENTH ORDER OF BUSINESS**

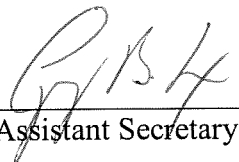
**Supervisor Requests**

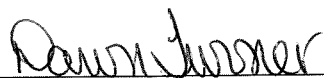
Ms. Turner requested a review of the Action Item list and Mr. Cox provided a review.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Reilly, seconded by Ms. Turner, with all in favor, the Board adjourned the meeting at 8:22 p.m. for Fishhawk Community Development District II.

  
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Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chairman/Vice Chairman

# **Exhibit A**

February 11, 2015

Jill Andress  
16015 Mulberrypark Circle  
Lithia, FL 33547  
(813) 956-3480

RE: Fishhawk Book Club Meeting Location

Dear Greg,

The FishHawk Book Club respectfully requests that we be granted permission to move our monthly meetings from the Aquatic Club to the Palmetto Club. We meet from 7:30-10pm the second Wednesday of every month except for July and December.

We tried using the Aquatic Club for a few months, but couldn't hear each other well enough due to the echo in the room. We then met in members' homes, but our group has grown to 18 members and it's difficult to accommodate the seating for so many. The lobby or patio (weather permitting) at the Palmetto Club would nicely accommodate our group. If the Palmetto Club is booked for an event on a night we meet, we can meet at a member's home as an alternative.

Please consider our request at your next CDDII meeting and please let me know if you have any questions or if you need additional information.

Sincerely,  
Jill Andress  
FishHawk Book Club President



# **Exhibit B**

At the February 17, 2015 CDD 2 meeting the Chapman Crossing HOA will be requesting permission from the District for Newland to install a 6' high fence installed across 3 land bridges that connect Chapman and Egret Landing. The CDD previously denied a request from Newland to install this fence. The HOA is looking for support from the community to demonstrate a common desire by the residents of Chapman Crossing to have this fence installed. If you are in favor of this proposed fence please sign below. You are also encouraged to attend the CDD meeting on February 17, 2015 for further information.

Address	Print Owner Name	Owner Signature
16423 CHAPMAN CROSSING	WALDO MAEJERSU	[Signature]
16431 Chapman Crossing	Drew Lee	[Signature]
16404 Chapman Crossing	Teresa Bradford	[Signature]
16312 Chapman Crossing	Peggy Steele	[Signature]
16311 Chapman Crossing	Patricia Conway	[Signature]
16307 CHAPMAN CR DR	ASHLEY HAMID-NOELLE	[Signature]
16305 Chapman Cr Dr	Soujanya Chalumu	[Signature]
16324 Palmetto Glen Ct	Linda Weiss	[Signature]
16322 Palmetto Glen Ct	Linda Ingram	[Signature]
16325 Palmetto Glen Ct	Danna Carlos	[Signature]
16323 Palmetto Glen Ct	Erin Cowan	[Signature]
16320 PALMETTO GLEN CT	MARGARET BREWER	[Signature]
16318 Palmetto Glen Ct	Kim Ortmeier	[Signature]
16319 PALMETTO GLEN CT	MADHURI KOY	[Signature]
16316 Palmetto Glen Ct	Ann Morris	[Signature]
5904 Alana Leigh Place	Carolyn Cheek	[Signature]
5906 Alana Leigh Place	Elizabeth Boles	[Signature]
5915 Alana Leigh Place	Math Carbo	[Signature]
5918 Alana Leigh Place	Laura Dincer	[Signature]
5914 Alana Leigh Pl	Courtney Bankership	[Signature]
16411 Chapman Crossing Dr.	CHAD ZELNER	[Signature]
16310 Chapman Crossing	Christine Saimiento	[Signature]
16307 Palmetto Glen Ct	Kim Andrzejewski	[Signature]
5902 Alana Leigh Pl	Greg Denthaest	[Signature]
5912 Alana Leigh Pl	Bob Okman	[Signature]
5920 Alana Leigh Pl	Rick McInert	[Signature]
16417 CHAPMAN	Angela K. Higgins	[Signature]
16410 Chapman	Jesse & Kris McPherson	[Signature]
16407 Chapman	Jamie Ciruto	[Signature]
16314 Chapman Crossing Dr.	Patricia Wan	[Signature]
16309 Chapman Crossing	Wendi Mason	[Signature]
16312 Palmetto Glen Ct	Christy Kruse	[Signature]
16308 Palmetto Glen Ct	Dana Antiqua	[Signature]
5903 ALANA LEIGH PL	ALEXANDRE HOUARD	[Signature]
5910 Alana Leigh Pl.	STEFAMIE HOEDT	[Signature]
5909 Alana Leigh Pl.	Jeff Stupp	[Signature]
5914 Alana Leigh Pl	Adam Blankenship	[Signature]
5916 Alana Leigh Pl	Cesar Cayula	[Signature]
5908 Alana Leigh Pl	Roberta Segers	[Signature]



# **Exhibit C**



FishHawk Town Center Parking Summary  
FishHawk CDD II  
February 17, 2015

**Required Spaces:**

Park Square 41,127 sf at 5 spaces/1,000 sf (per site plan)	206
Palmetto Club	55
Cross Park	N/A
<b>Total</b>	<b>261</b>

**Provided Spaces:**

Park Square (per site plan)	185 (including 6 HC & 10 cart)
Palmetto Club	113
Cross Park	43 (8 paved & 35 grass)
<b>Total</b>	<b>341</b>

**Excess Parking Provided:**

341 provided – 261 required (80 spaces)

Used for periodic events or visitors to Cross Park and Park Square park areas. Also used for Park Square commercial and Palmetto Club overflow parking.

P:\Fishhawk Ranch Phase 2\Master Plan\Correspondence\CDD II FH Towncenter Parking Summary 2015-02-17.docx