

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 III

The Regular Meeting of the Board of Supervisors of Fishhawk Community Development District III was held on **Wednesday, February 7, 2018, 6:00 p.m.** at the Fishhawk Tennis Club, 15921 Courtside View Drive Lithia, Florida 33547.

Present and constituting a quorum:

Brian Cranmer	Board Supervisor, Chairman
James Conn	Board Supervisor, Vice-Chairman
Thomas Avino	Board Supervisor, Assistant Secretary
Andrew Sanderson	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Biff Craine	District Counsel, PWCWP
Holly Quigley	Community Director
John Toborg	Operations Manager, Rizzetta & Company, Inc.
David Freiman	Tennis Club Manager
Garth Rinard	LMP
Audience	Present

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

Mr. Ron Boehm submitted a written request for copies of budget documents reviewed by the Chairmen at their workshop.

THIRD ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

Mr. Toborg presented his inspection report and discussed the recent freeze with the Board. The Board requested that No Dumping signs be acquired to place in areas where continual lawn waste dumping is occurring. Mr. Cranmer requested the clean up of drip lines around trees near the Starling Club.

FOURTH ORDER OF BUSINESS

Consideration of Dog Park Proposals

The Board requested that staff look for maintenance items that can be done simultaneously at the dog park facilities while it is closed for landscaping work from mid-March to mid-May.

The Board requested notification to be sent to residents regarding the temporary closing of the dog park.

On a motion by Mr. Conn, seconded by Mr. Sanderson, with all in favor, the Board approved an amended proposal from LMP for landscaping work in the dog park for \$6,027.50 for the Fishhawk Community Development District III.

FIFTH ORDER OF BUSINESS

Discussion of Habitat Preserve & Maintenance

The Board discussed the Cardno proposal for continuation of maintenance of the Gopher Tortoise Habitat Preserve and Mr. Cox introduced comments presented from Mr. Tim Plate regarding Mr. Plate's recommendation of a title search to determine ownership of the areas.

Mr. Biff Craine indicated he requires a legal description of the Habitat from the District Engineer.

On a motion by Mr. Conn, seconded by Mr. Avino, with all in favor, the Board authorized Mr. Craine to initiate a title search of the areas that encompass the Gopher Tortoise Habitat with a not-to-exceed amount of \$200.00 and asked staff to seek cost sharing with others affected by the title search for the Fishhawk Community Development District III.

SIXTH ORDER OF BUSINESS

Staff Reports (Continued)

A. District Counsel

Mr. Craine explained results of the Chairmen's merger meeting held on February 7, 2018 and noted that he was requested to prepare initial drafts of the merger agreement and petition which would then be reviewed by the Chairmen and independent counsels.

On a motion by Mr. Conn, seconded by Mr. Cranmer, with three in favor, and Mr. Avino opposed, the Board approved a "definitive decision" to start the merger process and to authorize staff to proceed for the Fishhawk Community Development District III.

On a motion by Mr. Conn, seconded by Mr. Cranmer, with three in favor, and Mr. Avino opposed, the Board approved Mr. Craine to begin preparation of the merger documents and that the cost would be split three ways between the Districts for the Fishhawk Community Development District III.

On a motion by Mr. Cranmer, seconded by Mr. Conn, with three in favor, and Mr. Avino opposed, the Board authorized the Chairman to approve a "Waiver of Conflict" for Mr. Craine as he prepares the merger documents for the Fishhawk Community Development District III.

B. District Engineer

No report.

C. Community Director

Ms. Quigley presented her report to the Board. The Board discussed the current policy regarding not approving applications for vendors directly competing with currently approved vendors for services offered. The Board requested that those

vendors seeing approval should submit their applications which would be presented to the board. The Board also suggested that the applicants come to the Board meetings to discuss any issue they have. The Board members indicated that they had no current intentions to amend the policy.

D. Tennis Club Manager

Mr. Freiman presented his report.

The Board requested that staff research who is getting any payments from the vending machines at the Tennis Club. Mr. Sanderson requested that Mr. Freiman prepare and present at the next meeting his plans for the pro shop.

Mr. Sanderson made a motion to begin leaving the tennis court lights on until 10:00 p.m. but the motion did not receive a second. Members of the Board will visit a resident near the courts to discuss options of the lighting times.

Mr. Freiman presents a proposal for new canopies for the tennis courts.

On a motion by Mr. Cranmer, seconded by Mr. Avino, with all in favor, the Board approved the purchase of two canopies with a not-to-exceed amount of \$3,400.00 for the Fishhawk Community Development District III.

E. District Manager

Mr. Cox noted that the next regular Board meeting was scheduled for March 7, 2018 at 6:00 p.m.

Mr. Cox reviewed the action item list with the Board.

Mr. Cox provided an update of the District financials.

SEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on January 3, 2018

Mr. Cox presented the January 3, 2018 meeting minutes to the Board.

On a Motion by Mr. Avino, seconded by Mr. Cranmer, with all in favor, the Board unanimously approved the Minutes of the Board of Supervisors' Regular Meeting held on January 3, 2018, for the Fishhawk Community Development District III.

EIGHTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for December 2017

Mr. Cox presented the December 2017 Operation & Maintenance Expenditures to the Board.

On a Motion by Mr. Sanderson, seconded by Mr. Cranmer, with all in favor, the Board unanimously ratified the Operation & Maintenance Expenditures for December 2017 totaling \$58,077.23, for the Fishhawk Community Development District III.

NINTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for Tennis Club for December 2017

Mr. Cox presented the December 2017 Operation & Maintenance Expenditures for the Tennis Club to the Board.

The Board requested staff to research the payment of an invoice from Stewart and Associates.

The Board requested research on the irrigation payment in November to Sunrise.

The Board requested an explanation of sales tax processes for the Tennis Club.

On a Motion by Mr. Cranmer, seconded by Mr. Avino, with all in favor, the Board unanimously ratified the Operation & Maintenance Expenditures for the Tennis Club for December 2017 totaling \$11,912.66, for the Fishhawk Community Development District III.

TENTH ORDER OF BUSINESS

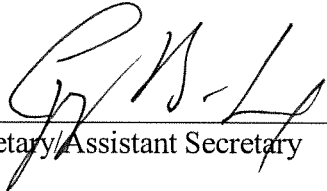
Supervisor Requests

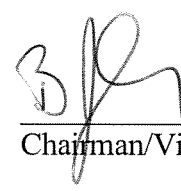
Mr. Cranmer provided an update on items accomplished at the Chairmen's merger meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Sanderson, seconded by Mr. Conn, with all in favor, the Board adjourned the meeting at 8:41 p.m. for Fishhawk Community Development District III.


Secretary/Assistant Secretary


Chairman/Vice Chairman

Greg Cox,
Manager Fishhawk CDD3
Rizzetta and Company

February 7, 2018

Brian Cramner
Chairman Fishhawk CDD3 Board

Reference: Fishhawk CDD 1, 2 and 3 Merger Information

The minutes of the September CDD3 Board Meeting stated that the three CDD chairmen were to meet in a workshop to determine what affects the merger concept would have on the CDD budgets and affects on CDD O&M assessments. The workshop was also to develop the budget affects and impacts on O&M assessments for the Amenities cost sharing only option.

The Chairmen met on November 29, 2017. I cannot find any notes from that workshop delineating the costs as noted above.

I believe that the Boards have all voted to continue evaluating the merger concept.

The CDD3 meeting minutes or on the CDD 3 web site does not seem to contain the results of the various O&M budget estimates for the merger or amenities cost sharing alternatives that were estimated in the Chairmen's Workshop.

I respectfully request that the O&M cost estimate figures for both options for each CDD be provided to me as soon as possible. I believe they should be considered a public record and pertinent to the decision to proceed with the merger concept and of interest to me as a resident of CDD3.

I ask that this request be included in the notes of the February 7, CDD3 Board meeting notes.

Thank-you.

Ron Boehm
15908 Persimmon Grove Drive
Lithia, FL 33547
Ron685@aol.com

A handwritten signature in black ink, appearing to read "Ron Boehm", written in a cursive style.

NINTH ORDER OF BUSINESS

Discussion of Merger Workshop

The Board discussed the workshop that had been held to discuss the potential merger of the three Districts and agreed that a realistic budget for a combined District needs to be developed and evaluated. The Board agreed to continue pursuing the merger and agreed that the next step in the process should be a meeting of the three Chairmen should also held to evaluate various budget options to increase a merger budget, an equalized budget and one that reflects the Amenity Board concept.

On a Motion by Mr. Cranmer, seconded by Mr. Conn, with all in favor, the Board unanimously approved to proceed forward with the merger process and to have staff set a meeting with the three Chairmen, for the Fishhawk Community Development District III.

TENTH ORDER OF BUSINESS

**Presentation of 2018 Proposed Calendar
HOA Events**

Mr. Cox presented the 2018 proposed calendar HOA events to the Board.

On a Motion by Ms. King, seconded by Mr. Cranmer, with all in favor, the Board unanimously approved the 2018 Calendar HOA Events for the Fishhawk Community Development District III.

ELEVENTH ORDER OF BUSINESS

Staff Report

A. District Counsel

No report.

B. District Engineer

Not present.

C. Community Director

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

D. Tennis Club Manager

Mr. Freiman presented his report and addressed questions from the Board.

E. District Manager

Mr. Cox noted that the next regular Board meeting was scheduled for October 4, 2017 at 6:00 p.m. Mr. Cox reviewed the action item list with the Board and provided a summary of the unaudited monthly financials.

TWELFTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held on
August 2, 2017**

On a Motion by Mr. Cranmer, seconded by Mr. Conn, with all in favor, the Board unanimously approved the Minutes of the Board of Supervisors' Regular Meeting held on August 2, 2017 for the Fishhawk Community Development District III.

Operations Report

January 2018

Operations and Maintenance:

Osprey Club:

- Removed all Christmas lights and decorations.
- Scrubbed all umbrella table surfaces at both pools.
- Accessed theater equipment for Roku serial number.
- Replaced faulty landscape light sensor.
- Repaired all sheetrock holes in hallway and painted.
- Placed a service call for the Osprey Club basketball court water fountain.
- Replaced basketball court backboard nearest clubhouse building.
- Replaced faulty light sensor for flagpole.
- Cleaned and stained outdoor shower tower at lap pool.
- Installed door stoppers on five doors.
- Repaired broken office chair.
- Replaced two faulty pool gate closers with new.
- Set up conference call phone for HOA board meeting.
- Repaired water leak at valve box near pool vault.
- Replaced time clock ink ribbon.
- Bleached:
 - a) All sidewalks around building.
 - b) Around café area.
 - c) Around entire building.

Aquatic Club:

- Installed shower rod in men's back bathroom shower.
- Third large 10' large umbrella finished and installed.
- Fourth large 10' large umbrella completely dismantled and sanded.
- Touched up all interior bathroom walls.
- Replaced sink fixture in women's rear restroom.
- Bleached:
 - a) Veranda wooden table tops.
 - b) Lagoon pool slide, rock structure at waterfalls.
 - c) Lap pool lounge chairs, life preservers, gate wall.
 - d) Café chairs, tables, deck

Park Square:

- Inspected all electrical outlets and replaced as necessary.
- Washed down existing garbage cans for restrooms.
- Remove old signs and install new 15 minute parking only signs near Amici's.
- Installed 2 new square garbage cans in breezeway area near businesses for pizza boxes.
- Installed 2 new baby changing tables in bathrooms.
- Installed 2 new garbage cans for underneath countertops.
- Installed new signage for fountain area, restrooms and emergency cut off switch to fountain pumps.
- Cut lock from water supply leading to bathrooms and fountain.
- Installed 6 new soap dispensers, one at each sink.
- Installed 2 new automatic air fresheners.
- Repaired several light bollards and replaced dead bulbs.
- Met with Spectrum regarding wifi install at bathroom building and water feature control panel.

Starling Club:

- Removed all Christmas lights and decorations.
- Repaired faulty eco flush toilet handles at women's and men's pool bathrooms.
- Reset heaters at lap pool due to low water temperature.
- Replaced faulty landscape light sensor.
- Repaired issue with Fitness Center door not closing properly.
- Repaired faulty faucet in men's Fitness Center bathroom.
- Replaced faulty soap dispensers in women's clubhouse bathroom and men's Fitness Center bathroom.
- Bleached:
 - a) CDD2 playground on Starling Water Drive and caution taped off to public. Reopened playground after washed down and completely dry.
 - b) Spots around lap pool area, main sidewalk areas, back wall at lap pool upper deck area, pavers leading to lap pool from rear clubhouse doors.
 - c) Vase fountain in front of clubhouse.
- Repaired wood trim on door leading to ping pong room.
- Painted wall at Trailhead Park.
- Repaired main monument landscape lights and adjusted timers.
- Refilled air fresheners throughout all facilities.
- Painted all step risers at lap pool area.
- Replaced corroded pool deck shower heads with new.
- Inspect / tighten all loose sink fixtures in all bathrooms.
- Repaired Fitness Center fan oscillator.

- Repaired issue with Fitness Center television not working.
- Repaired wooden gate and latch at back fence along Lithia Springs entrance.
- Repaired Fitness Center walls near free weight stand. Holes and black marks from using / dropping weights near the wall.
- Cleaned / painted Fitness Center interior walls near garbage can.
- Repaired loose light fixture and stucco on outside of rear bathroom building.
- Repaired urinal with rebuild kit.
- Scraped and painted aluminum veranda chairs and tables.

Hawk Park:

- Removed all Christmas lights and decorations.
- Repaired end netting behind goal at hockey court.
- Replaced faulty water shut off valve in men's bathroom toilet.
- Replaced faulty toilet tank guts in men's bathroom toilet.
- Repaired loose toilet seat in men's bathroom.
- Removed all furniture from clubhouse for Fitness Center renovation.
- Installed signs for basketball league.
- Removed cable modem and television in clubhouse before new Fitness Center work commenced.
- Re-routed television cable, Ethernet and power to new communications box behind television mounted on new Fitness Center wall. Removed and reinstalled baseboard trim. Patched holes in sheetrock wall, primed and painted.
- Install 5 re-stitched canvases on pool umbrella frames.
- Installed reserved signs on basketball courts.
- Bleached:
 - a) Lounge chairs, regular chairs, table tops, lounge chair tables.

Palmetto Club:

- Replaced four landscape lights at corner cypress trees.

Ibis Park:

- Dismantled third table and bench completely and sanded all rust from metal framework. Found extensive rust damage and are fabricating new parts to be welded to existing frame. Primed, painted.
- Replaced faulty landscape light sensor.

- Installed new posts and signs with orange caution chain at gopher tortoise area.
- Repaired faulty tail piece o-ring on women's toilet.

Signs:

- Cut, primed and painted post material (posts and plywood) for all upcoming signs to be installed at Park Square, Ibis, Garden District and various other sign locations.
- Installed new 'One Way' post and sign at entrance to Osprey Club parking lot.
- Installed two fishing line recycle receptacles. One near Martin Meadow (pond #27, #28, #29) and one near Sandhill Place (pond # 25).
- Installed no access sign in back of Starling on Persimmon Drive.

Roads/Trails:

- Replaced several faded stop signs throughout community.
- Inspected and adjusted all landscape light timers along Osprey Ridge Drive.

Monuments:

- Repaired loose bricks at several monuments throughout the community.

Bridges:

- Replaced several rotted deck boards on the Ternwood Bridge.
- Replaced several hand rail boards on the Heron Glen Bridge

Other:

- Received back ordered parts to repair broken dog pots throughout community.
- Removed all Christmas lights and decorations throughout community.
- Solicited a quote for umbrella canvas repairs.
- Placed a service call for GEM car batteries.
- Removed a large tree stand near Bridgepark cul-de-sac in the wooded CDD 2 area.

- Solicited quotes from Nordberg Construction and Dynamic Construction for Park Square fireplace building removal and for Publix entrance guard shack repairs to building and trellis.
- Repaired Bridgepark dock with finish materials. Delivery was delayed. Materials were cut and installed upon arrival.
- Assisted Cushion Solutions in chaise lounge chair removal and installation.
- Bought and replaced front tires on large Gem cart.
- Opened facilities for Payne A/C to service.
- Built and painted three new custom chaise lounge chair dollies.
- Opened pond #24 (Kestrel) for Aquatic Systems and found that our chain and lock were stolen. Will replace with new.
- Assisted Grime Busters with access and set up at Park Square for pressure washing.

Ongoing Daily Maintenance:

- Empty neighborhood trash cans (including Kinglet Ridge).
- Pick up road and CDD property trash.
- Replenish dog station bags (including Kinglet Ridge).
- Maintain clean appearance at all ponds.
- Blow off all Osprey Club walkways, tennis courts, basketball court, and pool decks.
- Open all pool entrances umbrellas and installing batteries for all handicapped chairlifts.
- Order and purchase janitorial supplies for all facilities.
- Replace dead lightbulbs inside all facilities.
- Replenish gym wipes and paper towels as needed.
- Inspect all wooden footbridges monthly for issues clearing all debris as needed.
- Periodically rake mulch back under swings and playgrounds.
- Set up and breakdown for all CDD I, II and III and HOA meetings as necessary.
- Set up and breakdown for all activities at the Osprey Club.
- Setup and break down all community events signs/banners.
- Monitor, inspect and fix all manageable electric cart issues before calling for service.
- Monitor and replenish water bottle stations at all facilities weekly.
- Provide chalk machine and chalk for all softball games at Hawk Park.
- Inspect both dog park gates and fences and fill in all ground holes.
- Provide Gem carts for landscape inspections when needed.
- Monitor, inspect and repair all umbrellas at all facilities.
- Weekly inventory checks at storage facility.

Resident Services Office Report:

- Ordered supplies for the Resident Services Office, Starling Club, and Aquatic Club.
- Processed the Florida Highway Patrol payroll.
- Reported multiple TECO light pole outages (poles located on CDD property).

- Issued 63 amenity access cards.
- Processed 19 new leases.
- Processed 19 lease renewals.
- Handled \$2118 in cash and check transactions (some of which are HOA transactions).
- Took 26 New Facility Rentals.
- Staffed 27 Events.

Amenities Manager Report:

- Notarized (1) document.
- Staffed (70) Activities & Game Room shifts for February totaling (270) hours.
- Created the February Facility Monitor schedule.
- Revised the January Activities schedule to reflect additions and cancellations.
- Submitted Facility Monitor time cards and mileage reports.
- Replaced the tips on (5) pool sticks in the Starling Game Room.
- Attended the CDD2 meeting.
- Worked the Starling Game Room every Tuesday and Thursday 12:00-5:00.
- Reported maintenance issues to Holly.
- Checked the Starling Club Fitness Center every Tuesday and Thursday and replaced the gym wipes, paper towels and toilet paper as needed.
- Coordinated the cleaning of white trash cans at the Aquatic Club.
- Watched over the new Silver Strength exercise class at the Aquatic Club on Tuesday and Thursday mornings 9:00-10:15.
- Met with Holly on 1/19 and 1/23 to coordinate a staffing schedule for the monitoring of Park Square.
- Assisted residents that came to the Aquatic Club with facility rental questions.
- Coordinated the pick-up and storage of the Hawk Park softball field chalk machine after each game.
- Reprinted, laminated and posted signs for the Starling Club Fitness Center.
- Swept the leaves and debris from the front entrance of the Starling Game Room.
- Coordinated the break-down of the Aquatic Club tables and chairs before the Silver Strength exercise class and the set-up of the tables and chairs before the weekend rentals.

Assistant Community Director Report:

- Conducted a walkthrough at Starling Club House and created work orders for various items.
- Continue to Coordinate the Hawk Park Clubhouse/Fitness Center renovation with FitRev, Nordberg Construction, Ecore and Trinity flooring, Danielle Fence, and the Glass Doctor.

- Solicited 3 quotes for mirrors for the Hawk Park Fitness Center.
- Coordinating the installation of the Osprey Club playground.
- Worked with the O/M Supervisor to solicit quotes for the repair of the Guard Shack at the Publix entrance.
- Worked with the O/M Supervisor to solicit quotes for the possible removal of the Park Square fireplace.
- Identified lounge chairs for re-strapping at the Aquatic Club.
- Attended a site visit with the Community Director and Egis Insurance Co.
- Identified hurricane supplies that need to be replenished at each facility.
- Creating deck plans for all pool furniture at each facility.
- Coordinated the repair of various pool umbrellas.
- Met with LED Tampa regarding the possibility of electronic message boards.
- Solicited a quote for decorative posts for the tow signs at each facility.
- Coordinating replacement street signage throughout the community.
- Coordinated vendor payments with Accounting.
- Attended 1 staff meeting.
- Addressed any resident issues/concerns.

Community Director Report:

- Conducted an office staff meeting.
- Conducted an Ambassador Club Meeting.
- Placed multiple service calls for Fitness equipment issues for CDD I, CDD II, and CDD III.
- Reported multiple irrigation and landscaping issues to Capital Land Management.
- Reported landscaping and irrigation issues to LMP.
- Assisted with the editing of the Talon.
- Updated the Fitness Center Maintenance Log.
- Ordered multiple signs for CDD 2.
- Met with the CDD 2 Vice Chairman and an FHP Sgt. to discuss expectations of the Park Square Off Duty patrols.
- Attended a site visit of the Apollo Beach Skatepark.
- Solicited quotes for the artificial turf at Park Square.
- Solicited quotes for benches and bollards at Park Square.
- Coordinated the install of the fencing around the fountain equipment at Park Square.
- Solicited quotes to excavate landscape beds and install conduit for lighting as well as Ethernet at Park Square.
- Solicited quotes for additional Security Patrol at Park Square.

- Worked with the Amenities Manager on a schedule for Facility Monitors at Park Square.
- Met with the CDD Insurance Company and the Assistant Community Director to discuss policies. Conducted site visits in several areas in CDD 1, CDD 2, and CDD 3.
- Met with the Assistant Community Director and an electronic Message Board company to discuss information on electronic message boards. Conducted site visits at all possible locations.
- Placed a service call for the Osprey Club pool heaters.
- Coordinated the repair of the Starling Club pool heaters.
- Solicited a quote to re-strap the chaise lounges at the Aquatic Club pool.
- Placed a service call for the fire extinguisher inspection at the Starling Clubhouse and Fitness Center.
- Conducted a site visit with a new Security Company at Park Square.
- Ordered multiple signs for CDD 1, CDD 2, and CDD 3.
- Ordered Game Room accessories for the Starling Club Game Room.
- Reported issues that needed attention to the Janitorial Company for CDD 2.
- Conducted a final walk through of the Osprey Club Café.
- Participated in a conference call with the Talon Editor and the HOA Association Coordinator.