

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 IV**

The regular meeting of the Board of Supervisors of the Fishhawk Community Development District IV was held on **Tuesday, November 18, 2014 at 2:08 p.m.** at the at the Lake House at Fishhawk Ranch located at 6001 Village Center Drive, Lithia, Florida 33547.

Present and constituting a quorum were:

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| Tom Panaseny | Board Supervisor, Chairman |
| Victor Barbosa | Board Supervisor, Vice Chairman |
| Maja Barnat | Board Supervisor, Assistant Secretary |
| Lynda McMorrow | Board Supervisor, Assistant Secretary |

Also present were:

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|----------------|--|
| Matthew Huber | District Manager, Rizzetta & Company, Inc. |
| Bryan Rizzetta | Associate DM, Rizzetta & Company, Inc. |
| Erin McCormick | District Counsel, Fowler, White, Boggs, P.A. |
| Tim Plate | District Engineer, Heidt Design, LLC (<i>joined the meeting at 2:18 p.m.</i>) |
| Deneen Kleene | Amenities Manager |
| Mark Ballenger | Representative, Ballenger & Company, Inc. |

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

No audience members present.

THIRD ORDER OF BUSINESS

**Administer Oath of Office to Newly
Elected Board Supervisors**

Mr. Huber administered the Oath of Office to Tom Panaseny, Lynda McMorrow and Victor Barbosa who each affirmed to the oath. Mr. Panaseny, Ms. McMorrow and Mr. Barbosa all elected to waive compensation for future Board of Supervisors meetings.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2015-03;
Canvass and Certifying Election Results**

On a Motion by Mr. Panaseny, seconded by Mr. Barbosa, with all in favor, the Board adopted Resolution 2015-03; Canvass and Certifying Election Results for Fishhawk Community Development District IV.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-04;
Designating Officers**

On a Motion by Mr. Panaseny, seconded by Ms. McMorrow, with all in favor, the Board adopted Resolution 2015-04; Designating Officers for Fishhawk Community Development District IV.

SIXTH ORDER OF BUSINESS

**Consideration of Review Committee's
Recommendation for Request for
Proposals for Exterior Landscape &
Irrigation Installation Services**

Ms. McCormick stated the bids were due at 9:00 a.m. and Sunrise's bid was not received until 9:17 a.m.; therefore Sunrise's sealed bid will be returned. The Review Committee Recommendation to the Board was Luke Brothers which was ranked as the number one proposer followed by ValleyCrest ranked number two and Rainmaker ranked number three.

On a Motion by Mr. Panaseny, seconded by Mr. Barbosa, with all in favor, the Board accepted the Review Committee's recommendation for Luke Brothers as the number one proposer for the Exterior Landscape & Irrigation Installation services for Fishhawk Community Development District IV.

SEVENTH ORDER OF BUSINESS

Discussion of Well Ownership

Ms. McCormick discussed the well ownership with regards to the agreements for electrical and maintenance costs between the HOA and the CDD. Ms. McCormick stated Controllers A, B, C and D will be the responsibility of the CDD; controller E will be the responsibility of the HOA and controller C will be the responsibility of the Village Center POA. Mr. Panaseny requested the agreement have a repair stipulation that upon notification all repairs must be completed within 5 calendar days or the other party has the right to make the repair. Ms. McCormick will finalize the agreements and bring back before the board at the next meeting. A discussion ensued.

EIGHTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors Regular Meeting held on
October 14, 2014**

On a Motion by Mr. Panaseny, seconded by Ms. Barnat, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on October 14, 2014 as amended for Fishhawk Community Development District IV.

NINTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for September 2014

Mr. Huber presented the September 2014 Operations & Maintenance Expenditures for approval. The Board stated the legal services Buchanan Ingersoll & Rooney invoice in the amount of \$2,092.26 will be reimbursed by the Developer.

On a Motion by Mr. Panaseny, seconded by Mr. Barbosa, with all in favor, the Board approved the Operations & Maintenance Expenditures for September 2014 (\$45,062.17) for Fishhawk Community Development District IV.

TENTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for October 2014

Mr. Huber presented the October 2014 Operations & Maintenance Expenditures for approval. The Board stated the legal services Buchanan Ingersoll & Rooney invoice in the amount of \$16.41 will be reimbursed by the Developer.

On a Motion by Mr. Panaseny, seconded by Mr. Barbosa with all in favor, the Board approved the Operations & Maintenance Expenditures for October 2014 (\$60,789.56) for Fishhawk Community Development District IV.

ELEVENTH ORDER OF BUSINESS

Ratification of Contracts for Construction Executed by Chairman per Resolution 2011-06 (see recap)

On a Motion by Mr. Panaseny, seconded by Mr. Barbosa with all in favor, the Board approved the Contracts for Construction for Fishhawk Community Development District IV.

TWELFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Regular Meeting held on September 9, 2014

On a Motion by Ms. McMorrow, seconded by Mr. Barbosa with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on September 9, 2014 for Fishhawk Community Development District IV.

THIRTEENTH ORDER OF BUSINESS

Ratification of Change Orders for Construction Executed by Chairman per Resolution 2011-06 (see recap)

On a Motion by Mr. Panaseny, seconded by Mr. Barbosa with all in favor, the Board approved the Change Orders for Construction for Fishhawk Community Development District IV.

FOURTEENTH ORDER OF BUSINESS

Discussion of Process for Competitive Procurement of Construction Services

Ms. McCormick reviewed with the Board the Process for Competitive Procurement of Construction Services regarding the ranking system currently being used and the option of a pre-qualification process. A discussion ensued. The Board directed to have further discussion at the January meeting to determine when this process may be implemented.

FIFTEENTH ORDER OF BUSINESS

Consideration of Use of Central Park

Ms. McMorrow requested the use of Central Park for a road race on January 31, 2015. Ms. McCormick will prepare a Use of Property Agreement.

On a Motion by Mr. Panaseny, seconded by Mr. Barbosa, with all in favor, the Board approved the use of Central Park on January 31, 2015 for a Road Race pending execution of Use of Property Agreement for Fishhawk Community Development District IV.

Ms. McMorrow left the meeting at 3:02 p.m.

SIXTEENTH ORDER OF BUSINESS

Update on Lake Transfer to CDD from Developer

This item was tabled until the January meeting. Mr. Plate will prepare a boundary for the parcel.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Adopting Amenity Rules & Rates

Mr. Huber presented a draft copy of the Amenity Rules to the Board. Ms. McCormick stated a public hearing would need to be held for the adoption of the rules.

On a Motion by Mr. Panaseny, seconded by Mr. Barbosa, with all in favor, the Board authorized staff to begin the rule making process for Fishhawk Community Development District IV.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. McCormick distributed a warranty deed for Phase 2A and 2B that are to be conveyed to the CDD. Mr. Panaseny stated the "A" tracts and alleys should be removed from the agreement at this time. A discussion ensued. Ms. McCormick presented a Wall Easement Agreement where the developer is granting the CDD an easement to this wall and the CDD will be responsible for the maintenance. A discussion ensued.

On a Motion by Mr. Panaseny, seconded by Mr. Barbosa, with all in favor, the Board approved the Warranty Deed subject to release of the mortgage, payment of taxes, review of O&E report, removal of Tract A, review of all related items to Tract B-19 and the District Engineer's Certification for Fishhawk Community Development District IV.

On a Motion by Mr. Panaseny, seconded by Mr. Barbosa, with all in favor, the Board approved the Wall Easement Agreement as presented subject to an exhibit prepared by the District Engineer for Fishhawk Community Development District IV.

On a Motion by Mr. Panaseny, seconded by Mr. Barbosa, with all in favor, the Board approved the final agreement for Sunrise Landscape & Irrigation Maintenance as presented for Fishhawk Community Development District IV.

B. District Engineer

Mr. Plate stated the proposals for Fishhawk Phase 3 Infrastructure Improvements are due on December 5, 2014.

On a Motion by Mr. Panaseny, seconded by Mr. Barbosa, with all in favor, the Board approved Change Order #3 for Ripa & Associates in the amount of \$0.00 Soil Cement Base is the same as Crushed Concrete for Fishhawk West Phase 2 for Fishhawk Community Development District IV.

C. District Manager

Mr. Huber presented the landscape report to the Board. Mr. Huber stated that the next regularly scheduled Board of Supervisors meeting will be on Tuesday, December 9, 2014 at 9:00 a.m. at the Lake House located at 6001 Village Center Drive, Lithia, FL 33547.

NINETEENTH ORDER OF BUSINESS

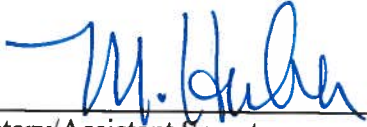
Supervisor Requests

Mr. Panaseny requested a letter be sent to the residents notifying of the CDD meetings being held at Lake House at Fishhawk Ranch. District Manager indicated he would work with staff to send a letter to the 43 approximate current homeowners.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Panaseny, seconded by Mr. Barbosa, with all in favor, the Board adjourned the meeting at 3:36 p.m. for Fishhawk Community Development District IV.



Secretary/Assistant Secretary



Chairman/Vice Chairman