



FishHawk Ranch West Homeowners Association, Inc.

6001 Village Center Dr.
Lithia, FL 33547 management@fhrw.org Office (813) 515-5933

Board of Director Meeting

Date: Thursday,

September 24, 2026 6:30 pm

https://us02web.zoom.us/j/86715832796?pwd=NGlxQzBrT2_NtV1dnakdqNVVzNUlRdz09

Meeting ID: 867 1583 2796

Passcode: 140421

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2026 Board of Directors

PRESIDENT Mark Rosenthal. **VICE PRESIDENT** Kevin Schmidt. **SECRETARY** Henry Ages.

TREASURER Thomas Kelsey and Michael Hayes. **DIRECTORS** Scott Young, Jeff Longo, Lauren Giradi

- I. Call to Order
- II. Establish Quorum
- III. President Report
- IV. Treasure Report
 - Financials (by Zoom)
- V. Officer's Report
- VI. Committees
 - *ARC Update Committee Jesse Pearson*

- VII. Violations
 - Fining Violations Recommendations

Meeting Minutes August 27, 2026, Board Meeting Minutes for Review and Approval

- VIII. Management Report
- IX. New Business
 - Edmund Bash 13944 Swallow Hill Drive Appeal Unapproved Border along Landscape bed and Driveway (stone)
 - **Informational:**
 - Citywide Increase letter
 - Mankin Law Group Update
 - NaturZone Inspection
 - Handyman To-Do List Update

- Budget workshop Planning dates September 29th at 6:00pm

X. Proposals

- Master Association **Exhibit A**
 - Sunrise Landscape
 - Lakehouse Entrance Walkway Roundabout Bed Refresh Flax Lily \$968.89
 - Soil Tests for 10 different locations in the community \$700.00
 - Lakehouse Holiday Lights Installation – 2026 \$2600.00 (budgeted)
 - Premier Homes Services LLC. Replacement of all hinges on Dog park and Pool gates \$2964.59
 - Pool Troopers Filter Replacements \$2376.82
 - A/C Maintenance contracts
 - Shields Air conditioning and Heating LLC \$640.00 per visit Quarterly
 - Premier Home Services LLC \$1190.00 per year Quarterly
 - Cool Today \$1254.00 per year Bi-annually.
 - Citywide Window Cleaning Exterior with screens and Exterior Upper windows, \$232.00
Optional Fitness Center windows \$344.00
- Sandpiper **Exhibit B**
 - Sunrise Landscape
 - Work Order 2421.-1 14076 Kite Lane Shrub Replacement 2026 \$1354.00
 - Sod Replacements (rear yards 2025 budgeted)
 -
 - Sprinkler Solutions
 - Connect 76 zones controllers to Hyrdowise \$1215.00
 - LTE Communication module \$1,857.24
 - Coastal Roofing 5747 Skytop Drive \$1250.00
- Sagewood **Exhibit C**
 - Sprinkler solutions of Florida
 - none
 - Lowes Painting **Update**
 - Progressing well
- Paired Villa **Exhibit D**
 - Lowes Commercial Painting Project has completed Phase 3 of the painting project.
- Westlake **Exhibit E**
 - None at this time

XI. Old Business

- At this time the Board of Directors is Tabeing all SOD replacement requests until the Hillsborough County Water Authority lifts the watering restrictions. Proposals are being collected for review at a later date.

XII. Resident Comments

XIII. Executive Session Employment Consideration Under Separate Cover

XIV. Adjournment