



Rizzetta & Company

# Fishhawk CDD, Fishhawk CDD II & Fishhawk CDD III

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## Board of Supervisors' Joint Meeting June 7, 2018

District Office:  
9428 Camden Field Parkway  
Riverview, FL 33578

[www.fishhawkcdd.org](http://www.fishhawkcdd.org)  
[www.fishhawkcdd2.org](http://www.fishhawkcdd2.org)  
[www.fishhawkcdd3.org](http://www.fishhawkcdd3.org)

**JOINT MEETING**  
**FOR FISHHAWK CDD, FISHHAWK CDD II, AND FISHHAWK CDD III**  
**DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578**  
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May 30, 2018

**Board of Supervisors**  
**Fishhawk Community**  
**Development District**

**REVISED AGENDA**

Dear Board Members:

The Joint Meeting of the Fishhawk Community Development District, Fishhawk Community Development District II and Fishhawk Community Development District III will be held on **Thursday, June 7, 2018, 6:30 p.m.** located at the Fishhawk Palmetto Club located at 17004 Dorman Road, Lithia, Florida 33547. The following is the revised agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
  - A.** Election Process Instructions
  - B.** Comments from Nominee's ..... Tab 1
  - C.** Election of Merged Board Nominee's from Fishhawk CDD I
  - D.** Election of Merged Board Nominee's from Fishhawk CDD II
- 4. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to contact us at (813) 533-2950.

Sincerely,

*Gregory B. Cox*

Greg Cox  
District Manager

# **Tab 1**

**Diana Kronick**

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**From:** Kerri McDougald <kerrimc1030@gmail.com>  
**Sent:** Friday, April 27, 2018 4:43 PM  
**To:** Gregory Cox  
**Subject:** intent

**Background**

I have served on the FishHawk Board representing residents since we were first allowed representation and so have the background and continuity of knowledge on Fishhawk CDD. I have also served on the Boards of Rotary, Brandon Chamber, Oldsmar Top of the Bay Chamber, Brandon YMCA, Optimist Club, The Star Foundation and Leadership Brandon Alumni Foundation. I have been a member of and served on committees including The American Business Women's Association, ACS Gatsby Event and Splish Splash Events, Chaired Achieve Tampa Bay Celebrity Cigar Event, Chaired the Gunderman Charity Golf Tournamnet, Leadership Brandon Class 2004, Beth Bauer Celbrity Challenge Co-Chair, Soroptimist Club, Riverview Chamber of Commerce, Outback Pro Am among other events and groups and one of the things that being a part of different areas of the community that was important was when it came time for TECO to ask for more access to land for towers, I was able to work with their real estate person who I knew from Rotary and we put together the Dorman Road access for phase 1 into the neighborhood. I have tried to keep in mind all the neighbors I represent in my time on the Board and look forward to continuing to do so.

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*Kerri McDougald*

**813-409-1153**

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*Kerri McDougald*

**813-409-1153**

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April 20, 2018

I am Terrie Morrison. If elected by my peers to serve on the Interim Board of Supervisors for the new Fishhawk Ranch Community Development District, I am willing to serve.

A summary of my background and qualifications for this position follows:

**Education:** Bachelor of Science, Business and Economics, University of N. Carolina Greensboro

**Professional:** I began my professional career handling multi-line property/casualty insurance claims with Aetna Life and Casualty in Charlotte, NC in 1977. From 1977 until 2005 my career progressed through a series of managerial positions in claims management with Aetna, CIGNA, and following several mergers in the industry, Travelers Insurance Company. I transferred to Tampa in 1996 in the position of Assistant Vice President of Organizational Effectiveness, charged with the responsibility of hiring and training a staff of 350+ employees to create a nation-wide Claim Service Center for handling claim notifications and small claim adjustments around the country. I chose early-retirement in 2005 and have since dedicated my time to a variety of volunteer civic activities.

**My Life In Fishhawk:** I have owned my home in Fishhawk in the neighborhood of Sandhill Villas since 2002. From 2005 – 2017 I enjoyed working part-time on the Resident Services Staff which gave me the opportunity to interact with Fishhawk residents from all of our neighborhoods on a regular basis, provided me with a solid understanding of the organizational structure of Fishhawk Ranch and an understanding of our operating rules and procedures. For many years I served as the Ambassador for Sandhill Villas in the Fishhawk HOA Village Ambassador program. I was elected to the Fishhawk CDD(1) Board of Supervisors in the 2008 General Election, re-elected in 2012, and re-elected in 2016. It has been my privilege to serve as Chairman of the CDD1 Board during two terms.

**About the Merger:** In order to provide perspective to those who may not know me, I would like to take this opportunity to share my thoughts regarding the merger of our three current Districts and how I believe a merged District could most effectively function. The advantages and disadvantages of merging our three Community Development Districts into a single district have been carefully studied by all three Boards for well over a year. The advantages have been clearly articulated: reduced administrative costs, economies of scale in negotiating contracts, streamlined structure of governance making it easier for residents to understand the governing structure of the community in which they reside. The looming question regarding disadvantages, is the question of how a board of five Supervisors can effectively manage a District the size of the new proposed Fishhawk Ranch CDD. This is indeed a valid concern; however, I believe there are a number of ideas a new Board could consider that would facilitate efficient orderly Board meetings but more importantly, produce faster response-time and resolution to residents' inquiries and concerns:

1. For certain topics, the Board could create clear, concise protocols so that Staff could make decisions in accordance with the protocol, eliminating in many cases the need for residents to wait and attend a Board meeting to present their requests. Examples: requests for use of amenities, and vendor program decisions. Given the appropriate guidelines, Staff is in a much better position than Board Supervisors are to understand staffing needs and availability, set-up and clean-up requirements, maintenance costs to the District, competing scheduled events, etc. and are best positioned to make good decisions regarding use of the amenities for events and vendor programs.

2. The Interim board members selected, especially in the early transitional months, cannot possibly be expected to be knowledgeable about all facets of operations in all three current Districts. Each of the three current Districts have unique amenities, assets and issues and it will take some time for the Interim Board members to learn all of the uniqueness's of the other Districts. One approach to manage the transition, would be to identify certain subject areas and appoint individual Board Supervisors to become the "Subject Point of Contact" (SPOC) for particular identified topics. As questions and issues arise, when necessary the District Manager and/or Community Director could work with the appointed "SPOC" who would have specific authorities granted to him/her to resolve issues, rather than waiting and bringing said issues to a board meeting. This would again expedite board meetings but more importantly, resolve issues and resident complaints more quickly. Examples of subject matter areas that might be assigned and handled in this fashion are:
  - i. Clubhouses (perhaps combining Clubhouses and Fitness Centers)
  - ii. Dog Park
  - iii. Enterprise Operations:
    1. Palmetto Club
    2. Starling Tennis Club
  - iv. Fitness Centers
  - v. Hawk Park Athletic Fields
  - vi. Landscape (possibly split geographically due to the magnitude of its scope)
  - vii. Park Square
  - viii. Playgrounds
  - ix. Ponds
  - x. Pools
  - xi. Skate Park (yes, we do believe it will be rebuilt within the next year)
  - xii. Trails
  - xiii. Others to be identified ????
3. Explore the feasibility of adding new functionality to the CDD website to allow residents to "Report A Concern" on-line, similar to the functionality that currently exists on the Hillsborough County website. Residents could report their concern on-line, receive an immediate tracking number as a response, concerns/complaints could be systematically tracked which would create a database to recognize trends and repetitive complaints, the issue could be evaluated, handled, and the resident could be advised of the resolution. Over time, this would eliminate the current tendency for residents to attend Board meetings to complain about a pond, a landscape issue, a procedural rule, etc. Complaints would be resolved more quickly; board meetings would progress more efficiently.

By considering and implementing ideas such as those suggested above, board meetings could then focus on what I believe are the board's primary responsibilities:

- a. Development and management of the annual budget
- b. Management of contracts
- c. Attention to any legal issues that may arise, and
- d. Establishment and revisions as needed to procedures, rules, regulations and operating guidelines to ensure that Fishhawk Ranch continues to be the preferred place of residency for our 5000+ homeowners and maintains its reputation in the Tampa area as a premier planned community with first-class amenities and strong home values.

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# RUTH BROWN

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## SUMMARY

Fourteen year FishHawk Ranch resident dedicated to serving the community. Advocate for improved Parks & Recreation and Transportation services in the area. In regular contact with the County, School District, neighboring communities and local organizations to work together to insure FishHawk Ranch is a great place to live. Recipient of numerous management & leadership awards through the Armed Forces.

## EXPERIENCE

FishHawk CDD II: 2007-present, Chairman 2016-present/2012-2014 & Vice-Chairman 2014-2016  
CDD Initiatives: CDD 101, ADA Compliance, Reserves, Cross Park

Lieutenant Colonel, Retired, United States Army, 23 years

Responsibilities: Department of Defense Strategic Communications & Computer Systems serving the U.S. Government and Forces in the Republic of Korea, Germany and Mediterranean; Tactical Communications Planning and Operations Support including the 3<sup>rd</sup> Armored Division (Desert Storm), Signal Corps Representative for the Army's Transformation, Emergency Management and Disaster Preparedness Military Communications Liaison for the Northeastern United States  
Military Education - Command and General Staff College, Signal Corps Basic & Advanced Courses, Airborne School, Defense Information School  
Distinguished Military Graduate, University of Hawaii ROTC

## COMMUNITY INVOLVEMENT

City of Dupont, WA Planning Agency: Member & Chairman  
Hillsborough County South County Transportation Committee – Community Representative  
School District of Hillsborough County Technical Advisory Committee – District Parent Representative  
Newsome High School PTSA – Executive Board Vice President (Programs), Website  
Co-Designer/Administrator – Winner, SDHC “Website of the Year”, Scholarship Program Judge  
Campo YMCA: Board of Directors, Social Responsibility Committee (Gift of Hope, Backpack Event, Summer Reading Program)  
St. Stephen's Catholic Church – Greeter & San Jose Homemakers  
Valrico Soccer Club – Coach: Select Boys U-16 & U-15  
FishHawk Ranch Village Ambassador – Ibis Park

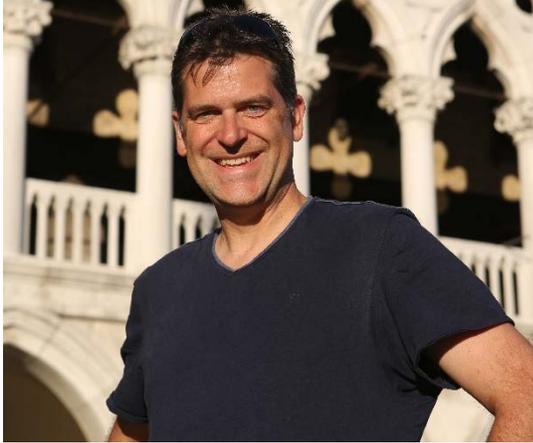
## EDUCATION

Master of Science: Systems Management, Troy University,  
Bachelor of Arts: Political Science, Journalism (Minor), University of Hawaii

## FAMILY

Husband Rick, Retired U.S. Army Officer  
Son Capt. Niall Brown, U.S. Air Force Pilot, Newsome HS 2009  
Daughter-in-Law Capt. Brandi Brown, U.S. Air Force Intelligence Officer  
Granddogs Bea and Ellie

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## **SEAN MOORE**

Sean Moore currently serves on the Fishhawk Community Development District II.

Mr. Moore received a Bachelor of Science Degree in Civil Engineering from Worcester Polytechnic Institute in 1992. He became a registered Professional Engineer in the State of Florida in 1999. Mr. Moore is employed by Jacobs Engineering Group as a Project Manager. He has successfully managed multiple infrastructure design, design-build and maintenance related projects, on

projects up to \$200M.

Mr. Moore lives in Ibis Park with his wife Jen and two children Maddie and Jonathan. Fishhawk residents for the past 13+ years, his children have attended Bevis Elementary, Randall Middle School and Newsome High School. He has coached youth sports for several years – and is currently on a multi-year stint coaching youth basketball at Campo YMCA. He serves as the local Chairperson for the Travis Manion Foundation 9/11 Heroes Run, now held in Park Square in September. Mr. Moore is currently working with other local residents in petitioning Hillsborough County to extend the right turn lane into Fishhawk Ranch – which would provide an everyday benefit to Fishhawk Commuters.

Mr. Moore enjoys travelling with his family, photography and playing basketball. He enjoys taking advantage of the many activities and amenities available in Fishhawk Ranch. He looks forward to continuing to serve the Fishhawk Community. Mr. Moore wants to maintain our community, enhance its appeal and looks forward to a unified District.