

**MINUTES OF MEETING  
LAKE BERNADETTE  
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Lake Bernadette Community Development District was held on Tuesday, May 26, 2015 at 6:30 p.m. at the Lake Bernadette Clubhouse, 5410 Golf Links Boulevard, Zephyrhills, Florida.

Present and constituting a quorum were:

Michael Berman	Chairman
William T. Castle	Vice Chairperson
Elaine Sebastian	Assistant Secretary
Jane Tynes	Assistant Secretary
Robert W. Robertson	Assistant Secretary

Also present were:

Bob Nanni	District Manager
Mark Vega	Severn Trent Services
Dan Nesselt	Clubhouse Manager
Bob Van Liew	Resident

*The following is a summary of the discussions and actions taken at the May 26, 2015 Lake Bernadette CDD Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Nanni called the meeting to order and Mr. Castle called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. **Approval of the Minutes of the April 28, 2015 Meeting**
- B. **Acceptance of the Financial Statements Dated April 30, 2015**

Mr. Robertson MOVED to approve the consent agenda and Ms. Tynes seconded it.
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*The record will reflect Mr. Berman joined the meeting.*

- Mr. Robertson noted *Contracts – Security Services* is at 222% of what was budgeted due to “other maintenance items” and questioned whether they should be listed somewhere other than the contract amount. Mr. Nanni will look into it.

On VOICE vote with all in favor the motion as previously outlined passed.

**FOURTH ORDER OF BUSINESS**

**Distribution of the Proposed Budget for Fiscal Year 2016 and Consideration of Resolution 2015-4, Approving the Budget and Setting the Public Hearing**

The following was discussed:

- Mr. Nanni explained underground drain pipes are causing issues and the District may need pay to repair them.

Mr. Castle MOVED to adopt Resolution 2015-4, approving the proposed budget for Fiscal Year 2016 and setting the public hearing for July 28, 2015 at 6:30 p.m., and Ms. Tynes seconded it.

- The Board discussed increasing road reserves.
- Mr. Berman suggested raising the trim assessment by two dollars to \$999.90. There was Board consensus to increase the trim to \$999.90 and place the excess funds in *Miscellaneous Contingency*.

On VOICE vote with all in favor the previous motion passed with an amendment to the budget increasing the assessment trim to \$999.90.

**FIFTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Aquatic Systems Report**

A copy of the report was included in the agenda package and is attached hereto and made a part of the public record.

- Aquatic Systems quoted \$100 a month to clean litter in the ponds or \$250 per cleanup to do it quarterly.

On MOTION by Mr. Castle seconded by Mr. Berman with all in favor the Board approved quarterly cleanings and if it proves to be unsatisfactory, the monthly option will be considered.

**B. Discussion of District Website**

Mr. Vega reviewed Severn Trent Services' proposal to create and maintain a District website. Initial setup, design and hosting until September 30, 2015 is \$1,000. The annual maintenance fee after October 1, 2015 is \$1,000 per year.

**C. Follow Up Items**

The following was discussed:

- Mr. Nanni looked into private street lighting. Repair of any electrical issues becomes the responsibility of the District.
- A new CDD is being established near Lake Bernadette and is looking for a meeting room. The Board is open to rent out the Clubhouse meeting room, but evenings are not available. Mr. Nanni will get more information.
- There was discussion regarding the District newsletter. The computer being used to prepare the newsletter is no longer working properly. It was confirmed the District cannot purchase a new computer as the services are being contracted as a third party vendor.

**SIXTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Vega briefly discussed rule development. Mr. Steady is currently working with Tampa Palms on their rule development. The Board would like to review the District's current rules as well as the rules for Tampa Palms in the next agenda.

**SEVENTH ORDER OF BUSINESS**

**Engineer's Report**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Clubhouse Manager's Report**

Mr. Nesselt reviewed his report, a copy of which is attached hereto and made a part of the public record.

- The storm drain in the parking lot will be cleaned out Thursday, May 28th. There is a minimum charge of four hours at \$250 per hour.
- Site Masters provided a proposal to repair the pavers on the deck for \$600.
- The entranceway landscaping has been updated.

- Bahr’s submitted a quote to replace both A/C units at a cost of \$9,000. One of the units is out and can be replaced for \$4,595. Repairing the condenser and pump, which were damaged by lighting would cost \$1,150. The unit is 11 years old.

On MOTION by Mr. Castle seconded by Mr. Robertson with all in favor replacement of the A/C Unit by Bahr’s with a 10 year warranty was approved at a cost not to exceed \$5,000.

- The old card reader was removed.
- Aluminum rails are loosening up. Big Dog Fence quoted \$400 to reset 25 feet of the posts.

**NINTH ORDER OF BUSINESS**

**Old Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**New Business**

Mr. Robertson noted the District has an 18 month CD earning .15% interest, which expires in April of 2016. Mr. Nanni looked into it and Centerstate Bank does not charge a penalty fee. He proposed moving the funds to a 12 month CD with Bank United offering .7%. There was Board consensus to move the funds as proposed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

The following was discussed:

- Ms. Sebastian addressed parking issues on Janine Drive.
- Mr. Castle stated there is a mattress in the parking area near State Road 54. Mr. Nesselst will take care of it.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Van Liew suggested the Board lower the assessments in the Fiscal Year 2016 budget and then work with reserving funds once the debt service is paid off.


**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Sebastian seconded by Ms. Tynes with all in favor the meeting was adjourned.

  
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Bob Nanni  
Secretary

  
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Michael Berman  
Chairperson