

33 **THIRD ORDER OF BUSINESS** **Consent Agenda**

34 **A. Approval of the Minutes of the May 26, 2015 Meeting**

35 **B. Acceptance of the Financial Statements Dated May 31, 2015**

36 Mr. Castle stated each Board member received a copy of the Consent Agenda which
37 includes the Minutes of the May 26, 2015 Meeting and acceptance of the Financial Statements
38 dated May 31, 2015; and requested any additions, corrections or deletions.

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On MOTION by Mr. Robertson seconded by Ms. Tynes with all in favor, the Financial Statements dated May 31, 2015 shall be withdrawn from the Consent Agenda.

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- Mr. Robertson discussed delinquent special assessments and the fact there are collection issues. Mr. Nanni was asked to ensure the CDD does everything possible as it relates to the county regarding payment of these assessments. The Fiscal Year 2016 budget should reflect the fact that not as much revenue will be collected as what is being budgeted for. Mr. Nanni will check the latest figures from the Fiscal Year 2015 budget to determine whether or not anything was brought over from that budget.

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- Mr. Nanni addressed the Centerstate Certificate of Deposit. The figures will not show until the next month's financial statements at the July meeting. Mr. Nanni will determine whether or not funds may be withdrawn without a prepayment penalty.

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There being no further discussion,

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On MOTION by Mr. Robertson seconded by Ms. Sebastian with all in favor, the Financial Statements dated May 31, 2015 were accepted.

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The record shall reflect Mr. Berman has joined the meeting.

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There being no further discussion,

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On MOTION by Mr. Robertson seconded by Mr. Castle with all in favor, the Consent Agenda which includes the Minutes of the May 26, 2015 Meeting was approved.

FOURTH ORDER OF BUSINESS

District Manager’s Report

A. Aquatic Systems Report

- Mr. Kauffman reported on recommendations from the report. At the Mitigation Site #30 (Pond #30), the airboat was repaired and the site was treated. It was recommended the weeds in the area be allowed to sink down to the bottom and act basically as a wet mulch for future native planting.
- Pond #5 must have a clear line of vision in accordance with SWFWMD rules, and a Work Order will be submitted for maintenance of this area. The cost will be no more than \$1,800. The vegetation will not have to be removed, as it is not invasive.
- Pond #20 has a lot of Torpedo Grass and invasive shrubs in the middle. They are proposing to remove them, as removal will become more difficult.
 - Mr. Nanni recommends taking care of Pond #20 during the dry season, as funds will not be in question.
 - This should be on the agenda for October or November, with work to be done at the beginning of December.
- Pond #48 was addressed.

Mr. Berman MOVED to take care of erosion in Pond #48 by Aquatic Systems in the amount of \$800; and Ms. Tynes seconded the motion.

- The work will take approximately two days.

There being no further discussion,

On VOICE vote with all in favor, the prior motion was approved.

- Pond #30 requires planting which can be done in the early fall, and will be allocated to the 2016 budget. The item will be considered in September.
- Ponds #32, #33 and #34 have algae blooms. Mr. Kauffman discussed treatment options. Mr. Kauffman will present a quote at the next meeting.
- Pond #18 and Wetland #43 have sediment accumulating inside the inflow structures. Mr. Kauffman will present a quote to alleviate this problem.

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B. Follow Up Items

- There is a problem with the underdrain causing erosion on Bass Road, which in turn, caused damage to the curb and gutter. The cost to repair by Sitemasters is \$2,200. This presents a tripping hazard and needs to be repaired as soon as possible. There is no R&M-Road account, but there is a contingency fund which may be used.

On MOTION by Mr. Castle seconded by Mr. Robertson with all in favor, repair of the drainage structure on Bass Road by Sitemasters in an amount not to exceed \$2,200 was approved.

- Mr. Nesselt discussed the proposal from Con Asset to repair a termite-damaged window frame. It started out as a hole in the building. There is a lot of wood under the window sills and all windows need to come out and all wood needs to be replaced. Carpenter Ants were also found. Con Asset can do the entire job.

Mr. Castle MOVED to approve the proposal from Con Asset in the amount of \$4,620 to repair the damaged window frame as discussed; and Ms. Tynes seconded the motion.

- The job will take at least five days and the facility should be closed.
- A not to exceed amount should be considered in the event there is further damage.
- Funds will come from Contingency.

Mr. Castle MOVED to amend the prior motion to a not to exceed amount of \$6,000; and Ms. Tynes seconded the motion.

There being no further discussion,

On VOICE vote with all in favor, the Proposal from Con Asset to repair the damaged window frame in an amount not to exceed \$6,000 was approved as discussed.

- The Board is not in favor of moving the gym equipment, with the exception of the smaller pieces. This will be done after the holiday weekend, preferably starting on Monday.

- 138 • Mr. Nanni gave everyone a copy of the assessment letter going out to all residents
- 139 and discussed the format. However, the assessment is minor at \$2.

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141 **C. Review and Discussion of the Fiscal Year 2016 Budget**

- 142 • The Bass Road repairs will come out of Miscellaneous Contingency.

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144 **FIFTH ORDER OF BUSINESS Attorney's Report**

145 **A. Discussion of District Rules and Policies**

- 146 • The attorney is not present, but is working on the District rules and policies. As
- 147 soon as a draft is ready, Mr. Nanni will e-mail it to the Board. This will be discussed
- 148 further at the next meeting.

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150 **SIXTH ORDER OF BUSINESS Engineer's Report**

- 151 • The Bass Road issue was discussed earlier.

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153 **SEVENTH ORDER OF BUSINESS Clubhouse Manager's Report**

- 154 • There was a recommendation to purchase some type of buffer tile for easy clean-
- 155 up below the counter of the clubhouse in which there are many spills. The company
- 156 which installed the flooring recommends the same type which is on the dance floor.
- 157 The quote is \$545, which is basically a border which wraps completely around the
- 158 counter area and comes out by three feet, stopping at the end of the counter. The
- 159 work may be done within the next couple of weeks. However, Mr. Nanni
- 160 recommends having the window and Bass Road done first. The Board is in favor
- 161 of having this work done when the windows are done.

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163 There being no further discussion,

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165 On MOTION by Mr. Castle seconded by Mr. Robertson with all in
 166 favor, replacement of carpet under counter with tile flooring in an
 167 amount not to exceed \$550 was approved.

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- 169 • Mr. Nesselt will be on site for the work to be done on Bass Road.
- 170 • The backflow valve is still leaking and needs to be replaced. Anything underground
- 171 is fine, with the leak being above ground. The work will take a few hours, with the

172 cost being under \$1,000. The water main is for this building and many residents as
173 well. The building is the CDD's responsibility.

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175 There being no further discussion,

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177 On MOTION by Mr. Castle seconded by Ms. Tynes with all in
178 favor, replacement of the backflow valve for the clubhouse in an
179 amount not to exceed \$1,000 was approved.
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- 181 ➤ Mr. Nesselts will determine whether or not residents are actually affected by
- 182 this, with the possibility of assessing these residents part of the cost.
- 183 ➤ This repair will be scheduled at the same time as the rest of the work.
- 184 • Tree stumps need to be removed and the affected trees replaced.
- 185 • The martial arts instructor is going to do a demonstration seminar for all local
- 186 realtors in the area regarding safety.
- 187 • The mag lock near the cabana pool was sticking again and Mr. Nesselts adjusted it.

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189 **EIGHTH ORDER OF BUSINESS** **Old Business**

190 **A. Discussion of District Website**

- 191 • Mr. Berman's password is not working. This will be discussed at the next meeting
- 192 and Mr. Nanni will follow up with Mr. Vega.
- 193 • Mr. Berman does not see a better option than Severn Trent.

194 Other miscellaneous items were discussed.

- 195 • Mr. Robertson discussed the possibility of going out for RFP for a management
- 196 company. Mr. Scott Steady is in the process of submitting an RFP which he has
- 197 used for other Districts. This has nothing to do with Severn Trent's performance,
- 198 but just something which has not been done for a long time. This will be a
- 199 discussion item at a future meeting.
- 200 • The storm drain in the parking lot was cleaned out over the weekend. However,
- 201 another rain storm produced receding rain water. The owner checked all three
- 202 storm drains and determined that when the parking lot was re-paved several years
- 203 ago, much asphalt was dumped into that drain. Mr. Nesselts will have Sitemasters
- 204 look into the repair. Past issues were discussed.

205 **NINTH ORDER OF BUSINESS** **New Business**

206 **A. Parking Problem Via Resident**

207 • A resident commented that some of her neighbors leave their cars parked on the
208 street on her block. There are signs on both sides of the community which indicate
209 *No Parking on the Street*. Board members will look at this. The Board discussed
210 the possibility of an agreement for parking enforcement with the HOA. The HOA
211 does not have towing enforcement according to one of its members. The HOA
212 member suggested a letter be sent to the Property Manager. The issue with tree
213 stumps should also be brought to the attention of the Property Manager. Mr. Nanni
214 will respond to Ms. Mullinax.

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216 **TENTH ORDER OF BUSINESS** **Supervisors' Requests**

217 Hearing no requests from Supervisors, the next order of business followed.

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219 **ELEVENTH ORDER OF BUSINESS** **Audience Comments**

220 • There is an informal CDD liaison with the Pasco County Sheriff's Department.
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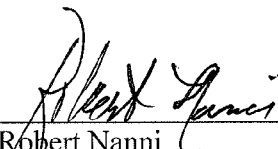
222 **TWELFTH ORDER OF BUSINESS** **Adjournment**

223 There being no further business,


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On MOTION by Mr. Castle seconded by Ms. Tynes with all in 226 favor, the meeting was adjourned at approximately 8:10 p.m.
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Robert Nanni
Secretary



Michael Berman
Chairman