

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

The regular meeting of the Board of Supervisors of the Lake Bernadette Community Development District was held Tuesday, September 22, 2015 at 6:32 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 Chairman
Elaine Sebastian	Assistant Secretary
Jane Tynes	Assistant Secretary
Robert W. Robertson	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Dan Nesselt	Clubhouse Manager
Josh Kauffman	Aquatic Systems
Several Residents	

*The following is a summary of the discussions and actions taken at the September 22, 2015 Lake Bernadette Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Castle called the meeting to order; Supervisors and staff introduced themselves.

*The record will reflect Mr. Berman joined the meeting shortly after it was called to order.*

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Aquatic Systems Report.**

Mr. Kauffman reviewed his report and discussed the following:

- There is significant increase in growth over the last two months, mostly in the form of algae, due to high amounts of rain. A couple of sites, including Pond #20 and Wetland #30 have duckweed growth and are being treated

- The growth increase is particularly apparent on ponds #32, #33 and #34. It is relatively minor compared to previous outbreaks.
- Wetland WA-9 has a lot of regrowth.
- They have not been able to get the airboat to those sites over the past month and a half because of soggy conditions and a couple of areas could not be mowed. He expects to get the airboat out there within the next couple of weeks.
- Pond #20 is being dominated by taller plants like Sesbania and Peruvian Primrose. There is no additional charge for applying herbicide.
- There was discussion regarding previous proposals that were tabled until the new fiscal year.
- Mr. Berman asked about the car in the pond. Mr. Kauffman looked into it and there is no harm to the ponds.

**THIRD ORDER OF BUSINESS****Consent Agenda****A. Approval of the Minutes of the July 28, 2015 Meeting****B. Acceptance of the Financial Statements Dated August 31, 2015**

The following was discussed:

- Mr. Robertson stated contracts for security services is higher than what was budgeted. Mr. Berman explained it is because of all the repairs due to lightning strikes. Mr. Robertson stated it should be under *R&M* instead of under *contracts*. Mr. Nanni will have expenses related to the repairs moved under *R&M Equipment*.
- Ms. Sebastian requested several changes to the minutes, which will be reflected in the amended copy.
  - The minutes will be amended to reflect *purchase of a windscreen for the tennis courts* on page 3.
  - In the following bullet point *at the playground* will be added after *kids' picnic table*.
  - *Kids' picnic table* will be added after *ADA approved*.
  - Line 115, *on gym window* will be added after *construction work*.
  - Line 118, *in the parking lot* will be added after *drainage issue*.
  - Lines 118 and 119 will be separated into two separate bullet points.
- Page four does not indicate where construction work is being completed and where the drainage issues were that Sight Masters cleaned.

- Ms. Sebastian stated the wording is wrong in line #132.

On MOTION by Mr. Robertson seconded by Ms. Tynes with all in favor the consent agenda was approved as amended.

**FOURTH ORDER OF BUSINESS**

**District Manager's Report (Continued)**

**B. Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to Perform the Financial Audit for Fiscal Year Ending September 30, 2015**

Mr. Nanni reviewed the engagement letter and indicated there is no increase in the fee.

On MOTION by Mr. Castle seconded by Ms. Tynes with all in favor the engagement letter with Berger, Toombs, Elam, Gains & Frank to perform the financial audit for Fiscal Year 2015 was approved.

**C. Follow Up Items**

Mr. Nanni reported the following:

- He is working on an Interlocal agreement for traffic enforcement with the Pasco County Sherriff's Office. The District has to commit that the County has ownership and control over all the streets except for Janine Drive and half of Double Eagle Court.
- Mr. Robertson asked if the County provided written confirmation that the section of Montford Drive in the back is theirs. Mr. Nanni responded he has an email confirming that.
- He indicated Ms. Sebastian provided comments on the updated clubhouse and pool rules he drafted. With regard to the bullet stating *members must wear or have with them their pool pass badge within all pool areas*, she clarified it is not a badge. He will delete *badge*. She also clarified no food or drinks are allowed in the lower deck of the pool area. Mr. Robertson suggested stating *food and drinks are allowed only in designated areas*.
- Mr. Nanni will change the language to include the changes discussed and will send a new draft to the Board. Signs will be posted stating *food/drinks only allowed in designated areas*.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

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

Mr. Nanni reported he did not get any feedback from the attorney. This item was tabled until the next meeting.

On MOTION by Mr. Robertson seconded by Mr. Castle with all in favor the Clubhouse and Pool Rules were accepted as amended with the exception of the termination of suspension line.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Wheelchair Access at the Clubhouse**

Mr. Berman discussed the following:

- He noticed issues with ingress and egress at the clubhouse; particularly the bathroom door and another door in the clubhouse.
- He suggested getting quotes for two separate options: an assist option and an automatic door option.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Camera Monitoring**

The Board requested Mr. Nesselt obtain quotes for camera monitoring of the Clubhouse and Cabana Pool.

**NINTH 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 Community Yard Sale is scheduled for October 17, 2015. The First Aid class for staff and residents will also be held on this day.
- An AARP class is scheduled for October 14, 2015 from 10:00 a.m. to 4:00 p.m. One person has signed up, but he needs a minimum of six.
- Car revalidation will begin on October 1, 2015. Homeowners will need to provide proof of residency. Renters will need an updated lease and a letter of authorization from the property owner.
- Mr. Robertson noticed people entering through the side door with a hard key. Mr. Nesselt stated they should not be doing that. The lock does not work with a key from

the outside. The only way they could be getting in is by jimmying the lock. Mr. Nesselt will look into putting a mesh material over the lock.

- The pool deck needs repairs: pressure washing, patch work, tile work, cracks filled and touch up work. This will be done during the winter months.
- Pool heaters are usually turned on October 1<sup>st</sup>. A few residents complained the pool was too cold last week. Currently the pool is 81 to 82 degrees. There was consensus to start using the pool cover and wait to turn on the pool heater until temperatures get cooler.
- He looked into proposals from other propane companies. Bahr's Propane Gas and A/C, Inc. provided a proposal that is \$.71 less per gallon than what the District is currently paying.

#### **TENTH ORDER OF BUSINESS**

#### **Old Business**

The following was discussed:

- Mr. Robertson reported Mr. Steady met with four entities on site yesterday who are interested in providing proposals for management services. Proposals are due on October 5, 2015 at 5:00 p.m. Mr. Steady sent an email asking how the Board wants to proceed. The Board can appoint a Committee of two or three Board members to review and rank the bidders. The Board can then interview the top two bidders.
- Mr. Berman suggested the Board look at the proposals first and see if they are interested in going forward with interviews. This will be on the agenda under Old Business.
- Mr. Berman indicated there is no website for the District and its due by October 1, 2015.
- There was discussion regarding the proposals previously distributed to the Board for the ponds. This will be on the next agenda under old business.
- Mr. Berman asked about the website. Mr. Nanni will provide more information prior to the next meeting, but assured the Board they will be in compliance by the October 1, 2015 deadline.

#### **ELEVENTH ORDER OF BUSINESS**

#### **New Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Request**

The following was discussed:

- Ms. Sebastian asked what *R&M - Irrigation* on agenda page 16 is about. It was explained that was from earlier in the fiscal year and irrigation is now included within the landscape contract.
- Mr. Robertson stated Mr. Nesselt has been working with Rainmaker regarding the fact irrigation was turned on during wet weather. Mr. Nesselt reported Rainmaker looked at the rain sensors throughout Golf Links Boulevard and several of them had to be replaced.
- Mr. Castle asked Mr. Nanni if he discussed parking issues with the County as well. Mr. Nanni responded it is part of the traffic enforcement discussions.
- It was noted Mr. Robertson was appointed to the HOA Board.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments**

The following was discussed:

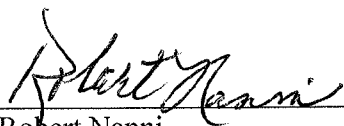
- Mr. Galarza stated there were people in the pool last Sunday with an inflatable floating food tray. The issue was addressed and the resident complied. He agrees food near the pool is not good, but believes water should be allowed due to the heat.
- Mr. Galarza also noted the door to the main pool has issues and slams shut.
- Mr. Van Liew suggested posting a picture with the rules indicating where the designated food areas are.
- The Board discussed the option of allowing water. There was consensus to leave the rules as written.

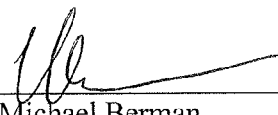
**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
\_\_\_\_\_  
Robert Nanni  
Secretary

  
\_\_\_\_\_  
Michael Berman  
Chairman