

**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, January 26, 2016 at 6:30 p.m. at the Lake Bernadette Clubhouse, 5410 Golf Links Boulevard, Zephyrhills, Florida.

Present and constituting a quorum were:

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

Also present were:

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| Robert Nanni | District Manager |
| Dan Nesselt | Clubhouse Manager |
| Josh Kaufman | Aquatic Systems |
| Andrew P. Mendenhall | Severn Trent Services |
| Mark Vega | Severn Trent Services |
| Several Residents | |

The following is a summary of the discussions and actions taken at the January 26, 2016 Lake Bernadette Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

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 November 17, 2015 Meeting**
- B. Acceptance of the Financial Statements Dated December 31, 2015**

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| On MOTION by Mr. Robertson seconded by Ms. Sebastian with all in favor the consent agenda was approved. |
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FOURTH ORDER OF BUSINESS

Attorney's Report

A. Discussion of District Rules and Policies

Mr. Berman stated the Board has not reviewed and provided input to Mr. Steady on the District's rules and policies. They will review them and email Mr. Steady individually with their feedback.

FIFTH ORDER OF BUSINESS

District Manager's Report

A. Aquatic Systems Report

Mr. Kaufman reviewed the aquatics report; a copy of which is attached hereto as part of the public record.

- Physical removal at Pond #20 went well. The remaining duckweed is being treated.
- Algae has not been a problem for the past month and a half due to the weather.
- Site WA-9 needs to be treated by airboat.
- Mr. Berman asked about the sump on Montford Drive. Mr. Nanni responded the Board originally approved treatment by Clementi Environmental Consulting; however, there is an environmental issue due to the fact that it is a sump. Sumps are treated differently than ponds. It is supposed to collect hazardous materials from the street. Ms. Clementi was told by the environmental agency that it can only be cleaned out when the material is dry. She is working on alternative options to take care of the issue.

B. Follow Up Items

Mr. Nanni addressed the following:

- The PACA membership renewal is up. The membership fee is \$50.

On MOTION by Mr. Robertson seconded by Mr. Castle with all in favor the PACA membership renewal was approved at a cost of \$50.

- He reviewed previously distributed information from Pasco County regarding the proposed traffic enforcement agreement between the County and the District. He recommends Ms. Stewart do an assessment of Janine Drive to confirm it is in compliance with MUTCD requirements for enforcement by the County.

On MOTION by Mr. Castle seconded by Ms. Tynes with all in favor the District engineer was directed to assess Janine Drive for MUTCD requirements at a cost not to exceed \$400.

- Mr. Nanni reviewed log in information for the Board to access their District emails.

SIXTH ORDER OF BUSINESS

Engineer's Report

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Clubhouse Manager's report

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

- Fun and Games Night will be February 5, 2016.
- A Neighborhood Watch meeting was held on January 13, 2016. Approximately seven to eight people attended. Mr. Robertson clarified for the record that the Neighborhood Watch is not an official CDD activity.
- He received quotes for the DVR system ranging from \$350 to \$600.
- Resurfacing of the Cabana Pool is complete.
- The men's locker room wall had to be redone and painted due to water damage. The total cost to do the wall was \$880.
- The older elliptical needs \$300 to \$400 worth of work done to it and there are some cables in the gym equipment that need to be replaced. He received a quote to do all the work for \$620, including re-waxing the two treadmills. The work will be done within the next couple of weeks.
- He had the County come out and repair two truncated domes. They also repaired approximately six streetlights.

EIGHTH ORDER OF BUSINESS

Old Business

A. Discussion of Management Services

The following was discussed:

- Mr. Berman reviewed discussions from the January 5, 2016 workshop. There was overall consensus that the Board is pleased with Severn Trent Services.
- Mr. Mendenhall addressed the Board and responded to concerns expressed by the Board.
- Mr. Robertson stated one of the main reasons the Board looked into management companies was to do its fiduciary responsibility to ensure the District is getting the best service and pricing.

On MOTION by Mr. Robertson seconded by Ms. Tynes with Mr. Robertson, Ms. Tynes, Mr. Berman and Mr. Castle voting aye and Ms. Sebastian voting nay Mr. Vega was selected as the District Manager on an interim basis and will be reassessed as the District Manager in six months.

NINTH ORDER OF BUSINESS

New Business

The following was discussed:

- Mr. Robertson addressed the Board regarding the District bonds, which are due to be paid off in 2017. He suggested doing an assessment of where the District is at and what it could become. He met with District staff to brainstorm on ideas and provided a list to the Board, a copy of which is attached hereto and made a part of the public record.
 - Replace Grill. Mr. Nesselt will repair for approximately \$200.
 - Security Patrol. There was discussion of possibly hiring an off-duty deputy, which is expensive.
 - Ping Pong Table. The current table is very worn out. There was consensus to purchase a new table, which cost approximately \$600.
 - Gate for Cabana parking lot. Mr. Nesselt will obtain quotes.
 - Stove in kitchen.
 - Fix Fireplace. Mr. Nesselt will obtain a quote.
 - Bring back Movie Night. This event is too expensive due to MPA compliance.
 - Public Notary at the Clubhouse. Mr. Nesselt and one other staff member will obtain their notary certification.
 - Outdoor storage shed. Mr. Nesselt will look into options.
 - Poker Nights. Mr. Nesselt will look into it.
 - Revamp Clubhouse. Several items were discussed, but replacing the outlets is the first priority.

On MOTION by Mr. Robertson seconded by Ms. Tynes with all in favor replacement of electrical outlets and LED compatible switches as necessary in the Clubhouse was approved at an amount not to exceed \$2,500.

- Mr. Nesselt will also obtain quotes for door locks to reduce the amount of keys.
- Ms. Tynes stated the carpet needs to be replaced.

TENTH ORDER OF BUSINESS

Supervisors' Request

Mr. Castle thanked Mr. Nesselts for handling issues in a prompt matter.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Dale Williams asked about cleaning the weeds out of Little Lake Bernadette. The District Manager will check with Mr. Stewart to determine ownership.

TENTH ORDER OF BUSINESS

Supervisors' Request (Continued)

Mr. Robertson stated he asked Mr. Nesselts to get a proposal to replace the small sign on Golf Links Boulevard as you enter from Eiland Boulevard. The approximate cost to replace the sign is \$2,000. There was Board consensus to remove the sign instead of replace it.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

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



Michael Berman
Chairman