

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

The meeting of the Board of Supervisors of the Lake Bernadette Community Development District was held on September 26, 2017 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
Robert Robertson	Vice-Chairman
Robert Van Liew	Assistant Secretary
Jane Tynes	Assistant Secretary
Barbara German	Assistant Secretary

Also present were:

Mark Vega	District Manager
Tonja Stewart	District Engineer
Dan Nesselt	Clubhouse Manager
Gabrielle Monday	Project Manager

*The following is a summary of the discussions and actions taken at the September 26, 2017 Lake Bernadette Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda**

None.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of July 25, 2017**
- B. Acceptance of the Financial Statements Dated August 31, 2017**

On MOTION by Mr. Robertson seconded by Ms. Tynes with all in favor the consent agenda was approved. 5-0
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**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

None.

**FIFTH ORDER OF BUSINESS**

**Engineer’s Report**

None.

**SIXTH ORDER OF BUSINESS**

**District Manager’s Report**

**A. Aquatic Report**

None.

**B. Health Insurance**

On MOTION by Mr. Robertson seconded by Ms. German with all in favor the health insurance proposal for Mr. Nesselt in which Mr. Nesselt pays the difference between plan 3 and plan 4 was approved. 5-0

**C. Playground Proposal**

- To be discussed at the October meeting.

On MOTION by Mr. Berman seconded by Mr. Van Liew with all in favor the clubhouse curbing proposal from Con Asset in the amount of \$6,962.50 was approved. 5-0

**SEVENTH ORDER OF BUSINESS**

**Clubhouse Manager’s Report**

- Mr. Nesselt provided his update to the Board.
- Mr. Nesselt has taken it upon himself to do some of the repairs over the last month.
- The District is currently paying \$1,300 a month for pool service and the cabana is only used in the summer so the payment drops to about \$900 in the winter.
- Ms. Monday obtain quotes from pool vendors to provide to the Board.
- Mr. Nesselt is working with the County to get reimbursed \$380 for irrigation repair.
- The enforcement stats were reviewed by the Board. Discussion ensued and it was suggested to invite the officer to attend the October meeting. Mr. Nesselt will follow-up on this.
- Mr. Nesselt has been in touch with Complete IT as he is looking to getting another camera for the Cabana pool which focuses directly on the pool itself. Currently, they have a camera at the front parking lot which is an effective camera since there have been at least six incidents where they have had people loitering.

- Mr. Nesselt shared with the Board issues he had a few months ago with renters at the pool area. It was suggested to send a copy of the pool rules to the rental company, indicate the violations and inform the rental company that this is a second offence. For the offences, an incident report was recorded which Mr. Vega will provide to the Board.
- Mr. Vega reported they received a \$32,000 water bill. He stated it is a high and they will only pay the normal amount. The water company is trying to figure out what happened with the bill.

**EIGHTH ORDER OF BUSINESS**

**Old Business**

**A. Pool Lift Quotes**

On MOTION by Ms. German seconded by Mr. Van Liew with all in favor the proposal from Robert Littke for the pool lift in the amount of \$3,820 was approved. 5-0

On MOTION by Mr. Robertson seconded by Ms. Tynes with all in favor the proposal from CES for the pool blanket in the amount of \$4,200 was approved. 5-0

**NINTH ORDER OF BUSINESS**

**New Business and Supervisors' Request**

- Mr. Robertson discussed the possibility of having the clubhouse updated for the use of the residents. He wondered whether they could have an architect evaluate and provide suggestions or ideas of type of updates based on a dollar figure.
- Mr. Vega shared with the Board the feedback from an architect on various possibilities of changes for the clubhouse at a cost of \$2,500 for an initial review.
- Mr. Nesselt has been asked to get feedback on the clubhouse from the residents and provide this information to the Board.
- Mr. Van Liew indicated it was discussed at a previous meeting about obtaining a new ownership map of the District. Mr. Vega indicated there is still a lot of work to be completed in the preparation of the ownership map and stated it is not likely to be available in November, but more likely the meeting after.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

- Resident comments were received by the Board.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Van Liew seconded by Ms. Tynes with all in favor the meeting was adjourned. 5-0



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