

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

The meeting of November 28, 2017 of the Board of Supervisors of the Lake Bernadette Community Development District was reconvened on December 11, 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 Van Liew	Assistant Secretary
Jane Tynes	Assistant Secretary
Barbara German	Assistant Secretary

Also present were:

Mark Vega	District Manager
Tonja Stewart	District Engineer
Don Nessel	Clubhouse Manager

The following is a summary of the discussions and actions taken at the December 11, 2017 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 on Agenda

- Residents provided their comments to the Board.

FIFTH ORDER OF BUSINESS

Engineer's Report

- Ms. Stewart presented her report to the Board.

A. Whitaker Construction – Parking Lot

- Ms. Stewart indicated this piece of property is listed on the agenda just for information purposes only and completes the ownership map. She stated if anyone has been on the owners' appraisal website and done research they will see it claims this is owned by the Association. However, this is an error and often the property appraiser will have some errors on their website.

- She believes it was the September meeting when they discussed various road maintenance. Mr. Vega emailed her the acceptance memorandum from Pasco County accepting that portion of the road for maintenance. If they have any issue with this, we have the backup to send them.
- Ms. Stewart presented a proposal from ACPLM which they combine The Manors and Lakeview together as one contract because they provide a better unit price which is \$83,973 with the majority of the cost associated with Lakeview since Janine is so short.
- Mr. Vega stated for the record, when they did the statute 170 assessment we did not include that road so he does not know if this is something that the Board would want to do but a statute 170 would have to be done next year because funds will be a little tight.
- Ms. Stewart indicated there was one thing she neglected to bring to the Boards' attention at one point they were discussing use of the HA5 pavement preservation product, but after doing an additional inspection these roads do not qualify for their product.
- Mr. Berman questioned about Whitaker Constructions and where is that parking lot. Ms. Stewart indicated it is at Meadow Pointe IV on Meadow Pointe Boulevard. Mr. Vega stated they had discussed going to see how the product works and how it looks.

B. Whitaker Construction – Janine Drive

- Ms. Stewart will get an independent proposal for Janine.
- Mr. Vega stated the \$39,710 quote included some parking lot work. However, Ms. Stewart indicated they had recommended to leave the parking lot work alone because of the drainage permit. Mr. Vega stated due to this the dollar amount will be less without the parking lot work included.
- This item will be discussed at the January meeting.

C. New Ownership Map Status

- Ms. Stewart asked how the Board wanted to receive the ownership map if they wish to have a digital or a hard copy.
- Mr. Vega requested a hard copy for himself and Mr. Nessel. The Board will be provided a digital copy.

D. Discussion on Parcel 07-26-21-0120-00R00-0000

- Ms. Stewart indicated the property appraiser stated this is owned by the Community Association but it is not; it was the part which was accepted by the County for maintenance.
- Mr. Vega questioned whether this will be updated on the map and Ms. Stewart confirmed it will.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of October 24, 2017**
- B. Acceptance of the Financial Statements Dated October 31, 2017**

On MOTION by Mr. Van Liew seconded by Ms. Tynes with all in favor the consent agenda was approved. 4-0

FOURTH ORDER OF BUSINESS

Attorney's Report

None.

SIXTH ORDER OF BUSINESS

Aquatics' Report

- A. Aquatic Systems Report**
 - Item was tabled for the January 2018 meeting.
- B. Aquatic Phosphorus Test Results**
 - Item was tabled for the January 2018 meeting.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. January Workshop – Discussion on the best use of the Lake Bernadette CDD

- Mr. Vega indicated on January 30, 2018 at 6:30 p.m. there will be a workshop for discussion for best use of Lake Bernadette CDD facilities. The notice has been placed in the newspaper and is also posted on the website.

B. Splash Pad Survey – Discussion

- Mr. Vega indicated Mr. Pete Dawson was provided with the basic information of the community. Mr. Dawson indicated it will cost \$35 a month to do the survey to received 1000 responses, however they only have 312 email addresses. The

question arose how will the responses be received; will the Board be approving a mailer.

- The Board provided consensus to utilize the current 312 emails on record for the survey.

C. Playground Discussion

i. Rep Services

- Mr. Vega indicated Rep Services has done the shade structure at Oak Creek and suggested the Board take a look at it. Rep Services provided some ideas and quotes. Mr. Vega reviewed the pictures provided by Rep Services with the Board.
- Mr. Vega reviewed the proposal presented from Miracle and Rep Services with the Board.
- Discussion ensued regarding the ideas and suggestion for the area.

ii. Miller Recreation

- No discussion occurred regarding this proposal.

D. Consideration of Audit Engagement Letter for Fiscal Year 2017

- Mr. Vega indicated they are the option year with Berger Toombs and Elam on their audit. The current cost is \$4,250.

On MOTION by Mr. Van Liew seconded by Ms. German with all in favor consideration of the audit engagement letter with Berger, Toombs and Elam for Fiscal Year 2017 audit was approved.

E. Resolution 2018-1 Amending the Budget

- This resolution is to approve the amended budget. If the Board takes a look on page 74, they will see they went over on a few items.

On MOTION by Ms. Tynes seconded by Ms. German with all in favor Resolution 2018-1, Amending the Budget was adopted. 4-0

EIGHTH ORDER OF BUSINESS

Clubhouse Manager's Report

- Mr. Nesselts presented his report and stated back in September the Board approved CES for two pool blankets.
- Unfortunately, CES came up with a dilemma where they did not have anyone come out and measure the pool and measured the cabana pool instead via google earth and their original proposal came in a few thousand dollars less than the other two bids, Leslies and Lincoln.
- The rep from CES spoke with Mr. Nesselts and the difference due to their error is \$3,600. Mr. Nesselts indicated they had great success with the blankets from CES and they have lasted approximately six years and he feels the quality of CES product is better than those of the two other companies.
- Mr. Nesselts reviewed the two quotes received from Leslies Commercial and Lincolns and their cost is \$7400 and \$6600 respectively.
- The Board expressed their disappointment with CES's process and prefer to go with another vendor at this time.
- Discussion ensued on keeping the pool heated during the waiting period.
- CES has indicated they would provide a temporary blanket at no cost but the cost of their pool blanket will be more expensive than the other two proposals presented.
- Mr. Nesselts was asked to contact Lincolns during the meeting to see if they could provide a temporary pool blanket and at what cost.
- Mr. Nesselts was able to contact and speak to a representative from Lincolns who will provide him the cost of a temporary blanket tomorrow. However, he suggested another option.
- There is a product out there which is very cost effective called Cover Free. The cost is approximately \$60 a month and every five or six days you put this into the pool and it dissolves and is 70% cost effective with heat. They started using the product out west because of the evaporation in pools and it was 90% cost

effective. This is something that could be considered instead of the pool cover or do both.

- The Board discussed using this product in the interim until they can get the temporary pool cover.
- Discussion ensued regarding the warranty for the pool cover.

On MOTION by Mr. Van Liew seconded by Ms. German with all in favor the proposal for the pool cover from Lincoln in the amount not to exceed \$6,700 was approved. 4-0

- Mr. Nesselt informed the Board that sometime ago the community had a murder mystery theatre. He informed the Board they are interested in having this theatre again and have set it for January 26, 2018 with 6:30 p.m. being the social hour and between, 7:00 pm to 9:00 pm will be the event and dinner at a cost of \$30. So far 12 individuals have signed up for the murder mystery theatre.
- Mr. Nesselt indicated Christmas is coming and wondered if the Board will be providing gift cards like they had done previously. On a Board consensus, the Board will provide the five staff members each with a \$50 gift card and Mr. Nesselt with a \$100 gift card.
- Mr. Nesselt informed the Board of the new pool service company he is using, Triangle. He indicated their service is good and they are dependable and cost less and they have been servicing the pools as of November 1, 2017.

A. Status of uncompleted pressure washing on Double Eagle sidewalk

- Pressure washing on Double Eagle sidewalk is completed.

B. Lake Bernadette Golf Course Drainage discussion

- Mr. Nesselt got in touch with Gene who contacted Ms. Stewart and this is resolved.

C. Discussion on Pancakes and Pajamas

- This did not work out as some of the kids were not interested.

D. Community Survey Status

- No discussion.

E. Staff Access Training Status

- Mr. Nesselt plus two staff members know how to work the card reader and there is always someone there during the evenings and weekends.

F. Roof Replacement

- Mr. Vega reviewed the vendors on the spreadsheet he provided to the Board.
- Discussion ensued regarding the various materials used on the roof.

On MOTION by Mr. Van Liew seconded by Ms. Tynes with all in favor the proposal from No 1 Home Roofing with the \$1500 option of peel and stick in the amount of not to exceed \$32,000 was accepted. 4-0

- Discussion ensued regarding the color.

NINTH ORDER OF BUSINESS

Old Business

A. Project Manager

i. Report on New Card System Options for Cabana Pool

- Items will be discussed at the January meeting.

ii. Tennis Court Fencing

- Ms. Monday presented the proposals to the Board and recommended McConnie Fence which presented at cost of \$5,300. However, this will be discussed at January workshop.

iii. Playground and Basketball Court fencing

- Two options from Florida State Fence for the playground were presented.
- This will cover the playground and the basketball court and possible splash pad.
- The Board asked for an amended quote with the option to reinforce the fence and requested a sample of the fence.

TENTH ORDER OF BUSINESS

New Business and Supervisors' Request

- Ms. German indicated there are three or four pine trees near the manors which are dead and need to be removed.

ELEVENTH ORDER OF BUSINESS

Audience Comments

- Resident comments were received by the Board.
- With consensus from the Board, Mr. Berman requested Ms. Monday do some research on solar power.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Van Liew seconded by Ms. Tynes with all in favor the meeting was adjourned at 9:05 p.m. 4-0



Michael Berman, Chairman