

**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 on January 23, 2018 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 (via phone)	District Engineer
Don Nesselt	Clubhouse Manager
Gabby Monday	Project Manager
Sherman Applegate	Pasco County Utilities

*The following is a summary of the discussions and actions taken at the January 23, 2018  
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**

- Mr. Applegate, Utilities Manager from Pasco County Utilities presented some information for discussion. He has been working with the Lake Bernadette HOA on their reclaimed irrigation lines throughout the island on Golf Link Boulevard and some of their other property areas.
- In an effort to minimize the number of individual meters required, they came up with an idea of installing one master meter on a six-inch reclaim line which serves all connections to those properties. However, in order to accommodate this request, the meter to be installed at the Justine right-of-way is not wide enough in the area where

the connection is needed, they are requesting a 10 x 24-foot utility easement be granted in order to put the meter assembly in that location.

- Mr. Applegate provided a map location of where they want to install the meter.
- Residents provided their comments to the Board.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of the Minutes of December 11, 2017**

**B. Acceptance of the Financial Statements Dated December 31, 2017**

- Discussion ensued regarding the project manager expense being a separate line item so when they review the annual budget they are aware what they spent the funds on.
- In discussion with Mr. Robertson, Mr. Vega indicated a budget amendment will be done and a new line item created called Project Management which they can track the expense separately. Budget amendments are not done in the middle of the year as it is preferable to do it at the end of the year.

On MOTION by Mr. Van Liew seconded by Ms. Tynes with all in favor the consent agenda was approved. 5-0

**FOURTH ORDER OF BUSINESS**

**Attorney’s Report**

None.

**FIFTH ORDER OF BUSINESS**

**Engineer’s Report**

- Ms. Stewart presented her report to the Board.
- At the December meeting, there was a discussion about parcel 07-26-21-0101-00400-0000 where the County accepted maintenance instead of it being owned by the HOA as they claimed. Ms. Stewart was able to locate the evidence which shows the County accepted the parcel for maintenance and she will discuss this at the next meeting.
- Mr. Vega stated Ms. Stewart has almost completed the map. However, she feels they will have some documents which need to be given to Mr. Steady to send to the property appraiser in order to get some cleanup done in terms of ownership. Once this is finalized, some cleanup work will be done.

**A. Clementi Environmental Consulting**

- Ms. Stewart questioned if the Board had an opportunity to review the material provided by Ms. Clementi regarding the invasive vegetation issues.

- Discussion ensued regarding the scope of the situation and the need to have a map to see precisely what they are dealing with.
- This item was tabled for further discussion when Ms. Clementi attends the February meeting.

**B. Janine Drive**

- Mr. Vega informed the Board they are only paving the road and not doing anything to the parking spaces in the center of the roundabout. In the agenda package is the quote in the amount of \$25,000 which eliminates the costs for the parking spaces and will lower the budget for Janine next year.

On MOTION by Mr. Robertson seconded by Mr. Van Liew with all in favor the proposal from ACPLM to repair and pave Janine Drive in the amount of not to exceed \$25,512 was approved. 5-0

**SIXTH ORDER OF BUSINESS**

**Aquatics' Report**

**A. Aquatic Systems Report**

- Aquatic Systems provided their report to the Board.

**B. Aquatic Phosphorus Test Results**

- Aquatic Systems reviewed the phosphorus test results performed on pond #20.
- Mr. Berman stated he was happy to see this but questioned whether they had some more natural options.
- Aquatic Systems will provide a proposal at the next meeting with some alternative treatments.

**C. Special Services Agreement – Pond#20**

- Aquatic Systems stated there are a bunch of trees in the canal at the backside of the weir in pond #20 which came down during the hurricane. He noted, there is a lot more dead vegetation in the pond along with torpedo grass. He has prepared a proposal for an all-inclusive removal. The dry season is the best time for this type of work.

On MOTION by Ms. German seconded by Ms. Tynes with Ms. German, Ms Tynes, Mr. Robertson and Mr. Berman voting AYE and Mr. Van Liew voting NAY the special services agreement #62791 for site pond #20 from Aquatic Systems was approved. 4-1

**D. Contract**

- Mr. Vega stated last year Aquatic Systems presented to the Boards' attention a contract increase which will take effect April 1, 2018. It will be a \$30-month increase.
- The Board provided consensus to accept the contract increase.

**SEVENTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Workshop Discussion on January 30, 2018**

- Mr. Vega indicated the playground options will be provided to the Board prior to the workshop meeting.
- Discussion ensued regarding the items to discuss at the workshop such as,
  - Playground
  - Splash pads
  - Tennis fence
  - Fence for playground
  - Basketball court
  - Clubhouse
  - Gym expansion

**EIGHTH ORDER OF BUSINESS**

**Clubhouse Manager's Report**

**A. Staff Access Card Training Status**

- Mr. Nesselt stated the access card revalidation will start Monday February 12, 2018.
- The Board and contractors' cards will be automatically revalidated.
- Residents will have to contact Mr. Nesselt to revalidate their cards and update any of their personal information such as address, new tag at that time.
- Mr. Nesselt and a resident were looking at the bike rack at the front as far as repairing it. It looks beyond repair, so he will go ahead and have it replaced and painted. He received quotes from a number of vendors which were

substantially high but found a vendor who will have the bike rack replaced at a cost of \$500.

- Mr. Nesselt stated two meetings ago they had the roof approved for the club house but wanted to address concerns with the roof and whether we need to move on this at this time of the year before its start raining.
- Mr. Nesselt stated even though he would be pleased with a Tesla roof, they are saying that they are about a year out or longer than that to be able to do this.
- Discussion ensued regarding the gutters. Mr. Nesselt will look into getting them painted.
- On a Board consensus they will hold off for a week before initiating the roof repair.
- Mr. Nesselt stated back in June they had received a number of proposals for restriping and sealing of the cabana parking lot. This parking lot is in bad shape, as it has been about seven or eight years since it has been done.
- They received numerous proposals which ranged in the price from \$3,500 up to \$5,000. The company currently doing the roadway provided a proposal and it was substantially more but he would like to go forward and get the parking lot prepped, sealed, striped before the rainy season.
- Mr. Nesselt spoke to ProWay Paving as they are the one that did the work the last time and are going to come out and take a look and provided a proposal about six to seven months ago. The proposal cost is \$3550 and it will take approximately two days for this job to be done.
- Mr. Nesselt was asked since ProWay Paving is coming out, he should contact the other vendors and obtain updated quotes.
- Mr. Vega stated Mr. Nesselt can have the updated quotes available in the February meeting agenda package and the project can be done in March prior to the rainy season.
- Mr. Nesselt stated Ms. Monday was in touch with some fence companies. A company showed him some of the fence material and he noticed the superior strength of the material they showed and they discussed putting in a reinforce bar.

- Ms. Monday indicated she asked Florida State Fence the cost for having the reinforcement, it will be only \$200 more.
- Currently the fence will be on hold until they finalize what they will be doing in terms of the playground.
- Mr. Nesselt had Rainmaker come and do a number of repairs including a water main repairs at the club house. One was an emergency and the whole deck was flooded.
- Mr. Nesselt commended Triangle Pools for the great job they are doing with the pools.
- Mr. Berman asked about the status of the pool blanket and the chemical discussed at the last meeting.
- Mr. Nesselt indicated the pool lift which was approved four months ago from Florida 88 has not been done as this company appears to no longer exist. He has tried to get in contact with them without success via the phone and email.
- He asked Lincoln if they were able to provide a quote for a pool lift and installation and they provided a quote which was much lower than that of Florida 88.
- Discussion ensued regarding the pool blanket. Two representatives came out two weeks ago to measure the pool and he was later informed by Lincoln that there will be an additional cost of \$700 due to the extra material needed. The Board decided, due to the many delays, to put the purchase on hold and review the pool blanket in a few months.
- Mr. Robertson indicated he noticed there is no FHP patrol during the time children are going to school but rather after the children have left for school and wondered can the schedule be rearranged.
- Mr. Nesselt informed the Board 13 loungers are being restrapped. Once those are returned, the chairs will be sent to be done as well five tables will be repainted.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda continued**

- **Utility Easement**

On MOTION by Mr. Robertson seconded by Mr. Van Liew with all in favor the request for a utility easement for installation of a meter by Pasco County Real Estate Division was approved. 5-0

**NINTH ORDER OF BUSINESS**

**Old Business**

**A. Project Manager**

**i. Report on New Card System Options for Cabana Pool**

- TEM Systems Proposal
- American Access Controls Proposals
- Accurate Electronics Proposal

- Mr. Vega stated all these proposals are for reference as this will be discussed at the workshop as they will decide whether they will be using the same key fob system for the pool, tennis court and playground areas.
- All the items will be discussed at the February meeting

**ii. Playground and Basketball Court Fencing**

- Item tabled for discussion at the February meeting

**TENTH ORDER OF BUSINESS**

**New Business and Supervisors' Request**

- Discussion ensued regarding the plants where the monuments are located. Mr. Nesselt indicated those plants were removed and currently there are no plants in that area due to the poor weather.
- Mr. Berman attended the Fall PACA Conference and there were a few things that came out of it.
  - Public records and the need to not text message as this is becoming a popular records request. He suggested the use of email or phone.
  - He indicated a number of Districts are going electronic and using an ipad or Chromebook keeping CDD emails separate from personal emails for CDD meetings.
- Mr. Vega indicated all the discussion items at the meeting are available on the website.

- All public records request should be forwarded to him which will then be forwarded to the Public Records Liaison Manager Sandra Demarco.
- Discussion ensued regarding the use of devices instead of having the printed agenda packages.
- Mr. Berman will look into this and follow-up at the next meeting.
- Mr. Berman discussed some legislation which is coming up.
- He stated the Constitutional Review Committee is a 37-person commission currently appointed by the Governors, the President, Speaker of the House. They convene once every 20 years to vote on proposed amendments to the constitution.
- They are currently meeting and one of the items they are looking at is Proposal 69. Proposal 69 requires all special districts with ad valorem taxing authority to submit the measurement for referendum approval of the electoral for the District every ten years.
- If this were to pass, it will be a ballot item every ten years on the authority of the District to pass ad valorem taxes. If that was voted we no longer have the ability to do ad valorem taxes, the district would not have any funding source, no CDD, no pond maintenance, no electricity.
- Mr. Vega indicated there is a lot of opposition to it because not only does it affect CDDs, it also affects Airport Authority, Navigation Districts, Fire Rescue Districts, Mosquito Control Districts, Healthcare Hospital Districts, and Juvenile Welfare. There are a lot of lobbyist going against it. He has received two items from attorneys at Lewis Lathan and Hopping Green and Sam's, who are all looking at it and are working with Florida Association Special Districts to lobby against it.
- After the sessions are over, he will be able to send a legislation update on what house, senate bills have been approved.
- Procedurally if this committee approves it, it will be on the ballot in November.
- Mr. Berman stated, if this were to pass, and appear on the agenda, this would destroy the CDD, which would leave them as residents in a really bad situation because without funding the CDD cannot do anything. While in theory the CDD can try to assess people themselves, they would spend a fortune and have a dismal collection rate. It would be similar to the situation which the HOA experiences.



January 23, 2018

Lake Bernadette CDD

- Mr. Berman asked Mr. Vega to send out the items he has, along with those he provided him.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

- Resident comments were received by the Board.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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



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Michael Berman, Chairman