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Present and constituting a quorum were:

Also present were:

Audience

FIRST ORDER OF BUSINESS

- Mr. Mena called the meeting to order and called the roll.

Pledge of Allegiance

THIRD ORDER OF BUSINESS

Public Comments

- Mr. McGrath, 2510 Chapala Drive, stated he wants HOA noise levels to remain in place, the Chapala Drive street sign needs to be replaced, and inquired if suggestions from the HOA suggestion box have been shared with the CDD. Mr.

McGrath also requested the CDD resend the letter to the police department reminding them the streets within the CDD are public.

- Mr. Clesco, 4208 Sevan Way, commented on the Roads being public. Mr. Clesco also stated the pond levels are low and there are still large pieces of fireworks in them. Mr. Clesco commended the ground crew for doing a good job.
- Mr. Thompson, 2546 Chapala Drive, commented the sidewalk grinding was a poor job. Some of the grass on his property was ruined and needed to be replaced.

FOURTH ORDER OF BUSINESS CDD Landscape and Maintenance Liaison Report

A. Discussion of Matters Pertaining to Roadway Resurfacing Project

- Mr. Hisler explained the damage done to the old scanner at the resident gate. The responsible resident wants to pay cash for damages, with no insurance involved.
- Mr. Hisler explained the damage done to the guest kiosk. This is being submitted to insurance.
- Mr. Hisler commented on the front exit, where the trees are coming out. Bladerunners said these are County property, however, Mr. Blanco believes they belong to the District. Inframark will send photos to the District Engineer and District Counsel to determine who is to maintain this. Letters will be sent to the County noting the dangerous situation.

FIFTH ORDER OF BUSINESS

Vendor Reports

A. Bladerunner

- Juan with Bladerunner reviewed his report and gave an update to the Board.
- Proposal #209 for plants to replace damaged ones from car accident.

On MOTION by Ms. Incandela seconded by Mr. Rodriguez with all in favor, the Bladerunner #209 Proposal was approved. 5-0

- Proposal to add Viburnum for resident privacy. This proposal was tabled.

B. Magnosec

Not in attendance.

- It was requested that Mr. Mena relay to Magnosec they need to be more diligent monitoring who is coming into the Clubhouse at night. It seems there are large groups entering.

C. Churchill Pools

Not in attendance.

- A proposal was approved three months ago and still is not completed.
- Churchill will be added to the invitation to attend all meetings.

D. Sitex

- Brian from Sitex provided an update on ponds in the community.

E. Envera

- Mr. Quinn from Envera called into the meeting.
- Mr. Mena will speak with Ms. Montagna regarding Spectrum upgrade.
- Proposal for the kiosk repair was approved.

On MOTION by Ms. Rodriguez seconded by Mr. Crary with all in favor, the Envera proposal for kiosk repair, was approved. 5-0

SIXTH ORDER OF BUSINESS

Field Management Reports

i. Weekly Update Reports

- Mr. Blanco provided an update on the field report, ongoing work, and scheduled work to be done.

ii. Bladerunners Proposals

- Proposal #173.

On MOTION by Mr. Crary seconded by Ms. Incandela, with all in favor, the Bladerunners proposal #173 for \$3,736.00, was approved. 5-0

- Proposal #174 was presented and was tabled.
- Proposal #175 was presented.

On MOTION by Ms. Incandela seconded by Mr. Rodriguez, with all in favor, the Bladerunners proposal #175 for \$960.00, was approved. 5-0

- Proposal #176 was presented.

On MOTION by Ms. Incandela seconded by Mr. Crary, with all in favor, the Bladerunners proposal #176 for not-to-exceed \$1,880.00, was approved. 5-0

iii. O&M Proposals

- These proposals were tabled.
- Mr. Peters stated this work was brought before Inframark and should have been completed while under warranty. A discussion ensued regarding the responsibility of payment for this work.

iv. Envera Proposal

SEVENTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Board of Supervisors Meeting Held November 4, 2021 and December 9, 2021

On MOTION by Mr. Crary seconded by Mr. Rodriguez, with all in favor, the minutes of November 4, 2021 and December 9, 2021, as presented, were approved. 5-0

B. Consideration of Financial Statements for November 2021

On MOTION by Mr. Crary seconded by Mr. Rodriguez, with all in favor, the November 2021 Financial Statements were approved. 5-0

C. Consideration of Check Register and Invoices for October through November 2021

On MOTION by Mr. Crary seconded by Ms. Incandela, with all in favor, the check register and invoices for October through November were approved. 5-0

EIGHTH ORDER OF BUSINESS**Business Items****A. Financial Plan for Road Paving**

- Mr. Koncar explained, in detail, the financial plan options for the road paving project.
- Mr. Crary brought questions for the District Engineer on the need of paving throughout the District. Mr. Glasscock addressed the questions and explained how road repairs work.
- Mr. Koncar explained different financial options more in-depth. The Board discussed the possible financing options.

On MOTION by Mr. Rodriguez, seconded by Mr. Crary, the Board authorizing Staff to move forward with the borrowing of \$3,865,000.00 for a 15-year period to fund road paving project was approved. 5-0

- Ms. Mackie advised the need for an additional meeting in approximately two weeks to adopt Resolutions, establish the Public Hearing, and notify homeowners.
- Ms. Zare summarized three bank offers. The Board will need to select a bank.
- The Board directed Ms. Zare to speak with Bank of Tampa to determine if they are willing to match Southern Bank.

On MOTION by Ms. Incandela, seconded by Mr. Rodriguez, the Board authorizing MBS to use Bank of Tampa, if they will match the South State Bank's interest rate and under the same terms and conditions, otherwise, to go with South State Bank was approved. 5-0

On MOTION by Ms. Incandela, seconded by Mr. Rodriguez, the Board holding and advertising a special meeting on January 25, 2022, at 6 p.m. to consider potential refunding of the current bonds, as well, was approved. 5-0

NINTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

No report.

B. District Counsel

No report.

- Ms. Incandela inquired about the potential assisted living facility. Ms. Mackie will reach out to a colleague and follow-up on this.
- C. District Manager**
No report.
- Mr. Mena stated he is working on a list from the Chair on insurance.

TENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no other business,

On MOTION by Mr. Rodriguez, seconded by Mr. Crary, the meeting was adjourned.



Secretary



Chairman/Vice-Chair