1	MINUTES O	F MEETING	
2	BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT		
3			
4	A regular meeting of the Board of Su	pervisors of the Brighton Lakes Community	
5	Development District was held Thursday De	ecember 9, 2021 at 7:00 p.m. at Brighton	
6	Lakes Clubhouse, 4250 Brighton Lakes Blvd.,	Kissimmee, FL 34746	
7	Present and constituting a quorum were:		
8			
9	Marcial Rodriguez, Jr.	Chairman	
10	John Crary	Vice-Chairman	
11	Michelle Incandela	Assistant Secretary	
12	Mark Peters	Assistant Secretary (via phone)	
13	Nadine Singh	Assistant Secretary	
14			
15	Also present were:		
16			
17	Gabriel Mena	District Manager	
18	Bob Koncar	District Manager	
19	Peter Glasscock	District Engineer	
20	Tucker Mackie	District Counsel	
21	Freddy Blanco	Field Manager	
22	Dennis Hisler	CDD Landscaping & Maint. Liaison	
23	Sarah Zare	MBS Capital (via phone)	
24			
25	Audience		
26			
27	The following is a summary of the minutes	and actions taken at the January 6. 2022.	
28	meeting of the Brighton Lakes CDD.	· · · · · · · · · · · · · · · · · · ·	
29			
30	FIRST ORDER OF BUSINESS	Call to Order/Roll Call	
31	• Mr. Mena called the meeting to order	-	
32			
33	SECOND ORDER OF BUSINESS	Pledge of Allegiance	
34	• The pledge of allegiance was recited.		
35	The please of anchance was reaced		
36	THIRD ORDER OF BUSINESS	Public Comments	
37		ited he wants HOA noise levels to remain in	
38	place, the Chapala Drive street sig	n needs to be replaced, and inquired if	
39	suggestions from the HOA suggestior	h box have been shared with the CDD. Mr.	

Brighton Lakes CDD

40		McGrath also requested the CDD resend the letter to the police department
41		reminding them the streets within the CDD are public.
42	•	Mr. Clesco, 4208 Sevan Way, commented on the Roads being public. Mr. Clesco
43		also stated the pond levels are low and there are still large pieces of fireworks in
44		them. Mr. Clesco commended the ground crew for doing a good job.
45	•	Mr. Thompson, 2546 Chapala Drive, commented the sidewalk grinding was a
46		poor job. Some of the grass on his property was ruined and needed to be
47		replaced.
48 49 50 51		TH ORDER OF BUSINESS CDD Landscape and Maintenance Liaison Report Discussion of Matters Pertaining to Roadway Resurfacing Project Mr. Hisler explained the damage done to the old scanner at the resident gate. The
52		responsible resident wants to pay cash for damages, with no insurance involved.
53	٠	Mr. Hisler explained the damage done to the guest kiosk. This is being submitted to
54		insurance.
55	٠	Mr. Hisler commented on the front exit, where the trees are coming out. Bladerunners
56		said these are County property, however, Mr. Blanco believes they belong to the
57		District. Inframark will send photos to the District Engineer and District Counsel to
58		determine who is to maintain this. Letters will be sent to the County noting the
59		dangerous situation.
60 61 62 63		ORDER OF BUSINESS Vendor Reports Bladerunner Juan with Bladerunner reviewed his report and gave an update to the Board.
64 65	•	Proposal #209 for plants to replace damaged ones from car accident.
66 67 68 69		On MOTION by Ms. Incandela seconded by Mr. Rodriguez with all in favor, the Bladerunner #209 Proposal was approved. 5-0
70	•	Proposal to add Viburnum for resident privacy. This proposal was tabled.
71 72	B	. Magnosec Not in attendance.

73	•	It was requested that Mr. Mena relay to Magnosec they need to be more diligent
74		monitoring who is coming into the Clubhouse at night. It seems there are large
75		groups entering.
76	C.	Churchill Pools
77		Not in attendance.
78	•	A proposal was approved three months ago and still is not completed.
79	•	Churchill will be added to the invitation to attend all meetings.
80 81 82 83	•	Sitex Brian from Sitex provided an update on ponds in the community. Envera
84	•	Mr. Quinn from Envera called into the meeting.
85	•	Mr. Mena will speak with Ms. Montagna regarding Spectrum upgrade.
86 87	•	Proposal for the kiosk repair was approved.
88 89 90 91 92		On MOTION by Ms. Rodriguez seconded by Mr. Crary with all in favor, the Envera proposal for kiosk repair, was approved. 5-0
92 93	SIXTH	ORDER OF BUSINESS Field Management Reports
94		i. Weekly Update Reports
95	•	Mr. Blanco provided an update on the field report, ongoing work, and scheduled work
96		to be done.
97		ii. Bladerunners Proposals
98 99	•	Proposal #173.
100 101 102 103		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
103	•	Proposal #174 was presented and was tabled.
105 106	•	Proposal #175 was presented.

107 108 109	On MOTION by Ms. Incandela seconded by Mr. Rodriguez, with all in favor, the Bladerunners proposal #175 for \$960.00, was approved. 5-0
110 111 112	Proposal #176 was presented.
113 114 115	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
116 117 118	iii. O&M ProposalsThese proposals were tabled.
119	Mr. Peters stated this work was brought before Inframark and should have been
120	completed while under warranty. A discussion ensued regarding the responsibility or
121	payment for this work.
122 123 124	iv. Envera Proposal
125 126 127 128	SEVENTH ORDER OF BUSINESS Business Administration A. Consideration of Minutes of the Board of Supervisors Meeting Held November 4, 2021 and December 9, 2021
129 130 131	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
132 133 134	B. Consideration of Financial Statements for November 2021
135 136 137	On MOTION by Mr. Crary seconded by Mr. Rodriguez, with all in favor, the November 2021 Financial Statements were approved. 5-0
138 139 140	C. Consideration of Check Register and Invoices for October through November 2021
141 142 143	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
144	

146	EIGHTH ORDER OF BUSINESS Business Items
147	A. Financial Plan for Road Paving
148	• Mr. Koncar explained, in detail, the financial plan options for the road paving project.
149	• Mr. Crary brought questions for the District Engineer on the need of paving throughout
150	the District. Mr. Glasscock addressed the questions and explained how road repairs
151	work.
152 153 154	 Mr. Koncar explained different financial options more in-depth. The Board discussed the possible financing options.
155 156 157	On MOTION by Mr. Rodriquez, 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
158 159	 Ms. Mackie advised the need for an additional meeting in approximately two
160	weeks to adopt Resolutions, establish the Public Hearing, and notify
161	homeowners.
162	• Ms. Zare summarized three bank offers. The Board will need to select a bank.
163	• The Board directed Ms. Zare to speak with Bank of Tampa to determine if they
164	are willing to match Southern Bank.
165	
166	On MOTION by Ms. Incandela, seconded by Mr. Rodriguez, the Board
167	authorizing MBS to use Bank of Tampa, if they will match the South State
168	Bank's interest rate and under the same terms and conditions, otherwise, to
169	go with South State Bank was approved. 5-0
170	On MOTION by Mail periodela, appended by Mail Dedrivers, the Deard by bits
171 172	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
172	potential refunding of the current bonds, as well, was approved. 5-0
174	potential relations of the carrent borids) as well, was approved is o
175	
176	NINTH ORDER OF BUSINESS Staff Reports
177	A. District Engineer
178	No report.
179	B. District Counsel
180	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. Rodriquez, seconded by Mr. Crary, the meeting was adjourned.

1 m

ce-C Chairmàn

Secretary