

## **MINUTES OF MEETING BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Brighton Lakes Community Development District was held Thursday, January 25, 2022 at 6:00 p.m., at Brighton Lakes Clubhouse, 4250 Brighton Lakes Blvd., Kissimmee, FL 34746

### **Present and constituting a quorum were:**

Marcial Rodriguez, Jr.	Chairman
John Crary	Vice-Chairman
Michelle Incandela	Assistant Secretary
Mark Peters	Assistant Secretary
Nadine Singh	Assistant Secretary

### **Also present were:**

Gabriel Mena	District Manager
Bob Koncar	District Manager
Peter Glasscock	District Engineer
Tucker Mackie	District Counsel (via phone)
Sara Zare	MBS Capital

Audience

*The following is a summary of the minutes and actions taken at the January 25, 2022, meeting of the Brighton Lakes CDD.*

### **FIRST ORDER OF BUSINESS**

#### **Call to Order/Roll Call**

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

### **SECOND ORDER OF BUSINESS**

#### **Pledge of Allegiance**

- The pledge of allegiance was recited.

### **THIRD ORDER OF BUSINESS**

#### **Public Comments**

There being none, the next item followed.

### **FOURTH ORDER OF BUSINESS**

#### **CDD Landscape and Maintenance Liaison Report**

##### **A. Financial Plan for Road Paving**

- Mr. Koncar reviewed, in depth, the financial plan including the increase to assessments,

as well as refunds and reductions to residents.

- Ms. Zare stated some of these numbers are not definitive and subject to change.
- Ms. Mackie emphasized the reduction will only be seen by residents on the 2015 Bond, not all residents, being 331 out of 751.

**B. Resolution 2022-02, Declaring Special Assessments for Roadway Resurfacing Project**

On MOTION by Mr. Crary seconded by Ms. Incandela with all in favor, Resolution 2022-02, Declaring Special Assessments for Roadway Resurfacing Project was adopted. 5-0

**C. Resolution 2022-03, Setting Public Hearing on Assessments for Roadway Resurfacing Project**

- Setting the Public Hearing for March 3, 2022 at 6:00 p.m. at the Valencia College, Osceola Campus, delegating to the Chair the authority to make changes in case of scheduling issues.

On MOTION by Mr. Crary seconded by Mr. Rodriguez with all in favor, Resolution 2022-03, Setting the Public Hearing for March 3, 2022 at 6:00 p.m. at the Valencia College, Osceola Campus, delegating to the Chair the authority to make changes in case of scheduling issues was adopted. 5-0

- Mr. Peters had concerns of residents receiving the notices in a timely manner, citing issues with Inframark HOA in the past. Mr. Koncar confirmed we assure there will be no issues.
- Mr. Peters addressed Mr. Glasscock regarding the logistics for this project. Mr. Glasscock provided the estimate of work starting soon, and will last six to eight months, and suggested starting at the back of the neighborhood working to the front.
- Additional discussion was held regarding adding speedbumps at this time, while repaving the roads.

- The Board requested staff provide documents relating to the street project for the website, and to provide a FAQ on CDD road ownership.
- The workshop for February 10, 2022 has been moved to February 17, 2022.

On MOTION by Mr. Rodriguez seconded by Ms. Incandela with all in favor, authorizing Mr. Rodriguez, the Chair, to execute the Term Letter with Bank of Tampa was approved. 5-0

**FIFTH ORDER OF BUSINESS**

**Supervisor Requests**

- Mr. Crary relayed to the Board he had a discussion regarding the HOA wanting to change the HOA sign in front.

**SIXTH ORDER OF BUSINESS**

**Public Comments**

- Ms. Bisnauth at 2743 Star Grass Circle, stated there is grass that was killed due to overspray by landscapers. Ms. Bisnauth inquired if the grass will be repaired or replaced.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no other business, the meeting was adjourned.

  
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Secretary

  
\_\_\_\_\_  
Chair/Vice-Chair

## YOUR LED SIGN SUGGESTION

From: crary@northnet.org <crary@northnet.org>

Sent: Tue, Feb 1, 2022 at 1:45 pm

To: Dean Drew

Cc: John Crary, Mena, Gabriel

We talked recently regarding your idea of having an LED sign at the entrance gate for the HOA. I promised to raise your suggestion with the CDD Board. At our most recent meeting I did just that.

The Board had a serious discussion of the suggestion. There were questions raised and opinions shared regarding a wide-ranging set of issues including the initial cost and the ongoing costs, including electricity. I mentioned, as I did with you, that the idea was one that I had included on the list of "Improving Communications" ideas that I had been preparing for the Board at their suggestion. I also shared that my list of ideas was just that, a list of ideas, and not a list that I necessarily supported in its entirety: Just a list that might form the basis for discussion of the issue of CDD communications with residents and others.

*The Board agreed that Crary would*

Since I cannot speak for the Board, I asked for their suggestions regarding how I should proceed. After some discussion, we agreed that I would encourage you to make a presentation to the Board at a meeting which would include your presentation as an official item on our agenda. In order to proceed we ask that you contact our District Manager, Gabriel Mena, at [Gabriel.mena@inframark.com](mailto:Gabriel.mena@inframark.com), and request to have the presentation included on the agenda at a meeting of your choice.

*HOA President  
Dean Drew*

*It was further suggested*

I further suggest that you provide the Board with some form of written proposal to facilitate the discussion. That proposal would be included on the agenda. Our agendas are prepared approximately 10 to 14 days ahead of our meetings.