

MINUTES OF MEETING

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brighton Lakes Community Development District was held Thursday, January 8, 2015, at 6:00 p.m. at the Brighton Lakes Recreation Center, 4250 Brighton Lakes Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Michelle Incandela	Chairperson
John Mastromarino	Vice Chairman
John McGrath	Assistant Secretary
Jennifer Palmer	Assistant Secretary
Dolores Pieters	Assistant Secretary

Also present were:

Gary L. Moyer	District Manager
Tucker Mackie (<i>by phone</i>)	Attorney
Joe Craig	American Ecosystems
Paul McCartan	Keep Safe Security
Tom Murphy	Girard Environmental
Brian Smith	Severn Trent Services
Residents and members of the public	

This represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. McGrath led the *Pledge of Allegiance*.

Mr. Moyer stated most of you in this room know that Mr. McGrath's wife passed away. Before we start the meeting, we would like to have a moment of silence to remember her.

Mr. McGrath stated thank you. I appreciate that.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Moyer called the meeting to order at 6:00 p.m.

Mr. Moyer called the roll, indicating a quorum was present for the meeting.

Mr. Moyer stated Ms. Palmer should be here shortly.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office

Mr. Moyer stated Mr. Mastromarino, Ms. Pieters, and Ms. Incandela qualified in the November election and ran unopposed. Each Supervisor should have received an oath from the State of Florida. We have the same form, but it deals with a section regarding public funds. District counsel advised that we should administer this oath as well as the one you already subscribed to.

Mr. Moyer being a Notary of the State of Florida, administered the oath of office to Mr. Mastromarino, Ms. Pieters, and Ms. Incandela.

B. Consideration of Resolution 2015-01 – Election of Officers

Mr. Moyer read Resolution 2015-01 into the record by title.

Mr. Moyer stated once there is an election of the Board, Chapter 190, Florida Statutes, requires that the Board consider its organization: Chairman, Vice Chairman, Secretary, Treasurer, and any Assistant Secretaries or Assistant Treasurers that the Board desires. Your current officer structure is as follows: Ms. Incandela is Chairman, Ms. Palmer is Vice Chairman, the remaining Board members are Assistant Secretaries, I am Secretary, Mr. Bob Koncar is Treasurer, and Mr. Stephen Bloom is Assistant Treasurer. The reason for the Treasurer and Assistant Treasurer is you have to be either one of those to sign the checks and warrants on behalf of the District. Since that is part of the normal operations of the District, Severn Trent employees serve in those offices. As far as the Secretary, I would like to continue serving in that capacity, but I do not feel strongly about that. If one of the Board members would like to serve as Secretary, that is fine. You can simply make me an Assistant Secretary. That will work, too. If you want to keep the same organizational structure, you can do that in the form of a motion. If you want to consider the positions one at time, we can do that as well.

Mr. McGrath stated I would like to nominate Mr. Mastromarino as Vice Chairman and have Ms. Incandela continue serving as Chairman. Mr. Mastromarino retired and has a lot of energy. We all prosper because of that. That is the basis of my appointment.

Mr. Moyer stated we will note that Ms. Palmer will serve as Assistant Secretary.

On MOTION by Mr. McGrath, seconded by Ms. Pieters, with all in favor, unanimous approval was given to Resolution 2015-01, electing the officers of the District, as follows: Ms. Incandela as Chairman; Mr. Mastromarino as Vice Chairman; Mr. Moyer as Secretary; Mr. Koncar as Treasurer; Mr. Bloom as Assistant Treasurer; and Mr. McGrath, Ms. Palmer, and Ms. Pieters as Assistant Secretaries.
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The record will reflect that Ms. Palmer joined the meeting.

FOURTH ORDER OF BUSINESS

Audience Comments

Mr. Joe Klusko stated I would like to thank the Board. I know everybody is human and tries 100%. Why is it that we do not have attendants covering this facility during a

certain time on Monday or Tuesday? It is my understanding at the last HOA meeting, there was nobody around. I do not know if there was lack of communication, lack of manpower, or lack of a contract, where we only employ these people during a certain number of hours. There are people who walk through the facility and ask where something is. There should be coverage, especially during the time when school is out. There is absolutely no excuse to not have some type of coverage here during the time that students are out of school. The second issue is regarding overnight parking in the street. When crime watch was here, they discovered that a large tractor-trailer truck comes and goes. Who has the power to tow vehicles? The HOA says that they cannot tow vehicles because the streets belong to the CDD. The CDD says that they do not want to be involved. This does not affect me, but it affects the entire community. I do not know if an answer can be given to me, but I am just curious. Who has the power to tow vehicles for overnight parking? The last issue is, some of us retirees were talking back and forth that you need to have an area 50 feet by six feet for people to play horseshoes. It will probably cost a couple of dollars for some railroad ties. You need a one-inch stake that you can easily pull out of the ground. There needs to be PVC in the ground, fill with sand, and rebar. You need a white bucket for the horseshoes. You can leave it in here and the retirees like me can come and get it. I cannot see it costing more than \$200 to \$300. I have landscaping skills and would be happy to assist. I have not played the game before, but I have seen it on TV.

Mr. Jeff Slack stated I live on Sweetspire. My house backs up to a pond. A couple of weeks ago, there was a lot of activity with some divers pumping something out or into that pond. I was just curious. It was a three- to four-day process where they pumped for a long time. I was wondering if they were clearing drains. Were they successful? Would it have been possible to do that without making that big of a deal? There was a very large vehicle that drove around the pond. Since my house backs up to the pond, I am concerned about that and them leaving ruts in the grass. It turned out to be a real big problem. I am wondering if that effort was successful and what they were there for.

Mr. Smith responded it was necessary to use that equipment to pump as there was an obstruction. They put ladders at the end of that pipe and they tried to drain the pipe through the manhole so they can see what the problem is. There was a lot of dirt and buildup in the pipe. They had to drive around the pond with a big piece of equipment. That is the cheapest and quickest way to do it. They probably could have done it

differently, but it would have been a lot more expensive. As of now, it seems to have been successful. It is a hard thing to do because the pond is so deep with water. That is why a diver was necessary.

Mr. Slack stated good. It caught me by surprise.

Mr. Smith stated they showed up with everything they needed, and it was a little more than we expected. They said that they might as well bring the best thing they have to get it done quickly and get out of there. Otherwise, it is a long process.

Mr. Slack asked will it drain properly?

Mr. Smith responded the street runoff will drain into the pond. We also have an outfall out to the wetland. The pond is just for stormwater management.

Mr. Mastromarino stated for anyone who is interested and has property, there are actually three properties with flags that have mysteriously appeared. It is my understanding that the same folks received a request that the utilities be marked because they are doing other ponds. I think that I saw them on Monday surveying Stargrass. If you are near a sewer, you are probably going to see the flags and activity. Unfortunately in your case, most of the other ponds have easy access.

Mr. Zepheniah Samuels stated there is a vehicle on my street on Huron that has not moved and can easily cause an accident.

Mr. McGrath asked does the vehicle move at all?

Mr. Samuels responded no.

Mr. McGrath asked would you have an idea about where on Huron the vehicle is located?

Mr. Samuels responded 2411 Maracaibo Drive.

Mr. McGrath stated I saw it there last week, so I know which one you are talking about.

Mr. Samuels stated regarding security, I was here on December 22 and two young gentlemen, 20 years old and 15 or 16 years old, climbed over the gate and came inside to the gym. They said that no one was here to stop them. It was about 3:00 p.m.

Mr. McGrath stated that was a Monday.

Mr. Samuels stated they said that they did not live here. There was no one to call to complain about them. No security was here. At the last meeting, I asked about people not living here using the basketball courts. I was since told that they are not supposed to be here. At least one person needs to have a card.

Ms. Palmer stated if they are with someone who has a card, they are allowed to be here. A resident is allowed to bring one guest.

Ms. Incandela stated they can bring someone from the outside, up to four people, as long as they are a guest of the card holder. They do not have to live here, but they cannot come without a resident and just use our facilities as an outsider. As long as a Brighton Lakes resident is inviting them in and has the appropriate number of guests and a valid card, they are allowed to bring guests into the facility.

Mr. Samuels stated I saw six to eight people, and no one had a card.

Mr. Mastromarino asked do you remember what day of the week that was and the time?

Mr. Samuels responded no. They just come in, practice, and leave. No one inside the center knows them. They asked me if they can use my card. I told them that I cannot give them my card.

Ms. Palmer stated you would need to be with them.

Mr. Samuels stated I cannot be with them.

Ms. Palmer stated in order for a guest to be able to use the recreation facility, the resident must be with them. The security officer who is here does not have a picture of every resident. If a resident breaks the rules and gives somebody their card, unfortunately, we do not have a way of patrolling that. The rules that are provided to each home owner say they must be present with their guest. If someone breaks that rule and we find out about it, we can send them a letter. If they continue to violate the rules, we can revoke their privileges and ban them from using the recreation facility. If we do not know about it or someone points out a person who is not a resident but they have a card, we cannot do anything about it. Security needs to be able to positively identify someone who is not a resident. Do you agree?

Ms. Incandela responded yes.

Mr. McGrath responded yes.

Mr. Samuels stated the attendant was letting in residents without cards. This was on a Sunday, three weeks ago.

Mr. Smith stated on that day, there was a fill-in attendant because we are re-scheduling people.

Ms. Palmer stated that is not supposed to happen. It is our understanding is that a fill-in attendant is coming in. We will reiterate with all fill-ins that they are not to let

someone in who does not have a card. The regular attendant knows that. They should not be letting in residents without cards. That is not acceptable to this Board or with Mr. Smith. We are going to make sure that all of the attendants and security guards know they cannot let someone in who does not have a card. The bigger problem that I see is other residents letting people in, which is even more difficult to control. That is why we continually try to let people know they need to have their card with them and make sure they are with their guests. A lot of times we see residents letting other residents in. When they purchased their houses, they were given the rules. We have let people know the rules. We certainly can take it under advisement to send something out again. Unfortunately, the people who read those letters and people like yourself who come to these meetings are not the ones letting people in. The people who are letting people in, unfortunately, are the ones who do not care and just let other people in. That presents a problem.

Mr. Gerry Frawley asked was the debris in the pond mentioned by Mr. Slack caused by something that the builder did not do?

Mr. Smith responded I think it was from construction. They do not safe off their storm pipe when they were digging and putting in the road. They have to put in the storm pipe first and then put in all the pads. At some point, if you have a contractor who does not know what they are doing, then you get a bad rain and you end up with a pipe full of dirt.

Mr. Frawley stated we used to have a street sweeper, but we have not done that in a long time to save money.

Mr. Smith stated no, we did that primarily during construction because it was pretty heavy.

Mr. Frawley stated as you just heard, we have an issue with people letting others in the facility. Perhaps we can get another sign and put it in the fitness room.

Ms. Palmer stated there are a lot of people who are on their own, and they may feel unsafe. That sign probably ought to stay there. People are not in here unless they are renting the facility for a party.

Mr. Frawley stated we refer to that sign regularly.

Ms. Palmer stated maybe we can have one sign for the fitness room and one in the common area. If you are a resident who is just here using the facility, you usually do not have access to this room.

Mr. McGrath stated maybe we should consider getting another bulletin board. We currently have two and they are full. Maybe as a starting point, we can get a third one. I think there is space.

Mr. Mastromarino stated that board is full of HOA information. If the HOA is willing to fund a board for their notices, we can put it up for them. They are putting their notices over our information.

Ms. Incandela stated we can just instruct the attendant to tape it to the side. If the HOA wants to undertake the expense of a bulletin board, they can. I do not particularly care if it is a fancy sign or not. We should print out a bunch of questions and answers and put them in different locations. We can have them in here, out there, one on this wall, and in the bathrooms. I do not care where they are posted.

Mr. Mastromarino stated perhaps we can have a double board, one for the HOA and one for the CDD.

Mr. Frawley stated there is information that needs to be there. We need to have a list of important phone numbers, school information, the predator list, and so forth.

Mr. McGrath stated we will put up another double board, presuming there is room.

Mr. Frawley stated about eight months ago, I brought up the issue of the fishing signs on Sweetspire and an alligator sign and the missing fishing sign between Sevan Way and Chapala. I saw Mr. Smith write it down.

Mr. Smith stated those signs came in and there was a work order to install them. I know that Mr. Russ Simmons has the signs. I will talk to him. Where do you want a new one?

Mr. Frawley stated the one that has never been there is supposed to be on Sweetspire. I cannot see you putting it behind someone's house. The sign is for catch and release. One should be on Chapala and Sevan Way in that loop that has access to the roadway. There was never one there.

Mr. McGrath stated you mean south of Sevan Way.

Mr. Frawley stated right. There is access to a public area where people come to fish.

Mr. Smith stated we will install two signs.

Mr. Frawley stated we also need a *Do Not Feed the Alligator* sign.

Mr. Mastromarino stated that is a good location. If we are going to put a soccer field in that location where kids will be, put the sign near the pond because people are feeding ducks and will start feeding alligators.

Ms. Palmer stated when you install a sign to not feed the alligators, it makes them want to feed the alligators. It is common sense not to feed them.

Mr. Smith stated there is a sign on the steps in Celebration with an alligator four feet from the steps, and tourists are sitting there feeding an eight-foot alligator.

Mr. Mastromarino stated it is against the law to feed alligators.

Mr. Frawley stated I want the ability to point at one of those signs and say stop doing this. We do not have any signs on Sweetspire and there is a park.

Mr. Smith stated it is up to the Board. If the Board wants me to put up a sign, I will.

Ms. Palmer stated I am not going to oppose it, but I think people are going to ignore it. That is just my opinion. I am only one person.

Mr. Smith stated regarding the attendant issue, we had Mr. Geiner Real here, and when he left, we went through a series of attendants. Mr. Miguel Rodriguez is a good attendant. We had a guy working at night and Mr. Rodriguez working nights and days. Somehow, through that process, Mr. Rodriguez made a request to Mr. Danny Gonzalez that he wanted to only work days, and it was approved. I am thinking that would cause non-coverage for Monday and Tuesday nights. With me, Mr. Gonzalez and our labor staffing company, somehow we missed covering a period of time on Monday and Tuesday nights. You had an attendant who was here until 4:00 p.m. or 5:00 p.m., and after that time, we had no coverage. It was just on Monday and Tuesday nights. Once we heard about it and heard the HOA talking about it and Mr. McGrath sent us an email, I met with Mr. Gonzalez and we resolved that problem.

Mr. Mastromarino asked when was that resolved?

Mr. Smith responded it is going to be resolved as of this coming Monday and Tuesday.

Mr. Mastromarino stated so it is not resolved as of right now.

Mr. Smith stated it is resolved as of right now.

Mr. Mastromarino stated there was no attendant or a security guard the night before last.

Mr. Smith stated that is when I talked with Mr. Gonzalez about it because I heard about it again. I thought it was an issue with the guard not making it. I talked with Mr. McCartan who said the guard was there according to the schedule. We heard about it this week, and we now have coverage.

Ms. Palmer asked a permanent or a temporary person?

Mr. Smith responded we will probably move Mr. Rodriguez from Monday and Tuesday nights now, but we can discuss at some point moving the security guard. I included invoices in your agenda package for a security guard at the facility five days a week. We cover the other two nights with the attendant. During the process of weeding out the new attendants through a temp agency, the schedule changed in such a way that there was no coverage for those two nights and I was not aware of that.

Ms. Palmer asked why do we have only five nights of security?

Mr. Smith responded it was a budgeting issue.

Ms. Incandela stated I think one of the things that we talked about was we were going to revisit having the security guard here seven days at night and the attendant on days after our budget discussion.

Mr. Smith stated you were discussing that during budget season.

Ms. Incandela stated we had an issue with the HOA possibly wanting to do something with respect to security and not knowing how that is going to be resolved. We still do not have a proposal as of today. We did not do anything because we were not sure there was going to be coverage provided through that source.

Mr. Palmer asked when we have Mr. Rodriguez two nights a week and the security guard five nights a week, how many days during the week do we have coverage with an attendant?

Mr. Smith responded you will still have an attendant seven days a week. You will have one person working part-time and Mr. Rodriguez the rest of the week.

Ms. Palmer stated until this mishap, we had coverage seven days a week for both shifts.

Mr. Smith stated correct.

Mr. Mastromarino stated that is not the case. It has been months since we have not had someone on Monday and Tuesday.

Mr. Smith stated that is correct.

Ms. Palmer asked prior to Mr. Rodriguez moving to days, did we have coverage for seven days?

Mr. Smith responded before we lost Mr. Real, we had seven days of coverage with both attendants and guards. After we lost Mr. Real, we went through a process of guys coming in and guys not showing up. We went through different attendants. One guy was not doing what I wanted. Then Mr. Rodriguez got here and I thought Mr. Rodriguez was

doing a good job. He was doing better than when Mr. Real was here. He made the request to Mr. Gonzalez move from working weekends and weekdays to Monday through Friday. From that schedule change, we lost Monday and Tuesday nights. We did not realize it until a couple of weeks ago when they had a meeting. From that meeting, I spoke to Mr. McCartan who said they only provide security five days a week. I looked at the budget and invoicing, and it showed that he only provides services five days a week. I asked why we are losing coverage and got with Mr. Gonzalez this week. He said that is correct because Mr. Rodriguez was moved to days and there was no coverage on Monday and Tuesday nights.

Ms. Incandela stated we talked about having security seven days a week.

Ms. Palmer stated the additional budget that we are looking at was the difference between a security officer and an attendant, not a whole new position.

Ms. Incandela stated correct, so we would have attendant coverage during the day and possibly some overlapping but we would have coverage every night.

Mr. Smith stated we are going to look at that during budget season. For now, we are going to cover it with an attendant because it works. I moved Mr. Rodriguez to two nights, Mondays and Tuesdays, and he will work days the rest of the week. The other five nights are going to be covered by a security guard. Two days on the weekend will be covered by a part-time guy. Mr. Rodriguez will come in from 2:30 p.m. on Mondays and Tuesdays until closing. Wednesdays, Thursdays, and Fridays, Mr. Rodriguez will come in at 8:00 a.m.

Ms. Palmer stated so two days a week, we will not have any coverage during the day. We always had two days without coverage during the daytime.

Mr. Smith stated correct.

Ms. Palmer stated on Monday and Tuesday.

Mr. Smith stated that has changed but it has always been two week days. Generally it is Monday and Tuesday because those are the slowest days.

Ms. Palmer stated I am okay with not having coverage two days, especially while the kids are in school, but we need to address that by the summer.

Ms. Incandela asked do we need to have someone here during the day in the summer?

Ms. Palmer responded we have to.

Ms. Incandela stated I also think that we need to investigate the additional cost of having a security guard here during the nighttime hours. I think there are enough issues

recently that would warrant the additional time and then having attendants during the daytime hours.

Ms. Palmer stated for budget reasons, I think right now we need to go back to having two days without coverage during the daytime while kids are in school and then look at it and address it during spring break to make sure that we have full coverage and have full-time coverage starting June 6 when the kids are out of school. That way June, July, August, and September are out of budget for two days a week with the security officer, instead of January, February, March, April, May, and June being over budget. Do you know what I am saying? We do not know what else is going to happen. We just started the fiscal year. That is a lot of money to pull out of a budget that we were not anticipating. I think for three or four months, we can. If we continue to see there is a problem during those two days while the kids are in school, we can make a decision and put it to a vote. However, my vote would be at this time we keep two days a week not covered while the kids are in school and have that full-time coverage at night and days during the weekends, which is essential now.

Mr. Mastromarino stated I concur. That seems logical to me, especially where we can review this in a couple of months. If it is not working, we need to step it up. We have that option.

Mr. Smith stated I will leave it the way I have it where Mr. Rodriguez will work Monday and Tuesday nights and during the day on Wednesday, Thursday, and Friday and have the security guard the rest of the week.

Mr. Mastromarino stated the bottom line is there is nighttime coverage from 3:00 p.m. until 10:00 p.m. seven days a week, and daytime coverage every day except for Monday and Tuesday.

Mr. Smith stated correct.

Mr. Mastromarino asked is there overlap with security and the attendant when they are both here?

Mr. Smith responded yes.

Ms. Palmer stated it is 30 to 60 minutes.

Mr. McCartan stated the guard starts at 2:00 p.m. and works a 40-hour week.

Mr. Smith stated it is right when the kids come home from school.

Ms. Palmer stated that is the busiest time. Some kids get dropped off at the front, and some kids get dropped off here.

Mr. Mastromarino stated it is not so much the clubhouse area where it is slow. We have had issues with kids getting off the school bus in the afternoon, but the guard should be here for that.

Ms. Palmer stated yes. They will both be here except Monday and Tuesday, but the attendant will arrive at 2:30 p.m.

Ms. Pieters asked what time do they work in the morning?

Mr. Smith responded from 8:00 a.m. until 5:00 p.m.

Ms. Pieters stated so two mornings, we have no one here at 8:00 a.m.

Mr. Smith stated correct, he will come at 2:30 p.m. Mondays and Tuesdays.

Ms. Palmer stated but we will have someone here in the afternoon when the kids get off the bus. There is a security guard or an attendant here every day.

Ms. Pieters stated I believe that you can have problems at any time.

Mr. McGrath stated that is true.

Ms. Incandela stated we have been talking about expanding security coverage. If you are you not comfortable proceeding because of budgetary constraints, I want to make sure that this issue does not get lost because we say that we are going to revisit it. A lot of times we do not revisit it. I want to make sure that this does get handled properly and followed up so we have enough time before the kids are back in school to make those changes to have that additional coverage. Our meetings are every other month.

Ms. Palmer stated I think we put this on the agenda for the March meeting because we want to have additional security coverage for spring break, which is the last week in March. Then put it back on the May agenda to make a decision, or we can say right now that we are okay with the coverage right now, but we want security coverage for the week of spring break and additional security coverage starting on June 5, which is the day before the kids get out of school and continue on a permanent basis because we will review the budget at that time. We can make the motion now and set the plan in place.

Mr. Smith stated we can have Mr. McCartan provide a proposal at our March meeting as part of his report or my report on the cost, and at that time, the Board can make a motion. Right now, the winter months are slow. Mr. McCartan, can you do that?

Mr. McCartan responded yes. All I need to know is what hours you want a full-time security guard. Are you talking about until 10:00 p.m. seven days a week?

Mr. Smith responded yes.

Mr. Klusko stated I do not care about the criteria for an attendant and the criteria for a security guard, but the bottom line is that it is a live body. If I want to do something wrong and I see a security guard or an attendant, I will not do it. What are the cost factors between security or the attendant?

Ms. Palmer stated we will get the proposal from Mr. McCartan at the March meeting and we will look at the cost difference between the two and the schedule. We can make one motion.

Mr. Mastromarino stated the duties of the attendant on Monday and Tuesday nights will be slightly different than the attendant during the week. I think coverage at the bus area is something that would be required.

Ms. Palmer stated the person who is here on Monday and Tuesday nights is Mr. Rodriguez, who knows us and knows the community and has done an excellent job for us. That is the one thing that I feel good about. He is good and he knows us and what we are looking for.

Mr. Mastromarino stated I am glad that you mentioned Mr. Rodriguez. I second that wholeheartedly. We really need to see what we can do about keeping him here and keep that coverage and that consistency. He is one of the most conscientious, energetic, and diligent employees that I have seen here in quite awhile.

Ms. Incandela stated regarding the parking of vehicles on the street, I just want to get clarification from you. You said that you went to the HOA meeting. Did they tell you that the CDD Board did not want to get involved?

Mr. Klusko responded no. My understanding was that the HOA wanted to do it, but the CDD had an attorney who wanted to get involved.

Mr. Mastromarino stated we did. The final decision was that it is the HOA's responsibility.

Mr. Klusko stated the CDD owns the roads. How can the HOA be responsible for them?

Ms. Palmer responded they are public roads, but they are privately funded.

Mr. Mastromarino stated based on the Statute and the language in Florida law, the HOA and CDD attorneys met and both agreed that the HOA is responsible for enforcement on the roads.

Ms. Mackie stated although the District does own the rights-of-way, it does not have the enforcement capability under Florida law to do anything about the parking. In talking

with the HOA's attorney, I think we ended up with the conclusion that the best option would be for the HOA to enforce parking under the covenants and restrictions against parking in the rights-of-way as opposed to on a driveway.

Ms. Palmer stated if I understand you correctly, legally neither the CDD nor the HOA has the right of enforcement, but the HOA has slightly more leeway because in the covenants of the HOA, it says that there is no parking in the rights-of-way.

Ms. Mackie stated that is correct. My recollection is not that parking is not allowed on the rights-of-way, but the restriction is on how long vehicles can be parked in the rights-of-way, how many, and so forth. I think there an option for enforcement by the HOA.

Ms. Palmer stated another recourse for home owners is for residents to contact the sheriff's office if they see an unattended vehicle any more than a 24- to 48-hour timeframe.

Ms. Mackie stated absolutely, in addition to that.

Ms. Palmer stated the HOA should contact the sheriff's department to let them know if there is a vehicle parked in the street unattended that has not moved for a period of time, so they can come out and take a look into it because it may be a vehicle that is involved in a crime or that is stolen.

Mr. McGrath stated Mr. Klusko wants a horseshoe lane or court.

Mr. Mastromarino stated Mr. Klusko and I went over a proposal, and the challenge we face is where we put it. A logical place that would not be unsightly for the community is actually behind the pool area. The ground is flat and meets the footage requirements of a horseshoe court.

Ms. Palmer asked who provides the horseshoes?

Mr. Mastromarino responded it will be included in the proposal. The area is 40 to 50 feet in length.

Mr. Klusko stated it is 40 feet.

Mr. Mastromarino stated the cost is \$200.

Mr. McGrath stated the plan that Mr. Klusko started with was not unlike many other places. Home owners can check out the horseshoes and posts from the attendant and sign for them. When they are done, they will provide them to the attendant. That is what we are thinking.

Ms. Palmer stated the only reason I asked was not due to the cost but with liability. I get concerned because the retirees would enjoy horseshoes, but you cannot put an age requirement. Even 18 year olds can use it. I have a concern with 18 year olds throwing horseshoes behind the pool. I only bring that up because I just want to make sure that we are looking at all avenues.

Mr. Smith stated there will be a stake coming out of the ground, which would be a hazard for kids running around who can fall on it.

Ms. Incandela stated I understand those can be removed. If it was in a different location, I would be more concerned about the stake. I have more of a concern about the horseshoes being flung and misused, especially in an area where it is likely to go over the fence into the pool area. I am not sure of the best way to monitor that. I like the idea of the activity, and it is not a great cost, but even guests who are not responsible can sign out horseshoes and leave them there.

Ms. Palmer asked what about Cornhole?

Mr. Klusko stated I did not think about that.

Ms. Palmer stated for the same cost, we can have Cornhole, which is a bean bag toss game. It is the same concept. It is a fun game. I have concerns about a family renting horseshoes for the day, going out there, and some of the wild throws by the kids can be dangerous.

Mr. Klusko stated I agree with you about the liability. Most of the time, it will be retirees playing horseshoes.

Ms. Incandela stated if kids see the horseshoes, they will have interest in playing with them, and you cannot restrict them from using them. Even if we put an age requirement on it, I am not sure I trust a 16 year old to follow the rules.

Ms. Palmer stated that is why I recommended Cornhole, because it is more kid friendly.

Mr. Klusko stated it is similar to horseshoes but it uses bean bags.

Mr. Moyer stated it sounds like you do not need anything for that.

Ms. Palmer stated you need a wooden slanted board with holes in it.

Ms. Incandela stated it sounds like there is no cost involved and would be fun for families, so let us proceed.

Mr. Mastromarino stated you toss a bag from a certain distance into a hole or knock your opponent off.

Mr. Moyer asked is it moveable? If it is moveable, it can come inside. Whenever someone wants to play, they can bring it out.

Mr. Klusko stated once it comes out, the word will get out.

Mr. McGrath asked do we want to do this?

Mr. Smith responded my only concern is moving our attendant down to a recreational supervisor position where we start having games and activities for them to manage and support and take in and out and sign people in and out. The purpose of the attendant is for them to provide maintenance of the facility and keep an eye on things. I would rather put the games out there so they are permanently available. I can make them so you can walk on them. That would be much easier than checking them in and out.

Mr. McGrath stated good.

Ms. Palmer stated the signing in and out was for the metal horseshoes and metal stakes.

Mr. Smith stated the bean bags can go in and out.

A Resident stated people can bring their own bean bags.

Ms. Palmer made a MOTION to authorize staff to install a Cornhole game in back of the pool area in an amount not to exceed \$200.

Mr. Mastromarino seconded the motion.

Mr. Smith stated I will be back there and look at the area.

Upon VOICE VOTE, with all in favor except Ms. Pieters, approval was given to authorize staff to install a Cornhole board in back of the pool area in an amount not to exceed \$200, as discussed.

Mr. McGrath stated everyone drives on Pleasant Hill Road. This coming Tuesday from 5:30 p.m. to 7:30 p.m. at Living Waters Church, they are going to have a meeting about the South Port extension. This is a plan to have a road go across Lake Toho and connect with the toll road. The reason why I am going to be at the meeting is because I think it is a great idea. It has the potential to reduce the volume of traffic on Pleasant Hill Road. If you have an interest in this, now you know where and at what time.

Ms. Palmer asked is this posted by the County or Living Waters Church?

Mr. McGrath responded Living Waters Church is just making the church available.

Mr. Frawley stated the road actually crosses the canal south of Lake Toho.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the November 6, 2014 Meeting

Mr. Moyer reviewed the minutes of the November 6, 2014, meeting and requested corrections, additions, or deletions.

On MOTION by Mr. McGrath, seconded by Ms. Palmer, with all in favor, unanimous approval was given to the minutes of the November 6, 2014, meeting.

SIXTH ORDER OF BUSINESS

Vendor/Contractor/Third-Party Items

A. Security – Keep Safe Security

Mr. McCartan stated if someone is in the facility who is not a resident, feel free to contact the security guards. They are here to help you. Ask him to check the identity of the individual. If I do not live here and I come to your house and you give me your card and swipe it through, I can come in here and the security guard does not know who I am. The access card does not show an address. It is just a valid card. We do endeavor to catch them whenever possible. The other issue is, residents will come in with four guests, which is what the rules state, but then they will walk to the gate and swipe their card. There is nothing showing which card has come in and which card has gone out. If you feel that somebody needs to be challenged and the guard is here, speak to the guard. If they refuse to do that, then you can get my phone number from the guardhouse or contact Mr. Smith so I can talk with that guard. It is difficult to enforce and the Board spent a lot of effort doing it with the basketball court. It has been difficult for the Board and community to get on top of it. Everyone is trying. If you feel someone is here and you know they are not a resident, feel free to inform the guard. With regard to the predator list, if Mr. Frawley can email the revised one to me, we can provide a copy to the guards.

Mr. Frawley stated you can sign up with the County and whenever there is a change, a new list will be emailed to you.

Mr. Mastromarino asked how many guards do you employ?

Mr. McCartan responded seven.

Mr. Mastromarino asked how many other properties do you provide service to?

Mr. McCartan responded what is the relevance?

Mr. Mastromarino responded I am worried about the work load of Keep Safe Security.

Mr. McCartan asked is that in relation to my ability?

Mr. Mastromarino responded possibly.

Mr. McCartan stated I have sufficient security officers to cover the communities that I handle. There are two accounts here plus five other locations.

Mr. Mastromarino asked do you do anything else other than provide security to the properties?

Mr. McCartan responded no. I do not wish to be argumentative with the Board and with you. If you have a criticism of our services, let me have it so I can deal it. I am not making an excuse, but I have some personal issues. My wife has been going through chemotherapy since May, but I have kept the business going. There have been some issues with people, especially here, who have let me down and had to be dismissed. I also have an ongoing issue that you are aware of and is in the process of being remedied.

Mr. Mastromarino stated I would like to extend my apologies to my comment about your wife. You have my heartfelt sympathy. I meant nothing by it.

Mr. McCartan stated I could go into the psychology of it and say not to make comments that you do not mean. I accept your apology. I have been here since 2008 and have been nothing but honest with the Board. If you are talking about the security guard who is here now, I assure you that he would be removed. It is very difficult in any circumstance to find somebody to leave an occupation the week before Christmas and take up with a new company. Likewise, I understand your concerns about the guard, and I take your comments wholeheartedly and at face value. However, I have not been inundated with complaints about the guard. Nonetheless, I gave assurance to Mr. Smith and to the Board that he would be replaced. The only way that I could do that was to fire him and replace him with someone else. I am in the process, actively, of finding someone. We have had some good officers here in the past, who unfortunately, felt at odds with residents. The truth is, we should bring Frank back. The reason Frank left is because one resident had an argument with him and threatened to call the sheriff's department because he was taking photographs of his grandchildren on his cell phone. Frank said to me that I was not paying him enough and the Board is not paying him enough to stand up to that kind of threat, so he quit. He was replaced with Roberto, who was very good. Roberto could have been made into a manager to relieve some of the pressure. Unfortunately, whatever you may have heard from the other guard is incorrect. Roberto was involved in an accident while he was out drinking in town and could not get

to work on time. That left me short. I would have taken his place in the guardhouse if I was not doing other things, which I have done in the past. What Roberto did was unforgiveable and made his position untenable. I moved somebody from another position in there. It has not worked out and I sincerely apologize to the Board and to the community as a whole. If you have an issue with a guard, I accept that. I fired people from here on the anonymous say so from people who emailed Mr. Frawley. That is what I view my position within Brighton Lakes. If you want to fire me, then fire me. I am just telling you how it is. I have had a terrible year but I believe that I have provided good service. If you wish to question that, then you question it. If you feel that I am unable to complete the job, say so.

Mr. Mastromarino stated my personal experience is yes.

Mr. McCartan asked based on what?

Mr. Mastromarino responded I have seen issues with the gate guard and have heard complaints about a guard who was here a month to five weeks.

Mr. McCartan stated which you brought to my attention. I had a conversation with him.

Mr. Mastromarino asked how many conversations do you need?

Mr. McCartan stated I am firing the guy on your say so. You write the checks and pay the bills. I accept that.

Mr. Mastromarino stated it is not me personally. What a guard, a Board member, or any contractor does is a reflection back to the community. None of us should be put in a position that we just let things happen the way they happen.

Ms. Incandela stated there are a couple of things that I would like clarification on. Did you say that there have been complaints about the guard at the gatehouse?

Mr. Mastromarino responded I actually sent Mr. Moyer and Mr. Smith a note. There are a number of times that I have reiterated that we need to make your job and the guards' jobs as easy as we can to be as effective as they can. There are still issues with the gate going up before vehicles are there. We installed speed bumps. The gate still goes up. What do we need to do? What can the Board do to make this work?

Ms. Incandela asked have there been complaints from the community or complaints that have been directed to Mr. McCartan regarding the competency of the guard that is in the guardhouse now?

Mr. Mastromarino responded yes.

Ms. Incandela asked who made the complaints?

Mr. Mastromarino stated I have had two personal issues. I have had three resident comments that I prefer to remain anonymous at this point. One complaint should be enough.

Ms. Palmer stated I disagree. One complaint should not be enough. One person could have a grievance with somebody. One person could be having a bad day. I think we need to keep the guy who was in the guardhouse on New Year's Eve because he was great and spoke to everybody. There was a lot of traffic coming in and he did not care. I noticed that Andrea stopped each of the five vehicles ahead of me, but when I went through, the gate went up. Is that right? No. I really think it is because she knows me. It is the same thing with the guy. The guy is a little goofy, but he is super friendly. He probably knows more about the people. He may allow the gate to go up sometimes, but I think he is probably more attentive than anyone else who has been in there.

Ms. Pieters stated I do not think so.

Mr. Frawley stated it is to the point of where I consider taking my phone and taking a video because regularly when he is there, prior to the speed bump, the gate is open. I had to actually look at where he is. He is usually sitting down in the middle of the room. He is smiling and he is friendly, but I have to look for him.

Ms. Palmer stated maybe it is different times of the day that happens, but that is not the experience that I had. One person can have a different experience. I used to have that with Andrea until after the last meeting. I will watch five vehicles ahead of me with the gate down and as soon as I get there, it goes up.

Mr. McCartan stated I am sure that there are issues due to the new speed bump.

Ms. Incandela stated we will get to that in a second. Here are a couple of issues that we need to address among ourselves. I am not comfortable with directions from one member of the Board telling you that someone needs to be replaced or any other issues of that nature without consensus from the Board. The problem that we have is that our meetings are bi-monthly. Certainly emergency circumstances arise and if the guard is doing something so egregious that he just simply cannot be allowed to work within our community, that is another story. But I am hearing for the first time here that there is supposed to be a replacement guard because of his incompetence. I do not know what that is or the issue or where the complaints are coming from or what requests have been made before. If there is an issue, the Board needs to meet and review our own procedures

in terms of when there is a problem with an employee for an outside contractor; we need to discuss our procedure and policy. I do not think what we are doing is the right way to go about it. I do not like hearing this for the first time now. That is the first issue. With respect to the other employee who needs to be replaced, when an employee typically does need to be replaced, let us assume that you were directed by the entire Board, how much time do you need to find a replacement?

Mr. McCartan responded it depends on the circumstances. There is a guy who comes in the summer, and we had an issue where he made some comments to a lady using the pool, so he was out and we had someone to cover for him. You cannot keep people on the clock and not pay them and expect them to go somewhere else. I am aware of how important the people who are employed by the CDD, the Board, and the community reflect on everyone. I have always endeavored to make sure that they are a representative of the community and of my company. Sometimes you get it wrong. I would have rather not let Roberto go. Again, you get to the issue when you are talking about the time of incidents, and you need to know the full story.

Ms. Incandela stated we are going to discuss our procedures with respect to the replacement, but assume that you are asked to replace a guard. I do not think that it is unreasonable for the Board to be given a timeframe when the guard should be replaced within x period of time, unless there are extenuating circumstances, which if they do arise, there needs to be an explanation as to why there was a delay. If I came to you now and said that there is an issue that we cannot live with as a Board and we need a replacement, how long will that take you to find a replacement?

Mr. McGrath responded I spent a lot of time hiring and firing people. The honest answer is, it depends. If you are in a situation where everyone has jobs, it is a lot tougher. If it is a situation where you just happen to run into the perfect guy at the time you need him, then it is really simple. To put a timeframe on something like that is disingenuous because you are talking about people and timing. Am I correct in saying it will happen as expediently as possible?

Mr. McCartan responded absolutely.

Ms. Incandela stated I do not care to go into the details.

Mr. McCartan stated one guard was using the fitness room after 10:00 p.m. You cannot do that because the system locks down.

Ms. Incandela stated we are going to deal with those procedures.

Mr. McCartan stated the situation at the moment is, the security guard is going to be replaced. I gave my assurance to Severn Trent and to Mr. Mastromarino. As Mr. McGrath said, it happened a week before Christmas. Anyone who is worth anything is already working. No one is going to leave their place of employment over the Christmas and New Year holidays. They need to have some comfort with you as a company, like you need to have as an employer. You have to get that relationship. In the past, it has always been that a guard has been hired as quickly and efficiently as possible. I am not going to hire someone just because they have security experience or because they are a live body. I place an advertisement and have reached out to employment agencies. Sometimes people do not show up for an interview. I have seven interviews scheduled for tomorrow, and probably only three will show up.

Ms. Incandela stated I can appreciate having all of the processes in terms of how hard it is to get a qualified candidate to answer, but I think the concern is that there is not a quick turnover.

Mr. McCartan stated I accept that and I apologize. It seemed that I was dismissing Mr. Mastromarino's observations, but I was not. I got somebody that I moved into the guardhouse. It did not work out. He was perfectly fine where he had been working, but I needed to replace Roberto. I do not have someone in my company who will fit so I have to go into the labor pool.

Ms. Incandela stated if a situation arises where an employee is going to be subject to dismissal or there is an incident, maybe you can present that to the Board and let the Board make a decision as to whether or not he is going to continue on. In terms of the amount of time that it is going to take you to find a replacement, it is important to keep the Board notified of the procedure and the process. If a few weeks go by and there has not been a suitable replacement, then you need to let us know the reason so there is an understanding of what your process is and what the obstacles are. Hopefully after the New Year, things will improve. I would rather have the right person for the job than have someone who is just a body and fills the slot. It is important that you read these people carefully. I understand and appreciate the situation with respect to the right candidate. I think communication is important in terms of what the process and procedures are that you go through so that we understand where you are and what the expectation is.

Mr. McCartan stated absolutely. Issues are addressed as soon as possible and always have been.

Mr. Mastromarino stated I agree with Ms. Incandela regarding the process. How do we, as Board members, communicate with each other on the situation and a resolution?

Ms. Incandela responded we do not outside of a scheduled Board meeting. If there is an issue with respect to the guards, you can certainly bring the issues to Mr. McCartan's attention. Then at the meeting, bring the issues to the attention of the rest of the Board and then we will make a decision accordingly based upon the observations.

Mr. Mastromarino stated if an issue were to occur tomorrow night, we have to wait two months to discuss it and then maybe it is another month or so before it is resolved.

Ms. Incandela stated it depends on the nature of the issue. You have to use discretion if there is something which presents a significant issue with respect to the safety of our community. If there is an issue with a person who is not exactly up to the standards that you would like to see for the community but he is not presenting a risk or any significant issue that requires an immediate dismissal, that is another situation.

Mr. McGrath stated I think we also have an informal system that has worked very well in the past. We certainly should not, as a Board, micromanage subcontractors and employees of subcontractors. If I have a situation, I contact Mr. Smith or Severn Trent, who has the ability to contact the Board members and bring the circumstance before the Board members. In that way, we will all be informed without having any issues with the Sunshine Law.

Ms. Palmer stated we cannot make a decision, but they can inform us that there has been an issue with the security guard and ask that if we see anything else, report back to Severn Trent.

Mr. McGrath stated that is how it should be managed. When Mr. Mastromarino has specific incidents and things that he is aware of, I suggest that we defer to Mr. Smith.

Mr. Mastromarino stated the first incident that I had with a guard, to me, warranted immediate dismissal, rather than waiting two or three months.

Ms. Palmer asked what was the incident?

Mr. Mastromarino responded I was driving down Brighton Lake Boulevard the first week after the fence was installed. There were two or three kids flinging themselves at the fence trying to climb over. I turned my vehicle around and looked for the guard, who was sitting in the corner. I told him kids are trying to climb over the fence to get in here.

He just blankly looked at me. I repeated myself again, asking if he would do something about it. He did not know who I was. He got up, went half way over to the court, turned around and started mumbling something. At that point, it looked to me like he was not going to do anything, and I decided that there was no point in saying anything further to him and I left. Did he sacrifice the community? Yes, he did.

Ms. Palmer stated I do not know what happened as I was not there.

Mr. Mastromarino stated I was there. You asked me what I saw, and I told you.

Ms. Palmer stated I understand. I was going to have a conversation with you about it, but obviously you do not like to have conversations with me about this kind of thing, and I do not understand that. I apologize if I have done something to offend you. I am going to publically apologize for whatever I have done. Did you then call Mr. Smith and did you receive a response as to why the situation occurred? I do not know if there was an extenuating circumstance. I am not making excuses or saying that I was the one who was here. I am not saying you are lying. I am asking for further clarification. I will tell you what I just witnessed, as a Board member, between you and a subcontractor. I thought it was inappropriate and thought it was an attack on his personal integrity. I do not know Mr. McCartan outside of this meeting, but I do not like to do that to people. Secondly, what I was hearing is that there were numerous situations where we fired security guards based upon your say so, and I was uncomfortable with that.

Ms. Incandela stated with respect to that particular situation, I would agree that employee probably needs to be dismissed. I do not agree that it is an emergency situation that requires immediate dismissal. That is something that needs a phone call to Mr. Smith saying what is going on with the guard that needs to be addressed at the next meeting. That is not something that leads to a unilateral decision to have him replaced that very day. I do not agree that it was appropriate, and I am sure that Mr. McCartan agrees that it was not appropriate. I assume this is the same guard who is still here.

Mr. McCartan stated yes.

Ms. Incandela stated we know that this is someone who needs to be replaced and is obviously not living up to the standards of expectations that we have.

Mr. McCartan stated I accept that. When the initial incident was brought to my attention, I went back through every email I received. Whenever that happens, I will read the email and respond to it. I read with disconcertion what Mr. Mastromarino had said. I found it unacceptable from any of the guards. Other HOA clients I serve prefer to receive

a direct email that includes the community association manager, but they are open to receiving emails from anyone. I am not telling tales about Mr. Mastromarino to someone else. If he raises an issue with me, if any Board member raises an issue with me, or if any home owner raises an issue, I will address it, and my response is open for everyone to read. I addressed it by saying that I will speak to the guard as I found it unacceptable. There was some dispute. I do not know why he got involved, and I do not think it was his right to get involved because he raised the issue about pulling permits, if I remember correctly. The conversation was about pulling permits.

Mr. Mastromarino stated not to me.

Mr. McCartan stated in your email, it said something about permits and that we do not have the right permit to get the fence post put in and the fence post was still loose.

Mr. Mastromarino stated that comment was made to me by someone else.

Mr. McCartan stated I accept what you say. I accept what Mr. Frawley says. I have spent my entire adult life looking at evidence, and now five people, who want to remain anonymous, have also seen it. I accept that.

Ms. Incandela stated I want to know Mr. Moyer's and Mr. Smith's recommendation to the Board for the proper procedures on how we can handle this to best utilize you both in your capacity and avoid any of the issues that we are currently having if we need to change our procedures.

Mr. Moyer stated I think that there has to be a general understanding of working with the type of contractors that we are working with. You just heard Mr. McCartan say that he has seven people. If we tell him to terminate one of his people right now, there will not be anyone here. We are forced with how you balance this equation. I read every single email that Mr. Mastromarino sent. He is very good at sending emails to Mr. Smith and me, and we appreciate that because we want all of you to be involved in your community. I do not have any problem with that. Mr. McGrath is right that it is somewhat informal. Theoretically, you guys should never go to a contractor, ever. It should come through us, but I know how active you guys are in the community. If you see something that is not right, I agree that it does not make a lot of sense to wait one or two days to address the situation if you see them right then.

Mr. Mastromarino stated for the record, the only people that I have ever contacted, I spoke directly as resident and not a Board member.

Mr. Moyer stated good, for your own sake. We need to keep things in context and that is what we try to do in the way that we manage these contractors. With landscaping, you can take the contract and read every page and say they did not do what is on page 32. How many landscape contractors have we gone through? That is the nature of the business. We live with it every day. Mr. Smith has lived with it for 20 years. I have lived with it for 42 years. That is the nature of what we are doing. If you get a good contractor and a good superintendent, it is wonderful. If you get a bad contractor and some bad employees, then you do need to do something. Ms. Incandela is right. We need to talk about it at this meeting, and the Board needs to make a decision. If Mr. McCartan does not respond, then the decision is that we replace him, go out to bid, and find another security company.

Mr. Mastromarino stated sure.

Mr. McGrath stated we only have landscaping and security contractors.

Mr. Smith stated as well as aquatic weed control.

Mr. McGrath stated it seems to me that the Board's function is not to manage. It is to oversee. We pay Severn Trent to take care of specifics. My view as a Board member is if I see something, I report it to District personnel and expect that they will respond. Obviously, if I think it is something, but because of your experience with contractors and people, it does not rise to the point of someone getting fired, then it is a wonderful thing to re-train. My dad used to say, "The devil you know is better than the devil you do not know." At least the guy you have comes in every day. My opinion is that we have a problem that, as a Board member who is also a home owner, if I see it, it is my job to contact the District office and report it and expect a follow-up or whatever is appropriate.

Mr. Smith stated what I think we are discussing is the fact that there is an employee of Mr. McCartan who needs to be terminated. The problem we are all discussing for this period of time is that person has not been terminated. Mr. McCartan agrees that person needs to be terminated, and he is going to terminate that person and replace him with a better person. I think that we are all on the same page there. The only concern is the length of time.

Ms. Incandela stated correct.

Mr. Smith stated Mr. McCartan did address that in an email that he sent out stating why it is taking this long. At this point, what we are telling Mr. McCartan is that the length of time and duration is growing short. I know that you have the same questions to

me about why it is taking so long. I am dealing with Osceola County, and we are doing the best that we can as quickly as we can, but there are wrenches that get into the gears. If we can just agree that Mr. McCartan is removing this person and he is going to re-train all of the guards he has at the gate and put more time into their re-training, then our problem is solved.

Ms. Incandela stated I think in that circumstance, we need to contact Mr. Smith, and Mr. McCartan needs to get with Mr. Smith and Mr. Moyer and make sure that there is communication.

Mr. Smith stated Mr. Mastromarino emailed us, and we forwarded it to Mr. McCartan, who responded, and the answer was forwarded back to Mr. Mastromarino. I think there was agreement from Mr. Moyer that this matter needed to be handled quickly. We were led to believe that it was going to happen sooner than it did. Mr. McCartan did give an excuse about why it did not happen, but I think now he understands the severity of the issue at this point and that he needs to address it very closely.

Ms. Incandela asked are you and Mr. Moyer going to keep on top of this matter?

Mr. Smith responded yes. We will make sure that Mr. McCartan understands the need to replace this person as quickly as possible.

Ms. Palmer stated I do not know if anyone else feels the same way, but if there was a situation where we are going to let go of an associate, and if Mr. Moyer and Mr. Smith agree this is something that cannot wait, send an email to the Board. So if we are approached by another home owner, we can say we know what is going on and how it is being addressed.

Mr. Moyer stated we would not fire a contractor unless we had an immediate need.

Ms. Palmer stated I am talking about the situation with the security guard.

Mr. Smith stated we are not firing a contractor. We are asking them to remove a problem security guard.

Mr. Moyer stated that is correct. But in the end, if we needed to fire a contractor, we would not do that until we had a replacement that we could present to the Board.

Ms. Palmer stated I was not aware of this specific situation or the other situation. If you had come up to me in Publix and asked about the status of the security at the clubhouse, I would not have known that we were looking at replacing a security guard. I think it is appropriate that if we are going to remove an individual who works for the

subcontractor that is something the home owners should know, we should be made aware of that.

Mr. McCartan stated I am not trying to justify what I feel is a legitimate reason why it took longer than it has in the past. Mr. Moyer and Mr. Smith know that when Mr. Mastromarino's email was sent to me, the issues were addressed. I agreed with many of the issues and that they needed to be addressed. Then there was a further incident that was brought to my attention. At no time did I say that a Board member contacted me directly. It came through what I understand to be the chain of command. A home owner would contact Mr. Gonzalez, who would then email me, as would Mr. Smith or Ms. Fuentes, like they have done in the past. I responded to the email. From my point of view, as far as I am aware, I have responded. I am hoping that Mr. Smith or Mr. Gonzalez received the response and forwarded it to the necessary people.

Mr. Smith stated which we did. What we are looking at now is a timeline on the replacement security guard.

Mr. McCartan stated I have interviews scheduled tomorrow.

Mr. Smith stated let us know tomorrow and what the schedule is looking like. Perhaps there is the possibility of bringing in someone from another project. We can discuss this further tomorrow.

B. Landscape Maintenance – Girard Environmental

Mr. Murphy stated I want to thank the Board for letting us provide you with landscaping services for another year. We are posturing ourselves to have a great spring and summer. We have done a lot of preventive measures that should be done as far as weed control. We have put a lot of root stimulus into the soil so when the warmer seasons hit, we are going to get a nice outburst of grass. I feel very good where we are going to be in March.

Mr. McGrath stated we have seen the fire ant mounds. Please keep after them.

Mr. Murphy stated on Monday, I had a gentleman out performing spot fire ant treatments. He was out here again today. We are aggressively after them.

Mr. Frawley stated the area by the flag pole was mowed this week. It had not been mowed in two and a half months. Mr. Moyer talked about how difficult it is to get good employees. Perhaps you can comment why this area did not get mowed. In the summertime, the area between my home and the pond was regularly mowed, and the

scope of services requires that the area be mowed a lot more often than every two and a half months. Is there a reason?

Mr. Murphy responded I cannot speak to the summertime, but I can speak to this time of the year. I do not know why it was skipped for two and a half months. Right now, we mow the Bahia grass once a month. Because of cooler weather and drier temperatures, the Bahia grass is going into hibernation and does not require mowing as frequently as St. Augustine. The same people I have out here mowing around the ponds are doing other things. I will look at your area and make sure it is done. Right now, I recommend we mow once a month. If we have 80 degree temperatures for a longer stretch of time, like we had before, it may need to be addressed quicker, but right now, in my experience, the pond banks typically get mowed once a month. We are not shortchanging the Board. My staff people are still here. They are doing extra trimming and other work.

Mr. McGrath asked is that behind pond 25?

Mr. Frawley responded no, behind pond 32. I did not write down the date it was last mowed, but this time of year, just like you do, mowing is less frequent for me. I am letting it go many weeks. In that timeframe, I mowed it three times in between your mowing. This week, it was mowed again. It really was two and a half months between mowing. During the summertime, that was happening. Mr. McGrath and I fish in the pond almost every night, and we would talk about how we are marching through almost knee-deep grass in the middle of the time of when it is supposed to be mowed weekly. It is not getting done. Either someone is telling you they are doing it but not doing it, or something else is happening. It needs to be addressed better. Regarding the fire ant problems, I cannot see how a mound can get very high without someone noticing it. I walk every day. For weeks when I walk past the entrance, I stand against the uplighting on our palm trees and kick the mound down because the uplighting is on 24 hours a day. The fire ants go over the top of the uplighting. I do not know how you can miss that. They are huge and right alongside the road.

Mr. Murphy stated the typical treatment for fire ant mounds is bait. We do not use a contact kill. The philosophy of the baits is, if you sprinkle around the mound, do not disturb the mounds. If you disturb the mounds, they will not take the bait. I do not know that we are 100% because we do miss things. I had staff treat twice this week because I knew that fire ants were an issue.

Ms. Incandela asked is the mowing something that you can monitor?

Mr. Murphy responded I will monitor it a lot more closely. I will be honest with the Board. I do not walk behind everyone's house. I do walk the perimeters. From what I have seen from the roads and perimeters, I did not see that these areas were missed, but I will pay closer attention.

Mr. McGrath stated thank you.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

Mr. Moyer reviewed the financial statements as contained in the agenda package, which are available for public review at the District office during normal business hours.

Mr. Moyer stated the financial statements are through the end of November. This is just the start of the period of time when we start receiving our revenues from the tax collector. It is not unusual that we have not collected a lot of money through the end of November. On the expenditure side, in all categories, we are \$6,170 under budget at this point.

B. Check Register and Invoices

Mr. Moyer reviewed the check register as contained in the agenda package, which is available for public review at the District office during normal business hours.

Mr. McGrath stated we are spending \$1,500 per year on termite protection. It was my idea some years ago that in 10 years, we are going to be spending \$15,000 if we keep it up. We have termite protection here and at the guardhouse. Will the world end if we do not have termite protection?

Ms. Incandela asked do we have a bond?

Mr. McGrath responded I see that we have an annual cost of \$285, which I assume is for the bond. Should we consider not doing it?

Ms. Incandela responded I think we are at risk if we do not keep up with the bond. Is it \$1,500 for both locations?

Mr. McGrath responded it is \$37.50 for each location every month, for a total of \$89, and an annual amount of \$285.

Ms. Incandela asked is \$285 for the bond and \$89 for the treatment?

Mr. McGrath responded yes.

Ms. Incandela stated I think if you do not keep up with the bond and there is an issue, it can be extremely costly.

Mr. Smith stated with the bond, they pay for it if you have a problem.

Mr. Mastromarino stated it sounds like insurance.

Ms. Incandela stated correct. The reason we undertook the cost of this was in that regard.

Mr. Mastromarino stated on March 3, a \$250,000 CD matures at Bank United. It will mature prior to our next meeting. I would like to see this money rolled over into an account that is in our best interest. Before the next meeting, I would like for the accountant provide us with the rates that were researched.

Mr. Moyer stated they are researching the rates all the time. They have four of them. I have a schedule that I will provide to you.

Mr. Mastromarino stated that is our biggest CD.

Mr. McGrath stated I had a lot of frustration about that, being aware of other sources of greater interest. Mr. Bloom contacted me, and we received a lot of information on the subject. The salient point is that any facility has to have an approval rating.

Mr. Moyer stated it must be a qualified public depository.

Mr. McGrath stated that dramatically limits the locations where the money can go.

Mr. Moyer stated even with the schedule, within the four or five banks that they monitor, you are looking at a rate of .35% versus .40%. I know that you can go to the bank and get higher interest rates than that, but our banks must be qualified public depositories.

Mr. McGrath stated it took me a long time to finally get that through my head as to the “why” of it. I know Mr. Bloom is constrained to do that.

On MOTION by Mr. McGrath, seconded by Mr. Mastromarino, with all in favor, unanimous approval was given to the check register and invoices, as presented.

C. Ratification of Engagement Letter with Carr Riggs & Ingram to Perform the Audit for Fiscal Years 2014 and 2015

Mr. Moyer reviewed the engagement letter with Carr, Riggs & Ingram to perform the audit for fiscal years 2014 and 2015 and requested ratification of the engagement letter.

On MOTION by Mr. McGrath, seconded by Ms. Palmer, with all in favor, unanimous approval was given to ratify the engagement letter from Carr Riggs & Ingram to perform the audit for fiscal year 2014 in an amount not to exceed \$4,600, with the option to renew for 2015 in an amount not to exceed \$4,750.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie stated probably within the week, the Board will start receiving our *Capital Conversations* newsletter, which summarizes the state of affairs of the legislative process. If anyone does not want to receive that newsletter, please reply by email.

Mr. McGrath asked were there any results from the meeting with the HOA attorney? Is there anything that we need to know about?

Ms. Mackie responded no. I have been emailing the HOA attorney. Our first conversation resulted in a request from the HOA to terminate our agreement with Keep Safe in its entirety and engage solely with off-duty sheriff officers to provide security services. I responded to them that the Board researched that in the past and came to the conclusion that this is not a viable option due to the cost and other reasons. We presented two options to them, one of which is for them to engage off-duty sheriff officers to patrol the streets, which the District would have no control over whatsoever and they can do this at will. The second option is their willingness to contribute funds to go toward additional hours of service. I have not received a response from the HOA attorney, Mr. Santiago. I emailed him a few times and spoke with him on Monday. He said that he had not had the opportunity to hear back from his Board. He did anticipate talking with them this week. I emailed him again today but have not heard back from him.

Mr. McGrath stated thanks for the follow-up.

Ms. Mackie stated unfortunately, I think that we are in a standstill.

B. Engineer

There being nothing to report, the next item followed.

C. Field Operations

i. Field Management Report

Mr. Smith reviewed the field management report as contained in the agenda package, which is available for public review at the District office during normal business hours.

ii. ACT Service Calls

Mr. Smith reviewed the ACT service calls as contained in the agenda package, which are available for public review at the District office during normal business hours.

iii. Action Items List

Mr. Smith reviewed the action items list as contained in the agenda package, which is available for public review at the District office during normal business hours.

iv. Resident Call Log

Mr. Smith reviewed the resident call log as contained in the agenda package, which is available for public review at the District office during normal business hours.

v. Girard Environmental Report

Mr. Smith reviewed the landscape report as contained in the agenda package, which is available for public review at the District office during normal business hours.

vi. American Ecosystems Report

Mr. Smith reviewed the aquatic weed report as contained in the agenda package, which is available for public review at the District office during normal business hours.

vii. Discussion on Gym Equipment Proposals

Mr. Smith stated I provided gym equipment proposals to the Board for review. The first one is the replacement of the bike. You have two proposals for the bikes; one is more expensive than the other. Then you had asked for proposals for a functional trainer system, which is the last piece of equipment.

Mr. McGrath stated the Star Trac S has a commercial three-year parts-and-labor warranty, which is good. Are we already paying for parts and labor with our monthly contract?

Mr. Smith responded no. We pay for monthly maintenance for them to check the equipment and clean it. If pieces are missing or broken, they bill us.

Ms. Palmer stated normally the warranty is three years for parts and one year for labor. Getting three years for both is really good.

Mr. McGrath stated I think as long as we have the exercise room, we are going to need to replace the equipment. We should go ahead and purchase the two things for sure.

Mr. Smith stated we only need one bike to replace the broken one.

Ms. Palmer asked is the more expensive one better?

Mr. Smith responded the expensive one has more bells and whistles. I think you just need a basic, standard commercial-grade bike. I recommend the S-RBx for \$2,261.50.

Mr. Moyer asked does this one have a three-year warranty?

Mr. Smith responded yes.

Mr. Mastromarino stated the other one is five years for parts and two years for labor for \$400 more.

Mr. McGrath asked are we smarter paying \$400 more because of the parts?

Ms. Palmer responded usually labor is more costly than parts on something like this. In my experience at the hotel, the more bells and whistles you put on it, the more opportunity there is for damage. We are well over the three-year life expectancy on our equipment, and we should prepare to replace our equipment every three to five years. I think being 100% covered for three years is very good.

Mr. McGrath stated we will go with the less expensive one.

Mr. Smith stated we will experience a lot of wear and tear on the equipment. After three years, it will need to be replaced.

Mr. Mastromarino asked how old is the broken bike?

Mr. Smith responded the new ones are two years old.

Ms. Palmer stated I am not opposed to purchasing the trainer equipment if we need it. I am curious if we have had any requests for this.

Mr. Smith stated just one. Most everyone uses the bikes.

Ms. Palmer stated then I think we do it.

Mr. Smith stated he wants to do the free weights, but he uses them on the bikes. The gentleman who requested it uses the equipment we already have, so it would be redundant to get it.

Mr. Mastromarino stated \$4,000 is a lot to spend.

Mr. Smith stated maybe when we lose some of the other equipment, we can put one of these in there. It is more like a personal work station. He likes the bike being on the end next to the door so he can get on. He can also use the free weights.

<p>On MOTION by Ms. Palmer, seconded by Mr. McGrath, with all in favor, unanimous approval was given to the proposal from Exercise Systems, Inc. for an S-RBx bike in an amount not to exceed \$2,261.50, as discussed.</p>

viii. Discussion on Security Invoices

Ms. Palmer stated I have a question about the placement of the speed bumps. Are they in the right location now, or should they be right in front of the gate arm?

Ms. Incandela stated we have some issues. I received an email about the speed bump. I had not seen it at that point and was not sure and am still not sure about vehicles getting stuck. If they are not getting stuck on the first one, why are they getting stuck on the second one? There should not be clearance issues. What is the problem? I received some word back from Mr. Gonzalez that a middle section was not placed in the speed bump and I asked him why. I called Mr. Smith and told him that at the last meeting, we directed that the speed bump be placed farther down. Why is it right on top of the other speed bump? I was upset that Mr. Frawley and Mr. Mastromarino had taken upon themselves to move it. When the speed bump was installed, Mr. Mastromarino, did you direct them to move the speed bump?

Mr. Mastromarino responded the speed bump was actually being placed after the gate arm. Mr. Frawley and I spoke to the staff at Severn Trent, and they did not think it would serve any purpose there, so we moved it back to a few different areas. One of the areas was on the pavers, but it would have been more costly, and I am not sure if you would have had to hire an outside contractor to do that.

Mr. Smith stated you cannot really put it on the pavers.

Mr. Mastromarino stated the next logical choice was just before the pavers. As far as the vehicles getting stuck, last night at the crime watch meeting, there was discussion that vehicles getting stuck may, in fact, be illegal. I am waiting for a copy of the Statute from the sheriff's department.

Ms. Incandela stated the second issue is with respect to not installing the speed bump the same way that the first one was installed. My understanding is that the middle part was missing and you had directed them to remove it.

Mr. Mastromarino stated it would have required being put into the pavers.

Ms. Incandela stated I am not sure how Mr. Mastromarino and Mr. Frawley ended up being involved in the supervision of this task.

Mr. Frawley stated it came to us.

Ms. Incandela stated if Mr. Smith is directed by the Board to install speed bumps in a certain location, then you are directed to do that. If they cannot do it in that location and the project cannot be completed, then you need to come back to the Board.

Mr. Smith stated I spoke to Mr. Simmons about that and told him that he needed to call me. He did not call me. He was meeting with Mr. Mastromarino and Mr. Frawley on the irrigation. I think he called them when the speed hump was being installed and asked if they wanted to take a look. He did not go to them with it but asked if they wanted to take a look. So they came down there. From our conversation with the Board, when the vehicle goes over the first speed bump, they get into the brick pavers at the guardhouse, and when the gate goes up, they would leave slowly so the next car would not race out behind them. That is why I directed Mr. Simmons to place the speed bump at this location because otherwise it would go on the brick pavers, and we cannot put it on brick pavers. Mr. Simmons came to me and I said that I needed to talk to Mr. Mastromarino and Mr. Frawley because they changed the location and should not have. I told Mr. Simmons today that he should have called me. It just happened the other day.

Ms. Incandela stated the issue is that the Board directs the job to be completed in a certain way, and they are supposed to do it the way it was directed. Then we are responsible for the work and anything that goes wrong in the course of the installation. If there is another direction from the Board and anything that was done incorrectly from our direction, that is whole other level of responsibility. In addition, we should not be supervising their guys. I am not sure who approached whom, but when the issue comes up, the work should have been stopped either by us or by Mr. Smith and then come back to the Board, especially because it was so close to the meeting. We should have been told what the problem was and our options. As of right now, I told them to shut it down, and no vehicles are going through there until I know why vehicles are getting stuck and find out what the reason is and if we need to rip it out and put it someplace else and if the middle piece needs to go back in. I am not happy with where it is. I do not think it makes any sense to put one right on top of the other. I am not happy with that to begin with, but right now, I am sitting here with the responsibility for four vehicles that were damaged from something. We do not know why it happened. I do not know if it is because of the middle section or because of the placement, but until that situation is rectified, no vehicles go through there. That is it. We need to get a procedure ourselves in the event work is being performed in the field that is not capable of being performed the way the Board directed it. Unless it is an emergency situation where work needs to be stopped, it needs to come back to the Board. Otherwise, we are taking on responsibilities, such as legal issues, property damage, insurance, and workers compensation, and we are involved in supervisory activities that we do not have the authority to be involved in. Right now, it is being shut down until we can figure it out.

Mr. Smith stated I am going to remove it tomorrow until we get a final decision on where it goes. Mr. Simmons did not mention to me that he moved it to another section. My concern about that is we did not install it as designed. That is an issue, too. We need to get it out of there.

Ms. Palmer stated in regard to the removal, since we do not have a meeting for another two months and we purchased this speed bump, I personally think it is fine to have it on the other side of the arm. The reason for doing it is, because I was a proponent of it, if that arm opens and someone is going through, we want to prevent the next car from coming right then, so you want that car to go through slowly. If they cannot floor it

over that hump, they are going to have to go slowly and the arm is going to come down behind them.

Ms. Incandela stated that is what the Board directed them to do.

Ms. Palmer stated I understand and I agree. I am saying that now we have to find a solution as to where it is going to be moved.

Mr. Smith stated we will put it where the Board originally wanted it.

Ms. Palmer stated you just said that we could not put it on pavers.

Mr. Smith stated no one wanted it on pavers. You wanted it just past the gate so when the gate arm comes up, the car cannot race out and the next car come up behind them.

Ms. Palmer stated I misunderstood. I thought Mr. Smith said that it was not put where it was supposed to be because of pavers, and that is when Mr. Mastromarino and Mr. Frawley made the decision as to where it was going to go.

Mr. Smith stated it cannot be put it on pavers.

Ms. Palmer stated where the Board directed it to go was not on pavers.

Ms. Incandela stated that is correct.

Ms. Palmer stated then I do not know why it was moved.

Mr. McGrath stated we are going to re-position it where it should be.

Mr. Smith stated where the Board approved it to go. I will take it out and as soon as I get the crew back together, we will install it where the Board originally wanted it. We will see how it operates. If we do not like it, we will remove it.

Mr. McGrath asked is your experience that once you re-install it, it should not be a problem for vehicles with low clearances?

Mr. Smith responded if we put the middle panel in, it will be similar to everything else we have out there, and no one will get stuck.

Mr. McGrath stated good enough.

Mr. Mastromarino stated when we were out there, it was in advance of the gate. There is probably a two- to three-foot asphalt apron before the gate. Is it going to be right at the gate?

Mr. Smith responded it is going to be just past the gate. The gate opens at the end of the brick pavers, and that is where it opens and closes. About a foot past that is where we are going to put the speed bump. When that gate opens, the front car is going to move

slowly because it has to go over the bump. The next car will stage to where the guard can put the gate down. If it does not work, we will remove it.

ix. Discussion on Swipe Card Proposals

Mr. Smith stated we can get the swipe cards in color. They are \$2.49 per card if we want to replace them.

Mr. McGrath asked why do we want to replace them?

Mr. Smith responded there was a request to get them in color.

Ms. Palmer stated the thinking was that the next time we did cards, if they were in color, we would know that someone was coming back and using an old card that was no longer valid.

Mr. McGrath stated okay.

Mr. Smith stated it is just for your information.

Ms. Palmer asked when did we last replace them?

Mr. Smith stated a while ago. We looked into having color ones a year or two ago. It has been several years since we replaced them all.

Mr. Incandela asked what is the total cost to replace all cards?

Ms. Palmer responded \$2.49 each times 750 homes at two cards per home is \$3,000.

Mr. McGrath asked do we charge someone who wants a replacement card?

Mr. Smith responded we provide two cards for free and they purchase a replacement card. They may purchase up to two additional cards.

x. Discussion on Renter's Procedure to Get Swipe Cards

Mr. McGrath stated we had a policy and we need to discuss if we want to continue with it. My idea is that home owners should be the only source of the cards. If people are renters, their job is to get the card from the home owner instead of from Severn Trent.

Ms. Palmer stated that has been our policy.

Mr. McGrath asked is that what we do?

Mr. Smith responded yes.

Mr. McGrath stated good.

Ms. Palmer stated that has been our policy all along.

Mr. McGrath stated I saw in the phone log that a property manager called about a renter who wanted a card.

Mr. Smith stated you are correct. That property manager had a power of attorney for that home owner.

Ms. Palmer stated if a property manager has a power of attorney, it is appropriate.

Mr. McGrath stated I agree. Currently our practice is for every home owner to receive two cards and can purchase two additional cards. They are only good until they leave or do not pay their bills.

Mr. Smith stated we are working on a log of owners who move in and out.

Mr. McGrath stated that will help for deactivating cards. I do not come up here very often, but it seems regularly that someone will say their card does not work and ask to be let in. Maybe that is true or not, I do not know. Do you get a lot of people contacting you saying that their card is not working?

Mr. Smith responded not so much. Occasionally we receive one who had their card deactivated or damaged.

Mr. Moyer stated that is one or two on the complaint log.

Ms. Incandela stated when we went through the process the last time, some cards were not working. If people do not use the facilities, they may not have had a reason to come over here and they discover it a year later, so they will call.

Mr. McGrath stated I am happy with the process.

xi. Fence and Pool Gate

Mr. Smith stated we installed the fence and I put locks on it. When the County came out here to approve the fence, they would not approve it because there were chains on the gate. I spoke with a County inspector who said that we need to have a gate out the back. I told him that we have a gate down the middle on this side, but he said that a gate through the building is considered a non-exterior gate.

Mr. McGrath stated it is not through the building.

Mr. Smith stated this one here is. If the building is on fire, we only have one gate supposedly where you can exit, versus jumping over the fence. What we have to do is put a gate out in the back. I am going to take the gate from the basketball court and install a new one out back and then take the maglock from that gate and move it to this one. I need to have an ability to have the gate like this one, so I will need to install an access button to open the gate. As soon as I get this one done, then I will put locks back on the other two gates. I may put a lock on this one in the morning and at night until I can get the other gate moved. That way, I will satisfy the County inspector. It will have a child lock on it, but you can open it. You may have to walk on the grass until I can get some brick pavers. I am not that concerned about the brick pavers right now. All the County inspector is looking for is a gate to use as an emergency exit through the grass.

Mr. McGrath stated the people who installed the fence charged us \$500 for the engineering. Should they have known the requirement?

Mr. Smith responded yes, but they did not realize that we were going to lock those two gates.

Ms. Palmer stated they engineered it for the gate, but then we locked the gate.

Mr. McGrath stated it is a shame, but if the inspector says that is what we need, then we need to install one.

Mr. Smith stated the gate is not going to cost that much.

Mr. McGrath stated one of my concerns is that it is going to make it much easier for someone to let someone else in at that corner.

Mr. Smith stated they can do that on the side or the front, too.

Mr. Mastromarino asked on the gate on the far side of the basketball court, can we put some sort of a battery-operated panic bar instead of a gate?

Mr. Smith responded yes, but people will be opening it all day. You can reach in and open it.

Mr. Mastromarino stated it would sound an alarm and alert the guard.

Ms. Palmer stated they may not hear it if they are in the front. If it is at night, no one will be here to hear it.

Mr. Smith stated I do not like to put sounding alarms on gates.

Mr. Frawley stated we can put an *Emergency Exit Only* sign, just like in a store, and the alarm will sound when pushed.

Mr. Smith stated if I put one out there, kids are going to activate it for fun and run away. It will go off in the middle of the night, and I will receive phone calls.

A Resident asked do we need a mandatory emergency exit?

Mr. Smith responded we have two sidewalks there, and we put gates there because you have access to it. If you have a community event, you have all of that parking down there. You can have Jump-A-Roos and the ability for people to walk in by just taking the locks off.

Ms. Palmer stated the County is requiring only one.

Mr. Smith stated yes. The County came up with the new deal for this gate. Out of five inspectors, I probably got the one who wants this gate. Once he wants it, I have to do it.

The Resident stated the tennis court does not have a gate.

Mr. Smith stated the gate is for the pool. He wants a gate exit for the pool. We need to have two exterior gate exits for the pool: one in the back, and one in the front. The problem is that our back exit gate now goes into the basketball court. I asked him to work with us on this. To fight it will cost us more money and take six months. It is easier just to put in the gate.

Mr. Moyer asked did you forget the flag pole experience?

Mr. McGrath responded that was a simple task that took months.

Mr. Frawley stated where we left it with the basketball court is that it would be open and people would be piling in.

Mr. Smith stated because there is a gate here, the basketball court is already locked up. You either need an access button or a swipe card to get through the back gate. The only way they can get through here is to go out the three gates to get to the basketball court.

Mr. Frawley stated my point is that you have another entrance into here through the back.

Mr. Smith stated we always did.

Mr. Frawley stated but you cannot get in here. The fence at the basketball court did not work.

Mr. Smith stated it was working but got bent because kids were climbing over it. I do not think they will climb over this one as much.

Mr. Frawley stated I want it to work and stop people from coming in who do not belong here. That is what we are trying to do. There was a guy here last night who was clueless. He was knocking on the door and yelling "Hello" when we had our meeting, asking for someone to let him in. The security guard was just sitting there in the chair.

Ms. Incandela stated it has already been well established that he is going to be gone.

Mr. Mastromarino stated right now, there are motion detector lights at the back gate. Do you think it is prudent to put a light out there as well?

Mr. Smith responded once the gate is there, I will move the lights around so they focus on that gate. I ordered the gate and it should come in quickly. Everyone was shut down over the holidays.

Mr. Mastromarino asked do we need a motion because a cost will be attributed to the project?

Mr. Smith responded no, it is included in the budget.

xii. Soccer Field

Mr. Smith stated at the far end of Brighton Lakes Boulevard, I removed the equipment and benches from the berm. We are going to take out three trees. Sweetspire would probably be the best place for the soccer field because there are two berms on either side. You have plenty of room behind it going to the lake because it is going to be a small soccer field. I think that would be the best place for this. We are going to give that a shot.

Mr. Mastromarino stated that is a good idea, but I am concerned that during the summertime, that area gets flooded.

Mr. Smith stated we are going to sod it. The reason why it flooded so badly is because of the bores around there. The tot lot got flooded because of the bores around it. We will sod and grade it in such a way that the water will flow.

xiii. Handball Court

Mr. Smith stated I started researching this, and there are very few contractors that will actually build just a wall for a handball court. I will meet with an architectural engineer or a structural architect to design the wall. There will be a wind issue because it will be 16 feet high and 20 feet wide, and we need to put in a footer. Once I get a design from the architect, I will go out for bids.

Ms. Palmer asked how much will it cost?

Mr. Moyer responded it is not inexpensive to have a structural engineer design it.

Mr. Smith stated I was not looking for a structural engineer, but a design architect like Mr. Danny Bumpus.

Mr. Moyer stated he might do you a favor because he is doing other work for you.

Mr. Smith asked do you think it will cost a few thousand dollars?

Mr. Moyer responded yes.

Ms. Palmer asked just for the design?

Mr. Smith responded he will have to prepare design drawings that I can get bids from.

Ms. Palmer stated we should start with the Cornhole and the soccer field, and then look at our budget. Spending \$2,000 just to get a design is a lot of money.

Ms. Incandela stated I am not disputing the fact that it does not need to get done, but it is more than we are prepared to spend.

Mr. McGrath asked what did we initially think it would cost?

Mr. Smith responded around \$12,000.

Mr. McGrath asked do you see any other large costs that we have not seen? Do we need to get the zoning approved? Do you see a lot more headaches if we take this next necessary step of the multi-purpose wall?

Mr. Smith responded we need County approval. After we get the design drawings, I will hire a contractor, and the contractor can take the drawings to the County and get the County permits and get it installed. During the County permit process, they may come back with comments.

Mr. McGrath stated getting it done by professionals is probably going to make it less likely that there is going to be something that is overlooked.

Mr. Moyer stated I think you are correct.

Mr. Smith stated if we are going to put in a 16-foot by 24-foot wall, we need to have a professional designer who can stand behind it.

Ms. Incandela stated that does not mean that they are not going to design it properly. They can take it to the County and the County can come back with comments. That might mean we need to make changes.

Mr. Smith stated if we try to put it on a tennis court, they may come back and say that we cannot do that. If we put it out in the field, then we need a pad of concrete that is 30 to 40 feet long.

Mr. McGrath stated then you have an issue of fencing again. It is turning into a nightmare. What do you think, Mr. Klusko?

Mr. Klusko responded I do not know the County rules or much about Florida law. I went to a few places and got estimates. I figured that it will cost \$3,000 to \$4,000 for parts, and triple that is \$12,000. You are the Board and you spend the money. You need to make that decision. I would not want to spend \$12,000 on a wall. I know for a fact that you will have several people using it. You will have more people using it than the cricket players and tennis players. Right now, there are two or three of us who come and play ball every so often, but to spend that much money is ridiculous.

Ms. Palmer stated if they will not let us put it on the tennis court, then that is when the costs increase.

Mr. McGrath stated that is a game changer.

Ms. Palmer asked can Mr. Smith ask the County what is involved? Perhaps he can talk with the inspector the next time he comes out, just off the record. Ask him in passing and see what he says.

Ms. Incandela responded I agree. But what if they say it is a great idea? That does not mean that you submit it and the person reviewing it does not approve it.

Mr. Smith responded I will have an informal conversation with the CDD engineer and ask him, when I am talking to him about something else, about the process and the total cost.

Mr. McGrath stated good.

Mr. Smith stated I will keep researching it.

Mr. Mastromarino asked has anyone undertaken something like this before?

Mr. Moyer responded I do not recall ever doing a handball court.

Mr. McGrath stated Mr. Smith will continue to gather information, and the next time we meet, we will talk about it again.

ix. Fitness Room

Mr. Smith stated now that we have two TVs set up in the exercise room, there is a request for two more.

Mr. Mastromarino stated to be honest with you, I am not using the exercise room. The TVs are in a great location and they are adequate. If you are on certain types of equipment, you have to concentrate on the equipment, not on the TV. Based on the location of where they are and what we have, my opinion is that they are adequate.

Mr. Smith stated extra TVs will cost between \$200 and \$250 each.

Ms. Palmer stated we are fine with the ones we have.

x. Miscellaneous

Mr. Mastromarino stated the last time we met, you changed the reporting structure that we would be contacting Mr. Gonzalez. There has been tremendous improvement. I would like to thank Mr. Moyer for the recommendation and thank Mr. Gonzalez for us.

Mr. Smith stated I would like to inform the Board that Mr. Gonzalez chose to move on and found another position. He is leaving us. We are going through the interview process now. The workload is brutal, and people can find easier places to work. Mr. Gonzalez has done a good job for us, and we are sorry to see him go.

Ms. Palmer stated tell him that the Board appreciates his service to the community.

Mr. McGrath stated wish him the best of luck.

Mr. Mastromarino stated a couple of meetings ago, there was a church group who was going to be using this room on Sundays. Did that ever happen and how is that working?

Mr. Smith responded I do not think they ever went through with it.

Mr. Mastromarino stated May 6 marks the 10th anniversary of crime watch for this community. Do we have any letters that we can send out between now and then?

Mr. Smith stated we do not handle crime watch, and we do not have anything going out to the residents.

Mr. Mastromarino stated I was thinking we can piggyback on a mailing we have going out.

Mr. Smith stated we do not have any mailings.

Mr. Mastromarino asked I know we do not do crime watch, but can we present the deputy with a plaque? He has been involved with this community for over nine and a half years.

Mr. McGrath responded I would like to do that.

Mr. Mastromarino stated I recommend that we authorize not to exceed \$80 for Ms. Donna Slack to purchase the plaque, as she is heavily involved with crime watch, and present the plaque. She can purchase it and be reimbursed. She will get something generic saying, "Thank you for your service, from the residents of the Brighton Lakes community."

<p>On MOTION by Mr. Mastromarino, seconded by Mr. McGrath, with all in favor, unanimous approval was given to authorize Ms. Donna Slack to purchase a plaque for Deputy Angel Beltran for his participation in the community's crime watch program, in an amount not to exceed \$80, to be reimbursed from the District, as discussed.</p>
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Mr. McGrath asked who is responsible to paint the hydrants?

Mr. Smith responded the fire department. I provided a proposal to the Board to paint the hydrants for \$35 each. We may have them painted one at a time. I will contact the fire department.

Mr. Mastromarino stated they have certain colors they can be painted.

Mr. Smith stated now that Mr. Rodriguez is here, I can provide him with a golf cart and have him paint one day. I am going in that direction.

Mr. McGrath asked should we talk about moving the guardhouse closer to Pleasant Hill Road so we avoid the Kariba and Volta gate issues? When we discussed this before, do you recall what the amount was? I believe it was \$50,000.

Mr. Smith responded it was more than that. You need to have utilities out there and there will be connection fees.

Mr. Moyer stated I thought we got an estimate for that.

Ms. Palmer stated I recall hearing an amount of \$175,000.

Mr. McGrath stated I will retract the request.

Mr. Mastromarino stated I noticed a lot of activity at the Kariba gate and it looked like they were installing cameras. What is the status?

Mr. Smith stated they are upgrading the equipment, and it is probably 20% completed.

Mr. McGrath asked are they still grinding sidewalks?

Mr. Smith responded yes. Staff was busy over the holidays installing Christmas lights and other activities.

Mr. McGrath stated the Christmas decorations looked very nice again this year.

Mr. Frawley stated I have a picture showing rust flaking off from the bottom of the pool lift.

Ms. Palmer stated it is only a year old. The warranty should cover that.

Mr. Mastromarino asked should we put a cover on it to protect it from the rain?

Ms. Palmer responded we have to be extremely careful. If we want to place a cover over it, we can, but we cannot secure it because then we are preventing someone with a disability to use it. We want to allow 24-hour access at my hotel, but we did not want kids playing on it.

Mr. Mastromarino stated but you cannot use it unless you come in here and get the battery to use it.

Ms. Palmer asked is there a different requirement for governments?

Mr. Smith stated Ms. Mackie, I heard that the pool lift requirement may be changed to only require hotels and private entities to have them. Can you see if that is the case? It has not gone into effect yet. They are not enforcing it yet.

Ms. Mackie responded years ago, the requirement was for public bodies, such as CDDs, to install lifts. It has gone into effect and it would be reverting back to a policy that they not be required.

Ms. Palmer stated I know that at the hotels where I work, we have to keep it totally operational while the pool is open so a guest does not have to ask for any assistance. Does the same rule apply for the CDD?

Ms. Mackie responded yes.

Ms. Palmer stated then the battery has to be out there.

Mr. McGrath stated I am happy to say that we have had no problems with it thus far.

Ms. Palmer stated if someone makes a big deal out of it, they will fine you.

Mr. Smith stated the pool inspector I work with handles a lot of properties that I manage. She will work with us.

Ms. Palmer asked does anyone use it now?

Ms. Incandela stated we need to make sure that it is ADA compliant. It only takes one complaint, and it does not have anything to do with the County or anyone inspecting it, but the issue that it is complaint. With regard to the cover, I have an issue with that but I am not sure that a cover would prevent the rust anyway, considering where it is.

Ms. Palmer stated we should find out what the warranty covers because it should not be rusting.

Mr. Smith stated I will find out.

A Resident stated walking around Sweetspire, I noticed that some of the storm drains have sinkholes around the edges. Are they being addressed?

Mr. Smith responded yes. We have sinkholes all over the place and are addressing them. We have fixed about six of them and will continue. It is caused by infiltration from the back of the storm drain. They crack in the back and water flows through it.

A Resident asked does the main gate to the fitness center get locked at 10:00 p.m.?

Ms. Palmer responded you cannot get in after that time.

The Resident asked if we do not have a security guard here on Monday and Tuesday, will it be unlocked in the morning?

Mr. Smith responded for years, we did not have anyone here. At night, when the last person leaves, they cannot get back in. At 10:00 p.m., you cannot swipe your card and get back in.

The Resident asked can you get in during the morning hours?

Ms. Palmer responded yes because it is on a timer.

Mr. Smith stated the gate is open at 6:00 a.m. until 10:00 p.m.

The Resident asked what is the protocol for having a small gathering or an event at the facility?

Mr. Smith responded call our office and as long as you are a home owner who is on our registry, you are permitted to utilize the facility. If you are having a party, you need to pay a deposit.

Mr. McGrath stated it is refundable if there is no damage.

Ms. Palmer stated if you wanted to have a recurring event, such as a Wednesday night card night, you pay a \$250 deposit that stays on record.

NINTH ORDER OF BUSINESS

Submitted Resident Questions and Audience Comments

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Palmer, seconded by Mr. McGrath, with all in favor, the meeting adjourned at 8:40 p.m.

Gary L. Moyer, Secretary

Michelle Incandela, Chairman