

# 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, March 2, 2017, at 6:00 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, Florida 34744.

Present and constituting a quorum were:

Michelle Incandela	Chairman
John Mastromarino	Vice Chairman
Gerald Frawley	Assistant Secretary
Dolores Pieters	Assistant Secretary
Jeffrey Slack	Assistant Secretary

Also present were:

Gary L. Moyer	District Manager
Brian Crumbaker ( <i>via telephone</i> )	Attorney
Diana Alvez-Martins	Severn Trent Services
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. Moyer led the *Pledge of Allegiance*.

### SECOND ORDER OF BUSINESS

#### Call to Order and 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.

### THIRD ORDER OF BUSINESS

#### Approval of the Minutes

##### A. Minutes of the January 5, 2017 Regular Meeting

Mr. Moyer reviewed the minutes and requested corrections, additions, or deletions.

Mr. Mastromarino stated I submitted some corrections.

Mr. Slack stated some comments were Mr. Frawley's, and Mr. Frawley's were my comments. It is no problem and does not need to be corrected.

Mr. Moyer stated it might help, especially for new Supervisors, when you make a comment, identify yourself. That helps the transcriber.

Mr. Frawley stated on page 4, there is a reference to Ms. Alba Sanchez working for Severn Trent. I do not think that is accurate.

Mr. Moyer stated not anymore. We will make those changes.

Mr. Crumbaker stated Ms. Tucker Mackie was not at the last meeting. She was on maternity leave. Ms. Sarah Sandy attended.

Mr. Moyer stated we will make that change.

On MOTION by Mr. Frawley, seconded by Mr. Mastromarino, with all in favor, unanimous approval was given to the minutes of the January 5, 2017, regular meeting, as amended.
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**FOURTH ORDER OF BUSINESS**

**Audience Comments**

Mr. John McGrath stated I would like to continue to find a way to trim the hedges at the entrance to be the same height. Everyone who comes in sees these big holes. This has been ongoing. I hope at some point that we would be able to catch up.

Mr. Moyer stated we will have time to address that under the landscaping report.

Ms. Lucy Mastromarino stated yesterday, I was coming through the gates. On the sticker side, the gate will stay open as long as everybody has a sticker going through, but on the guest side, the gate stays up for four cars. It never came down in between. I do not know if that is an issue or not.

Mr. McCarthy asked they could not push the button?

Ms. Mastromarino responded no. It never even started to come down. It just stayed up.

Mr. Frawley asked is Envera coming to the meeting?

Mr. Smith responded we invited them and they were supposed to have a young lady attend.

Mr. Slack stated I noticed there were several comments made about their proposal saying the gates were fast. They are not any faster than the old ones.

Mr. Smith stated right.

Mr. Slack stated it almost seems slower sometimes.

Ms. Incandela stated we had a lot of conversations about gates. Just one question regarding the representative. Was it made aware to the Envera representative?

Mr. Smith responded Mr. Bill Ford was invited and he said that he would not be able to attend but someone from their office would be here.

Ms. Incandela asked was it this meeting that he was not going to be able to come to, or was he indicating that he was not going to be attending the meeting so there was going to be a representative?

Mr. Smith responded it would be a representative because Mr. Ford is in sales. As we finish this out, someone from their operations side, as well as customer service, would come continuously, as long as you have questions.

Ms. Incandela responded I think they need to be at every meeting, just like all our vendors. I do not know if a customer service agent is going to satisfy our needs.

Mr. Smith stated you are looking for operations.

Ms. Incandela stated I am.

Ms. Slack stated this was the first meeting since it was installed, and there is going to be a lot of feedback.

Mr. Joe Klusko stated Ms. Incandela, you brought up awhile back that gates were not opening or closing and people merging. There is only a minor problem that I know of.

A Resident stated I just wanted to mention that several residents came up to me and told me that it was very difficult to hit that green button and that it should be addressed.

Mr. Slack stated we need somebody here.

The Resident stated I have seen a lot of people pull up for the first time, not realizing that they had to reach that button and they had to open the door and get out. You think after one or two times, they would realize that they have to pull closer.

## **FIFTH ORDER OF BUSINESS**

### **Vendor/Contractor/Third-Party Items**

#### **A. Security – Keep Safe Security**

Mr. McCartan stated the gates are not my problem. There have not been any reports. We posted our regular staff. Ms. Sade Thompson will provide regular patrols. We revisited the protocol regarding the new swipe cards. I am trying to go through the virtuals. I was talking with Ms. Alvez-Martins last week about a CDD employee who had an issue with a renter, and we are trying to identify that person. Moving forward, Ms. Thompson and the regular guards know what the rules are and what I expect from them and what the CDD Board expects. There should not be any issues. We try to visualize who is here who has not gotten through the gate. There is a learning curve.

Mr. Mastromarino asked is she aware when the school buses let the kids off in the afternoon?

Mr. McCartan responded she will be told. That is not a problem. There are different times for Wednesday, Thursday, and Friday.

Mr. Frawley stated there was a swipe card that was not working. Is it working now?

Mr. McCartan responded as far as I am aware of, yes. I took photos and wrote down the serial number. I spoke to Ms. Alvez-Martins at the office. They had to remotely reboot it.

Mr. Frawley stated I just wanted to make sure that it was working. She should be able to get to where she needs to go. If residents are there, she needs to be there, too.

Mr. McCartan stated there were quite a few residents. I received comments. The basketball court gate was locked at 8:00 p.m. and the gym was locked down at a different time.

Mr. Frawley stated the side gate was shutting her out at 6:00 p.m.

Mr. McCartan stated I know.

Mr. Frawley stated I happened to run into Ms. Thompson last night. I was here at the crime watch meeting and I was zipping by trying to get in here, so I did not get a chance to talk to her. The damage to the wall around the corner, she said there was a fight that occurred here on Monday. Of course, there is no security here on Monday. Did you hear anything? Were there any rumors?

Mr. McCartan responded no. I heard about it from the email at the crime watch meeting last night.

Mr. Frawley stated I was wondering if you heard more information.

Mr. McCartan stated I will speak to her to see if anything was in the system.

Mr. Frawley stated if a month comes by and you know that there is a crime watch meeting and you do not receive the minutes, it means it was my fault. Please say something to me and I will send them to you.

Mr. McCartan stated initially the guards were not in the room going back to 2008. I know you said the guard was there. If you want them to attend a crime watch meeting, we will.

Mr. Frawley stated after I sent that, I realized that I should rephrase it because it sounded like they wanted to be here and they just did not show up. I said something that I did not really mean. Please communicate to them that we would like them here at a meeting.

Mr. McCartan stated the only issue would be if she was on duty and the crime watch meeting was three hours.

Mr. Frawley stated sometimes she has things to tell us, and sometimes we talk about things that are going on that she may not know. If she needs to leave or come and go, that is okay. She is invited to come.

Mr. Frawley stated no problem.

Mr. Klusko stated we do not have coverage seven days a week. Is it possible that we could look into that? We had one day when no one was here.

Mr. Moyer responded it is possible to do anything that you would like, but you are going to have to pay a higher assessment to do it.

Mr. Klusko stated I thought we had cameras here.

Mr. Frawley stated we do.

Mr. Smith stated one is here. Mr. Al Desrosiers chased some guys off the basketball court and chased folks out of here as well. Ms. Alvez-Martins is looking into the camera situation to try to identify the people that were involved. Mr. Desrosiers and Ms. Alvez-Martins are working on that.

Mr. Frawley stated I said something to Ms. Alvez-Martins about it. She said that Envera is checking on these cameras. She said that she was sending the video to Envera to look at it. Before they disappear out of the memory, she needs to look at it now. She thinks Envera is looking at it. That is what she wrote to me today. I wrote back and asked if Envera does the inside cameras, but she did not answer back.

Mr. Slack stated I am still new at this and I am still learning the expenses. I noticed that the Keep Safe Security fees that were paid by check for November, December, and January averaged about \$6,000 a month. It was different each month, but when you averaged them, it was about \$6,000 a month. I was just wondering if that is typical and will it be changing because we no longer have a gate guard?

Mr. Smith responded yes, it will change.

Mr. Slack stated it is including both.

Mr. Smith stated that is correct.

Mr. Slack stated it is including the gate and the recreation center, but now that we only have the recreation center, that number should go down.

Mr. McCartan stated the invoice for January was for two weeks, Wednesday to Sunday. The contract is for eight hours a day. It works out to \$1,280.

Mr. Mastromarino stated Mr. McCartan, we had coverage even when the gates were up until mid-January

Mr. McCartan stated January 19. There were 11 hours per day, seven days a week, and you had the holidays, which were December 25 and January 1. It depends on when the cutoff was because it was seven days a week.

Mr. Slack stated I understand all of that. I am just thinking that if the gate is no longer being manned, we could spend some of the savings for an additional day here.

Mr. Smith stated you are using the money on the gates.

Mr. McCartan stated in the past, the Board decided that in the peak season once the schools break for summer recess, we had two days off. It was exactly the same pay. There was nothing extra in it. You were paying for 16 hours a week extra at the same rate.

Mr. Mastromarino stated we have a school vacation coming up this month.

Mr. Slack stated March 10 through 19 is spring break.

Mr. Mastromarino asked do we want to have security coverage for the two days, as opposed to the attendant? We did that in the past.

Mr. Slack responded I would be in favor of adding additional hours.

Mr. Mastromarino asked is that enough lead time for you, Mr. McCartan?

Mr. McCartan responded let me know exactly which days you are talking about.

Mr. Slack asked what days do you do now?

Mr. McCartan responded Wednesday through Sunday. We are off Mondays and Tuesdays. We can do March 13 and 14 from 8:00 a.m. to 5:00 p.m.

Mr. Frawley stated if the kids are out of school, they are probably sleeping late in the morning. I would say 8:00 a.m. until the evening.

Mr. Mastromarino stated I would say 8:00 a.m. to whenever the lights turn out.

Mr. Slack asked do you have the personnel to cover that?

Mr. Mastromarino stated for the new Supervisors, Mr. McCartan does not have a lot of staff. The more notice you give him, the easier it will be to cover. This is cutting it close. I think our next meeting is in May. We need to think about what we want to do for the summer.

Mr. McCartan stated if it is long term, I will work with the Board. I will do something by the hour. Overtime is not an issue.

## **B. Landscaping - Girard**

Mr. Murphy stated from our discussions from the last meeting, we moved the turf application and pre-emergent application from January to February. They did the lawn treatment on February 22. It included an insecticide and Atrazine, which is a pre-emergent for the weed control. Atrazine could be used as a pre- and post-emergent, depending on how it is applied. I would expect with the warm temperatures and the additional daylight to see results in about two weeks. There was some yellowing, but our nights are still relatively cold so they are not yellowing quite as fast. I used the same program on another property and did not get the results that I liked, so they are coming back to do a re-treatment free of charge. If we do not like the results that we see within 30 days, they will come out and do it again. If I do not see what I like by mid-March, we will have them out here again.

Mr. Frawley asked are you talking about the Atrazine or just the fertilizer?

Mr. Murphy responded I believe it was the Atrazine. We never had a problem with fertilizer. I am really on top of the weed control this year. Last year with the sod, we were lax with some of the areas. This year because of the sod replacements, especially up front, I am getting very aggressive with it. The front is looking better, and now we have to concentrate on the back half of the property to get it under control.

Mr. Frawley stated hopefully that will work because by April, Atrazine will be too late to put down.

Mr. Murphy stated it is but there are other chemicals that we can use. Atrazine is one of the best in the market. In answer to the viburnum shrubs, as part of our run through this past week, we noticed that some of the hedges are getting dry. We are due for an application in March of the shrubs and groundcover. This will include fertilization and spot treatment of insects and diseases. At my disposal, I have some organics. There are certain areas that we are going to double treat, versus what TruGreen is going to do, in a couple of areas. Beginning with the growing season, we should see some nice growth on these plants. Areas of concern are the viburnums up front and the perennial peanuts. They got heat stressed. Those are the areas that we will be doing the supplemental fertilization on. Other than that, you are scheduled for a mulching in May. I am going to try to get to that as early as possible because we are looking very thin out there. Pine straw was installed on the berms behind Kariba and Patrician. We need to do a little touch up. We did use a pre-emergent back there also, so we have decent coverage, but unfortunately when you spray mulch, you break the barrier and we have to go in and do

spot treatments. We had three mainline breaks in the month of February in the front. I saw a wet spot there yesterday. I am waiting to see if it was from the one-time break or not. It looked drier today, so hopefully it was just something broken in that area, another mainline break. We are watching the area.

Mr. Mastromarino asked did we have any repeat breaks or are these all new breaks?

Mr. Murphy responded these are all new. There are some areas that are next to each other. Basically, you have a joint that breaks, and three weeks later, the other joint will give way. It is like a tractor where I replace a hydraulic hose; the pressure gets better and it pops somewhere else. I had the same thing happen with the irrigation.

Mr. Mastromarino asked what size lines are those?

Mr. Murphy responded they range from 2.5 to 4 inches. This past time, it was a 4-inch line. That was actually along the frontage on Pleasant Hill Road, mainly inside of the property. We are dealing with 2.5 to 3 inches.

Mr. Mastromarino stated I know that you are treating the ant hills. I read that in the notes. Do we treat the perimeter of the ponds for ants? I noticed this week, which I have not noticed in the past, there are ant hills now popping up around the ponds.

Mr. Murphy responded as a rule, we have not because we need to stay at least 10 feet away from the edge of the water. We can look at them on a pond-by-pond basis. For those, we may go through and treat them with a granular versus a liquid. That way we have no seepage into the water.

Mr. Frawley stated the other day you were treating for some fire ants along Pleasant Hill Road.

Mr. Murphy stated we covered the full length of Brighton Lakes Boulevard. All the frontage had been completely free of ant hills. The last time we did it, we did Brighton Lakes Boulevard three to four weeks later because they always pop up again. That was a very successful routine that we did last year. We got a really good hold of them, and I am looking for the same affect this year.

Mr. Frawley asked what about bush hogging?

Mr. Murphy responded we have 95% of the bush hogging done. We have a lot more of the larger areas done. We did a lot of brush work behind the houses on the west side of Huron, as far as the loop. We have the east side of the loop to do, which is a very small section. That will be addressed next week. The other two areas behind Heliotrope and Volta need to be addressed.

Mr. Smith stated we are getting the irrigation pump fixed today.

Mr. Mastromarino asked is that the 10-horsepower pump?

Mr. Smith responded yes.

Mr. Mastromarino asked how much does a pump like that cost?

Mr. Murphy responded I have no idea.

Mr. Mastromarino stated in the agenda, a 10-horsepower pump had to be replaced.

Mr. Murphy stated that was the pump we replaced out here. The pump covered the clubhouse area and some of the surrounding areas. Some areas look parched.

Ms. Incandela stated when you are coming into the third section starting from Pleasant Hill Road, there is a sprinkler head that shoots straight up.

Mr. Murphy stated this is our fourth year under our current contract and I noticed that the Board is going into their budget season for the 2018 year. I put together some pricing. On behalf of Girard, we request a 3% increase in our overall pricing. We held our price the same for the past four years. I have this broken down into the format that you are used to as far as what the current contract reads. Mr. Mastromarino made comments several Board meetings ago about a second mulching. On the second page, I included pricing so you can look at that for budget purposes.

Mr. Mastromarino asked was that the touch up around October?

Mr. Murphy responded yes.

Mr. Slack stated I looked at the check expenditures for the month. It looks like Girard had a consistent price of \$1,373. What I noticed is your invoice shows seven categories, and obviously, you do not do all of those categories every month.

Mr. Murphy stated correct.

Mr. Slack stated under grounds maintenance, there were line items for shrubs, irrigation, mulch, pine straw, and so forth. You have numbers next to each of those itemized things, which I am sure is just the way you come up with totals because you do not actually do all of those things.

Mr. Murphy stated there are two ways to write a landscape contract. One is like you have here. You have a lump sum for what your services cost, and you divide that by 12 months. You pay the same amount each month, or you have a per-service charge. Each time you mulch, it would be \$7,000. It is the same thing with mowing. You would mow more in summertime than you would in the wintertime because we do not mow as often,

so your bills would fluctuate. There are ways of setting that up. It would be like your car payment. It comes out once a month and then you are done.

Mr. Slack stated so we can assume then that 12 times each of these amounts is the last sum for each of those categories.

Mr. Murphy stated correct. Like the palm pruning, you divide by two because there are two palm prunings and services. That would be the cost of each service.

Mr. Slack asked is the 3% proposal based on this?

Mr. Murphy responded yes.

Mr. Smith stated the handout that he provided to you is the bid form that is in the contract. We continue to see each item for the category that they do and the quantity of times they do it, and then you see the lump sum amount. At the end of the year, they take that number and divide it by 12, and that is how they do it.

Mr. Slack stated okay.

Mr. Mastromarino stated these sheets you gave us, Exhibit B, the grand totals, one is different than the other, yet all the items previous to it look to be the same. Is the grand total of the one that includes second mulching the proposal for fiscal year 2018?

Mr. Murphy responded no. It is different because you had an additional mulching. That is why your total for the year would be higher.

Mr. Mastromarino stated I do not see it when I look at the first page under shrubs or groundcover. For mulching, the numbers are the same on both sheets.

Mr. Smith stated he has the second mulching in there.

Mr. Mastromarino stated yes. I did not see that.

Mr. Murphy stated it is \$9,500 for the year.

Mr. Mastromarino stated I see it now.

Mr. Murphy stated I tried to use the same format as you are used to.

Mr. Slack asked is it up to us to approve or disapprove it?

Mr. Moyer responded we will put it in our budget, which we will start in May and have your public hearing in July. That is when we will consider it.

Mr. Smith stated at that point, you can renew the contract with the 3% increase, you can tell us to go out for bid, or you can go back to them and say that you are not accepting the 3%.

Mr. Slack stated 3% for four years is not bad.

Ms. Incandela asked can we just take a moment and try to call Envera to see what the status is, whether someone is on their way or they can get someone here before the meeting is over?

Mr. Smith responded yes.

## **SIXTH 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 financials are through the end of January 31, which is one-third of our fiscal year. We are 89% collected on our non-ad valorem assessments. That tracks close to the historical collections that we get from the tax collector for Brighton Lakes, which is very good. We fully expect to receive 100%. These do not become delinquent until March 31. The revenues really do not start coming in until December. It is December and January for the most part before you get 89%, so that is pretty close.

Mr. Mastromarino stated I have a question about the checking account, general fund balance. It is at \$658,000 and typically it is high. Does it make sense to even take half of that and put it in a CD or something, as opposed to carrying that amount month-to-month? It is on agenda page 47.

Mr. Moyer responded we do that as it relates to certain reserves. On the unassigned, you can see the \$751,000. That basically is what we will use this year for the operations of the District. We are already four months into our fiscal year, so there is some money that can be invested. But when you look at the income statement on the next couple of pages, we are actually slightly over budget because of the Envera system. We are \$29,838 over budget on page 3 when you take a look at all of the categories. Generally, we are running pretty tight on the budget. With a lot of those monies, you are identifying the investment.

Mr. Mastromarino stated pretty much all our expenses came out of this checking account balance. Is that a fair assessment?

Mr. Moyer responded yes.

Mr. Mastromarino stated good.

Mr. Moyer stated it is on the investment summary, which we do not have.

Mr. Mastromarino stated looking at page 56 of the agenda package, the operating expenses show \$658,000. With that much money in an account, we can only get .10% to 1% interest?

Mr. Moyer responded that is why you need the investment pool.

Mr. Mastromarino stated in a mutual fund, you can draw out of it.

Mr. Moyer stated on the revenue side, we conservatively budgeted \$1,000 for the year in interest, and we are at \$1,548. They are more aggressive.

Mr. Mastromarino stated what I actually meant was a money market account, which we have at Bank United at .45% interest. I know that you need a minimum balance in a money market account. If we can use it the same way, we can probably get something.

Mr. Moyer stated you are right. I know for a fact that they shop those rates. I think you spoke to Mr. Stephen Bloom before.

Mr. Mastromarino stated yes, about the CDs. I just noticed a fairly large balance. I would like to get more than .10% of a yield.

Mr. Moyer stated I will mention it to him.

### **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. Slack stated I have some questions because I am still new at this. I appreciate that this time that the check register was itemized by month. At the last meeting, which was my first meeting, they had two months combined into one check register. This month, it is much easier to follow it. They had all the separate checks together. I appreciate that.

Mr. Smith stated Mr. Frawley and I sat down and discussed the Century Link and Bright House invoices so we know which phone line we are using for what, now that we changed to the new gate system. We are going to make sure we know exactly what line is for what part of the gate system; if we do not need a line, we will remove it.

Mr. Mastromarino stated I had comments about that, too. We paid Bright House \$1,000 for a month, and we paid Century Link \$1,300. To me, that is a substantial amount of money for a cable network.

Mr. Slack stated even though I said that I like the breakdown month-to-month, the Severn Trent expenses for November and December were in the December ledger, and January was in the January ledger. I did not know why we had two months' worth in

December. I am sure it was because it did not carry from the last time or something like that.

Mr. Moyer stated we will find out.

Mr. Mastromarino stated there is something in here about the website.

Mr. Moyer stated yes.

Mr. Mastromarino asked should that bill be changed to coincide with the fiscal year or does it matter?

Mr. Moyer responded that really does not matter. Just to give you the back story on that, we set that website up for the District and did not charge for a number of years, and it is fairly *de minimis*. The problem and the reason it is more now than it was is, we ended up having a problem with malware. We had to buy a policy to protect against malware. We are allocating that back to each District. Every District I have pays their share of that. Again, it is not a lot of money and some websites pay a fair amount of money. Ours is fairly basic, but it does contain all of the things that are necessary under State law. I think it is an informative website.

Mr. Mastromarino stated it is.

Mr. Slack stated there are expenses for stormwater outfall cleanup, diver assisted debris for \$2,750.

Mr. Smith stated that was the Stargrass drainage system some time ago.

Mr. Slack asked is that what it took to fix that problem?

Mr. Smith responded yes. The pond's miter end section was covered with algae, and inside was all kinds of construction debris. They had to take the wood off the front, get inside, and pull that out. Because of all the wood that is in that miter end section, the sand built behind it, so we had to clean all that sand out. That is why Stargrass was flooded.

Mr. Frawley stated Mr. Smith and I met earlier this week and he answered most of my questions.

On MOTION by Mr. Mastromarino, seconded by Mr. Frawley, with all in favor, unanimous approval was given to the check register and invoices, as presented.
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## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Crumbaker stated over the past meetings, you had some discussions regarding Envera and the gates. I do not know if anyone wants information or has questions on our

issue with the County in about 2010 related to the gates. I can provide a summary related to the rules we have in place if you want.

Ms. Incandela asked I had some questions regarding the proposed new construction on the old school lot. They recently had a meeting here with the HOA to go over their proposal for build-out. I do not know if we had looked into what we need to give them in terms of access to the roadway, what their contribution needs to be, how we would go about calculating any fees that they would owe us, what they would owe us in terms of being able to access to the community, and if we need to be concerned or aware of any easement issues. I think there is probably not a lot we can do if they are zoned to put what they want to put there, but if there are issues down the road regarding negative impact to the community, such as traffic situations on Brighton Lakes Boulevard or increases in the crime rate which we have under control, what are our recourses? Are these things that you can take some time to look into for us?

Mr. Crumbaker responded yes. Mr. Moyer and I had a conversation after the presentation. Some work will be necessary in association with that. The roads, stormwater ponds, and other infrastructure were funded by proceeds from the sale of bonds that residents now pay assessments for. That site certainly benefits from those improvements. One of the bigger issues that we want to look at is what that means from an allocation standpoint. Not only for debt but also for operation and maintenance. Stormwater ponds have to be maintained, and that parcel will benefit from the District's infrastructure and maintenance. That site was originally intended to be a charter school or a school of some kind. Those are things that we have to look at. As far as traffic, we can look at how many trips that school will generate. There are a lot of questions that have to be addressed, so we may want an informational session with them which is typical when a developer is rolling something out. If they are farther along, let me know. There are things we need to do on our end to address their entitlements, concurrency, and more importantly the operation and maintenance benefit.

Ms. Incandela stated I do not know what their requirement is as far as keeping us apprised of their progress, and I do not want there to be any surprises down the road that were not brought out earlier. I want them to understand the expectations up front. I think because it was presented as an informational meeting, I definitely want them to come in and present to the CDD as well and we can present feedback from our side. They are obviously not required to let us know where they are in their status.

Mr. Crumbaker stated no, they are not, but they are going to need approval for the zoning aspect. Typically, given the prior use and the approved use for that site, putting in a school is going to be subject to some sort of zoning approval. If that is the case, typically they have to post information on the site for purposes of notice. We can find out from the City where they are in that process. They may not have posted signs yet but have a vacant parcel. We can get a sense of what the flavor is. They reached out to the HOA, and typically, the HOA is probably the best vehicle for making that presentation. They may not be familiar with or understand what the CDD is and the fact that we own and maintain the roads, the stormwater system, and those kinds of facilities.

Ms. Incandela stated I would not think that they would, and that is my concern, that they proceed forward without realizing what our situation is and getting information from the right source.

Mr. Mastromarino stated they actually claim that they paid the CDD for these, but they did not. As Ms. Incandela points out, I am not quite sure they understand what their requirement would be as far as the CDD.

Mr. Moyer stated in the normal process, they would have to prepare plans that show where that drainage is going in terms of coming off the parking lots. That drainage would necessarily end up in one of our ponds. We would then be contacted to approve them putting that water into our ponds under our water management permit with the South Florida Water Management District. We are going to be a part of the approval process. There are mathematical formulas for all of this. As an example, a percent of impervious or parking lot areas and buildings generate a certain runoff quotient that we measure. They would have all of that. We can compare that to what the rest of the community provides putting water in those ponds. They need to pay their percentage and share of that. The same thing with traffic. They will do a traffic analysis and determine how many trips would come off that parcel. Based upon those trips, a single-family house, as an example, under the International Traffic Engineering Institute is nine trips per day. We would take their total traffic generation, divide it by nine, and come up with a number of houses that would represent. They will know all that as they go through the process.

Mr. Mastromarino asked do we incur any expenses in terms of review and approvals that we can pass on to them?

Mr. Moyer responded no, but anything that we would expend, we would bill to them. If we have to get an engineer to make those calculations, then we would recover those costs as a payment for the permit.

Mr. McGrath stated I imagine they are going to want signage on the front of our property. I am sure that there would be a beautiful water feature, but that is something that we need permission for, I assume.

Mr. Moyer stated absolutely.

Mr. Frawley stated I was at the meeting they had for the community. They did not have a lot of detail, some of which I suspect was because they did not want to give it to us and some of it maybe they really did not know, but they gave us the impression that the zoning was already done and the zoning that was approved is compatible with what they intend on putting there. They repeatedly made comments that there were road traffic studies done in the past to approve the school, and they would not even come up to that level. My impression was that those were not issues they had to overcome. They also said because they are already zoned, their next step was to just submit within the next four weeks, a building plan to the County, of what the building would be like in size and layout. I guess my question is, do you have an idea what kind of hearings for approvals need yet to be done that we would have the ability to have input into?

Mr. Crumbaker responded the zoning is a little surprising to me, but I have not done zoning with Osceola County in years. I guess I could look at that. We could ask the County for a copy of any application that has been filed. Was the person making the presentation to the HOA the buyer?

Mr. Frawley stated he was the owner of the company that purchased the land. There was a woman by the name of Ms. Linda Kepfer who was behind him. She seemed to have all the facts that were going to be given to us. He would turn to her at times and ask for information. She was forthcoming with information as questions came up. He was here.

Mr. Mastromarino stated the company is Savi Investments, LLC. If you go online to their website, the gentleman who is listed as the owner was the one who was here.

Ms. Incandela stated I am not convinced that they actually have the zoning approved. I think it could very well be that they are saying it is in line with what the school was, and they are estimating their project to be less. I would not think they would want to announce to our residents an opportunity for them to come to a County meeting and

object to the rezoning or present any negative issues to the County Board. Can we check on that and see what the status is? I do not necessarily want to wait until the next meeting, especially if there is anything coming up. Can you email us the status? This way if there is something that we need to notify the community about any upcoming hearings, we do not miss them.

Mr. Crumbaker responded yes, absolutely.

Mr. Moyer stated if there is anything to report, Mr. Crumbaker will get back to us.

**B. Engineer**

There being nothing to report, the next item followed.

**C. Field Manager - 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.

Mr. Smith stated we will start out talking about the gates. Mr. Frawley and I met with Envera. One of the issues that we wanted to resolve was the merging where both gates would open: the guest side and the resident side. When cars come in, they try to merge at the same time. We are trying to find a solution to that. What we came up with was the drawing you see on the second page where the yellow patching that creates the merge would be removed. This yellow double line going down the middle, which causes us to only have one lane from the gates to the bridge, would be taken out, and there would be a white dotted line. The double yellow line between the traffic heading toward the front of the project would stay, and you would have two lanes going from the guardhouse to the bridge. At the base of the bridge, you would have a left-turn only arrow, which would give people the opportunity, at that point, to merge into the right-hand lane. All we are actually doing is creating a much longer merge lane. Of course, the people who would be making the left at the bottom of the bridge would just stay in that lane, and anybody else not making a left turn would have an opportunity to merge to the right.

Ms. Incandela stated I do not think any decisions can be made about anything respectfully with these gates tonight because there is no representative here for us to discuss this with. I am extremely displeased with the fact that there is no representative here. This is the first month after it being installed. My understanding was that they were only going to send a customer service representative.

Mr. Smith stated I just got off the phone with Mr. Ford. He said someone was coming who was familiar with the District and was very surprised that she did not show up. She said that she was available for this meeting and would try to attend. Mr. Frawley

and I met with a gentleman out there. I think, even having Envera here is not going to change any problems that you have. Envera's input is going to be to leave it the way it is. It is the typical design they have. From discussing this, the benefit is that we have our own engineer who also agreed it makes sense to do it that way. Mr. Frawley being very familiar with the gates and my familiarity with the gates, we went back and forth on how we could fix this. Mr. Frawley has ideas and I have ideas. The two of us finally agreed that this makes the most sense to solve the problem. By the end of the day, I think we would just be telling Envera this. There are two things, which were brought up earlier, which is also an issue. It is the daytime closing after each vehicle. I think the goal from our meeting today, rather than having to wait two more months, is to go ahead and move with this fix, and go to Envera and tell them that we want the gates to close after every vehicle on both sides. We will put up signs that say, "Gates Close After Each Vehicle." I have signs at VillaSol because those gates do close after every vehicle. The gates we have out there open from the sensor on the resident side, and the gates on the guardhouse side open from the button. They will not close until the car crosses both road sensors. Once they get through that sensor, the gates will close. By that time, you will have someone pushing the button again. You have a wire in the road, the gate, and more wire in the road, so the gate is open from the button. It is not going to activate closing until the car crosses a sensor. What we need to do is try to get those gates to close quicker. As soon as the car clears the gate, the gates need to come down.

Ms. Incandela stated I have numerous issues with Envera. The first is that I was promised these gates were going to close so fast because we have issues with people who were tailgating and they do not close. The gates do not close fully. Second, they do not come down in either lane. If a vehicle is following another car, they can go 15 mph through this lane and 15 mph through that lane because as soon as someone pushes the button, someone could follow the other car through. There are no gates when it is busy. Both lanes are wide open. Then you have the light issue with the green and red lights, which I also have an issue with. When you stop, there are two green lights at the same time. Also, there is too much signage and not the right signs. I do not know what the design theory was. I am not absorbing it. It is too much and now we have to put up more closed gate signs. How much reading do you expect people to do as they are pulling up to that gate?

Mr. Smith stated that is more of a liability issue. The way that it operates now, as long as those cars are on the sensor wire, the gates are going to come down. What you are looking for is the gate to come down. I think the speed of those gates can be changed so they come down quicker; however, we need something there notifying the person who happens to pull up there that the gate closes after each vehicle so the gate does not come down on the vehicle.

Ms. Incandela stated I agree with you. Before we spend an additional \$5,000 to re-design our entire entryway, these are some of the questions that I want operations to answer for me. I want to know why the gates are going up at the same time, can they be timed, have we tried the timer, and is it possible to time it. The way it was explained to me was that they were going to try different ways to see what worked; it was trial and error and if they could be adjusted. I do not see any adjustments.

Mr. Smith stated we had that conversation with Mr. Frawley out there. The concern was if the resident side gate was down and the guest side gate was down, when residents go through, that gate has a tendency to stay up because they are going through and they are getting red. If only one gate operated at a time, one gate will not go up and you will have a line of guests or residents who have to push the green button. If they push the green button, the gate will not go up. We had a conversation with Envera out in the field and we went around and around about it. The only solution was to extend the delineators on the guest side so that guests cannot go across quickly onto the resident side. The idea is when the gate goes up, it will turn green. We can try to adjust the gates in such a way to go up green and immediately turn back red, and once that car clears, it goes back down. It will close after each car.

Ms. Incandela stated but this is something that we tried before when redesigning that roadway. I want to see how fast that gate closes. I want this tested and I want to know how quickly they close. I appreciate the fact that you guys met about this, but these are Board decisions. This is all fine and good, but I need Mr. Ford here at these meetings, especially at the beginning. I have more concerns than that. If the way these gates are currently operating and I have to go through this, I am inclined to go back to having one lane again, because what am I saving? I am still having the risk of mergings. I have to now redo my roadways and still have the same issues with merging. It is just farther down the road. He is giving more room to merge, and now you have cars going through

both lanes at the same time during a busy period. I have to invest more money now to do the striping. I will put it in one lane again because my purpose is to capture the plates.

Mr. Smith responded yes.

Ms. Incandela asked what is the difference? Why do we have to invest \$5,000 more if it is the same situation?

Mr. Smith responded because we have not had any damage to the gates.

Ms. Incandela stated because they never close.

Mr. Smith stated they close when it is not busy. You are right that at 6:00 p.m., you are probably going to go for an hour when people are racing through. Historically that was the time when we received complaints from home owners because they could not get in and it was a mess. Now there is no mess. People are coming in, we are still getting everyone on camera which was the big thing, and we are not getting damaged gates. We have some control, but I agree it is not perfect. There is no such thing as a perfect gate.

Ms. Incandela stated the missing sign is the continuous problem of the person who goes through the resident gate when they were not supposed to. They get stuck there and have no clue what to do, and there is nothing to tell them what to do. There are no buttons to push. To me, a kiosk on that side would have been helpful because people are stuck and that presents a hazard because they are trying to get out of there and holding up traffic or they are cutting across where they are not supposed to. It is not designed well for that.

Mr. Klusko asked did they say that after the fourth car, the sensors would pick up and the gate would automatically go up?

Ms. Incandela responded they did mention something like that, and I was concerned about the waiting time after a certain number of cars were waiting.

Mr. Smith stated what happens is if there is a line of cars, the monitor watching the cameras notifies the guard and the guard will look at the camera. If there is a car that is stuck, they will open the gate and let everyone in so it stops the congestion. They will start moving people quickly through.

Ms. Incandela stated I have always been on the fence for years in terms of gates or no gates and having people come to a stop with our limitations. We are stuck with this for awhile. I am disappointed with the way it was installed and disappointed with the follow-up we are receiving from them. I think some of this should have been foreseen, given the fact that they have so much experience with these systems. Some of these problems

should have been addressed ahead of time and certainly sooner than they are now. I am not going to approve this; however, the Board may have a different opinion. I want to speak with Mr. Ford first, and I want to know a little bit more about the reason why we have to do this, especially after our installation.

Mr. Smith stated I have experience with these gates, and there is a learning curve. Home owners probably take six months to learn. VillaSol had all sorts of complaints about it, and after a six-month period of time, everyone understood how it operated and learned the quiriness of it. Originally the merged part was not unusual. You have many communities where they do merge. There is a Yield sign and a Merge Right sign. If you have a driver's license, you are supposed to know what those mean, so you should not be out on the road if you do not know what those mean. We can put out signs and do all sorts of engineering, but if you are not going to pay attention to the laws of the road, then you need to discontinue driving. Mr. Frawley put a lot of time into this. When it is not busy, you are right that it works well.

Ms. Incandela stated I agree with you on merging. I think the problems that already exist are from people who do not merge well, and there is nothing we can do about that. It is confusing to stick a giant green light in their face and then right after that they are supposed to merge. I understand the logic of making a merge farther down the road, but it concerns me that you have two green lights at the same time. That is something I can ask about with the gates and the timing. They said we can adjust them so that one goes up and down. Did you try it?

Mr. Smith responded no. The concern they had was that it would create an accident. It is not typical with the way our gates typically are working. From standing there and looking at it, we determined the best option was to open that other lane, and that way you are not going to have that problem with a quick merge. You are going to be able to have people drive along and speed up and slow down so they can merge at their leisure rather than be forced to merge.

Ms. Incandela stated I am not following the logic of one gate at a time opening. How would that not cause an accident?

Mr. Smith responded if you have a line of residents coming in, the guest on the guest side is pushing a button calling people. If they call, the guard is opening the gate, and you are going to have the same four cars going through. If they do not call the guard, then the guest gate arm is not going to go up. It will stay down.

Mr. Slack asked should you make them alternate if there is a long line at both gates?

Mr. Smith responded I do not think so.

Mr. Frawley stated he said first come, first served.

Ms. Incandela stated that is not what was represented, and that is where I have an issue. I do not understand why it cannot be one at a time.

Mr. Smith stated you separate the gates by opening that other lane. Then it does not matter because the guest can come in and the resident can come in, and you do not have that problem. They can both be opening. You just extend the lane so cars can come in at the same time. You are not going to have that merge.

Mr. Slack stated there will not be a barrier between the two lanes, just a white line.

Mr. Smith stated no. We will have some delineators.

Mr. Slack stated you do not force them to stay in that left lane.

Mr. Smith stated you can go 40 feet with that. They can go out rather than forcing them to merge.

Mr. Frawley stated it is blocked where they do the merge now to be completely unpassable from the left lane to the right lane with the delineators.

Mr. Slack stated I agree. I do not think this is a good solution.

Mr. Frawley stated this is twice the amount of money that we planned to spend. The issue is, the builder put the striping in when there was no guardhouse. There was enough room for two lanes. Why would you even bother doing that? That is what caused this.

Mr. Slack stated that is part of the problem.

Mr. Mastromarino stated this proposal does not show the addition of the delineators.

Mr. Smith stated you are getting delineators.

Mr. Slack stated I was a little disappointed in how long it took them to repair the broken gate at Kariba. It was green all the time.

Mr. Smith stated it is red.

Mr. Slack stated so they fixed it yesterday. It was out two weeks.

Mr. Frawley stated last Monday when Mr. Smith and I met, I was down there. We had trouble getting the kiosk to talk to a visitor. We pushed the yellow button. They could hear you but you could not hear them. That went on for two weeks. I would go every week and go check it. I asked who was in charge of the service of the kiosk because I wanted to talk to them. They said they would have someone contact me. Right after Mr. Smith and I met, I was pulling away and the guy called me and said that he

handled it. I told him the gates were not fixed and there was no ability to talk to the kiosk. He said he was embarrassed to tell me that the only open work order he had was the one I just did an hour ago. He did not know anything about the gate arm being broken. He promised me that he would try to get it done by the end of the day. Not only that, when I was in that conversation, the original security officer I spoke with, Bob, they actually told him you can talk about it. Then they came back to the phone and apologized that they did not have a record of that. If I did not call him, we would still be waiting.

Mr. Slack stated we were told that their maintenance staff was the best in the world. It took two weeks to fix something like that.

Mr. Smith asked he said that he did not receive a work order?

Mr. Frawley responded yes. The guy who actually does the work said he did not have anything. The only one he received was the one we just called in, reminding them that the equipment was not working.

Mr. Slack asked did we have to call them? Do they have automatic alarms that tell them there is a problem?

Mr. Smith responded yes.

Mr. Slack stated that is kind of the way they sold it to me.

Ms. Incandela stated so there is no way to alternate those gates.

Mr. Frawley stated he did say that it was first come, first served.

Ms. Incandela stated no, I mean alternate it so there is no first come, first served.

Mr. Frawley stated it is first come, first served.

Ms. Incandela stated so there is no way to alternate those gates so that one side goes at a time and our only way to fix that problem is to do this.

Mr. Smith stated the only way to fix the merge problem is to do this. This is the best way to fix the merge problem.

Ms. Incandela asked is this the best way to fix that problem? If one came down at a time, there would be no need for us to do this. I think it was represented to us that we would be able to adjust those gates the way that we needed to. Go back to them and let them know.

Mr. Smith stated we can ask them again. Mr. Frawley and I had that conversation.

Mr. Frawley stated we did.

Ms. Incandela stated now you are telling us that they cannot be done. What I actually think is maybe they can help us out with this a little bit.

Mr. Frawley stated I agree.

Ms. Incandela stated given the fact that there have been a number of issues, a dissatisfaction with what has gone on so far, and the fact that this is not the desired outcome to have to go and invest \$5,000 after spending everything on these brand new gates and brand new security. In addition, I come through the guest lane and that woman screams at me every time, so we need to tone her down a notch. She is out of control.

Mr. Frawley asked are you sure? I had them come in and turn it down.

Ms. Incandela responded it is loud. They did not turn it down. It still screams at me.

Mr. Frawley stated the one at Kariba was twice the volume of the one here.

Mr. Mastromarino stated what is not surprising, too, is as soon as you hit that button, you can be halfway through the gate before the voice even activates. It just takes awhile.

Mr. Slack stated it should not have to.

Mr. Mastromarino stated it should say "Welcome to Brighton Lakes" before the gates open, but you can hit that button.

Mr. Frawley stated if you push the yellow button, there is considerable time before they come. As a matter of fact, one time I would drive to Volta to push it again to see if it worked, and sure enough it did work, so here I am on the phone again and the girl finally admitted to me that they were really busy. They knew we were there but could not answer.

Mr. Smith stated there was one point where they could hear us, but we could not hear them. We are working through those issues. People push the green button, which is an issue. If we had a button where you just push it and talk to the guard each time, that would solve some of these problems.

Ms. Incandela stated I agree with you. This was designed for a community that has a traditional security setup, and we do not have one but we knew that and expressed that to them. I know I expressed that to Mr. Ford, and those were my concerns about adapting their system to our specific needs and making it work for us. I was told that they were going to do that, and I am not so thrilled with the process so far.

Mr. Smith asked what direction would you like me to go?

Ms. Incandela responded go back to him and let them know we are struggling with the additional cost that we did not anticipate, we are extremely concerned that residents are extremely dissatisfied with the situation with the merging, and we would like their

assistance with structuring the plans, which right now was the only thing that I have before me.

A Resident stated there should be more of a delay when they hit the green button. That would help, too. Right now as soon as you hit the gate button, it just comes right up.

Mr. Slack stated they have to drive some distance to get to it.

The Resident stated it should not go up until after they first greet you. They push the green button, it says "Welcome to Brighton Lakes," and the gate goes up.

Mr. Frawley stated it goes up faster than when you come through on the resident lane.

The Resident stated that is what I am saying. As soon as you touch the green button, the arm goes up. They do not even have the chance to hear the person until they are driving.

Mr. Mastromarino stated that is why I think more residents are using the visitor side than the resident side because the gate opens faster.

Ms. Incandela stated I am actually concerned about being caught in the other lane. I think to myself that I do not want to be the one passed, so I go through the visitor's lane because as soon as I hit the green button, it went up. I am hesitant. I can appreciate the fact that if I ask them to make a stop between vehicles that I am going to create a delay, which I always complain about but I want to be able to explore these options, have the answers and figure out why this does and does not work. I do appreciate what you are saying.

Mr. Smith stated I will ask them the cost for alternating gates, striping, and a merged lane.

Ms. Incandela stated you indicated to me that they have already told you they cannot alternate them and it is first come, first served.

Mr. Smith stated I am going to go to Mr. Ford and say he sold us this system and this is what he told the Board.

Ms. Incandela stated right. At this point, I feel after the gates were just recently sold, it was especially important for them to be here so we could hash this out. It is certainly not Mr. Smith's fault but that is a big concern. Maybe I am asking the wrong questions or maybe there is a perfectly valid reason. I would like to hear from him to explain.

Mr. Mastromarino stated their response to issues is really unsatisfactory if it is taking two weeks to make repairs. They are dropping the ball as far as receiving a call as an

issue and losing track of it. That is unacceptable. I thought they were going to be a lot better than that.

Mr. Smith stated in many instances they are responsive. With a new project, sometimes things happen.

Mr. Mastromarino stated it was more than two weeks that the gate was not working.

Mr. Slack stated they were out here twice during that period, but they did not fix it.

Mr. Smith stated they were fixing an alarm.

Mr. Frawley stated they were adjusting the voice.

Mr. Slack stated the Kariba kiosk is behind a bush.

Mr. Smith stated we are going to plant some shrubs. At Volta on either side, you have an opportunity to actually get around the gates, so we are going to be planting there. We are going to remove some bushes on the Kariba side so people cannot drive onto the sidewalk and around the gates.

Mr. Slack stated I had a hard time getting to the phone because it was behind a bush.

Mr. Smith stated we were aware of that. We took out the entire shrubbery at the guardhouse.

Ms. Incandela stated my concern also is the situation of people on the resident's side who do not belong there. That is still a concern. It might be someone who is new to the community. I think everyone here understands the way it works, but every time a new person or delivery truck ends up in that wrong lane, there is no direction for them once they are there. That might be another thing to explain to them. Maybe there should not have been a kiosk but an opportunity for people who were stuck in that lane.

Mr. Smith stated in other places, we did that, but they end up backing out and getting out whatever way they can or a resident will come up and help them to get in somehow. It is not an unusual occurrence. It happens in every community where you have gates without a guard. You are starting to engineer for people who are not paying attention to themselves driving. You can do this all day.

Ms. Alves-Martins stated it says "Residents with stickers." It cannot be more plain than that.

Mr. Smith stated we have a sign for them, and there is the ability for them to back up a little bit and get out if they realize that they are in the wrong lane. If we put something up that says "Residents only and Non-residents Exit," once again you are putting up signs people do not read.

Ms. Incandela stated the signs are there and they are not effective. I do not want to put any more signs there. I understand people have a duty to pay attention, but I want to make it as easy and clear as possible. I do not think that we achieved that.

A Resident asked were there any accidents?

Mr. Smith responded no. We are doing well.

Mr. Slack asked who is liable if there is an accident?

Mr. Smith responded the driver.

Mr. Slack asked if someone goes into the resident lane who does not belong there and he tries to turn left to get out and gets hit by a non-resident, who is responsible?

Ms. Incandela responded the driver is responsible.

Mr. Smith stated if you cross a lane, it is your responsibility to make sure that lane is clear.

Ms. Incandela stated it is also the fault of the people who are not merging properly.

Mr. Slack stated I have a question about the Aquatek report. It said something about everything has been working great with no problems to report this period, but there was \$7,000 worth of pumps and vacuuming.

Mr. Smith stated the pumps were replaced.

Mr. Slack stated but it did not say anything.

Mr. Smith stated he did not do it. These guys only clean. The pump is maintained by someone else. One of my guys gets the pumps working properly. This gentleman comes out and cleans the pool.

Mr. Slack stated it looks good.

Mr. Smith stated once the pump was replaced, everything was looking great.

Mr. Mastromarino stated aquatics were another item where costs were incurred.

Mr. Moyer stated yes. That is all part of the water management. Everyone pays their pro-rata share based upon a formula.

Ms. Incandela stated I know there was immense work to install the new gate system, and it was very stressful. I know you are still dealing with all the complaints and issues. I appreciate the hard work you guys were doing. You did a good job as always, and I am not directing my dissatisfaction to you.

Mr. Smith stated I understand.

Mr. Frawley stated they should have been here. Part of the reason Mr. Smith and I got together was so that we do not come to this meeting from scratch. There was no way

to figure out where we were going and what we were going to do. Whatever we were going to do had to be done by the Board. We were just getting some stuff in place.

Ms. Incandela stated it would be good if someone else was here. Just you two venting is all fine and good.

Mr. Smith stated as we move forward, if I have to go and pick them up myself at the next meeting, I will. Mr. Frawley and I are meeting with them a couple times before our next meeting. We will continue to get these issues resolved. I will get you a better answer before the next meeting.

Mr. Frawley stated in the gate procedures, the only thing that we say to a guest is "Hello, welcome to Brighton Lakes." That is not all we say. We say a bunch more. Naturally we give them directions about what to do like pushing the green button. Does that need to be in there?

Mr. Moyer responded I think it is very helpful.

Mr. Frawley stated this does not reflect what we actually do.

Mr. Moyer stated I think it needs to be reflective of that. I went through it and I was amazed at how brief, short, direct, and to the point it was.

Mr. Smith stated the verbiage in this does not match with what they are actually saying, so we need to get what they are actually saying in the procedures.

Mr. Moyer stated other than saying "Push the green button," it does say almost verbatim. It says "Welcome to Brighton Lakes. If you want to enter, push the green button. If you need assistance, push the yellow button".

Ms. Incandela stated the purpose of this is to make sure they do not ask too many questions or limit access.

Mr. Moyer stated that is correct.

Ms. Incandela stated this is covering ourselves to say that this is all we are allowed to say. Them saying "Push the green button and push the yellow button," is not interfering with the procedures at all.

Mr. Slack asked where is this?

Mr. Moyer responded that is part of our District records. It goes back to 2007. Interestingly enough, we ended up being the poster child for somebody in the County who took exception to not being permitted access. Mr. Smith talks about VillaSol who did not let the County tell them how to run their gates. They run their gates much more restrictive than the way we are running our gates. They do stop someone and ask where

they are going. They run through a whole list of questions before they let someone in. They will let you in.

Mr. Frawley stated I watched a truck driver walk up and stand there for five minutes and they asked him all kinds of information. They went back and forth. They are just like we are.

Mr. Moyer stated yes.

Mr. Frawley stated they are a CDD with gates.

Mr. Moyer stated yes.

Ms. Incandela asked do they have the same issues with their bonds for public roadways?

Mr. Moyer responded yes. It was identical except they did not put their gates in like that until about a year ago. They met with the County administrator, County manager, and County attorney. Their reaction was as long as they do not restrict access, the County really does not care what they do. They did not say not to ask questions, so we came up with a whole list of questions.

Ms. Incandela stated but we had specific guidelines based upon litigation constraints that are specific to us.

Mr. Moyer stated it was litigation that was resolved because our attorneys wanted their attorneys to come up with something that was satisfactory to the County.

Mr. Mastromarnio asked would testing those waters again be futile?

Ms. Incandela responded no, it is not necessarily futile. You could do it.

Mr. Frawley stated we would have to go back to court to renegotiate that.

Mr. Mastromarnio stated we could use VillaSol as an example. We would just put a gate system in.

Mr. Moyer stated I do not want to throw VillaSol under the bus.

Ms. Mastromarino asked why not? How big is VillaSol?

Mr. Moyer responded it is about the same size as Brighton Lakes. Remington is another CDD. They have a much more restrictive policy than we have. I do not manage Remington anymore, so I do not know for sure.

Mr. Slack asked where is VillaSol?

Mr. Frawley responded at the end of Osceola Parkway. If you go to the end of Osceola Parkway and continue driving, you will drive right in.

Mr. Mastromarnio asked is that something we want to pursue and is that really going to help the situation with our gates?

Ms. Mastromarino responded it would slow down the guest side. It might be more of a deterrent, too.

Mr. Moyer stated there is no green button at VillaSol.

Mr. Slack stated they have live people, which we just got rid of.

Mr. Frawley stated the residents have a separate lane.

Mr. Moyer stated yes.

Mr. Mastromarnio stated just like we do.

Mr. Klusko asked do they have a live person?

Mr. Moyer responded no. It is virtual.

Mr. Smith stated if someone hits a yellow button, the guard comes on and talks to the screen. On the resident side, there are three gates. One gate goes up and then you drive in and then it goes down. The other gate goes up and then they have a swing gate that opens.

Mr. Moyer stated their maintenance cost is high.

Mr. Smith stated for all the gates was \$60,000. They received most of it back because of the cameras. What is nice about Envera is, if you do get damage, they immediately notify you, give you a picture, and show you a license plate. It makes it a lot easier that way.

Mr. Mastromarnio stated we would not have to wait two or three weeks.

#### **EIGHTH ORDER OF BUSINESS**

#### **Submitted Resident Questions and Audience Comments**

There being none, the next order of business followed.

#### **NINTH ORDER OF BUSINESS**

#### **Supervisor Requests and Comments**

Mr. Mastromarnio stated I just want to reiterate what Ms. Incandela was talking to Mr. Smith about that we need to be on the front end of whatever planning the new development is doing. If we stay on top of that, I think that is where we need to be.

Mr. Frawley stated I have two things. One is, you expressed concern that the community would get upset if we want to slow them down. I went on Next Door for Brighton Lakes and asked the community to get some feedback. There was not one person who answered back that said they did not want that. I would rather wait than have

an accident. That would really tie us all up because it would be in the middle of the road. No one would be going anywhere.

Ms. Incandela asked are you talking about the merging?

Mr. Frawley responded yes. In other words, if one gate was up and the other gate could not go up because this lane was up, no matter which side got there first, at least they received an answer.

Ms. Incandela stated I think they probably do not realize if you had 10 cars coming through, they would be waiting.

Mr. Frawley stated it would not have to get that way. I am just giving some feedback. Second, I would like to thank Mr. Smith for putting the bulletin board out there. I would like to ask the Board a question, which I never wanted to ask before because I had done business with a lot of people in the community and I thought that it would be self-serving. This issue has come up a couple of times. A lot of people have businesses in this community. I think there is enough room to put a 3x5 card in there for people who have a business or own a business in this community. That means somebody has a business with their name on the State license. If you work with somebody else, that is not what I am talking about. I am just talking about doing something in there and maybe once a year, throw them all out. If someone wants to put them all back up again, I would be willing to allow them to contact me. I would make sure they received approvals that they have a license and they are part of the business. It is something that I always thought would be a good idea for the community.

Ms. Incandela asked why did we put the board up?

Mr. Frawley responded there was not enough room. We needed all the signage for the pools and resident information. I put up picture of all the sexual offenders. We just did not have enough room, so we put two boards there. That leaves half a board available, unless we come up with something down the road. I just thought it would be nice to provide the opportunity for someone who owns a business in this community to tell people they have a business and perhaps patronize it. I am closing my business. That is why I thought I would say something about it.

Ms. Incandela stated it is a nice sentiment, but people do tend to open and close their businesses.

Mr. Frawley responded that is why we would empty it a year later and start all over again. I propose that as a suggestion. Think about it. If anyone thinks it is a good idea, it would be more work for me, but that is fine. I am closing a business so I have the time.

Mr. Slack stated I have one item to mention about street lights. I go to work at 5:00 a.m. and drive down Brighton Lakes Boulevard. I always notice that some of the main street lights are out. In some cases, a couple of them were extremely dim compared to others. Recently, a couple were replaced with a different kind of light. No one was instructed to start replacing them.

Mr. Frawley asked are you talking about the two new ones on Brighton Lakes Boulevard?

Mr. Slack responded yes.

Mr. Frawley stated I had them replaced, but I did not give them any direction on what to replace them with.

Mr. Slack stated it looks bad to me. I just want to make sure that we did not give them any instructions because I know that there was instruction about switching them over.

Mr. Mastromarnio stated they may have guidelines because of energy efficiency.

Mr. Slack stated they look terrible. They were white instead of yellow. I just wanted to throw that out there.

Ms. Incandela asked Mr. Smith, when will you be speaking to Envera?

Mr. Smith responded I will give them a call tomorrow.

Ms. Incandela stated okay. Since you are working with Mr. Frawley already, I guess you will let Mr. Frawley know what the result was. If Mr. Ford is willing to work with us on this, then we do not need to wait until the next Board meeting to put this in action if this is going to be our best option. If not, then we will table it until the next meeting. If you are able to get a contribution from him, we can proceed forward with it.

Mr. Smith asked do you want to push them to reimburse 100% or a portion? Do you want to give Mr. Frawley direction to approve? He put a lot of time and effort into this and knows the system very well and knows the solution. If we can get them to contribute, it would probably be a reduction in what we are paying them.

Mr. Mastromarino stated we could ask for it all and say that in order for this system to work, we have to do this.

Mr. Smith stated right.

Ms. Incandela stated you would have approval if they agree to 50%. I do not think that is unreasonable given the nature of the issues that we had so far.

Mr. Frawley stated the other side to that issue and where that striping is lies with the builder. That is not Envera's fault. It caused an issue, but it has been that way all along when there was enough room for two lanes.

Mr. Slack asked are you saying that you want to approve them doing this if they cut the price in half?

Ms. Incandela responded yes. I am saying that if Envera is willing to contribute to the cost of us having to do the restriping, we not hold off until the next meeting to do it. We would give Mr. Frawley the authorization to go ahead and get the project started. We are asking Envera for a \$2,500 credit on our account to help us with a cost that we did not anticipate because we were under the impression that those gates were going to alternate and that problem would not be an issue because there would only be one car coming through each lane at a time. Recognizing the fact that given the meetings you had with them, this is the best solution to the problem. We are asking for their partnership and cooperation and help with having to deal with the additional costs. Is that fair enough?

Mr. Smith responded yes.

Mr. Slack stated but we still want answers to those other questions.

Mr. Smith stated absolutely.

<p>On MOTION by Ms. Incandela, seconded by Mr. Mastromarnio, with all in favor, unanimous approval was given to authorize Mr. Frawley to negotiate a 50% credit from Envera in the amount of \$2,500 and if successful, to authorize Fausnight to proceed to restripe the road at the guardhouse, as provided in their invoice.</p>
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Mr. Frawley stated it would all be in that discussion.

Ms. Incandela stated it is a credit that we are requesting.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next order of business followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

The next meeting is scheduled for May 4, 2017, at 6:00 p.m.

Brighton Lakes CDD  
March 2, 2017

On MOTION by Mr. Slack, seconded by Mr. Mastromarino, with all in favor, the meeting adjourned at 7:55 p.m.

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Gary L. Moyer, Secretary

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Michelle Incandela, Chairman