

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 5, 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
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*.

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.

THIRD ORDER OF BUSINESS

Audience Comments

Mr. Gerry Frawley discussed an email regarding repairs needed to the Volta and Kariba gates.

Mr. Smith stated I repaired one gate myself early this week.

Ms. Incandela stated Mr. Frawley sent me an email with attachments because he tried to forward them to Mr. Smith, and they would not go through. I sent an email to Mr. Smith asking him to provide Mr. Frawley and me with the correct contact information, but I did not direct him to address the issues in the email. Mr. Frawley thought I did, and he thought I was going to. No one actually asked for action.

Mr. Frawley stated the right hand arm entering Kariba is missing a nut. The bolt is loose. The left hand exit arm at Volta is bent at an angle and forward. At the last meeting, we talked about horseshoes. The issue was the liability of having horseshoes, and it was

pretty much dismissed because of that. We spent thousands of dollars between the last meeting and this meeting putting unsupervised recreation equipment all the way down Brighton Lakes Boulevard. Do you think there is less liability than with this equipment?

Ms. Incandela responded absolutely.

Mr. Smith stated we will discuss this later.

Mr. Frawley stated some of those you climb on.

Ms. Incandela stated correct.

Mr. Frawley stated I sent an email about the garbage cans being full. I received feedback from Mr. Smith stating that the garbage cans are emptied every week. Every garbage can from the front all the way to Sweetspire is filled all the way to the top. Do you really think they got filled in one week's time?

Mr. Smith stated they might.

Mr. Mastromarino stated responded I noticed a couple going around and filling up the bags. I actually stopped them today to thank them, which I have done in the past. Based on the amount of trash they picked up today, these barrels will get filled every week. As a matter of fact, I forwarded to Mr. Smith that there are people picking up trash. I concur with Mr. Frawley. I rode my bicycle around and could not believe how full they were. They were big garbage bags that were full.

Mr. Frawley stated I watched them do that. He fills the bag at every doggie station.

Mr. Mastromarino stated I have seen them do that, as well.

Mr. Frawley stated I just want to make sure that the cans get emptied.

Mr. Murphy stated our crew is out there on Mondays, and they are emptied then. We can change that date if you need the trash emptied later in the week versus over the weekend.

Mr. McGrath stated if it is a seven-day period, that will be the same. Keep doing it.

Mr. Smith stated some had household trash. People empty their trash into the cans.

Mr. Frawley stated the ones that I saw were individual pieces of garbage. Maybe someone is putting their entire bag into the can.

Mr. Smith stated maybe one day I can check one section and the next day check another section. If we get the cart, then the attendant can do that on a regular basis.

Mr. Frawley stated the only one that was emptied is the one by the basketball court.

Mr. Mastromarino stated there was an accident at the guardhouse where Mr. Miguel Rodriguez was a witness because he was out there emptying the trash. It may be that he

keeps an eye on the ones at least around here. If those people are going around emptying them, they will not fill up as fast. You are right; they are full.

Mr. Frawley asked did you install the fishing and alligator signs?

Mr. Smith responded yes, Mr. Russ Simmons confirmed he installed the signs. I received an email from him saying that he had two left. I asked if he put them up at Sweetspire and Sevan Way. He said no. I told them that was what he was supposed to do. Somehow between Mr. Danny Gonzalez and Ms. Diana Alvez-Martins, that got confused. The signs are now up at Sweetspire and Sevan Way.

Mr. Frawley asked did Ms. Alvez-Martins say anything about the bugs? After last night's crime watch meeting, it was just getting dark. Mr. Joe Klusko and I were standing outside, and there were bugs coming in here. There were 25 on the floor when I left, and he said that by the time he leaves every night, it is covered in here. I do not know if there is anything that you can do. While Mr. Klusko and I were standing there talking about this last night, it was time for the basketball people to leave. They left right in front of us, and Mr. Klusko and I were sitting there to see where they were going. There were seven cars of kids. Some were holding four, some were holding five, and some were holding two. Every single one of them left here and exited going out Brighton Lakes Boulevard. They could have lived on Volta or Kariba or Baykal. I probably would have seen them if they went up Huron from where we were standing. Assuming that they actually left, not one kid who was playing basketball lived in Brighton Lakes.

Ms. Palmer asked do you think that someone is letting them in, or did they have a key from a friend?

Mr. Frawley responded I do not know.

Mr. Smith stated I spoke to Asgar, the security guard, and he said that he knows the kids. They live in front of the community. He was out here. What happened was that a couple of kids came out and pushed the gate all the way open, and it remained open. He said he started walking out there and saw that the gate was open. He chases them out before the lights come on. He knows that kids who live here were part of that group. From what he told me, the kids do live here.

Mr. McGrath stated last week, I watched Asgar and another security. A tall fellow was trying to jump over the basketball fence. Both of them appeared and had a chat with him. The guy must have walked all the way around and come through because I saw him go in. I am very pleased to see that part of it working.

Mr. Smith stated he gets the kids who try to jump over the basketball fence. Most try to jump over the low fence, not so much the big fence. He said that has pretty much stopped now. When he sees a kid jump over who was a home owner, he sends them home and says he is not playing tonight. He sends them home and says they can come back tomorrow but to come in the right way. He tells them that if they continue to do that, they are not going to be allowed to come back at all, and they will receive a trespass warning. He said that they seem to understand that. He also tells them that at some point, if they keep jumping over the fence, this basketball court is going away, which is good and what I coached him on. They seem to be getting a good response.

Ms. Palmer stated coming home about two or three weeks ago, my daughter had taken the bus with one of her friends, so she did not get off at the front where we park her bicycle. Sometimes we will leave her bicycle there at night and have never had a problem with it. When we sent by it, her bicycle was on the ground so I knew something was wrong. A kid was sitting there, and I asked if he was trying to steal the bicycle. They actually tried to cut the chain, but they did not get through it. I called the security guard who called the police since he did not think I should handle it on my own, and the police told me to stay in my car. My point is when the police arrived, the officer told me that any problems in this neighborhood as far as burglaries or violent crimes. It is all nuisance crimes caused by kids in this area. She said that the majority of the calls that they receive from Brighton Lakes is juvenile mischief. She said what we have in this community are not the crimes that they see in other areas. They are juvenile things going on, and a lot of it stems right here. There are pros and cons to that. You can keep them all in one place, but then they come from everywhere because they know there is one place. I am sometimes not opposed to that. Another sheriff told me that the majority of the problems that occur in this neighborhood are not the regular crimes that you would see in Kissimmee or Orlando. They are initiating with juveniles.

Mr. Mastromarino stated you are right. I attend the crime watch meetings. A lot of that is true; however, at least from what I see, there have been three burglaries in the last four or five months, but we have not had burglaries in years. I do not know if you concur or not. I actually forwarded something to Mr. Smith and asked him to forward it to Mr. McCartan. It addressed the gate and the people. It looks like procedure is being followed. It appears that these people are residents. What can we do to make it easier for the security guard? Do we need to step anything up or change anything?

Mr. McCartan responded I received the email from Mr. Smith this morning. I asked the guards about the basketball gate, and they said that it depends who is there. I asked if it was self-closing like the main gate. It has the ability if you pull it open and hold it wide open, it will stay open. It was mentioned at the crime watch meeting that the lights go off at 9:00 p.m., and we want to be courteous so the gate closing does not make a lot of noise for residents. Generally, the security guard will close the gate.

Mr. Mastromarino stated my assumption was that the gate was left open, but that is not the case.

Mr. McCartan stated no. That is not the case. When it gets toward that time, he is going to be there monitoring that gate.

Ms. Palmer asked can we get a stronger mechanism for the gate?

Mr. Smith responded they will jam it open.

Mr. McGrath asked how about a spacer?

Mr. Smith stated the best thing to do is have security there.

Mr. McCartan stated even if they are residents, we still have the issue of them going through here to get to the court.

Mr. Mastromarino stated my assumption, based upon what I heard which concurs with what you said that I forwarded on, was that the gate is left open. People are jumping over the fence, taking off in their cars, and leaving the property. I am hearing evidence otherwise to that. We also have a protocol that Mr. McCartan drafted if anyone would like to look at it. I looked at it before and thought it was sound. I just looked at it again and think it is fairly sound if it is being followed. Mr. McCartan, if there is anything that we can do or need to do, let us know.

Mr. McCartan stated we had some issues where they forced the locks, but that has been rectified. We cannot chain it, but we worked it all out. The gate will be closed at all times. The security guard firmly believes that they are all residents. You are not going to have 20 people coming in three cars just from two streets, but if you have four residents and they each have four guests, that is almost 20 people.

Mr. Smith stated they are not from one home.

Mr. Frawley asked if the Board does not know what is being observed in the community, how are you going to fix it if something needs to be fixed?

Mr. Mastromarino stated I agree.

Ms. Palmer stated we appreciate you bringing that to our attention. I think what Mr. Mastromarino is saying, that I tend to agree with, is if we are hearing from the security guard who is here that at least some of these kids are living here, then it becomes a difficult situation to monitor how many guests they have. If we found out all of these kids were leaving the community, that is a different story. That is why I asked if we think they are getting someone's key or if they are jumping fences.

Mr. Frawley stated I do not know. All I know is that when Mr. Klusko and I stood there last night, just by coincidence they happened to be leaving and we just decided to stay and watch them leave to see if they would come this way. There were seven cars.

Mr. Klusko stated there were nine cars. There were 21 individuals to be exact. They headed out of the community and they could live at the front. I bet you that none of them lived in the community.

Mr. Smith stated the security guard said that he knows some of the kids, and they do live here.

Mr. Klusko stated I am there and I watch. When the lights went out, they all left.

Mr. McCartan stated that would be 8:40 p.m.

Mr. Mastromarino stated that is the new time for turning the lights out.

Mr. Klusko stated the first group that left was about six to eight people. They started to walk this way and that way. The other nine cars with 21 people turned and headed out of the community. They were not unruly; that is the key. You want to keep it lit.

Mr. Smith stated we will reinforce the fact and try to make sure, at all costs, that the people who are here are residents.

Ms. Palmer stated these two kids who just walked through, I can see their access cards in their hands. I do not know who they are.

Mr. Smith stated the rest of them out there all came with their access card.

Ms. Palmer stated that presents a different problem. If someone who is not a resident is coming in with a key, and someone who lives here gave them their key, then how do you control that?

Mr. Klusko stated allow the key to work for a period of 15 to 20 minutes. They will come in and give the card to someone else who will go out and come back in. Do not allow it to be used more than three times a day in a four-hour period.

Ms. Palmer stated even if we could do that, I have a problem with that for families. In the summer, families are using the pool. Mom or dad will run back to get snacks for someone, and they are back and forth to the pool 15 times.

Mr. Klusko stated the first line of defense is right here.

Ms. Incandela stated we can talk about these issues for the next 50 meetings. It is an ongoing problem that we are going to have to deal with. We have a choice. You provide a service to the community because it is a service to children. You want your children to have the option and the members of this community to have the facilities and for it to bring and maintain value to those who are considering moving into the community, but it comes with a price. The price is that if we are not willing to invest the money in having ample security, around-the-clock security, barbed wire around the fences, locks on all the doors, and guards posted everywhere, then you are not going to get 100%. There are going to be kids on these courts at any given time who are not residents. What you have to do is balance it. Ask if there is a multiple level of problems? Are these non-residents destroying the equipment and taking up space so that our kids cannot play on those courts because those kids do not belong here? Are we hearing those kinds of problems that would warrant us investing money? This is not just about changing procedures. If we change the procedures and do those sorts of things with time limits, you are limiting your residents who should be enjoying these facilities and should have the freedom to come and go. It is a tradeoff and a balance.

Mr. McGrath stated it was just an idea.

Ms. Incandela stated I like the ideas, but we have to focus on if this becomes a pattern and we see that there are 30 kids every night. Then we know that there is a problem. Mr. Frawley, keep bringing these issues to us. We also have new a new attendant. How long has he been here?

Mr. McCartan responded since January.

Mr. Frawley stated he is sharp.

Ms. Incandela stated I received some good feedback, and I like what I have encountered with him so far. We will keep the best staff that we can. We will keep Mr. McCartan informed of the issues. If anyone sees reoccurring patterns, where there are 25 kids coming in and they are the same kids every night who do not live here, maybe we can card them more often. Also, if anyone has any doubts, we could bring the security guard in, and you will be comfortable in knowing that he is screening as best he can. If he

is out there watching and there is no fighting, they are playing well, the courts are maintained, and they are not abusing the property, then everything is fine. You have to balance where you want to put your time, energy, and money.

Mr. Mastromarino stated the demographics of this community have changed. Those kids who were 9, 10, and 11 years old five or six years ago are now in their teens. There are more renters in here who also have access to the facilities. It is not the same as it was a few years ago. I noticed it myself. I am concerned about our residents getting pushed out. It does not appear that they are. It may be at some point in time that we need to put in another court to accommodate everybody, if that is the case.

Mr. Frawley asked given the hot spot that you recognize, why do we not have a camera there?

Mr. Smith stated I will discuss that under my report.

Mr. McGrath stated we must not forget that we spent money and received tangible results. We have dramatically reduced the ability of people to park their car and just walk and play basketball, so we are making progress. I would be very happy if the security guard or Asgar decides to close the basketball courts down if there is a situation. I am supporting that, and I do not think there is any reason why we should not consider that.

Ms. Palmer stated I agree. If there is an evening where the kids are out of control and it is not a good situation, they should shut down the lights for the night and write in their report the reason why the courts were shut down. I am fine with that.

Mr. McGrath stated with the Board's support, he can do that.

Ms. Incandela stated he should already know that he has the discretion to do that.

Mr. McCartan stated he texted me one afternoon on what Mr. Smith alluded to. Asgar saw a kid jump over who was a resident. He told them to go home and come back tomorrow. This is fine as long as that does not leave him or me or the company or the CDD in a position of being sued for denying access. Asgar worked with the department of corrections, and he treats the kids with politeness and courtesy. He gets to know the kids. He is a sharp guy and very observant.

Mr. Mastromarino stated I realize that he is trying to do the right thing, and he is doing the right thing, at least in our minds. Is he subjecting himself to somebody charging him with something and we lose another good employee? Do we need to post something?

Ms. Palmer responded no. He has the right and the authority. Unless there are multiple allegations that can be backed up, he is a good guy. If you make someone mad, something can happen.

Mr. McCartan stated we stick to procedures within the framework we have, as opposed to having guards swipe people in and out so he knows if a person left the premises.

Mr. Frawley stated last night at the crime watch meeting, Asgar went into his room and pulled out a substantial amount of drugs that he found on the playground within the last week. He was doing a drug presentation and brought the drugs with him to show everyone.

Mr. McCartan stated it was the area where the slides are. He showed me where he recovered it, let me know about it, and photographed it. We put it in the report. They made an arrest in the parking lot, so whether or not it is open, that is still a bit of a focal point for people.

Ms. Incandela asked were these residents?

Mr. McCartan responded yes.

Mr. Frawley asked are you still grinding sidewalks?

Mr. Smith responded we have done over 100 locations and have 40 to go. Those last 40 are big ones and we need to bring out our big grinder. We needed to purchase a new diamond-blade wheel for it. That is what we are waiting on. As soon as the wheel is in, he will grind the other 40 sidewalks, and we will be done.

Mr. Frawley asked are they marked in some way so he knows where they are?

Mr. Smith responded yes.

Mr. Frawley stated I have a bad one that is not marked. Should I give you the address?

Mr. McGrath responded I already did that.

Ms. Donna Slack asked regarding the basketball courts, does the security guard keep track of the times when some of the younger kids come in and are not able to play because other people are there?

Mr. Smith responded yes. I was talking with him about that the other day, and he said that some little kids were playing on the other side of the fence. Normally, when kids this age come in here and the big kids are out there, the security guard puts them over here to

play. He does understand that he cannot shut down the big court when the little kids are out there, but he keeps them over here.

Ms. Slack asked I am just wondering if it got to the point where a lot of the younger teenagers wanted to play but could not because the adult teenagers are out there, if at some point you limited their time on the court.

Mr. McGrath stated like 30 minutes.

Ms. Incandela stated if it becomes a problem, we can always use sign-up sheets if we have to, if we receive complaints from people in the community that their kids were not able to play.

Ms. Slack stated I thought he may be aware if we were having the problem a lot. Do they have a limit of the number of people that they will let play at one time?

Mr. Smith responded you normally only play five on five or six on six. You do not want to play more than six on six.

Ms. Slack stated even when you have extra players and you switch them in and out, you should not have more than 20 people on a court.

Mr. Smith stated you have a group that is playing and another group that is waiting to play the winners of that game. It regulates itself.

Ms. Slack stated I just wonder if we have to worry about having 40 to 50 people out there.

A Resident stated some kids are there watching, too.

Mr. Smith stated you are going to have a bunch of people out there at times. You are not going to be able to change any of that without having an attendant out there.

Mr. McGrath stated that is true.

Mr. McCartan stated we had issues before the court was fenced in, primarily with non-residents using the court. All of the guards are encouraged to direct the younger kids toward the smaller court. The only issue is if someone comes to play tennis.

Mr. Mastromarino stated the kids will even play half court, and you can easily have 20 kids out there using the court at one time.

Ms. Slack asked what about the days that the guard is not here?

Mr. Smith responded we are going to talk about that.

A Resident stated I would like to know what happens once you place the other exit out here.

Mr. Smith stated I may not have to do that. I am holding off on that until I receive a full commitment from the County. I do not think I am going to get that.

The Resident stated once you are able to lock that gate again, that will eliminate some of these issues.

Mr. Frawley stated maybe we should have the contractors go first so they do not have to sit through these meetings.

Mr. Smith stated audience comments are limited to three minutes each.

Mr. Frawley stated the reality is, the contractors want to leave earlier.

Mr. Moyer stated legal counsel will advise that because of State law, audience comments must be first, so they can comment on anything they choose.

Ms. Slack stated there are a lot more sinkholes, and the pole you put up on Sweetshire at Brighton Lakes Boulevard is leaning over again. Even though you put sod in there, it is going to keep flooding because the water comes down from the hill, and there is no drainage. You need to put in a ditch or something.

Mr. Smith stated we will probably place sand in the lower areas so it dries out.

Ms. Slack stated the water is going to run down, and ditches would direct it away. If you did that, the field you just put in might stay drier.

Mr. Klusko stated regarding the basketball courts, you are never going to deter; you can only control it to some degree. Is there a monitoring system on the cards?

Ms. Incandela responded yes.

Mr. Klusko stated if you have a camera, that is a deterrent. I know if I am being videotaped, there has to be a sign, but that would help.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the January 8,
2015 Meeting**

Mr. Moyer reviewed the minutes of the January 8, 2015, meeting and requested corrections, additions, or deletions.

Mr. Mastromarino stated on page 23, halfway down the page, "Ms. McGrath" should be "Mr. McGrath."

On MOTION by Mr. McGrath, seconded by Ms. Pieters, with all in favor, unanimous approval was given to the minutes of the January 8, 2015, meeting, as amended.
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FIFTH ORDER OF BUSINESS

Vendor/Contractor/Third-Party Items

A. Landscape Maintenance – Girard Environmental

Mr. Murphy stated we have been having a lot more activity out here and are pushing a lot of things. We are doing our seasonal pruning right now. We are taking the oleanders down quite a bit, in hopes of them flushing and being a little thicker, giving you the privacy that they are designed for. We just recently did a turf application for fertilization, fungicide, and weed control. Weed control is one of our higher priorities out here right now because there are some areas that we are fighting.

Ms. Palmer stated that center strip going all the way down Brighton Lakes Boulevard.

Mr. Murphy stated unfortunately, one of the areas that we are fighting, especially from the bridge forward, is a continuous supply of water. Just this past week, we discovered three more mainline breaks and a valve that went down. Unfortunately, a lot of those things go hand-in-hand. If you apply herbicides that need to be watered it and we do not get the proper water supply, you are negating what you are doing. We know that front area is going to be a continued battle. Some areas in front have responded very well. Some areas look nice and lush. I agree that the center island is one area, and there are a couple of areas right next to Volta that need help. We are concentrating our efforts on it, and the main thing is that we need continuous watering. We started our mulching program and are working on the berms behind Patrician Court. We also increased some of the screening material that has died out through the 10 years they have been there. We are doing structural putting on some oak trees along Brighton Lakes Boulevard to give them more ability for health and thriving and to provide more air circulation through them, which helps alleviate pests and disease. We know that ants are an extreme issue out here. We were using baits until this past month. We are now individually drenching the ant beds. The downside to that is, if we do a 90% drenching, and miss that 10%, then that 10% will come back and spread again. We are aggressively chasing them. Mr. Smith and I spoke two weeks ago about lightly treating the property with a chemical called Top Choice. The manufacturer of Top Choice comes short of guaranteeing a one-year control. They say it is supposed to control the ants for one year, but they will not guarantee it.

Mr. Mastromarino asked how hazardous is the chemical to pets and people?

Mr. Murphy responded there is no hazard. This chemical is used in playing fields and parks.

Ms. Palmer asked what is the cost?

Mr. Murphy stated it is not cheap. You are probably talking close to \$20,000 for just Brighton Lakes Boulevard. If you have St. Augustine coming down the front, that is almost 10.5 acres of turf that you will be treating, which will cost \$8,000 in itself. It is a one-time treatment that will last you a year. It is your top-of-the-line defense. If not, we will continue to do what we are doing, which is baiting and drenching.

Ms. Incandela stated I know the idea is that we have to treat everything. Would we be able to use it in certain locations like the playgrounds, and would it help in that area? Or do you have to literally treat the entire community?

Mr. Murphy responded it would help in areas you are treating because there is a residual in that area and would keep the ants from regressing back into those areas. They would show up around the perimeter

Ms. Incandela stated for example, if we were having a massive problem in our playgrounds, we could treat just the playgrounds, and they still would be somewhere else.

Mr. Murphy stated that is correct.

Ms. Incandela asked would we be able to treat the other areas the way we are treating them now as you are trying to keep on top of them?

Mr. Murphy responded yes. I broke down the prices three ways for Mr. Smith. I provided a price (1) for Brighton Lakes Boulevard, for the St. Augustine areas along Brighton Lakes Boulevard, (2) for the playgrounds and the common Bahia areas, like Sweetspire where you have two open field areas, and (3) for the ponds.

Mr. McGrath stated it is something to talk about.

Mr. Murphy stated it is not cheap, but it is your best defense for the ants.

Mr. McGrath asked how many years has it been in use?

Mr. Murphy responded at least ten years. I have used it before on other properties, and it worked great.

Mr. Frawley asked does it kill chinch bugs and other insects?

Mr. Murphy responded no. We have a separate treatment for those.

Mr. McGrath stated I noticed that the sidewalk on the south side all the way by Pleasant Hill is still weeping water as of this morning.

Mr. Murphy stated that is one of the valve issues. We have the pump turned off and we are letting it dry out over the weekend. We will make the repair on Monday.

Mr. McGrath stated thank you.

Mr. Frawley stated on the left of the guardhouse as I am walking against traffic coming on the inbound lane, there are two wet spots.

Mr. Murphy stated we had three mainline breaks and one valve. They have already been identified, and the pumps are shut off. We are letting it dry over the weekend so we can make the appropriate repairs.

B. Security – Keep Safe Security

Ms. Palmer stated kudos to the security guards. Even though they know who I am when I come through the gate, they still stop me for the gate arm to come down before raising it back up.

Mr. McCartan stated at the January meeting, there was discussion about spring break and summer break in having guards seven days a week. We provided a proposal to increase the security to seven days for the same hours of 2:00 p.m. to 10:00 p.m. There will be a 16% increase, but the rate is the same as the current rate.

Mr. Mastromarino asked what is the annual rate?

Mr. McCartan responded \$237.28 for the two extra days.

Ms. Palmer stated for the year, the price is \$12,338.56 not counting any holidays.

Mr. Mastromarino stated we raised the CDD rates last year for the fence, which was a one-time cost. I think in the upcoming years, keeping the rates the same as they are, we will probably have funding for this and would end up with seven days of coverage.

Mr. McGrath asked how are we for spending another \$12,000?

Ms. Palmer responded that is \$12,000 annually. This year we would do it for half a year since the end of our fiscal year is September 30. We are six months into the fiscal year. We would only need approximately \$6,000 if we did it from the end of this month through the end of this fiscal year.

Mr. Smith stated we have that much in the budget.

Mr. Moyer stated through four months of our fiscal year, when you take into consideration all of that is going on in the community and the things that we are doing, we are only \$9,249 under budget.

Mr. Mastromarino stated we are doing quite a bit of work with Girard right now.

Ms. Palmer asked when is our next meeting?

Mr. Moyer responded in May. We will start the budget process then.

Ms. Palmer stated maybe we want to look at it for the summer and see where we are fiscally as of our next meeting. If we are still in a fiscally good position, we will look at

having seven days of coverage for the summer months when the kids are out of school and then bring it into next year.

Ms. Incandela asked what about spring break?

Ms. Palmer responded I think for spring break, a lot of people go away since it is just that one week. For the summer, people are gone over different periods, but we can certainly look at it for spring break.

Ms. Incandela stated it would be an extra \$237.28 for coverage for spring break.

Ms. Palmer stated for Mr. McCartan to bring someone on for just one week is difficult. We are talking about two extra days just during spring break.

Mr. McCartan stated the initial conversation was about spring break. There are two Mondays. To ease the financial burden, I will post somebody full-time, as opposed to having Asgar work and paying him overtime to cover those three days, which I can do at our normal rate. It would not be our holiday rate or overtime rate. That would cover spring break.

Mr. McGrath stated if we had the service for three months during the summertime, that would be under \$4,000. That may be a good starting place for us to see if we are getting our money's worth. I certainly do not want to put you in the position of finding somebody good and then having to let them go.

Mr. McCartan stated if the Board was in the position to accept it to start next Monday, I would have the same person for spring break. I am moving forward with having the same person in the guardhouse.

Mr. Mastromarino stated spring break is in the next couple of weeks.

Ms. Palmer stated it is the last week of March.

Mr. Smith asked do we want coverage during spring break?

Ms. Palmer responded yes. We will probably have it for the summer.

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 we have collected 89% of our non-ad valorem assessments. A year ago, it was 87%, so we are right on target where we need to be. I already reported on the expenditures; we are \$9,249 under budget through the first four months. Things are starting to tighten up a little.

Mr. Frawley asked through the end of the year, what are the most assessments we ever get?

Mr. Moyer responded we usually get 101% to 102% of what we levied. The reason for that difference is, when we prepare a budget, we assume that everybody will pay at the earliest possible time to take the 4%. Obviously, that does not happen. To the degree that property owners do not take their discounts, we are the beneficiary.

Ms. Palmer stated we collect the rest through tax sales when people buy the tax certificates.

Mr. Moyer stated we would end up collecting what we levy. The tax sale idea is to give the purchaser a certificate. They pay the tax, but then they get 18% interest or whatever they bid it down to. We do not receive any benefit from that. If it is delinquent, then there are delinquent charges that we would receive but not the big numbers.

Mr. Frawley asked does the County charge for doing that?

Mr. Moyer stated yes.

Mr. Frawley asked what do they get?

Mr. Moyer stated they are permitted by law to charge 2%, or \$16,743.

Mr. Mastromarino stated it is still a large number when you add it up.

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. Mastromarino stated I looked at Girard's invoices, and I see the work that they are doing along Brighton Lakes Boulevard. This seems like a heavy year in terms of over spending.

Mr. Smith stated everything that they are currently doing is per the contract.

Mr. Mastromarino asked is there anything that you see or that we need to be concerned with?

Mr. Smith responded I do have some proposals for improvements. I will see what I have in my budget and will only use what I have designated for that cost in the budget. The things that you are seeing that are outside of the contract are the sod replacements on Sweetspire.

Mr. Mastromarino stated you mentioned a volleyball court on Maracaibo.

Mr. Smith stated no, we were talking about doing that. I have some proposals to sod Maracaibo and at the end of Biel to clean that up. I am holding off on those to see where we are in the budget.

Mr. Mastromarino stated I just want to make sure that we were not getting ahead of ourselves in not keeping in check with the budget.

Mr. Smith stated I am monitoring that.

Mr. Mastromarino stated I appreciate that. You guys have done a great job in the past few weeks. It looks like a different community.

Mr. Smith stated Girard has been working on it for quite some time. They trimmed all of the palm trees four or five weeks ago. Every week, I try to get them to do something else. When they were not mowing the pond banks since they did not need mowing, I had them doing other things that were outside the contract to make up for that scope.

Mr. Mastromarino stated I agree wholeheartedly that we certainly do not need the pond areas mowed as frequently from November until March. I think it is probably in everybody's best interest that in the next contract, we allow some play in the language where we can do that.

Ms. Palmer stated the contract does not have that language.

Mr. Smith stated the contract is as directed by the owner. We can change what they do. It does not make sense to mow a pond that does not need to be mowed.

Mr. Mastromarino stated absolutely.

Mr. Smith stated I will just have them do that in the summer.

Mr. Mastromarino stated that is a great idea, and I am glad we mutually worked that out.

Mr. Moyer stated according to the year-to-date financial statements, we should be at \$60,000 and we are at \$64,000 for Girard's contract. The reason for that is not so much the extra work that they are doing, but it is for irrigation repairs.

Mr. Mastromarino stated as I look at the monthly reports, we pay \$750 per month for pool maintenance. Is that a reasonable cost?

Mr. Smith responded yes, for this pool it is. They are doing a good job.

Ms. Palmer stated I pay a lot more than that for the pool at my hotel.

Mr. McGrath stated pools are expensive.

Ms. Palmer stated we have a lot of people in it, and we need a lot of chemicals.

Mr. Mastromarino stated this does not include the chemicals. It is just for the maintenance.

Ms. Palmer stated we maintain it, and it has a very heavy load, which affects the chemical use.

Mr. McGrath stated in the past, we obtained some quotes, so there is a level of comfort that what we are paying is comparable.

Ms. Palmer stated rebid it three years ago.

Mr. Moyer stated you are actually a little under budget on pools. The prorated amount is \$10,000, and we spent \$6,800, so we are \$3,000 under.

Mr. Mastromarino stated the service we use for manual labor, I noticed that there are 26 pages of invoices. On quite a few pages, another community is listed. I know that you separate it out, but I think it would certainly be in our best interest to have that company keep the invoices separate so we only see Brighton Lakes. It would be easier for the accountant to be able to make that differentiation and not have to figure out what the differentiation is.

Ms. Palmer asked will that affect us on an audit having both names on it?

Mr. Smith stated no.

Mr. Moyer stated the reason that they can allocate it is that they keep those time cards, and we make that allocation.

Mr. McGrath stated in the past, we have sometimes switched someone who was working in a different community, and they would come and work for us when we needed the help.

Mr. Smith stated the invoice itself has Brighton Lakes. It is the backup and time sheets that come along with it that shows the other Districts. We have one guy who works for VillaSol, and they use this backup for both communities for invoice purposes. The invoices themselves are separate.

Mr. McGrath stated on page 1, a custom upholstery pad was purchased from Exercise Systems. We paid them \$202 to install seats or benches. We have a service that they provide where they come out to make inspections. We paid \$65 for a trip charge, which I assume means that they are going to come out for maintenance. Maybe this is something they do right away because it is broken.

Mr. Smith stated generally, they come out and perform maintenance. From that, they generate a report and send it to us. From that, they give us a proposal to come out to do

the work. We will sign the proposal and send it back for them to make the repair. They will charge us a trip fee.

Mr. McGrath stated so they need to come out both times.

Mr. Smith stated correct.

Mr. McGrath asked are we storing the Christmas decorations?

Mr. Smith responded yes.

Mr. McGrath asked will we be able to use them next year?

Mr. Smith responded some of them, but not all of them. We are trying to move to LEDs. We have containers for each community and keep them in storage. In October, I have all of my guys go through and see what is working and what is not. When we get into November, we start installing them, actually the week before Thanksgiving.

Mr. McGrath stated there was an installation of sod on December 31 for \$1,050. Where was the sod installed?

Mr. Smith responded we replaced sod on Brighton Lakes Boulevard coming in between the front entry and the bridge. They replaced half of it, and we replaced the other half. Some of it was bad sod, so they replaced half of it. They actually let some of it die by the guardhouse, and then they came back and replaced that on their dollar.

Mr. McGrath asked should it have been all on their dollar?

Mr. Smith responded no. Due to the nature of sod, we are going to have to replace some of it. It is just going to die over time, particularly with irrigation breaks.

Mr. McGrath stated that is not their fault. I understand.

Mr. Smith stated I do make them take responsibility for what I consider their fault.

Mr. McGrath stated good. On page 4, we purchased some catch-and-release fishing signs for \$82 each. Is that a custom sign?

Mr. Smith responded yes.

On MOTION by Ms. Palmer, seconded by Mr. Mastromarino, with all in favor, unanimous approval was given to the check register and invoices, as presented.
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C. Acceptance of the Audited Financial Statements

Mr. Moyer stated I would like to review the audit with you and get your approval to send it to the appropriate State officials. The first item that I would like to highlight for you is on page 2 under opinions. This is an unqualified opinion of the auditors that the financial reports that we provided to them as of September 30, 2014, did fairly represent

our financial position as of that date. There are no qualifications to the audit. The numbers and descriptions are good. I encourage you to read the audit because it is informative. Page 23 is the most telling part of what you, as a Board, do and what we, as management, do. The original levy was \$767,617, and we actually received \$776,530, which is a plus of almost \$9,000. We earned more interest revenue than we budgeted, \$2,900 more. In total revenues, we were ahead by \$11,819 over what we budgeted. Expenses are deducted from that, and the bottom line of that activity is that we put \$85,000 into fund balance, which is close to what we budgeted for reserves. We are running the District right according to the budget. The next item that I would like to bring to the Board is the reports starting on page 24. One deals with internal control over financial reporting. They provide an explanation of what that means. In the last paragraph they state, "In our audit, we did not identify any deficiencies in internal control that we consider to be a material weakness." There is another section in that same report dealing with compliance with laws, regulations, bond covenants, and ordinances. In this section they state, "The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards." The last item I will review is the management letter. This is the auditor's opportunity to bring to the Board's and management's attention suggestions on how to make the financial reporting system better. In this report, they state that they do not have any such recommendations. They also state that under Section 218.503(1), Florida Statutes, that we have not met any of the conditions for financial emergency. Overall, this is a clean audit with no recommendations. I would ask the Board to authorize me to file this audit with the auditor general and the appropriate State officials.

<p>On MOTION by Mr. Mastromarino, seconded by Ms. Pieters, with all in favor, unanimous approval was given to accept the audited financial statements for fiscal year 2014 and to authorize its filing with the appropriate State agencies.</p>

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being nothing to report, the next item followed.

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

This item not being discussed, the next item followed.

viii. Discussion on Security Invoices

This item not being discussed, the next item followed.

ix. Discussion on Security Cameras

Mr. Smith stated we spoke about the possibility of a camera for the basketball court. I obtained a proposal from ACT for a camera. It will tie into our existing system.

Mr. Mastromarino asked were we able to salvage any equipment that we removed from Kariba and Volta Circle?

Mr. Smith responded no. The cost to install a camera is \$4,200.

Mr. Mastromarino asked where exactly would the camera be located, and what visibility would we get?

Mr. Smith responded right outside of the gate. It would give a view of the entire basketball court. There is a quote for another camera in the corner for an additional \$1,075.

Mr. Mastromarino asked is that something that we can add on later?

Mr. Smith responded yes; however, the price will be more than \$1,075.

Ms. Palmer stated cameras sometime make me nervous. If there is a young woman on the basketball court and something happens to her and a camera is there, is there a perceived expectation of additional safety and does it increase our liability by having that camera out there and not having it regularly monitored?

Ms. Mackie responded no, there is no increased liability having a camera. That is perfectly acceptable.

Ms. Palmer stated with a camera, there is a perceived expectation that someone is going to be watching it and that there is a higher level of safety than if it was not there. I just wanted to make sure that we were not opening up ourselves to additional liability by having the camera there.

Mr. Mastromarino asked are we required to post a sign saying that this area is being videotaped?

Ms. Incandela responded no, we do not need a sign, but it would possibly be a good deterrent. In terms of our security obligations with cameras, what is our obligation with respect to security on our property with respect to guests?

Ms. Mackie responded in terms of security, what you are doing is protecting the District asset. The District does not have police powers, so security is really there to protect the District assets. That is the first priority. The expectation may be that you are doing a full 24-hour monitoring with your cameras in constantly having someone visualize what is being played back through those cameras, but there is no liability to the District if something less is being performed.

Ms. Incandela stated we are not under any legal obligation to provide cameras as protection other than for our facilities.

Ms. Mackie stated that is correct.

Ms. Incandela stated for example, if we wanted to use a dummy camera for deterrent purposes only, is that an option that we can consider, as well?

Ms. Mackie responded sure. We counsel other Districts that go to greater lengths in terms of cameras, such as HD quality. In general, they have motion sensors, and they range down to dummy cameras. There is no specific obligation for the District to require x number of cameras per square foot.

Ms. Incandela stated thank you. I am so sick of seeing these invoices, and I know there is not much that we can do about it and there are not a lot of options. The proposal is \$5,000, but it will not be just \$5,000. It might break, or it is foggy and you cannot see,

so you have to install lights to catch the images. So it is an additional investment. Why are we putting a camera there? Are we putting the camera there as a deterrent because we want kids out there to think that they are being watched? Then we can put a dummy camera out there with a sign. They will not know that the camera is not attached to anything. If the rest of the Board wants to consider adding a camera, that is fine, but for the record, at this point, I am tired of looking at these repairs bills. Our obligation is to protect our assets. Unless there is an issue that we need cameras to address, I am not in favor of it.

Mr. Mastromarino stated I concur with Ms. Incandela. Based on what we heard earlier from Keep Safe Security and the concerns that we have with the basketball court area, this is not something that is needed at this time.

Ms. Palmer stated I like the idea of having dummy cameras.

Ms. Slack asked could you use the ones you took out, or are they too old?

Mr. Smith stated I can get dummy cameras. It is not a problem.

Ms. Incandela stated we can place them in other locations, also. The dummy cameras typically have working lights on them, which our old ones may or may not have had. Either way, it would act as a deterrent.

Ms. Palmer stated I think if it is out there, it will get broken more often. It could intentionally get broken, or it could be damaged by the balls being thrown around. We would want to catch something after the lights go out. If something happens that time, you are not going to see it.

Mr. Frawley stated you should put one on the light pole to the left side of the tennis court, way up high so that is not an issue.

Mr. Smith stated if the camera is facing toward the basketball court, no matter how high I put it, it could get hit by a basketball.

Ms. Pieters stated not only that, but our kids are so savvy that they know whether or not things are real.

Ms. Incandela stated they will have to climb a pole to figure it out first.

Ms. Palmer stated I think a dummy camera is a very small cost and is a good deterrent. I would not be an advocate for a real camera.

Mr. McGrath stated December 22, we spent \$12,500 for cameras. It is going to be higher with the more cameras we get. If we get the dummy cameras and we find that they are not satisfactory, we always have the option in the future.

Ms. Palmer stated agreed.

Ms. Pieters stated not only that, with the dummy cameras, we also have to look at what is not included. That means an added expenditure if something goes wrong.

Ms. Palmer asked how much do you think a dummy camera costs, \$200?

Mr. McGrath responded \$80 to \$100.

Mr. Smith stated I might have an old one, or I can get one from ACT. I have a meeting tomorrow with Bright House for the static IPs for Kariba, Volta, and the guardhouse. That will get our cameras fully operational so we can see them from anywhere. We can watch them from the guardhouse or anywhere. I obtained a price from Century Link, and they were more expensive. I will talk with them tomorrow to see exactly what we have going on. The price per month is comparable. Their service has been much better.

Ms. Palmer stated I have Bright House security and can see what is going on at the house on my phone. I have not had any issues.

Mr. Mastromarino stated in the last several months, Bright House installed fiber optics. Does it make sense to look at Century Link and see if we can move everything over to Bright House?

Mr. Smith responded yes.

Mr. Mastromarino stated it would be easier to manage.

x. Speed Humps

Mr. Smith stated we tried to install the speed hump at the guardhouse. The detection loop is right in the asphalt. They did not want to place the detection loop in the brick pavers. They put it just beyond the brick pavers, which is causing a slight problem with the timing of the gate arm. I have a meeting with ACT on Monday to see what it would take to move the detection loop into the brick pavers. Obviously, there is going to be a cost associated with that.

Ms. Palmer stated I would hold off on the second location because they are putting down the arm between every car. Since they are being consistent, people know now that the arm is coming between every car. Before we spend money, I would wait to see if there is another area where we can place the speed hump.

Ms. Incandela stated there are other areas where we are talking about considering.

Mr. Smith stated they kept saying we need to move the loop, but I said the detection loop has been in the same place for all these years, and we never had a problem. If we

want to put a speed hump there, then we have to move the detection loop. I will hold off on the speed hump and use it somewhere else that makes more sense.

xi. Staff

Mr. McGrath asked can you give us a brief report on our new employee, Ms. Diana Alvez-Martins?

Mr. Smith responded she came from Disney, and we worked with her for years. She was a paralegal at Disney for 10 years. She is mature and knows what we do. She has been working with CDDs, especially the Celebration CDD, for years. I think she is going to be a good asset.

xii. Cornhole Game

Mr. Smith stated at the last meeting, the Board authorized the installation of the Cornhole game. I am now looking for the game. Everywhere I looked, they are not very good, even the ones online. They are not commercial grade. I am going to have my guy build one and concrete it in. You will not be able to move it, and kids will not be able to tear it out of the ground. It will not fall apart because of weather. That is my goal. It will be built as soon as he completes other projects.

Mr. Mastromarino stated my concern is that kids are going to use it as a bike ramp.

Mr. Smith stated that is a possibility.

Mr. Mastromarino asked will it be sturdy enough?

Mr. Smith responded the location is what I am most concerned about. Kids will find other uses for everything.

Mr. McGrath stated at our last meeting, the discussion was about using horseshoes that turned into this. I had some extra time to think about it, and I am not sure that this is a good improvement for our people. Is it something that the Board would like to take another look at, or are we satisfied that we want to go ahead with it?

Mr. Smith responded it is just one more thing that you have to maintain. Like horseshoes, it has something that will be in somebody's hand that they will have the ability to throw.

Ms. Palmer stated we turned down other requests for things, and this is something that anyone in the family can use. My daughter has orchestra at Trinity Lutheran, and they had one in their courtyard at their school. A bunch of kids were playing with it for 45 minutes. I think that it is a multi-generational game.

Mr. Mastromarino stated I agree that it is multi-generational. One of the issues with the horseshoes is that you need to have an attendant sign items in and out.

A Resident stated they could bring their own, just like they bring their own basketball.

Mr. Mastromarino asked how do we monitor the bean bags?

Mr. Smith responded they will only be able to play if the attendant is here. In the evening, the security guard is not going to monitor the bean bags.

Mr. Mastromarino stated they will only be able to play during daylight hours.

Mr. McGrath asked is there a clear desire to go on with this? I think that we took a wrong turn.

Ms. Palmer stated I think it is an inexpensive endeavor that benefits the community overall. I feel most of our facilities are for bigger kids. Even though mall kids want to use it, they will not use it while the big kids are out there. I would vote to go on with it.

Mr. Mastromarino asked what are we looking at for a cost?

Mr. Smith responded if you authorize \$200, I can it done for that amount. I am also looking for a location. I was thinking about where these ligustrums are between the back fence and the tennis court to put in that section and block off the other end. It is an enclosed area. If someone throws a bag funny and someone is sitting over there around the pool, they might get hit.

Ms. Palmer stated it is just a bean bag, though, and not a horseshoe.

Mr. Smith stated another proposed location is in the basketball court area to the right as you go through the gate. Otherwise, I was thinking about putting it by the tot lot. I am throwing several ideas around.

A Resident stated I think originally it was designed by the adults who wanted to play horseshoes, and now they are left with a Cornhole game. If you put it near the tot lot, that is an area for kids. If you put it by the basketball court area, when adults play in the evening, it might be a deterrent to kids causing trouble on the basketball court.

Mr. Smith stated there will not be any evening play because no attendant is here to hand out the bean bags. I will put it right outside of the gate to the right along the tennis court fence.

Mr. McGrath stated that is a good idea.

Mr. Mastromarino stated that is a good area.

Mr. McGrath asked that is not the area we have discussed for the barn for our golf cart?

Mr. Smith stated no.

xiii. Miscellaneous

Mr. Mastromarino stated I sent you a note about the area behind Chapala, the fenced area. I know we had talked in the fall about questioning the need to knock down the weeds with aquatic treatments. Having walked back there, that water is permanent.

Mr. Smith stated that is correct.

Mr. Mastromarino stated there is aquatic plant life and snails. Should that be an area that has standing water?

Mr. Smith responded yes.

Mr. Mastromarino stated so it is not a drain backed up that we do not need to be concerned about something different.

Mr. Smith stated no, because that is an outfall to the wetland. When the wetland stages up, that area stages up. When the wetland stages down, the water in that area will do gown.

Ms. Pieters stated some residents are complaining about flooding from that area.

Mr. Smith stated it only floods that area. It is graded to a point where the outfall from the wetland, once the water goes into the wetland, the wetland outfall is lower than the highest point of the berm. The water will not stage up and go into the park on Chapala or to that house unless it is a major flood, and everyone is flooded.

Mr. Mastromarino stated what it looked like to me is that some of the piping actually goes into the pond to Stargrass.

Mr. Smith stated no. All of the water from Stargrass is moving in that direction or to that point. It goes into a wetland and flows to where it was originally flowing 100 years ago.

Ms. Incandela stated an email was circulated to the Board from some residents who live adjacent to the Lowe's distribution center where some landscaping had died and needs to be replaced. Did you receive that email?

Mr. Smith responded yes. We will be replacing some plant material on that berm. They are wax myrtles, and after ten years, they die. We just installed plant material that we are not going to lose as quickly. Wax myrtles are great for a buffer early on, but years later they die. The same thing happens with the pine trees. When they grow up, they are clear at the bottom.

Mr. Mastromarino asked are we required to do that? My concern is that we are setting a precedent for anyone who lives abutting any property maintained by the CDD.

Ms. Palmer stated this was brought up years ago when Lowe's first put in that distribution center. There was a difference in what the builder said and what actually happened. We agreed at that time that we would help buffer it seven or eight years ago because it was a huge monstrosity that went in unexpectedly. We had a lengthy discussion with those residents and agreed to do it because that distribution center was not something that was initially going to be there, and we were going to assist with that.

Mr. McGrath stated I think if we ever get to the place where we have significant monies to spend, we should contact Lowe's. They have been good neighbors. If we made a case, I think that they would probably help us.

Mr. Smith stated that is a maintenance part of landscaping. We are going to have to replace plants.

Ms. Incandela stated perhaps Lowe's would donate some trees.

Mr. McGrath stated early on, Ms. Slack made significant changes just by calling and asking.

Ms. Slack stated the vehicles backing up do not beep anymore. They make more of an air sound, so when you are in your house, you do not hear it.

Ms. Incandela stated I can see Lowe's making that adjustment because of noise complaints.

Ms. Slack stated they were really good about doing that, and they even gave me a tour. They also donate stuff to schools. They do some landscaping at one of the schools; they donated it and planted it.

Mr. McGrath asked did we receive a request for a garage sale banner at the front entrance?

Mr. Smith responded yes. The HOA wants to put up a banner.

Ms. Palmer stated they do it for a community garage sale every year and put up a banner.

Mr. McGrath stated it is noted as being an attachment, and I did not see the attachment. Is there an issue?

Ms. Palmer stated we have not said anything about it any other year.

Mr. Mastromarino stated I think the issue the last time they held the garage sale was that we did not know about it or the banner was not taken down after the garage sale.

Mr. McGrath stated maybe we should send a letter to the HOA letting them know that we are with them 100%, but anyone who wants to do that has to go through the process.

Ms. Palmer stated perhaps we can just call Ms. Alba Sanchez and tell her the banner has to be removed by Monday.

Mr. Smith stated I will call Ms. Sanchez.

Ms. Incandela stated I do not remember it being an issue. Mr. Smith will remove it if he sees it up. I wanted to discuss the having the contractors attend meetings by phone. All of them have very early starts to their days. I love their participation, and I want them to continue to participate, but I would prefer that they attend by phone. Would anyone object to that?

Mr. McGrath responded I think that it is certainly worth trying. If we discover for whatever reason that it does not work, we can always go back to have them attend meetings.

Mr. Smith stated we can have them come on a rotating basis.

Ms. Palmer stated it is up to Mr. Smith, since he works with them on a regular basis.

Mr. Smith stated I would rather that they come to the meeting.

Mr. McGrath stated I agree that we need to put their feet to the fire.

Ms. Palmer stated I do not think that they need to attend the next meeting unless there are some serious issues.

Ms. Incandela stated rotating them is a good idea.

Mr. Smith stated we can have Mr. McCartan attend one meeting, and Mr. Murphy can attend the next one. I think having them come and hearing what you have to say is not a bad thing.

Ms. Palmer stated they will still attend, but they will attend by phone. They still have to listen to us

Mr. Smith stated I think that they need to attend in person, particularly Mr. Murphy who is the project manager for landscaping.

Mr. Moyer stated we will do both. We will have one on the phone and one in person, and then they can rotate.

Mr. McGrath stated fine.

Ms. Incandela stated we will let them know that if there are any issues, we will go back to having them both attend in person.

Mr. Smith stated at the May meeting, I will have Mr. McCartan attend the meeting with Mr. Murphy on the phone, and then vice versa for July.

xiv. Records Retention

Mr. Moyer stated you received a resolution dealing with a retention policy. The State of Florida has an 88-page Statute dealing with retention and how long we are required to retain certain documents. I have been an advocate throughout my career of keeping public records. We do not pay very much for storage, probably \$60 a year. This came up because someone said that if we throw some of these boxes away where we do not have to keep them, then you can save \$5 a month. I believe that \$5 a month is a good investment to protect our public records.

Mr. Mastromarino stated I agree.

Ms. Palmer stated once you throw it away, then you will need it.

Mr. Moyer stated the resolution that I am going to ask you to approve does say that we will keep our public records.

Ms. Pieters asked how long will we keep those records?

Mr. Moyer responded we will keep them until this Board changes its mind and wants to dispose of them.

Ms. Mackie stated I sent Mr. Moyer an email prior to the Board meeting. I believe that the Board previously adopted this similar resolution in 2011.

Mr. Moyer stated I think that is right.

Mr. McGrath stated we can continue with that.

Ms. Palmer asked do we need another one?

Ms. Mackie responded I reviewed the minutes in advance of the Board meeting where the Board adopted a records retention policy and designated the District manager to serve as liaison, which this resolution also purports to do. I do not think it changes anything from the one adopted in 2011 in terms of the timing in which we keep records. I was not serving this District at that time, but our recommendation to all our Districts was to adopt the State records retention policy with respect to the timing, or in the alternative, keep everything. Most Districts determined to keep everything, but I cannot say if this District was one of them.

Mr. Moyer stated then we have already taken care of this.

Mr. Mastromarino stated I saw in the reports where there was some attorney discussion with a church group. Did that have to do with leasing this room?

Mr. Moyer responded we addressed that a long time ago.

Mr. Mastromarino stated it was in the report this month, so I was not sure if they pursued it and was something new.

Mr. Moyer stated no.

EIGHTH ORDER OF BUSINESS

Submitted Resident Questions and Audience Comments

Mr. Frawley stated I asked a question that was never answered. I want to hear an explanation on how the liability for having unsupervised recreation equipment all the way down Brighton Lakes Boulevard is less of a liability than having a horseshoe game next to the pool.

Ms. Incandela stated when you are looking at that in terms of liability and what our duty is as a landowner, you have a duty to keep your property reasonably safe. If there is something unreasonably safe on your premises and you have awareness of it, you have a duty to fix it. It is knowledge, awareness, and unsafe condition. If you have playground equipment that is reasonably safe to be played on by children and that playground is maintained in a reasonably safe condition, with good maintenance, good solid equipment, and appropriately looked after, that to me, is satisfying your duty as a landowner. If you have a situation where you have unmonitored projectiles, such as metal objects, that you reasonably can foresee children using unsupervised and doing things with them they are not supposed to do, to me, that would be an unreasonably safe condition. That would be the difference between stationary equipment and a flying projectile.

Mr. Frawley asked where did you get the idea that the children would be unsupervised? Do we not already have regulations on that?

Ms. Incandela asked how would you regulate that? What would you have to invest to make that a safe situation? In my opinion, what you have to invest to make that a safe condition for those who are using it would outweigh the whole benefit to having it and would also put people at unreasonable risk.

Ms. Palmer stated you cannot stop a family from bringing their own horseshoes, using them up there, and throwing them. In the workout room, we can say that no one under 16 years of age can go in there because it is a locked facility. Out there, that is a wide open facility that is common ground that anyone can come and use.

Ms. Incandela stated it is not reasonable unless you are going to monitor it properly. That opens up a whole host of issues in how you are going to monitor it. It is not reasonable to expect that there would not be a risk of injury. It puts responsibility on us to

monitor it and to make sure that the condition is safe, and that is not something that I would be willing to take a risk for as a Board at this point. I would not advise it anyway.

Mr. Mastromarino stated the other issue that Mr. Frawley brought up is the new exercise trail equipment. I think it makes the area look nice and it has functionality, but my concern is that children will be using it unsupervised. It is not a toy. It is not designed for children to use.

Mr. Moyer stated they are being put up in a lot of public parks.

Ms. Incandela stated you are talking about something that you have a reasonable expectation that people are going to use it in a certain way. The equipment itself is not dangerous. There is no dangerous condition created by having well-maintained equipment there. Anybody can come and use something in an unreasonable manner. Your responsibility as a landowner is not to control their behavior. Your responsibility is to make sure that your property and your equipment are in a reasonably safe condition. If any situation arises to make it unreasonably safe and you become aware of it, it needs to be fixed.

Ms. Mackie stated that is correct.

A Resident stated I would like to know what happened with the street repair and the playgrounds. A couple months ago, the Board discussed having money to repair the streets.

Ms. Palmer stated we set up a reserve so when the streets need to be repaired, we have the funds. It is a multi-million dollar expenditure.

The Resident asked can we get money from the State or County?

Ms. Palmer stated no. That is our endeavor that we have to take care of. We are responsible for the maintenance of the roads.

The Resident asked even though they are considered public streets?

Ms. Palmer stated they are still private roads but they were built with tax-exempt bond money. Because they were built with tax-exempt money, we have to allow access to the public. The County is not responsible for the maintenance of the roads. We are, as the District. When the developer came in here, they built all of the roads with tax-exempt money. The only way that we can say that we want the roads to be private, meaning that we cannot let anyone in, is if we pay back all of the taxes on that money.

The Resident stated that is not going to happen.

Ms. Palmer stated correct.

The Resident stated plus the police are patrolling the roads.

Ms. Palmer stated correct, but the roads are privately maintained because of this being a private community and privately owned. That is the way the roads were built, and we have to allow public entry.

Ms. Incandela stated the reason why money is being collected now is because we are building up our reserves because we know down the road that we are going to have this multi-million dollar project.

The Resident stated but you do not know how far in the future.

Ms. Incandela stated we are going to try to wait as long as we can until those roads need it.

Ms. Palmer stated we may not do it all at once. We may do it in sections.

Ms. Incandela stated we do not want to have to raise assessment to a ridiculous rate. You do not want to cover that cost at one time. That is why we planned ahead to do it in small increments, to make sure that we have the money and the District is not going to go bankrupt because we have to replace the roads and residents are not going to be hit with extremely high rates all of a sudden. The funds will be there when the roads need to be done.

The Resident stated I understand what you are saying, but you really cannot control that because labor costs rise every six months. When the time comes, whatever we are planning for now, it will probably be a big surprise.

Ms. Palmer stated we are in better shape than we would be if we were not putting money aside. We have almost half a million dollars in reserves now.

Mr. Moyer stated we have \$426,000.

Ms. Incandela stated we wanted to collect a little more because we anticipate labor costs might increase.

The Resident stated we want to anticipate the project so we can have the money ready.

Ms. Palmer stated we have \$426,000 set aside now.

The Resident stated you are collecting money that you do not need right now, so when the time comes, you should not need to collect more.

Ms. Palmer stated it depends on the price of the project.

The Resident stated we understand labor and material costs may rise.

Mr. McGrath stated last year, we asked Mr. Smith to get an engineer to come up and look at the condition of the roads so we know what needs to be done. It is a future expenditure, but we are getting ready for it.

The Resident asked what is the final word on the playgrounds?

Ms. Incandela stated they have been replaced.

The Resident stated I know they have been replaced, but there was concern from some of the parents about cleaning the playground equipment so kids do not get germs.

Mr. Smith stated all of the new equipment has been installed. We removed the equipment at the end of Brighton Lakes Boulevard, Maracaibo, and Biel. Those are the more passive parks. We are going to try to turn the one at the end of Brighton Lakes Boulevard into a small youth soccer field. The one at the end of Maracaibo could also possibly be a small youth field of some sort. The one on Biel, we are going to leave as a dog park or an open space area because it is wooded and leave it as a passive walking park. The rest of the equipment has been installed. It is brand new and clean. It is in good shape.

The Resident asked are we going to do the youth soccer field?

Mr. Smith responded yes.

Ms. Palmer stated it will not be regulation size but it will be a smaller field.

A Resident stated in the future, you could consider a miniature golf course.

A Resident stated there is liability with having one.

Mr. Moyer stated we do not have the room for that.

Mr. McGrath stated we never considered it. I would not think it would be something that would fit in our community, but that is my opinion.

A Resident stated something that came up at one of the meetings was how you would control the youth coming in and using the soccer field. How would you control that?

Mr. McGrath stated as of now, we would not control it.

Ms. Palmer stated you would not be able to control it because there would not be a gate around it or a guard. It would be designed for smaller kids. Prior to you arriving at tonight's meeting, we had a long discussion about the basketball court. As long as someone has an access card and other kids come in with someone else, they are allowed. Would there be people using that soccer field who did not belong here? There might be. There may be guests like you have at the pool. A soccer field would be very difficult to regulate that only residents be allowed to use it.

The Resident asked would leagues be allowed?

Mr. McGrath responded no.

Ms. Palmer stated they would have to come before the Board, and it is not that size of a court. I do not think that we would authorize it. If some kids in the community wanted to form teams and reserve it every week with other kids who live here, I would be willing to entertain that, but not a league against other communities, like Eagle Lake or Bellalago.

Mr. Frawley stated Eagle Lake has a full-size soccer field.

Ms. Slack stated you mentioned a dog park. Is there some reason that you could not fence a small area that we could take our dogs to?

Mr. McGrath responded I would not be interested in that.

Mr. Smith stated the problem with having a dog park is the people who live next to it. For example, if we want to put one on Biel and make it a designated dog park and a home owner from Biel comes to the Board and says that they do not want one, we cannot put it there.

Ms. Palmer stated we cannot get dog owners now to use the doggie pot bags appropriately and clean up after themselves. I can imagine what a mess a dog park will create. If it was fenced in, people will let their dogs run there all the time on their own.

Ms. Slack stated there is nothing nearby.

A Resident stated you have to go behind Walmart on U.S. Hwy 192 where there is a dog park.

Ms. Slack asked did they install the signs for the fitness trail that tell you what to do on each piece of equipment?

Mr. Smith responded the signs came with the equipment. There are two signs that we are missing bolts for. I hope they will be in the first of the week.

Ms. Slack asked so it will be obvious what you are supposed to do at each station?

Mr. Smith responded yes.

Ms. Slack asked who do we contact about getting a sign to post crime watch meetings? It used to be Mr. Danny Gonzalez. I was in contact with him all the time, and he just needed to know the times and dates when we meet, which I provided. Three months in a row, we have not had signs. I finally posted one last month myself. One was finally put out the other day.

Mr. McGrath responded Mr. Marcial “Charlie” Rodriguez on the HOA Board volunteered to post the crime watch notices on the HOA bulletin board.

Ms. Slack stated I would have called him much earlier if I knew that. I have been emailing Mr. Gonzalez the past couple months. I finally called the office, and they told me he does not work here anymore.

Mr. McGrath stated I sent an email to Mr. Rodriguez the day before the meeting, and he said that he would post the notice. It might not hurt to email him a week ahead of time.

Ms. Slack stated I was doing exactly what Mr. Gonzalez asked me to do, and then all of a sudden, he is gone. I just wanted the signs to be put up.

Mr. McGrath stated Mr. Smith has volunteered to post the notice if we needed it. We have the crime watch meeting one day and the HOA meeting the next day. We really do not have room in the single bulletin board. Let us see how it works.

Ms. Palmer stated the HOA has the key for that board.

Mr. Smith stated I am not sure why he took that on, but it should be Ms. Sanchez for the HOA sign. I think Mr. Gonzalez misunderstood when he took on that responsibility.

NINTH ORDER OF BUSINESS

Supervisor Requests and Comments

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Palmer, seconded by Mr. McGrath, with all in favor, the meeting adjourned at 7:45 p.m.

Gary L. Moyer, Secretary

Michelle Incandela, Chairman