

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 19, 2009, at 6:00 p.m. at Club Habitat, 4250 Brighton Lakes Boulevard, Kissimmee, Florida.

Present were:

Michelle Incandela	Chairman
Tom Mihalic	Vice Chairman
Jennifer Palmer	Supervisor
John McGrath	Supervisor
Dolores Pieters	Supervisor

Also present were:

Gary Moyer	District Manager
Brian Crumbaker (<i>by phone</i>)	District Attorney
Brenda Burgess	Moyer Management Group
Sherm Elliot	Weber Environmental
Maria Fuentes	Severn Trent Services
Paul McCartan	Keep Safe Security
Brian Smith	Severn Trent Services

This represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Ms. Incandela 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

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 15, 2009, Meeting

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

Mr. Mihalic stated on page 10, we talked about looking at the security system the next day to find out who had changed things on the computer. Did you ever find that out?

Ms. Fuentes stated they could not find out who it was.

Mr. Mihalic asked from page 11, is PC Anywhere working now?

Ms. Fuentes stated we have an appointment tomorrow with a different computer company. It is installed but we have to test it.

Mr. Mihalic stated it has been two months since the last meeting and we have not seen any improvement on that. Do you find that ACT is delaying?

Ms. Fuentes stated ACT tried but they said there is a firewall that prevented them from connecting to our office. We decided to go with an outside company.

Mr. Smith stated we are going to continue that approach and try to create competition because it is burdensome dealing with ACT. We are going to out source the cameras with other experts. We had a former employee of ACT who was helping us but she is now doing this type of work for the County.

Ms. Palmer asked is there a chance of getting a hold of her?

Mr. Smith stated we contacted her and she helped after she left the company and fixed some of the problems but she was not enthused about continuing.

On MOTION Mr. McGrath, seconded by Ms. Mihalic, with all in favor, approval was given to the January 15, 2009, regular meeting.

FIFTH ORDER OF BUSINESS

Vendor/Contractor/Third-Party Items

Mr. McCartan stated I was made aware of the camera issues. The monitor was going into sleep mode which caused a problem. That seems to have been disabled but I spoke to the guard to reiterate to all of them not to play with the monitor. If there is a problem, they are to immediately contact me. He insists that it is still switching itself off. This sleep timer for the system is still being disabled. I will get to the bottom of it but the guards are instructed not to touch it. I wondered if there was an issue with using the modem to give us access to log into the computer which will then allow us to log into the camera program. We only have a password for the camera program. It was not working but that has been resolved.

Mr. Smith stated I think the issue is the guards are accessing the computer and they do not know exactly what they are doing. They will get somewhere they cannot get out of, and they will just turn it off but I think we have it cleared up. It was someone who is not here often. He turned it off for a short period of time. We went out the next day and it was fine the next day.

Mr. Mihalic stated I get the impression there is something flaky with the system.

Mr. Smith stated it has its own personality. This is in an atmosphere where there are a lot of users, so it is just the nature of where it is.

Ms. Palmer stated we have a more regular staff there now, so there is less of a problem.

Ms. Fuentes stated the issue was he did not know how to log in.

Mr. Smith stated when it goes down, we will get it back up within a day or half a day.

Mr. Mihalic asked is there something you can show me and I can handle it in the morning so we do not lose so much time?

Ms. Fuentes stated yes and Mr. Frawley knows what to do.

Mr. McGrath asked would it be helpful to have signage on the equipment with a note to always do some things and never do other things? We will eventually have new people come in.

Mr. McCartan stated there is a sign there and I laminated one with other issues that need to be addressed regularly. It is a management issue for me but I prefer to have someone there you are familiar with. I am not convinced that somewhere in the system the computer itself is logging off after periods of inactivity.

Mr. Smith stated I do not think that is the issue, but we will look into it. Are there any other issues with the operation of the gate?

Mr. Mihalic stated no, they are letting just one car in at a time and I appreciate that.

Ms. Palmer stated there was one guard who let everyone in one after the other but he was new and was just filling in for someone. The regular staff does not do that.

Mr. Frawley asked when you say it is blocked so it will not go into sleep mode, does that mean the screen will not go black?

Mr. McCartan stated I watched it and normally the computer will go into screen saver mode where you have some sort of background.

Ms. Fuentes stated that was removed after the last meeting.

Mr. McCartan stated I had to reset it. The box was checked, so if you are logged into the camera program to be displayed, when it went into screen saver mode, after a period of inactivity, it will shut down. The screen saver on the monitor went off and it went into sleep mode. So there was no screen saver and it was just a black screen. When you either move the mouse or hit a key to take it out of hibernation, that was causing a problem because the box was checked and you had to log back in. It was taking you back to the login for the computer system, not just for the cameras program. We do not have access to login to the computer system because it is always left on for us. I watched the screen

go off and reactivated it and had to contact Ms. Fuentes to get logged in so that we could get the camera program running.

Mr. Frawley stated Ms. Fuentes and I went to the computer this morning and when I got there, the screen was blank. I moved the mouse and the base screen came up. If we had not gone in there, when the guard comes in for his shift tonight, he would not have had the computer.

Mr. McCartan stated that is what was happening.

Mr. Smith stated it was programmed correctly at one point, but people are in there using it and changing settings. We are trying to get them to just leave it alone, just look at pictures on the monitor.

Ms. Fuentes stated if the computer goes on sleep mode but the cameras are open, someone had to have closed those cameras. When I came in this morning, not even the camera program was running. If you move the mouse and the monitor comes on, you should see the cameras.

Ms. Palmer asked can we test it and see what it is doing?

Mr. Mihalic asked why not cancel sleep mode altogether? Then all they have to do is turn off the monitor.

Mr. Smith stated it should never be off the cameras. If you get out of that program, then you have to log in with a password and go through that whole process to get back to the cameras. The camera program should be running all the time. The only ones who should be getting it out of the camera program are Ms. Fuentes and Mr. Frawley. That is the conversation we have had.

Mr. Moyer stated this is not the time for you to resolve this issue. Mr. Smith and Mr. McCartan need to work on this outside of the meeting.

SIXTH ORDER OF BUSINESS

Submitted Resident Questions/Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

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

Mr. Moyer stated our assessments are 83% collected, which is very good. When you look at the other CDDs that we are associated with, this is at the top of the range. Others are between 60% and 85%.

Mr. McGrath stated the latest information from the HOA meeting last night they provided, there are 123 foreclosures, which is much higher than they thought

Mr. Mihalic stated I had a realtor check on Saturday, and she found 58 foreclosures and short sales. The highest-valued home in the whole area is under \$200,000 right now for 4,000 square feet. They have to include foreclosures and short sales, which is why our values are decreasing.

Mr. McGrath stated we have \$400,000 in the checking account and we are getting 0.25% interest. Are we required to keep money there? Is there more interest that money could earn for us?

Mr. Moyer stated the only thing that makes a lot of sense is to consider going back to the State Board of Administration (SBA). They are making .9% to 1.2%.

Mr. Mihalic stated that is four times what we are getting now.

Mr. Moyer stated that is correct. We need that money for operating purposes, so we cannot layer in CDs and those types of things. It seems the SBA has worked itself out of that problem. We can pursue that direction if the Board desires.

Mr. Mihalic stated as long as we can get it out when we need it.

Mr. Moyer stated it is a good program. The only issue was they got caught in the sub-prime mortgage and derivative issue that everyone else got caught in.

Mr. McGrath stated I think we have an obligation to have money working for us as much as possible.

Mr. Moyer stated if you want us to pursue that, we will.

B. Check Register

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.

On MOTION by Mr. Mihalic, seconded by Ms. Palmer, with all in favor, approval was given to check register.
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Mr. Mihalic stated it is nice receiving the invoices in a separate file. Is it possible to put all the KUA ones together and all the Embarq bills together?

Ms. Burgess stated we used to receive them in alphabetical order.

Mr. Moyer stated I think that makes sense.

Mr. McGrath stated they are in the order of the date they are paid, but it would be much better to have them in alphabetical order. Also, some are crooked and should be straighter copies.

Mr. Mihalic stated out of the 24 KUA bills, 18 were lower than they were this time last year so we have made some big changes and some progress.

Ms. Palmer stated some of that is due to the fuel adjustments as well as the changes we made.

C. Standard & Poors bond rating on the Series 2004A Bonds

Mr. Moyer stated this is authorization for our underwriter to obtain a rating on our Series 2004A bonds. Brett Sealy requested permission to get a rating, which they will pay for, so there is no cost to the District. It would be a good thing to have because when the markets come back, we may want to refinance them. Prager Sealy holds some Brighton Lakes bonds. Those bonds are worth more if they are rated than if they are not rated. It is in our interest to get them rated.

Ms. Palmer stated I am in favor of it since it does not cost us anything.

Mr. Mihalic stated I think we should do it.

On MOTION by Ms. Palmer, seconded by Mr. Mihalic, with all in favor, approval was given for Prager Sealy to obtain a rating on the Series 2004A bonds.
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Mr. Moyer stated as part of the no trespassing issue, we have a letter for Ms. Incandela to send to the sheriff. We requested Engineered Homes to send us a letter saying the same thing. Steve Hiss sent me a letter saying this is fine but he wants to wrap up the close-out issue regarding the money we are holding and the palm trees we are requesting. Mr. Smith received a proposal from Weber Environmental to install 15 palms for \$5,830. I emailed Mr. Hiss and agreed that we want resolve this issue, too. I offered that they pay \$5,830 for the trees and we will release the balance of the \$20,000 we are holding. He said he still does not think it is their problem or their fault that the trees died, but they offered to pay 60% of the new palm trees, which is 9 palm trees.

Mr. McGrath stated I say we offer 75% for them to pay.

Mr. Mihalic stated we offer 85% hoping to get 75%.

Mr. McGrath stated we need a counter offer.

Mr. Moyer stated I will try to get more than 60%. If it is 70% or 75%, whatever I can get, you are fine with that?

Ms. Palmer stated yes, otherwise we could end up losing and not getting anything.

Mr. Mihalic stated I am sure he figures we are going to counter anyway.

D. Field Operations

1. Monthly Highlights

Mr. Smith reviewed the monthly highlight 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 provided two proposals for the carpet for the fitness room from Home Depot, \$1,500 and \$1,900. There is a lifetime warranty on wear, static, edge ravel, and stains, nothing else but there is a one-year warranty for installation on both proposals.

Mr. McGrath stated last month we asked you to find out what “no exceptions” really meant.

Mr. Smith stated wear, static, edge ravel, or stains.

Ms. Palmer asked what does it not cover?

Mr. Moyer stated odor.

Ms. Palmer asked is our current carpet worn or just smelly?

Mr. Smith stated it is old.

Ms. Palmer asked if someone looked at it, would they say it was stained or worn?

Ms. Incandela stated no.

Ms. Palmer stated I think we take the \$1,500 proposal and save \$400. It will not last ten years anyway.

Mr. Smith stated I believe it is the same type quality as what we currently have, and it has lasted a long time.

Ms. Incandela asked how many years did we get out of this carpet?

Mr. McGrath stated it was built in 2004.

Ms. Palmer stated it has lasted five years.

Mr. Mihalic stated typically carpet should last as long as the warranty if not a little longer.

Ms. Incandela stated it will not ever outlast the warranty. We will be replacing it before the warranty expires. There are differences in the warranty. It is not just the differences in the carpet.

Mr. Smith stated one is higher quality and has the longer warranty.

Ms. Incandela asked is this the lowest grade commercial quality carpet?

Mr. Smith stated I am sure we can find cheaper if we look for it.

Mr. McGrath asked in your opinion, what makes the most sense?

Mr. Smith stated the proposal for \$1,500 would be fine. The type of carpet we get now, if we keep it clean, it will be fine. You can clean it too much and then it will start to hold odor. You can save \$400 with this proposal but I think we should replace it. We can shop more and probably not find anything cheaper.

Ms. Incandela stated it does not warrant going for the longer warranty because we will not make it that long. The issues we have are not warranty related. I support the \$1,500 proposal

There was unanimous consensus to accept the \$1,500 proposal for carpet.

Mr. McGrath asked when we replaced drains to be in compliance in the pools, what did it cost us?

Mr. Smith stated it was \$1,900 including labor.

Ms. Palmer stated the drains cost a lot less than we thought they would.

Mr. Mihalic asked were there any complaints while the pool was closed?

Mr. Smith stated no.

Mr. Smith stated we had trouble with One Source mulching the remainder of the project, so I held \$3,900 of invoices because I did not know what it would cost us if we had to mulch it ourselves. They did that work. Mr. Frawley and I drove it and it was acceptable. I think they closed out fairly well. Most landscape companies would have just left.

Ms. Palmer stated I think they closed out better than others would have in this situation.

Mr. Smith stated these invoices are for the work they did in planting some plant material. We did have freeze damage on them and we will trim them, but I think they will come back..

Ms. Palmer stated freeze damage is not their fault.

Mr. Smith stated I would like authorization to pay these final invoices.

Ms. Palmer stated Mr. Frawley reviewed these invoices, too. Are you satisfied with their work?

Mr. Frawley stated yes.

On MOTION Mr. Mihalic, seconded by Ms. Palmer, with all in favor, approval was given to pay the final invoices to One Source.

Mr. Smith stated one of the two cameras at the pool is down. We need to replace it.

Mr. Frawley stated the one that covers the pool is down and the other is intermittent.

Mr. Smith stated we have a proposal of \$855 to replace the camera.

Mr. Mihalic asked are we certain the camera is bad or can it be related to these other problems we are having?

Mr. Smith stated I will keep the old camera and we will find out if it is working. If so, we will go back to them. We will be here when they do the work.

Mr. Frawley stated I watched him check it and there is no signal. It might be a back connection on the other end. We do not know.

Mr. Mihalic stated if they install the new camera and it does not work, put the old one back up.

Mr. Smith stated yes, until we find out what the problem is. If a wire is loose inside or something simple, we will repair that.

Mr. Frawley stated the cameras they are buying are better cameras than what we have now. They pan and move in and out.

Mr. McGrath asked what kind of warranty will it have?

Ms. Palmer stated typically it is one year.

Mr. Smith stated the camera will have a warranty but the installation will not.

Mr. Frawley stated the intermittent camera that covers the kiddie pool goes down every night. When it gets dark, there is no light for it to see.

Ms. Fuentes stated they think that camera will go bad soon, too. They checked it today.

Mr. Frawley stated this one has been doing it for a while.

Ms. Palmer stated I think we hold off on that one but we have to replace this one.

On MOTION by Ms. Palmer, seconded by Mr. Mihalic, with all in favor, approval was given to purchase the new camera in the amount of \$855, as discussed.

Mr. Smith stated we will use ACT to install this camera because there is so much activity at the pool, but we are looking at using another camera company for the cameras at the front. I do not think that will be a significant dollar amount.

2. Report from Weber Environmental Landscaping Company

Mr. Elliott stated I am filling in for Patty Mihok who is out on family leave for an undetermined length of time. Mr. Frawley, Mr. Smith and I reviewed the property today. The property is in good shape. We trimmed the palm trees and crepe myrtles. We will begin fertilization of the trees, shrubs and turf. I will provide dates of that activity to Mr. Smith on Monday, and I will have a schedule three to four months in advance of our activities. The crews are working today to resolve issues that I observed. We are trimming dead materials from the recent frost. We are seeing more issues with fire ants. As we walk or drive around, we are putting out ant baits. If we see anything going on, we try to address it while we are here on the property. I will be on property four times a month, driving through and checking before or after the crews.

Ms. Palmer stated I think they are doing a decent job. They are highly visible and I think we are way ahead.

Mr. Mihalic stated I agree.

Mr. McGrath stated we are very pleased.

E. Update from Gerry Frawley

Mr. Frawley stated I came over the bridge yesterday and there were eight to ten 20 year olds on top of the bridge and one was on top of one of the pedestals while another was taking pictures. I told her to get down and asked what they were doing here. I asked if they lived here.

Ms. Palmer stated I have seen kids sitting up there and I told them to get down.

Mr. Frawley stated they did get down and left, but they came back and were in the road taking pictures. That is CDD property and we are lucky nothing happened. We need to decide what to do with the person we identified on Kariba for lifting the gate arms. We have the license plate number.

Mr. Mihalic stated I think we should go after them.

Ms. Palmer stated I think we need to file a report with the police department. That is the best way to handle it. We can send them a bill but we do not have a legal edge. We need to file a report and then they can get his insurance information so there is a legal document. Our next step is to contact the police department.

Ms. Incandela stated we do not know if this person was just visiting. There is no insurance that will cover that. Have we assessed the dollar amount of damages?

Ms. Fuentes stated the gate arm was a little tilted.

Mr. Frawley stated the gate arm was up enough that a car could get through.

Ms. Incandela asked is this continuing to happen or was that just one incident?

Mr. Frawley stated the only incident.

Ms. Palmer asked will it cost us any money to repair it?

Ms. Fuentes stated we do not know.

Ms. Palmer stated if it will cost us money to fix it, we file a police report. If it does not cost us to fix it, then send them a letter from the manager telling them we have them on camera and this is what we have observed, if damages are incurred, we will send those charges to you.

Ms. Incandela stated let us find out if there is damage first. We need to be mindful of the timeframe it will take to file a report with the sheriff and then we will send a polite letter saying this is not desirable or acceptable behavior.

Mr. McGrath stated what bothers me, if this person wanted to get in and was unable, they are public streets and some gate is in his way.

Ms. Palmer stated it is private property that exists on public property. It was not his property to lift. The gate mechanism is on private property even though the roads are public property. So he was on private property and did something to private property to get through on public property.

Ms. Incandela asked is he a resident of the community?

Mr. Frawley stated we do not know.

Ms. Incandela stated I thought we got his plate number and established that he is a resident. Let us start with the damage. I understand the point Mr. McGrath is making.

Mr. McGrath stated if he is innocently trying to get in because his family lives here or he lives here, if it is not working, he should be able to get through the gate.

Ms. Palmer stated they have done it once and they will do it again. We need to find out if there is a cost to repair any damages. We need to find that out immediately. If there is a cost to repair them, then we call the police and tell them what we know. If he is not a resident, we have to pay it ourselves. If it is a resident, we find out who it is, file a report and go from there.

Ms. Incandela stated if there is no damage, we hope they do not continue to cause damage in the future.

Mr. Frawley stated in looking at cameras the past few days, there is a pin hole camera on the keypad and we got a picture of one guy's face but we did not see the car. We need more lights for those cameras to work, particularly at the keypad. Some cameras do not work in the dark.

Mr. Smith stated we installed lights at the main guardhouse because of that.

Mr. Frawley stated I am referring to Kariba and Volta. Lights are up but one is on a tall pole. You can see the arm sticking out the car window but the rest is blocked by the roof of the car.

Mr. Smith stated let us meet out there and I can see what you are talking about. We can install more lights if needed.

Mr. Mihalic asked has anyone talked to the County about the tracks in the sod where they were working on the traffic lights?

Mr. Smith stated I am going to meet with the County on cleanup issues for the whole front area.

Mr. Mihalic stated if you look at those poles, they are all scratched. Can they touch them up?

Mr. Smith stated if you look at the purple poles on U.S. 192, every one of them did the same thing. One guy painted every one of those for probably a year.

Mr. Mihalic stated the ones at Lowe's are clean and do not have that problem, but they should be able to retouch those poles.

Mr. Smith stated I will mention that to them.

Mr. Mihalic stated other than that, the light is working great. It is great to have. Please thank them on our behalf.

Ms. Incandela asked have you received a response regarding the school buses?

Mr. Frawley stated no, she has not answered at all.

Ms. Palmer stated this morning the sprinklers were off but not previous days.

Ms. Fuentes stated that has been fixed.

Ms. Incandela stated we still have issues with cars dropping off kids for the school bus. I have observed parents parking opposite sides of the road, and the sheriff is ticketing them.

Mr. Mihalic stated they are good when an officer is on duty.

Mr. McGrath stated Mrs. Hughes is my contact and we are emailing her. The school bus is completely blocking the entrance and exit to our community and they are not supposed to stop there. Is there anyone else at the school District we can call?

Ms. Palmer stated talk to Bob Nanni.

Mr. McGrath stated I called him and he wanted me to contact Mrs. Hughes.

Mr. Mihalic stated I called Mr. Nanni, also, and I did not get anywhere.

Ms. Palmer stated I will call him if you want me to.

Mr. Mihalic stated I complained about that when it was just a stop sign. They said when it became a traffic signal, they said the buses could not stop there, but they are still doing it.

Mr. McGrath stated maybe the issue is the bus driver only wants to stop at a sidewalk so the kids have a sidewalk to walk on, but they need to be farther south on Pleasant Hill. I do not know if that is the problem. You and I can both call Mr. Nanni.

Mr. Mihalic stated instead of stopping here at the corner, they were blocking the driveway in the middle of the turn, which is even worse because people coming around are going to get hit.

Mr. Frawley stated that is why it was designated where it was. They told me it could not be on that corner. They have footage requirements that you have to follow that predefined where the bus stop had to go.

Mr. Mihalic stated my wife had the suggestion of installing school bus signs where we wanted them to stop.

Ms. Incandela stated they will not go through the expense or process to do that.

Ms. Palmer stated I will call Mr. Nanni and work my way up at the school District.

Ms. Incandela stated we can draft a letter stating that numerous residents have observed the school bus stopping and this creates a hazard to the children who are exiting as well as to the residents who are in traffic, and it imposes extensive liability; please be aware this dangerous conduct must stop. That puts them on notice that if an accident occurs, they will have liability issues.

Mr. Frawley stated they have regulations that say where they can and cannot stop, and they are violating their own rules.

Ms. Incandela stated they should be following their own rules but if they are not, by us putting it in writing to them saying we have noticed their failure to observe their own rules to ensure the safety of the children as well as the residents here, please be advised

that you are not in compliance with your own rules and as such, you are putting the children and the residents at that intersection at serious risk; please see that this behavior stops and that the drivers are reminded that they need to be in compliance with the following.

Mr. Frawley stated when I was training for the Citizens Volunteer Patrol, there was a deputy who taught us traffic. In that discussion, he talked about how they give bus drivers tickets for stopping at places that were not bus stops.

Ms. Palmer stated we need to talk to Officer Beltran and see if he can get someone out here for that issue. I will start with Mr. Nanni.

Mr. Moyer stated let me know how that conversation goes, and if that does not work, we will send a letter as Ms. Incandela described.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Moyer stated last month we discussed sending a letter to the sheriff and authorizing them to enforce trespassing within the project. Mr. Crumbaker drafted the letter I distributed. We are asking for authorization to send the letter.

Mr. Crumbaker stated please pay attention to the exhibit showing the location of the parks. We think we have all of them identified. If I missed any, let me know and I will modify that exhibit.

Mr. McGrath asked does it include the area around the community center?

Mr. Mihalic stated yes.

Ms. Incandela asked in case anyone else on the Board wanted to call the sheriff, can we add the other Board members as authorized representatives?

Mr. Moyer stated yes, that makes good sense.

Mr. Mihalic stated we should also add Mr. Frawley.

Mr. Moyer stated we will change that attachment and send the letter.

B. Engineer

Mr. Moyer stated we received a proposal from CH2M Hill to prepare a report that is required in our trust indenture dealing with maintenance of our facilities and insurance coverages we currently have, and they opine if that is sufficient. There is also a public facilities report that is required under Chapter 189, Florida Statutes, that we provide to Osceola County that they can use as part of their comprehensive plan evaluation and they can rely on what we are telling them that we are going to provide for infrastructure. I do

not know why the engineer is interested in doing the public facilities report because we did that based on the engineer's original report and provided all that information. It has been constructed. Under Chapter 189, Florida Statutes, if you have constructed all the infrastructure you provided in your facilities report, you no longer have to continue to provide that report. The proposed fee is pretty high and that is my concern. Many of the things we constructed have been dedicated to the County or to Toho Water Authority. We own the club house, the parks and the drainage facility. I wonder if there is a misunderstanding on Mr. Devick's part on what he needs to review. That is a lot of time, effort and money to spend, especially in this economy when we are trying to save the residents as much money as we can.

Mr. Crumbaker stated the proposal was revised to \$6,500. I think Mr. Moyer makes a good point and I am not comfortable with that figure either. We have received proposal from other engineering firms recently for about \$2,000 and that includes both reports. This dovetails into the conversation regarding the proposal. It is my understanding that Harvey Castro sent an email or letter saying they will resign from the District.

Mr. Moyer stated that is correct.

Mr. Crumbaker stated normally I do not comment on fee proposals, but it seems that based on other proposals I have received that you may be able to get someone else in. you will have to go through an RFQ process to retain a new engineer. Once they are engaged, they can prepare this report. I was hoping as a result of them being the District engineer, they would certify the project complete and it would be a simple one- or two-page report in order to meet our indenture obligations. What we received was surprising.

Ms. Incandela asked is there a certain timeframe in which the reports have to be submitted? Do we have time to find another engineering firm?

Mr. Moyer stated it is a requirement of the indenture. I am not aware that we have done it on an annual basis. It is not considered to be a default under the indenture. The public facilities report has an exemption that says if we have completed the project, we do not have to provide these public facilities reports. I am not sure that is appropriate or applicable. I recommend we postpone this and I will talk with Mr. Crumbaker. Perhaps we can talk with Mr. Devick and see if he had a misunderstanding of what is required and try to get a different proposal and tie that into the engineer's certificate of completion.

Mr. Crumbaker stated that works for me.

Mr. Moyer stated we will not take any action on this item.

NINTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. McGrath with a community of our size, I would like Mr. Moyer to identify what kinds of reserves are typical for us to have. To keep assessments low, we do not have reserves. We need to figure out how to get reserves. I am also interested if anyone has any ideas on reducing costs. My own idea is at the tennis courts. We have two tennis courts and we have four light posts. I assume those lights are expensive. I propose we discontinue power to the two light posts on the north side. The two on the south side will still light the basketball court and people who want to play tennis after dark can play on one court instead of two.

Mr. Frawley stated Mr. Smith and I discussed that. He thinks we can put a switch to control those two poles. When you turn on the power to the basketball court, it will light up. If someone wants to play tennis, they can flip the other switch.

Ms. Palmer stated I would not want to make that decision without knowing how many people are playing tennis. If they are being used at night on a regular basis, I think to take that service away will cause problems for our residents.

Mr. Mihalic asked are the lights on a timer?

Mr. Smith stated yes, they come on at dusk and go off at 10:00 or 10:30.

Mr. Frawley stated I think Joey turns them on and they automatically go off by themselves unless he initiates turning them off.

Mr. Smith stated there are guys on the basketball court every night but no one is playing tennis so we can put the tennis courts on a switch.

Ms. Palmer stated there are people playing tennis at night. That is fine if you can put them on two switches.

Mr. Smith stated we can separate the two on the left side that go to the basketball court from the other two and have two switches.

Ms. Palmer stated I agree that we need to try to save money. For the amount of money we need in reserves, it will take more than two lights or 20 lights at the tennis courts. What we did say doing this current year's budget, we informed everyone who attended the workshop or the budget hearing that this is the last year there was not going to be an increase in maintenance assessments. For the next fiscal year, we save money wherever we can but we keep the same existing budget and add an increase strictly for

the reserves. We will keep costs at the same level as long as we can, and we did some maneuvering with landscaping and other costs. We keep doing a slight increase to build our reserve.

Mr. Moyer stated there are companies that do detailed studies on this subject. We just had one that was very well done for Vista Lakes, which is a similar size community. They analyzed everything they had out there and came up with a replacement value. We need to start the reserve fund, but their first year installment was \$65,000. That is a lot of money but we do not need to put \$1 million into this budget cycle. I will put that information together and see if the facilities are similar. I will simply divide by the number of houses in that community and the number of houses in this community to get us to a realistic number.

Ms. Palmer stated we budget it as a line item expense in the budget ever year going forward.

Mr. Moyer stated next meeting we will present the budget to you. I will include that information in the presentation.

Ms. Incandela asked do we want to look into having Gatorland return to do another wildlife event?

Ms. Palmer stated I think we should. They just had another successful one at McDonalds.

Ms. Incandela stated I can call this week to see if we can get something before it gets too hot. We will not have time before the next meeting so we can post it on the website and on the boards up front.

Mr. Mihalic stated the sheriff is having their appreciation day a week from Saturday at their office, March 28.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next order of business followed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Mihalic, seconded by Ms. Palmer,
with all in favor, the meeting adjourned at 7:15 p.m.

Gary L. Moyer, Secretary

Michelle Incandela, Chairman