

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, May 7, 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
Jennifer Palmer	Assistant Secretary
John McGrath	Assistant Secretary
Dolores Pieters	Assistant Secretary

Also present were:

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

This represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. McGrath led the *Pledge of Allegiance*.

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. Joe Klusko stated I came home on Saturday night, between the hours of 3:00 a.m. and 4:00 a.m. and there was a vehicle parked in the parking lot. I stopped and looked for half a second and saw blackout windows. Parking is only permitted between 10:00 a.m. to 6:00 p.m. I did not know if I should call the sheriff. I did not know what course of action to take. Who is responsible for that area? Is it the HOA or CDD? The parking lot is off of Brighton Lakes Boulevard. I contacted a member of both the HOA and CDD. One is saying that is the HOA's responsibility and the other is saying that it is the CDD's responsibility. Hopefully the Boards can get together. I was on Stargrass at 8:30 p.m. There was a large trailer parked there. In January of 2013, I questioned the status of the

multi-purpose wall and was told that someone was looking into the matter. Now it is May of 2015. Has anything been done regarding this matter?

Mr. McGrath asked where was the first car?

Mr. Klusko responded on the Boulevard next to the "No Parking" sign by the basketball courts. I stopped and looked for half a second and the next day it was gone. The question is whether I should have called the sheriff. Who will enforce it? If the guards want me to call the Sheriff from now on, I will.

Ms. Incandela asked was this at 3:30 a.m.

Mr. Klusko responded yes.

Ms. Incandela asked was it a suspicious vehicle? Were you concerned about something going on inside of the vehicle?

Mr. Klusko responded it looked like two females. I could not tell. Maybe their car broke down. Who do we call when this happens on a weekend?

Mr. McGrath responded as far as parking, this is something that I planned to discuss.

Mr. Klusko stated my other concern was the situation where going down the street, there was a long trailer and the fire department not being able to get down there. It was on a turn. It could mean 10 seconds between life and death.

Mr. McGrath stated the quick answer is if any of us see anything that we think is suspicious, make the call to the sheriff and do not worry about it anymore. Someone will come out. If there is nothing going on, that is fine. If there is, that help keeps the community safer. Regarding the multi-purpose wall, the last I remember is that late last year, there was an additional cost of having the Engineer review it. We were supposed to have an idea of what kind of cost that was going to be. That was the last that I recall about the topic. Mr. Smith, do you have an update?

Mr. Smith responded yes, I think we discussed that. With the engineering and design drawings, you are looking at \$3,000.

Mr. McGrath asked did we guesstimate what the project would cost?

Mr. Smith responded we estimated between \$12,000 and \$15,000 for the walls. It could amount to \$20,000, if we put it on the tennis courts.

Mr. McGrath stated it seems to me that when we first brought this subject up, you had some idea of what the block would cost and what other items would cost and we were up to \$100,000. Do you think that we are talking about \$15,000?

Mr. Smith responded I will find out. We will not proceed any further until we receive an answer.

Ms. Donna Slack stated I have the receipt for the plaque.

Mr. McGrath stated thank you.

Ms. Slack stated I have a mock up of what the plaque will look like.

Mr. Mastromarino stated thank you for coordinating that.

Mr. McGrath stated the plaque celebrates our 10th year as crime watch in our community. Ms. Slack took the ball and ran with it. We have a beautiful operation and great coffee.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 5, 2015, Meeting

Mr. Moyer reviewed the minutes of the March 5, 2015, meeting and requested corrections, additions, or deletions.

Mr. Mastromarino stated on page 2, a third of the way down the page, after Mr. Smith stated “they might,” the next sentence starts with “Mr. stated.” I believe that should be “Mr. Mastromarino.”

On MOTION by Mr. McGrath, seconded by Mr. Mastromarino, with all in favor, unanimous approval was given to the minutes of the March 5, 2015, meeting, as amended.

FIFTH ORDER OF BUSINESS

Vendor/Contractor/Third-Party Items

Mr. Murphy stated we want to apologize to the Board. We had an issue on Monday of last week and were not able to complete our service on the property. We are introducing a new crew, but we did complete everything by the end of the week. In case some areas were missed on Monday, we had everything readdressed before the week was over. The crew that we have now is addressing the property. Hopefully, we will not have any other issues. We also experienced a mainline break this past month on Brighton Lakes Boulevard. When we were pulling in today, we saw another one, unfortunately not too far from the original break. We will have our technicians out tomorrow to look at that again. You may notice that we are currently mulching along Brighton Lakes Boulevard. Upcoming this month is the trimming of the palms and weed and feed on your turf. We hope to replace the soil in areas where turf is missing and keep the main

line running for another week. We are coming into the rainy season at the end of May and this will help the survival of the turf.

Mr. Smith asked what about the turf by the guardhouse?

Mr. Murphy responded I am not going to throw out good money until we know that we are going to be able to keep everything alive.

Mr. Smith asked is the turf between the bridge and the guardhouse still part of your replacement?

Mr. Murphy responded yes. We will see what happens when we keep the irrigation running.

Mr. Mastromarino stated the fact that it is such a narrow area presents problems as well. Is that going to be ongoing? Should we really be putting grass in there? Maybe we should mulch it out farther.

Mr. Murphy responded I would say no to the mulch. Maybe groundcover is a better option and that is something that I can explore.

Mr. Mastromarino stated I noticed that we used blow-in mulch this time as opposed to the bagged mulch. Were there any savings or additional costs?

Mr. Murphy responded no. It was an even wash for us. It became a better way for us to mulch.

Mr. Mastromarino stated the oleanders you trimmed came in nicely. Your crew did a great job trimming them.

Mr. Murphy stated thank you.

Mr. McGrath stated at the front entrance on Brighton Lakes Boulevard, before Kariba, I took a couple of pictures. We have some areas, especially coming in on the right side. There is a house that we can see the back end of. Unfortunately, it has no adornment. It does not look bad, but it should be covered by a hedge. I took some pictures of areas where you can see someone's backyard driving in or out. I wonder if we should get away from that plant this time of year that is not filling in. Maybe we should install all hedges and instead of throwing the material away, we should move it to the back where the berm is or the south side of Brighton Lakes. That is just a suggestion. The pictures do not lie. There are some areas where you have a great hedge and there are some areas, for whatever reason, where it will not grow.

Mr. Smith stated the oleanders have been an ongoing issue. We need to remove the oleanders and put in a viburnum hedge. There are a couple of locations where we can do this, which Mr. Murphy is aware of.

Mr. Murphy stated we discussed this during several drive throughs. I will revisit those areas again to see what we are looking at.

Mr. Smith stated as you come in on the right-hand side, we should probably not replace those oleanders because they will come back and look good, but there is one section that should be replaced with viburnum. On the other side are two locations where home owners did their own cutting and put in their own shrubs.

Mr. McGrath stated I am not saying that it has to be done today.

Mr. Smith stated we will see if we can move the oleanders somewhere else.

A Resident discussed an area that needed to be addressed.

Ms. Pieters stated I am happy with the job that the landscaper is doing, but based on the direction they are mowing, some areas are getting chewed up.

Mr. Murphy stated all of our mowers are mulching mowers and it could be leaving a trail. I will discuss this with our crew.

The record will reflect that Ms. Palmer joined the meeting.

Ms. Palmer stated when they are coming down Brighton Lakes Boulevard toward the gatehouse area, it seems like there are chinch bugs. The area on the right side is bad. Everyone is slowing down at that point and it is even more apparent to visitors coming in.

Mr. Murphy stated there is an irrigation issue in that area that has been ongoing for awhile. We are discussing placing more groundcover in that area.

Mr. Smith stated they replaced it twice and then there were irrigation problems. They are going to get the irrigation main repaired. We have other narrow areas and I think that sod will take, if the irrigation is running properly.

Ms. Palmer stated I know that irrigation can be an issue in a small area like that. Is there an alternate plan?

Mr. Smith responded the problem is the mainline on the irrigation system was not installed correctly. It was a design-build type of system that was installed. We are finding joints coming apart. That has been an ongoing issue. They put in four-inch heads, which caused this problem. We are changing the four-inch heads to six-inch heads. The problem with that section is that there were two irrigation main breaks and they put in sod both times. We are in discussions with Girard about this issue.

Ms. Palmer asked does it make sense, because we have other problems with the irrigation system, to look at the irrigation system and do a preventative change-out?

Mr. Smith stated I have it pretty much under control. Girard is doing a good job, when they see a main break, of fixing it fairly quickly. That one section is a recurring problem. We had two main breaks, one of which was repaired and another main break that they need to repair. Once that happens, we need to put sod in there. One more time we will ask them to fix the irrigation and put in sod. I highly doubt that we will have another problem with irrigation in that area. I am fairly confident that once we get the irrigation fixed, resod and monitor it, it will survive.

Ms. Palmer stated I agree. One issue that I am concerned about is kids getting out through the gate and not being able to get out. Some kids were trapped on the basketball court and could not get out. I do not think that it is open. It was open before.

Mr. Mastromarino stated you need an access card to get out.

Ms. Palmer stated if they went in because someone was here with a card, they cannot get back out.

Mr. Smith stated not without a card.

Ms. Incandela stated they need to get out in case of an emergency.

Mr. Smith stated that is why I wanted an escape button, in case a resident has an emergency and has to go to the bathroom. The control for access is here. Rather than residents trying to get out by climbing over the fence, the attendant has been leaving the gate open while they are here.

Ms. Palmer stated my concern is that we have a gate with a swipe card on it for the basketball court. There were a couple of kids in there who did not belong in there or did not have their card with them. I do not know for a fact that they do not belong. They are trying to get out and cannot get out and end up jumping the gate. If we put a push bar there, then someone from the other side can push it open. Do we have liability if a child has an emergency and cannot get out, whether or not they belong in there?

Ms. Incandela responded yes.

Ms. Mackie stated with the push bar, someone can reach in and open the door, which would defeat the purpose of the access card access to begin with.

Ms. Palmer stated correct. My bigger concern is the liability that puts the District in if there was a bullying situation or a fight. Even if that child does not belong in there and they are caught trying to get out of that area quickly and they cannot get out because they

cannot find their keycard or someone took their keycard or any number of scenarios, do we open ourselves up to liability?

Ms. Mackie responded I do not know. Obviously our tort liability is minimized by Statute. That is a decision from the perspective of whether or not there is the ability to move that push button out of reach so you could not access it all the time.

Mr. Smith stated the only thing that we can do is to put a push or release button on the inside.

Mr. Mastromarino stated just like we have for the gate here, something that is out of reach.

Mr. Palmer stated we cannot have people trapped in there. Those kids were crawling to get out. Parents left their kids in there and they were finishing up their game to go home and they could not get out.

Ms. Incandela stated in the meantime, so we can get something in there. We should leave the gate open during the recreation center hours. I do not mind it being closed when the recreation center is closed, but someone could be trapped in there all night.

Ms. Mackie stated I was thinking that in my building, there is a sensor rather than a button that goes off if someone is close to the door when the other side is unlocked. Is that a possibility?

Ms. Incandela responded yes.

Mr. McGrath stated any time that somebody might be there, we have either the maintenance man or security guard. They are always going to make a final walk through.

Mr. Smith stated there is always someone here and before they leave, he will walk through the area. I think we can do the button because it is the most indestructible thing that we can do.

Ms. Palmer stated I am not so concerned about when they leave at night, but I am concerned about when this area is opened before they get here. If someone gets in, he is not here yet and they cannot get back out. Until we get the button installed, the gate will be left open.

Mr. McGrath asked how do they get in?

A Resident responded a parent lets them in and goes home.

Mr. McCartan stated I heard that they were trying to climb out over the gate itself.

Ms. Palmer stated they were originally trying to crawl out over that gate and could not and that is when they went to the other one.

Ms. Incandela stated the gate needs to remain open until we can get the button installed.

Ms. Palmer asked can you make sure that everybody on staff, anyone that is here, even as a substitute knows that the gate has to be open?

Mr. McCartan responded yes. Are you talking about the gate at the pool?

Ms. Palmer responded yes. We are going to get a button put in there. If there was a bullying situation or a fight and he is gone for 10 minutes, 10 minutes is too long.

Mr. McCartan stated we had one major incident, but it was uneventful. A boy and his mother approached a guard regarding a registered sex offender approaching the child. I have the details. The mother said that she would contact the sheriff's department. I called her today and she still had not called the sheriff's department, so I contacted them. Eventually a deputy called me back. I gave them the information on how this played out and they are supposed to get back to me. A member of the sheriff's department spoke to the guard and took his information. I did not hear anything else after speaking with Detective Sanchez yesterday. They have it down as "unproven." I asked if this was a false allegation. The only thing that Detective Sanchez would confirm was that there was no evidence proving that there was any crime or sufficient evidence.

Ms. Incandela asked where did that take place?

Mr. McCartan responded outside of the parking lot. There were some issues with the guy making inquiries with the guard and the CDD.

Mr. Smith asked has the guy continued making inquiries?

Mr. McCartan responded no.

Mr. Smith stated from her complaint to the sheriff's department, it seemed that this guy is no longer coming here.

Mr. McCartan stated right. That is my understanding.

Mr. Smith stated you should continue to monitor that. If he continues to come up here and causes one more incident, we should give him a trespass warning.

Mr. Klusko stated I was at an HOA meeting the other day, which this woman attended. She was adamant and disgusted that it was only a misdemeanor. She stood up at the meeting and complained about it. This was a 10-year-old boy who was approached by a sex offender. She called the sheriff. She clearly stated "It only turned out to be a misdemeanor. Why am I living in this type of community where we can have sexual predators?" She could sue.

Ms. Incandela asked just out of curiosity, when they reported this to the guard, why was it not called into the sheriff's department immediately? Why did they wait 24 hours? Once it was reported to us, why did we not pick up the phone right then and call it in?

Mr. McGrath responded we thought that the mother was going to call the sheriff.

Mr. McCartan stated when the mother was here, I told her that she needed to call the sheriff. The boy was perfectly fine. In the past, there were therapy issues.

Ms. Incandela stated if they are at the guardhouse, we could say that the best recourse is to call the sheriff and have them come to the scene.

Mr. McCartan stated absolutely.

Ms. Incandela stated if they say that they want to call the sheriff, I do not think that we can do anything if the person is not willing to be here and make a statement. We should offer to call and stay with them while they are waiting for the sheriff. If they refuse and they do not want to call the sheriff, I do not know what obligation we have.

Mr. McGrath stated I think you are right. The only addition to that is that you should write it down in a report.

Mr. McCartan stated personally, I can assure the Board that I called the sheriff.

Mr. Mastromarino asked was a written report sent in?

Mr. McCartan responded yes.

Mr. Mastromarino stated we probably want to make sure that the report states that we offered to call the sheriff personally.

Mr. McCartan stated I did and I sent out an email to Mr. Smith. I also had a conversation with the guard at the time when the mother was here.

Mr. Smith stated if you see anything, let me know immediately.

Ms. Incandela stated I just want to make sure that all of the guards, whether the guardhouse or here or their substitute, has a plan when they are approached by a resident and their response is to offer to call the sheriff and wait with them until they arrive.

Mr. McCartan stated absolutely.

Ms. Incandela stated the resident would have to refuse in order for the sheriff not to be called. The idea is not to ask, "Do you want me to call the Sheriff?" They need to actually call the sheriff and wait with them. If they refuse, then they can put it in the report.

Mr. McCartan stated this is serious enough for the guard to be present.

Ms. Incandela stated if it was a parking issue, I would say no.

Mr. Mastromarino asked is Gus still with us?

Mr. McCartan responded yes.

Mr. Klusko stated he is the one who found the two alleged missing people from Poinciana.

Mr. McCartan stated the only other issue is that we had a situation with six or seven cars in the evening. Louis in the guardhouse called the sheriff.

Ms. Palmer stated I agree with that decision. If a security guard is presented with a situation that they feel is going to be a problem, they should call the sheriff.

Mr. Mastromarino stated great job with the gates. I noticed people are actually starting to slow down in anticipation of being stopped. There was a large event here last night and the new young gentleman was very low key and respectful. There was great cooperation with the community.

Mr. McCartan stated we had a slight issue with the old resident's gate. It needs to be repaired.

Ms. Palmer stated it is a thousand times better than prior years.

Mr. McGrath stated we had a couple of paper notices on the arrow signs telling people to slow down. If we need that message, there should be a permanent sign there.

Mr. McCartan stated on Saturday, many high vehicles came through the gate. I suggest installing a maximum height sign. I was told that a moving truck was coming through the gate.

Mr. Smith asked did he fit?

Mr. McCartan responded he fit, but by the time he reached the gate, there were 20 cars behind him and it was impossible to do anything.

Mr. Mastromarino stated the sign should be far enough away from the guardhouse.

Mr. McGrath stated in the last 15 years, we never had a problem.

Mr. Smith stated in the past, we put in a PVC pipe marking the height. Now we can put the height on the sign.

Mr. Mastromarino stated you need to put it far enough out before the arrows so the truck does not impede traffic coming in.

Mr. McCartan stated one girl in the office suggested having a sign-in sheet. Whatever you decide, email me.

Mr. Smith stated I will talk with Mr. McCartan about the policy and having in a sign-in sheet. He will train the guards.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2016 Budget

A. Fiscal Year 2016 Budget

Mr. Moyer stated we are starting the budget process for fiscal year 2016. You have gone through this process numerous times. We are proposing to have a public hearing on your budget on July 9, 2015, which is your regular July meeting. Noteworthy about your budget is we are not anticipating an increase in the non-ad valorem assessments this year. If you recall, we did that last year. There are no differences in our expenditures. Administrative expenses decreased slightly. We rearranged some budget categories. In some cases, we added Temp Labor and under Community Center, we removed Salaries, FICA Taxes, and Unemployment Compensation. We are right where we were last year and the budget reflects what we are currently doing.

Mr. Mastromarino stated the only recommendation that I would make is that we spoke about increasing the security guard coverage to seven days a week and perhaps maybe doing it through the summer if funds allow, just to see how that works out.

Mr. McGrath asked Mr. Smith, is that something that you were supposed to look into?

Mr. Smith responded I thought that we were going to do that on a case-by-case basis to see whether or not we needed coverage during the summer.

Ms. Incandela stated we said if it worked during spring break that we would look into the summer break.

Mr. Mastromarino stated since we are not meeting until July, we need to make a decision at this meeting.

Ms. Palmer stated that will come out of the budget for this fiscal year. We are only doing it during the summer. I do not think that there will be a need for it when the kids are in school or in the winter when the pool is closed.

Ms. Palmer asked Mr. Smith, did you see a difference during spring break or should we ask Mr. McCartan?

Mr. Smith responded spring break went very smoothly.

Mr. McGrath stated I would like to continue the security like it is and not spend the extra money. If we get an overwhelming storm or people saying we need it, maybe we can increase our costs. In the absence of anyone making a big deal about it, I think we should leave it alone.

Ms. Palmer stated on Monday and Tuesday, no one is here.

Mr. Smith stated an attendant is here in the evenings. The only nights there is no security guard are Monday and Tuesday nights, but an attendant is here in the daytime. It seems to be working out.

Ms. Palmer asked do we have the same attendant?

Mr. Smith responded yes. One guy who is filling in here is someone who works for me in Celebration. He is a very good employee. I am using him two nights a week here on Monday and Tuesday. He is a good guy. I think you are pretty much covered at this point. We have money budgeted under miscellaneous services, and if we see a need for security, we can use those funds for this purpose.

Mr. Mastromarino stated we can go around any night, most nights even now, to see 20 or more kids out there. When school gets out, I suspect that there will be at least that number or more. When I looked at the receipts, I noticed that an extra guard is \$237 additional per week, which totals \$2,500 for a 12-week period, which would cover summer vacation. I think it is a preventative measure, which shows the community that we are serious about safety within the community.

Mr. Moyer stated we can reallocate accounts.

Mr. Smith asked as soon as school is out, are we looking at having coverage for seven days a week?

Ms. Palmer responded from June 6 through the end of August.

Ms. Incandela stated we need coverage at least through the end of August.

Ms. Palmer stated at least before Labor Day.

Mr. Mastromarino stated it is a challenge for Mr. McCartan to get someone for a three-month period. If we decide to do this, we probably need to give him as much notice as we can.

Mr. Smith stated yes.

Ms. Palmer stated the first day of school is Monday, August 24.

Mr. McGrath asked what do you think, Ms. Pieters?

Ms. Pieters responded I think we should go ahead and have someone during the summer.

Mr. Klusko stated even if it is an attendant, we need someone who is visible.

Ms. Palmer stated we certainly need someone here. We will have an attendant and a security guard.

Mr. Smith stated I can have the attendant in the morning and the guard at night. You are fully covered here from 8:00 a.m. until 10:30 p.m. seven days a week.

Mr. Mastromarino stated that is good. We will do that.

Mr. Smith stated it will just be in the summer.

Ms. Palmer stated I do not agree with having the coverage year round. I think it is important to have an attendant during the day because there are not just five or six kids on the basketball court. It is having kids horsing around in the pool and not having someone watch the kids in the pool during the day. Not having someone here on Monday and Tuesday morning and having kids swimming unattended makes me more nervous than not having someone in the evening.

Mr. Mastromarino stated even the incident that we had with the sexual predator, if the guard was not here, it happened regardless. The guard may have offered some assurance to the residents

Mr. McGrath asked do we need to vote on this or are we just going to implement it?

Mr. Smith responded we can adjust the budget for next year.

Ms. Palmer stated we can always take it out.

B. Consideration of Resolution 2015-04 Approving the Budget and Setting a Public Hearing

Mr. Moyer read Resolution 2015-04 into the record by title.

On MOTION by Mr. McGrath, seconded by Ms. Incandela, with all in favor, unanimous approval was given to Resolution 2015-04 approving the budget for fiscal year 2016 and setting a public hearing for July 9, 2015, at 6:00 p.m.
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SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

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

Mr. Moyer stated the financial statements are through the end of March, which represents six months of our fiscal year. We are 92% collected on our non-ad valorem assessments. On the budget side, for all categories, we are \$26,000 under budget at this time. When we start going category by category, it is close. I think Mr. Smith is doing a good job of controlling the budget. He is spending the money that we need to spend.

B. Check Register and Invoices

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

Mr. McGrath stated I have a question about outstanding checks. Three of the Board members received their checks by direct deposits. I understand that the payment is handled automatically. How can they be outstanding? Ms. Palmer, Ms. Incandela, and I receive our Supervisor fees through direct deposit.

Mr. Moyer stated I will get an answer for you.

Mr. Mastromarino stated I understand that we have a \$25,000 CD with Bank United expiring on May 24, 2015. I want to bring this to the trustee's attention.

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

C. Report on the Number of Registered Voters – 1,334

Mr. Moyer reviewed a letter from the County indicating that there are 1,334 registered voters. This is just information that is meaningless after the Board is elected by registered voters and residents of the District. The law still says that we still have to obtain this information every year.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie stated our newsletter Capital Conversations is reporting that the House of Representatives adjourned rather rapidly, meaning that many bills that we were tracking died. I did not see a direct impact with this District particularly.

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.

Mr. Smith stated we completed the sidewalk grinding. A major item that we had recently was the cleaning of the Chapala PVC fence. Regarding the cameras at the gates, guardhouse and the recreation center, I am still going around with ACT, but I did ask them for proposals for cameras, which I finally received. I scheduled a walk-through with them, which did not happen. I tried to reschedule the walk-through to check all of the cameras. In the meantime, the cameras here stopped working. They are working on this, even though I have not paid them yet. I want to make sure that everything is working first. I spoke to Bright House to make sure that everything is working. I dealt

with them for over a month on trying to get IP addresses. They finally came back with an estimate of \$8,000. I told them that there is no way that the Board is going to accept that. In turn, I contacted Century Link and have been dealing with them for a month. They are telling me that they do not have a cable, and that a conduit will have to be run under the road. I have locations and I will have my guys run a conduit. Otherwise, you will be spending \$1,500 and my guys can do it for free. I was talking with the ACT technician who is working on the cameras, trying to get everything working the way that I want it before I pay them. He told me that he is able to get camera reception on his cell phone from the gates. I went back to ACT and asked them how the guy is getting wireless on his phone if I have to install these IP addresses. This is an ongoing battle. The cameras are working at the gates. We received a missing child report, and the sheriff came to us and was able to obtain information from the cameras. The cameras are working, but we have to get the video off the DVR, rather than downloading them. I tried to schedule a meeting with Century Link and ACT. Century Link was late. ACT is fairly good, but Century Link is difficult to deal with.

Mr. Mastromarino asked what do the cameras actually show?

Mr. Smith responded the cameras at Kariba and Volta show the license plate and the make of the car. You also have a camera with face recognition at the guardhouse.

Mr. Mastromarino asked is this camera's vision enough to show us if people damage the gates?

Mr. Smith responded yes. We have a three-day lapse. Someone at Volta is pushing the gate. I spoke with ACT and said for them to get me the information as quickly as they possibly can. Those have been fairly inexpensive repairs. One we did ourselves and ACT did the other repair.

Mr. Mastromarino stated I wonder if we are able to find the perpetrator damaging our gates if we would seek reimbursement.

Mr. Smith stated we have done that before. The cameras are in process and we are working hard to get those completed.

Mr. Mastromarino asked if I see damage, can someone look at the records for the past three days? I know that I have reported situations a few times because the gate has been repaired.

Mr. Smith responded if it is for random instances, chances are we will not identify the perpetrator, but if it is an ongoing issue, like the one at Volta, absolutely. I will find out

who is doing this. If you see damage, call me. That way, I can get somebody right on it. Either call me or text me. I do not receive emails, particularly if I am out for a few days. Everything else is going fairly well. We received the Cornhole game. One of our guys, who is a decent cabinetmaker, assembled it. However, it took him longer than expected.

Mr. McGrath stated well done.

Mr. Smith stated we are expecting some parts for the pool lift. We replaced the batteries. Mr. McGrath requested a cover.

Ms. Incandela stated we were supposed to check with the attorney to see if we were still required to have a pool lift.

Mr. Smith stated we have someone here who can always operate the lift, if necessary.

Ms. Palmer asked what time does the recreation center open?

Mr. Mastromarino responded 8:00 a.m.

A Resident asked are we required to have the pool lift? Kids are swinging on it.

Mr. Smith responded kids remove the cover. In my experience, pool covers become a maintenance issue.

Mr. McGrath stated from time to time, I will see kids swinging on the lift. Is there any way that we can lock it down and make it available if someone requests it?

Mr. Smith responded we are still waiting to hear for sure if we are required to have a pool lift. I do not think that the pool lift requirement has been formally adopted. There are a lot of people fighting it.

Ms. Palmer stated I have two hotels and no one has used it.

Mr. Smith stated if we find out that it is not required, we may be able to remove it at some point.

Mr. McGrath stated I would hope so. On agenda page 229, we have a review of a video where an automobile accident happened. We have the technician drop it off to the home owner. That is how we are handling it. Is the camera company handling this matter?

Mr. Smith responded yes. We had conversations with the camera contractor. Someone was parked on the street and a car hit their car. We gave them the portion of the video so they could figure out who it was.

Mr. McGrath asked do we know what happened?

Mr. Smith responded no.

Mr. Mastromarino stated if you look at the actual bill, we gave someone a thumb drive of the timeframe. It cost us \$165 and \$59 to drive it over to the home owner. Could they have mailed it?

Mr. Smith responded I had an employee download it.

Mr. Mastromarino stated it seemed pricy to put some video on a thumb drive.

Ms. Pieters asked by the white fence, is there a walking trail? Every afternoon and evening, I see a group of kids going behind there.

Mr. Smith responded yes. Behind that fence is a trail going to Stargrass. If the kids live on Stargrass or have friends on Baykal, they are going to walk behind those houses.

Mr. Mastromarino asked where does the fence begin? I know where it ends.

Mr. Smith responded it starts at Chapala Park and goes all the way down to Stargrass.

Mr. McGrath stated at the outer end, there is a creek.

Mr. Smith stated it is a swale.

Mr. Mastromarino stated the green chaise lounges are in bad shape. I know we discussed this before. There are 23 chaises. I look at every single one last night. They all need to be replaced or the straps redone. It is probably cheaper to replace the straps rather than replacing them.

Mr. Smith stated yes.

Mr. Mastromarino asked is that something that we should do before the summer?

Mr. Smith responded the white ones are new, but the green ones have been here for a long time.

Mr. Mastromarino stated the white ones look nice.

Mr. Smith asked do you want me to purchase a dozen new chaises?

Ms. Palmer asked how much would it cost?

Mr. Mastromarino responded we are probably looking at \$200 per chaise.

Mr. McGrath stated we can probably get one more summer out of it.

Mr. Mastromarino stated I do not think so.

Mr. Smith stated I can see if I can get someone to replace the straps. Because of suntan oils, they do not look good.

Mr. Mastromarino stated even with new straps, the chaises look so brittle. We are getting into the heat of the summer.

Mr. Smith stated we are due for new ones.

Mr. Moyer stated we have money in renewal and replacement.

Ms. Palmer stated if you go onto HotelRestaurantSupply.com, you can purchase plastic ones for \$123 each.

Mr. Mastromarino stated that sounds reasonable.

Mr. McGrath asked do we need a motion?

Mr. Moyer responded yes, to take the fund out of the renewal and replacement fund.

Mr. McGrath asked do we want to put a dollar limit?

Ms. Palmer responded I recommend \$150 per chair or \$3,600.

Ms. Incandela stated if there are any that do not need to be thrown out, save them.

<p>On MOTION by Ms. Palmer, seconded by Ms. Incandela, with all in favor, unanimous approval was given to authorize staff to purchase new chaise lounge chairs for the pool, in an amount not to exceed \$3,600, which will be paid out of the renewal and replacement fund.</p>
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ii. Action Items List

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

iii. 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.

Mr. Mastromarino asked have any of the resident complaints been followed-up on?

Mr. Smith responded the process is that they call the main office, Ms. Rosemary Tschinkel takes the call, and if they need to be contacted, she will contact them. If a resident leaves a message, Ms. Tschinkel will call them back to let them know that she received the message.

Mr. Mastromarino stated if I see things in the community that need to be done, I am here almost 24/7.

Mr. Smith stated I appreciate that. Mr. Gerry Frawley will contact me if he sees anything.

Mr. Mastromarino stated I do not want to be redundant and keep sending the same information out.

Mr. Smith stated send it anyway.

Mr. Mastromarino stated I want to thank you for handling an item that I identified as a priority item. You handled it right away. I appreciate that.

iv. 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.

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. Connelly's Pool Maintenance and Landscaping

This item was not discussed.

NINTH ORDER OF BUSINESS

Submitted Resident Questions and Audience Comments

A Resident stated the Cornhole game was placed right next to the basketball court.

Mr. Smith stated it is in the basketball court area along the tennis court fence. I was going to place it in the open area on the left side of the basketball court area, but I did not want to take up that space if we dedicated to use it for another purpose, like a tether ball net, so I put it off to the side. It is still useable where it is.

The Resident asked are kids jumping on it?

Mr. Smith responded no. It is far enough away from the basketball court.

Mr. Mastromarino stated I noticed some young gentlemen playing basketball tonight. I asked them if they were here all the time. They said yes. I asked them if they thought, with the number of people here, if the Cornhole game is in the way. They said that it was not in the way. It is set back 30 feet or so from the actual basketball court. A ball may bounce over, but it should not be in the way.

The Resident stated a resident told me that she was going to use the jump bars but could not reach it.

Mr. Smith stated the majority of the people who are going to be using it are over six feet tall. They can easily do their jumps. We can put something out there for shorter people.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Mastromarino stated at the last meeting, we talked about placing a dummy camera on the basketball court. Is that still something that we are doing?

Mr. Smith responded yes. I am getting them from ACT.

Mr. Mastromarino asked do we need to hardwire them?

Mr. Smith responded no. I will put one on the light pole and run a wire to it.

Ms. Palmer stated I recently moved to Lakeshore, but I am keeping my house in Brighton Lakes. I plan to remain on the Board because I am still a home owner here. Unless someone has a huge objection, I want to keep my seat on the Board because I have a vested interest. I was the first resident ever on this Board and have seen this subdivision through inception. I contacted the EPA on the original developer and spent many hours in the courthouse asking people to give me information on Brighton Lakes. I have personal and professional reasons why I want to remain on the Board, and I hope that no one is going to object to that.

Mr. McGrath stated I am very pleased that you are on our Board, and I hope that you continue serving.

Mr. Mastromarino stated a few weeks ago, when I told someone that I lived in Brighton Lakes, they asked how the sewers were working. The HOA had its annual meeting a couple of weeks ago. They were not allowed to put up their banner in advance of 24 hours and blamed it on the CDD.

A Resident stated Southern Management made the decision.

Mr. Mastromarino asked do we have a policy on how much advanced notice we need to put up a banner?

Mr. Smith responded they can put up signs.

Mr. Mastromarino stated I will contact Southern Management.

Mr. McGrath stated we have many people who are unhappy about the street parking. If the CDD Board has responsibility for the roads, does that mean that we have responsibility for parking and how do we enforce it? The HOA felt tasked to do something and made initial contact with their attorney who called our attorney. At the last meeting, it was mentioned that their attorney had not gotten back with us. Do you feel that this is something we should tackle?

Ms. Mackie responded in terms of parking, we discussed this issue as recently as last year and it is ongoing. The CDD owns the rights-of-way, but it does not have any enforcement capabilities for parking or traffic issues under Chapter 216, Florida Statutes. We have always looked to the sheriff's department to enforce speeding. I think that they are hesitant to enforce parking. I spoke with HOA counsel and one solution that we discussed was in the event that the parking is in violation of HOA covenants and

restrictions, the HOA would have the ability to enforce the covenants and restrictions. That is potentially a way in which you can alleviate the problem. There was also a question from the HOA, of which I responded by email.

Mr. McGrath stated so the CDD Board does not have anything to do with parking.

Ms. Mackie stated that is correct, because it falls within the gamut of traffic regulations on rights-of-way, and the District does not have enforcement power even over roadways that it owns.

Ms. Palmer asked did anyone address with Ms. Mackie about notifying the sheriff's department?

Mr. Moyer responded yes. Ms. Mackie sent me information that I will forward to the sheriff. The information goes back to 2006 and 2007, identifying that these are public roads.

Ms. Palmer stated I recall sending a letter to the sheriff's department at least two or three times.

Mr. Mastromarino asked Mr. Moyer, is this something that you can scan and send to the Board?

Mr. Moyer responded yes.

Ms. Palmer stated when we send the letter, send it to Sheriff Bob Hansell.

Ms. Incandela stated Sheriff Hansell was at the meeting and said they do not have jurisdiction here, as these are private roads.

Mr. Mastromarino stated he was here yesterday and was aware of the issue.

Mr. Moyer stated we had exactly the same problem in VillaSol in Osceola County. Rather than working through the sheriff, Mr. Smith and I worked closely with Captain Andy Lang in the sheriff's department, who went through the proper channels in his organization. Now the sheriff recognizes that the roads in VillaSol are public and they are starting to patrol those roads on a routine basis.

Mr. Mastromarino asked is VillaSol a CDD?

Mr. Moyer responded yes.

Mr. Mastromarino asked do they have the same type of gate situation that we have?

Mr. Moyer responded they are even more restrictive.

Ms. Palmer asked can we address it with the same individual?

Mr. Moyer responded yes. That is what I am suggesting.

Mr. Smith stated the only thing that the HOA is going to do is ticket for regulatory signage infractions, speeding, and parking too close to a stop sign.

Ms. Incandela stated currently, there is no covenant in place by the HOA, so it is not under the HOA's jurisdiction.

Mr. Smith stated if they made an agreement with the sheriff's department, the sheriff's department will enforce the covenant.

Mr. Mastromarino stated the HOA covenants state that vehicles should be parked in driveways; it does not say "must be" or "would."

Mr. Klusko stated you can get the sheriff to come out if someone is parked in front of your house.

Ms. Incandela stated realistically, most of the issues that we have with parking are with cars impeding the roadway. The sheriff's department will be able to enforce that because it is an HOA covenant.

Mr. McGrath stated I am satisfied that the CDD will provide the letter. That is all we need to do and can do.

Ms. Pieters asked did we pay \$500 to the HOA for the plaque?

Mr. Mastromarino responded I have a check for them. It was not more than \$70 or \$80.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Palmer, seconded by Mr. McGrath, with all in favor, the meeting adjourned at 7:30 p.m.

Gary L. Moyer, Secretary

Michelle Incandela, Chairman