

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 16, 2013, at 6:00 p.m. at the Brighton Lakes Recreation Center, 4250 Brighton Lakes Boulevard, Kissimmee, Florida.

Present were:

Michelle Incandela	Chairman
John Mastromarino	Assistant Secretary
John McGrath	Assistant Secretary
Dolores Pieters	Assistant Secretary

Also present were:

Brenda Burgess (<i>by phone</i>)	Assistant District Manager
Brian Crumbaker (<i>by phone</i>)	Attorney
Andrew Adkins	Austin Outdoor
Maria Fuentes	Assistant Manager – Field Office
Paul McCartan	Keep Safe Security
Brian Smith	Field Manager
Residents and members of the public	

This represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. Burgess called the meeting to order at 6:15 p.m.

Ms. Burgess called the roll, indicating a quorum was present for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. McGrath led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS

Administrative Matters

A. Appointment of Supervisor for Seat 2

Ms. Burgess stated Mr. Tom Mihalic resigned some time ago and the Board has been looking for a replacement to fill his seat, which expires in 2014. The Board has discussed a couple candidates who have come forward and expressed interest. If the Board is ready, it would be appropriate for you to consider an appointment of a Supervisor to fill that seat.

Mr. McGrath nominated Mr. John Mastromarino to fill the vacancy for Seat 2. Ms. Pieters seconded the nomination.

Ms. Burgess stated nominations do not need to be seconded. You may consider other nominations, or you can accept a vote for the current nomination.

Ms. Incandela stated I would like to vote on the nomination we have.

Upon VOICE VOTE, with all in favor, unanimous approval was given to appoint Mr. John Mastromarino to fill the unexpired term of office for Seat 2.

B. Oath of Office

Ms. Burgess stated Ms. Fuentes is a Notary of the State of Florida and will be administering the oath of office to Mr. Mastromarino.

Ms. Fuentes administered the oath to Mr. Mastromarino.

Mr. McGrath stated I would like to express our appreciation to Ms. Vivian Acevedo for expressing her interest in serving on the Board.

Ms. Burgess stated we provided some information to Mr. Mastromarino along with a copy of the oath to be signed. This will also serve as a reminder to the other Board members but there are a couple things for you to be aware of as a new Supervisor. You are considered to be a public official in the State of Florida, just like a City Commissioner or a County Commissioner. There is some information we provided to you that you can read at your leisure, but there are two things that Mr. Gary Moyer and the attorney always like to point out, as does Ms. Incandela during meetings. As Supervisors, you have to conform to the Sunshine Law and the Public Records Law. The Sunshine Law simply means that two Supervisors serving on the same Board cannot meet outside of a meeting like you are having tonight to discuss District business. All of that has to happen in a publicly advertised meeting where the press and the residents are free to attend. You can have dinner together and you will have social functions and different things in the community. All of that is totally fine; you just cannot discuss District business. You are free to talk to Mr. Moyer, Mr. Smith, Mr. Crumbaker, and any staff member. We encourage you to speak with the residents, just not the other Board members. The Public Records Law means that anything in your possession that relates to this District—the agenda packages, meeting handouts, even emails and other correspondence—is subject to the Public Records Law. If anyone requests to see that information, you cannot even ask why. You simply provide it to them because they have an absolute right to see it. Generally those requests will come through Mr. Crumbaker’s office or Mr. Moyer’s office, but there have been occasions where a resident will come to a Supervisor and ask to see everything you have on this District. If you keep it separate from all of your other personal or business records, that makes it easier to provide to

them. This is a lot of information, and at any point, if you have any questions, please contact us. All of us on staff are willing to help you.

Mr. Crumbaker stated governmental entities in Florida have what are called records custodians. If you receive a public records request from one of your neighbors or residents in the community, I would request that you send that to Mr. Moyer and to me so that we can provide a response. There may be other issues at play behind the request itself. We should coordinate that response with the records custodian. In addition to being subject to the open meeting requirements provided in Chapter 286, Florida Statutes, and the public records requirements in Chapter 119, Florida Statutes, members of the Board of Supervisors are also subject to Chapter 112, Florida Statutes, which governs ethics of Board members. For instance, if a landscape contract comes up for bid and you own a landscape company that wants to bid on the contract, there would be issues associated with you taking action on that item. To the extent you have any questions on potential conflict issues or anything else, please feel free to give me a call at your convenience.

Mr. Mastromarino stated I am seriously considering getting a license for landscaping. Is there a conflict of interest there?

Mr. Crumbaker stated it depends on what you intend to do with it. The District is required by State Law to publicly bid contracts over a certain dollar threshold. That is one issue, to the extent you want to submit a proposal in response to an RFP. To the extent it does not exceed that threshold, it would still be a question of your ability to vote or take action related to any matters related to the company.

Mr. Mastromarino stated I have no desire to bid on any jobs that the Board would make a decision on. I think it might lend experience in reviewing bids and proposals.

Mr. Crumbaker stated then there is no issue with that since it is a matter of reviewing proposals submitted by others. It is only an issue if there is a financial interest or gain that you or a relative would gain that would be an issue since you are serving on the Board. If you have no interest in providing a proposal but are interested in learning more about the field aspects to review contracts and RFPs, that is part of your fiduciary responsibility for the District and that is not a problem.

Ms. Burgess stated welcome to the Board. You will find this to be a great experience. These are wonderful people who have a very huge interest in the community and do a great job serving on the Board.

C. Consideration of Resolution 2013-03, Election of Officers

Ms. Burgess read Resolution 2013-03 into the record by title.

Ms. Burgess stated because we have a new Supervisor, Mr. Moyer generally recommends that anyone not otherwise an officer be appointed as Assistant Secretary. Currently, Ms. Incandela serves as Chairman, Ms. Jennifer Palmer serves as Vice Chairman, and Mr. McGrath and Ms. Pieters serve as Assistant Secretaries. We have already filled in a couple names on the Resolution for Mr. Moyer to be Secretary and a couple of the accounting staff to serve as Treasurer and Assistant Treasurer. If the Board is so inclined, we will fill in the blanks appropriately listing those current positions and add Mr. Mastromarino as an Assistant Secretary.

Ms. Fuentes stated Mr. Mastromarino is filling out his paperwork and wants to know who signs the payroll deduction form. Would that be Ms. Incandela or Mr. Moyer? It is to authorize payment of the \$10 fee for the oath.

Ms. Burgess stated Mr. Mastromarino needs to sign that form if he wants us to withhold the \$10 filing fee from his Supervisor fee. We can mail in the fee with his form, but we just need him to sign that authorizing us to send in the fee. It is a personal \$10 payment. The District does not pay that. There is also a Form 1 that needs to be filled out which does not ask for any dollars, just sources of income and other generic information. That form needs to be filed within 30 days of today's meeting with the Osceola County Supervisor of Elections. We can provide that address to you if you need it.

On MOTION by Ms. Incandela, seconded by Mr. McGrath, with all in favor, unanimous approval was given to Resolution 2013-03 electing officers as discussed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 21, 2013, Regular Meeting

Ms. Burgess reviewed the minutes and requested corrections, additions, or deletions.

On MOTION by Mr. McGrath, seconded by Ms. Pieters, with all in favor, unanimous approval was given to the minutes of the March 21, 2013, meeting.

FIFTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS

Vendor/Contractor/Third-Party Items

A. Security Highlight Report – Keep Safe Security

Mr. McCartan provided an update on security services and responded to questions and comments from the Board.

Mr. McCartan stated we discussed posting rules on the basketball court at the last meeting, and the District provided those signs and they have been installed. The response from the security officer is that the feedback seems to be positive and activities are more under control. I have discussed with Ms. Fuentes that there have been occasions where people are bringing grills into the pool area. She confirmed there are no grills allowed in the pool deck area, so we will continue to monitor that. There is another instance we want to ask for clarification. The signs in the pool area do not indicate that no alcoholic beverages or glass bottles are permitted. We have noticed people bringing beer into the pool area. The security officer, Steve, has been asking them to leave. The question he is asking the Board is, what you want him to do in those instances and how should he handle it. Some of them who leave are just taking it to the parking lot and consuming it in the parking lot. If it is not permitted at all, we need to know so that we can address it appropriately, and the rules should be updated so we can use them to enforce that.

Ms. Incandela asked what are the security company's authority and scope in terms of controlling that activity on CDD property in the parking lot.

Mr. Crumbaker stated we can control that. I need to review the rules and policies so that we do not put up a sign that is inconsistent with the policies. We certainly can limit alcoholic beverages on public property.

Ms. Incandela stated I think the signs say no alcohol in the pool area. Do we need to do anything in terms of posting something that no alcoholic beverages are to be consumed on CDD property? Is there anything we need to do specifically to help them enforce that?

Mr. Crumbaker stated we can post something at the two entrances to the driveway to the parking lot and also at the basketball court advising that alcoholic beverages are not permitted on CDD property. I need to review rules and policies for the amenity center to be sure that language is included, if it is the Board's desire that we undertake that effort.

Ms. Incandela stated that would be perfect. We will wait until the next Board meeting for the wording of the signs, and then we can provide that to Mr. Smith to get something to post.

Mr. Crumbaker stated that sounds good.

Ms. Burgess stated I am looking at the rules and it is only listed that no alcohol is permitted in the pool area or near the pool. Clearly the intent is that you do not want alcohol in the recreation center or the fitness room or anywhere on CDD property. We must have overlooked that language in the other sections. Mr. Crumbaker will review these rules, and we will update them to make it clear that alcohol is not allowed anywhere.

Mr. Crumbaker stated this is a policy question, but the CDD has the basketball court and other park areas. Is it the desire to prohibit alcohol throughout District property, or just at the recreation center and the parking lot?

Mr. McGrath stated my strong preference is that there be no alcohol anywhere on CDD property. Home owners can do what they want on their own property. Alcohol causes more problems. If we can avoid it in the first place, then I think it is a much better family setting.

Mr. Crumbaker stated I do not disagree. Are the rest of the Board members in concurrence with that position?

Ms. Incandela stated yes, we are.

Mr. Crumbaker stated I will review the rules before the next Board meeting. We can take action as it relates to signage without having the rules changed, if the Board would like to get signs posted between now and the next Board meeting.

Ms. Incandela asked how much of a problem is it? Have there been any incidents? Or has there just been an occasion where Steve has asked them to leave?

Mr. McCartan stated it just seems to be an issue. His request is to reinforce that there is no alcohol. He wants to know if it is possible to have something on the sign that specifically refers to alcohol, similar to the point about no glass bottles. It should certainly be on the main entrance gates, also. People are bringing it here in coolers. When they are asked to leave, then they stand around in the parking lot still drinking.

Ms. Incandela stated since the rules only indicate no alcohol is permitted in the pool area, we need to amend the rules. If we wait to amend the rules until the next meeting to give Mr. Smith the authority to get a sign, then a lot of time goes by and a lot of abuse of the rules. We need an interim policy.

Mr. McCartan stated the current policy is just for the pool area. If we wait for a sign until the July meeting, we will have gone through most of the summer. We are requesting

a reinforcing sign that specifically says no alcohol to post on the gates. Then we will do whatever we can to enforce it. Likely that will help the situation in the parking lot, too.

Ms. Incandela stated then we can worry about the sign for outside the pool area after we have had an opportunity to revise the rules.

Mr. Crumbaker stated the good thing is these are policies, not rules. If they were rules, you would have to go through rulemaking, which has advertising requirements. What you have for the recreation center are policies, and they can be amended at any time. We can do one of two things. If someone there has a Blackberry or a tablet, I can email the current language and we can discuss any changes to it, so that it includes all of District property and also gives authority to the Chairman in a not-to-exceed amount for purposes of signage at the entrances. Or we can hold off until the next Board meeting.

Ms. Incandela stated I think we can move forward now on the sign. I think the Board is in agreement that we should amend the policies to include CDD property or any generalized term that Mr. Crumbaker recommends that would encompass everything. Then we can make the change now and authorize Mr. Smith now to have the signs ready as soon as possible.

Mr. Crumbaker stated that works for me.

Mr. McGrath stated including signs outside the building.

Ms. Incandela stated yes, that is included. Is there any recommended wording for that sign we can include, something to the effect that no alcoholic beverages are permitted on CDD property?

Mr. Crumbaker stated that is exactly what I would say, to modify the policies to prohibit alcohol on District property to expand it to include all District property and to authorize staff to modify the policy accordingly.

<p>On MOTION by Ms. Incandela, seconded by Mr. McGrath, with all in favor, unanimous approval was given to authorize staff to modify the policies for the recreation center to prohibit alcohol and expand that prohibition to include all District property, as discussed.</p>

Mr. Crumbaker stated if you want to direct staff to purchase signage, perhaps Mr. Smith has a recommendation for a not-to-exceed amount, and the Board can grant authority to procure and post that signage reflecting new language.

Mr. Mastromarino stated the statement of financial interests has several pages. I would like to read them before I fill them out and submit them.

Ms. Incandela asked can Mr. Mastromarino contact Mr. Crumbaker after the meeting to review some specific questions he has about the various forms he needs to fill out?

Mr. Crumbaker stated yes.

B. Landscaping Highlight Report – Austin Outdoor

Mr. Adkins provided an update on landscape maintenance services and responded to questions and comments from the Board.

Mr. Adkins stated it is getting warm, which is pushing us into the growing season when everything is growing faster. I am sure you have noticed a lot of the plants are pushing up new growth. Summer is our busy season. We will fertilize the turf next month with the second application of the year, and there will be another application to the shrubs following. Our chemical crew will be out here tomorrow for an IPM review, which is Integrated Pest Management, and will include a little bit of everything: turf, weeds, ants, spot checking shrub material, and other activities. I know ants are a concern, and this time of year is tough. We treat them as we see them. The problem with ants is they are hard to eradicate. We bait one mound, and they move to another location. We bait that mound, and they move again. It is hard to keep on top of them, but we are trying.

Ms. Incandela stated we discussed last month about something you could post that we can add to the website. I do not know if we started that yet, but one topic that would be good is ants and why they are so difficult to control. I know a lot of people see the ant mounds and they have a lot of questions. I know from prior meetings that ants move and you kill one mound but they move. Perhaps you can include any frequently asked questions that you are getting from the residents or in general of why you cannot control this weed or what is going on with fire ants, anything that you think would help the residents to further understand. It can just be a paragraph that we can post on our website.

Mr. Adkins stated I can include seasonal things that are happening and why they happen.

Ms. Incandela stated also include anything they should be aware of to report to you. If someone has a particular issue, such as diseases in plants that can carry to other plants, perhaps one topic can be things that should be reported to the District office right away. It does not have to be lengthy, just a paragraph would be great.

Mr. Smith stated there are several locations where we will be doing bed enhancements, which we have discussed, starting at the front and moving to the back. There were three trees up front that were just not doing well so we removed them, and it looks a lot better with them gone. Across the front going south on Pleasant Hill Road, we will be installing more oleander to fill in those areas, as well as other areas in the front, even just down from the bus stop. There are two little ones there now that look nice, so we are going to install a few more to fill it in.

Ms. Incandela asked are oleanders toxic if eaten?

Mr. Smith stated yes. We have so many of them now and they are out away from where people tend to be. If they are in playground areas, we will remove them. We do not have any in playground areas, although we do have them down Brighton Lakes Boulevard.

Ms. Incandela stated you mentioned putting more by the bus stop.

Mr. Smith stated it is the public Lynx bus stop, not the school bus stop.

Mr. Mastromarino stated they are quite common in the County.

Mr. Smith stated yes, they are used quite a bit.

Ms. Incandela stated I just think it would be responsible for us to specifically not place it in areas where kids tend to congregate. If it is a public bus stop, I do not have a problem with that.

Mr. McGrath stated I noticed on Brighton Lakes Boulevard that there are a couple locations where the grass or groundcover is really thin, 50 or 100 feet on either side. Is that seasonal?

Mr. Smith stated he is working on the oleanders and getting them filled in as well as the viburnum shrub hedge all the way in. We will be doing sod replacement in several locations, as well as four beds at the front that are bare, with just palm trees in them that we will be planting. That is our plan over the next month or until our next Board meeting, to enhance those areas, which includes sodding the bare spots and filling in the shrubs with oleander and viburnum.

Ms. Pieters stated I have seen crews picking up trash along Brighton Lakes Boulevard, and they do not have gloves on. I think they should have some sort of protection because you do not know what might be on the trash.

Mr. Adkins stated I will speak to them and I will remind them of that.

Mr. Mastromarino stated I have a question on the mulch schedule in terms of application.

Mr. Adkins stated Mr. Smith and I discussed that today. I have contacted our mulch vendor, and he has not given me a specific date when it will be available, but we are hoping within the next month or so.

Mr. Mastromarino stated there are some trees just before the guardhouse and just beyond the guardhouse that line either side of the bridge and are covered with moss. Those trees were very slow with foliage this year, so I suspect the moss may be zapping some of the strength of the trees. Is there anything you can do to control that?

Mr. Adkins stated there is not really anything you can do to specifically control moss besides hand-pulling everything. The only thing you can really do is spray copper on it, which is not recommended.

Mr. Smith stated the ball moss does not actually make the tree decline. The tree is already in a declined state when the ball moss gets on it. The ball moss will not take a good tree and make it bad; it will just get on a bad tree. All the trees along that roadway have not ever done very well because of the type of hard pan soils we have. It takes a long time—years and years—for those trees to finally establish and get roots to the area. You can see that many of them are faring pretty well, but we still have some that continue to struggle. So we continue to fertilize them and keep them watered, or we cut back on water where it has too much water. Those trees have been there a long time, but it is just going to take them a long time to get acclimated to that area.

Mr. Mastromarino asked you do check on every tree?

Mr. Smith stated yes, and we also have a pruning program.

Mr. Mastromarino stated with the mow schedule around the ponds, the edging is not done right to the water's edge in all cases. I observed Star Grass Circle, the one on Baykal and the one on Chapala. There was an incident this past weekend where an alligator pulled a dog into the water. There are pockets of grass that are maybe a foot wide and 18 inches high where an alligator may be hiding. I know kids have a tendency to go near the ponds. My recommendation is when you mow those areas that the edging is done all the way down to the water's edge.

Mr. Smith stated some of the grasses, like pickerelweed, are beneficial for the pond and the kinds of grasses we actually want. They are not really considered hiding places

for alligators, but there are some areas that they did miss down to the edge for Bahia. The taller grasses on Sweetspire are beneficial.

Mr. Mastromarino stated that was actually the only one where I did not make an observation. I understand what you mean by the tall grasses, but where I am referring to is the shorter grass that looks like it was missed.

Mr. Smith stated we discussed that there are some spots where they just did not edge along the pond. I think they are going through that learning curve right now, particularly as we are getting into summer because the Bahia is growing more now.

Mr. Mastromarino asked typically during the mow schedule, the edging is done?

Mr. Smith stated yes, every two weeks unless it is really hot and then we will give them an extra mowing, which we anticipate doing during the summer.

A Resident asked can you not run out of some colorful material before you get to the end of Sweetspire? It would be nice to fill in across from the park because it is thin and sparse.

Mr. Smith stated that is one of the beds we are going to enhance, at the end of Brighton Lakes Boulevard on Sweetspire on both sides. Mr. Adkins will be putting a proposal together to put something in those beds. We removed what was in there, so we will address that and move from the back and the front and meet in the middle.

The Resident stated you have always started at the front before and then all the plants get used up by the time you get to the back. Have you looked at the live oaks in the park at Sweetspire? They are so ratty, it would just be better to remove them. You have tried for years to do something with them, but I think it would look better without them. There are four of them. It gets very wet and water sits there.

Mr. Smith stated with the fertilization program that we are implementing with these trees, we are going to try it for one more season to see if we can get them to grow. We will try that, but I agree about the trees. There are some hollies back there that are dead or dying and are not worth keeping. Some of the live oaks I want to try to save and work with them for another year.

The Resident stated they look worse now than they did a couple years ago. They have always looked like they are to the point where there is nothing you can do with them. I would appreciate it if you would look at them.

Mr. Smith stated yes.

SEVENTH ORDER OF BUSINESS

**Presentation of the Proposed Budget for
Fiscal Year 2014**

A. Proposed Fiscal Year 2014 Budget

Ms. Burgess stated we are starting the budget process for fiscal year 2014. The bottom line is that the total revenues and expenses that we are proposing are exactly the same as the current year budget. We are proposing a zero increase in non-ad valorem assessments. That is the good news. All the details are what get filled into the budget. Mr. Moyer had a couple notes that he asked me to relay to you. Many of the budget line item dollar amounts are the same as what we are currently operating under. We decreased legal services a little, and we increased a couple other line items. The noteworthy thing that Mr. Moyer wanted to point out is that the budget did not include an additional cost for the pool security guard. We will review the financial statements a little later on the agenda, but we are over budget in that item by \$15,000, which is for seven months. Mr. Moyer suggested adding \$30,000 to that line item by using \$18,000 from miscellaneous field services and \$12,000 from field reserves to fund that \$30,000 item. If you look at the budget and the current financials, we have only spent about \$1,000 in each of those two categories. We do have contingency dollars in other line items. He just felt we could take \$30,000 from those two line items and that will be close enough to cover the pool security guard without causing an increase in assessments.

Ms. Incandela asked is this something we need to decide definitely now, or are we temporarily approving this until our budget hearing?

Ms. Burgess stated what we are doing is starting a process which the previous Board members are familiar with. By way of review, this process takes at least 60 days. Management is required to present a budget to the Board before June 15, which is what we are doing this evening. We will ask the Board to approve this draft budget for the purpose of sending it to Osceola County. We have to send it to them for their review and comment at least 60 days before your budget hearing. We are proposing the budget hearing be your July meeting, and that is when the Board will formally adopt this budget. At that point is where you need to have all the dollars in all the line items where you need to have them. One of the agenda items is whether or not you want to have a workshop in June to discuss the budget, which you might want to do since we are moving around some significant dollars and adding a new line item. To Ms. Incandela's question, you do not have to definitely decide anything on a specific line item tonight. We will entertain

comments and make changes and work on this budget up to the date of the public hearing.

Ms. Incandela stated I think it is reasonable to add the \$30,000, because it seems as though we are going to keep the hours the way they are, so we can go ahead and do that now.

Mr. McGrath stated we should start the process as outlined by approving the budget through Resolution 2013-04 and then perhaps have a workshop on June 20, which is the third Thursday of next month.

B. Consideration of Resolution 2013-04 Approving the Budget and Setting a Public Hearing

Ms. Burgess read Resolution 2013-04 into the record by title.

Ms. Burgess stated this Resolution sets the public hearing for July 18, 2013, and approves this proposed budget for purposes of sending it to the County.

On MOTION by Mr. McGrath, seconded by Ms. Incandela, with all in favor, unanimous approval was given to Resolution 2013-04 approving the budget for fiscal year 2014 and setting a public hearing for July 18, 2013, at 6:00 p.m.

C. Discussion Regarding Setting a Budget Workshop

Ms. Incandela stated we will have a workshop on June 20, and the budget hearing will be July 18.

Ms. Burgess stated the hearing is set for July 18, and it is at the Board's discretion if you would like to have a workshop which Mr. McGrath proposed be June 20.

Mr. Mastromarino stated I do not have the budget in front of me, but I have some general questions. Does the budget allow for contingency and reserve funds?

Ms. Burgess stated yes, it does.

Mr. Mastromarino asked do we need to have a cap on those funds?

Ms. Incandela asked what do you mean by a cap? We include the budget for reserves within this budget document.

Mr. McGrath stated as a starting point, perhaps we can provide Mr. Mastromarino with a package for this meeting, including the budget. It would certainly be helpful for him to work with.

Ms. Burgess stated yes, we can do that.

Mr. McGrath stated I know there was a change in the law this past year where in some cases, we have to assign certain dollars to projects, but we also have the ability to have unreserved dollars. That might be the question Mr. Mastromarino is asking. I think once he receives a copy of the budget, he will be able to review it and I think it will answer his questions.

Mr. Mastromarino stated by moving funds around to different line items, I presume there has to be some flexibility in the budget.

Ms. Burgess stated there is. What Mr. McGrath is referencing is the law that changed how we determine what certain funds are called. There are some that are restricted only for a particular use. Utility deposits are classified as a certain category. They have to be classified according to certain terms. The most flexible category is the undesignated, which we typically refer to as fund balance, which is the balance in your checking account. We do have reserves, to answer Mr. Mastromarino's concern. In the meantime before we get anything sent to you, the budget and the entire agenda package are available on the website. The budget is broken down into administrative expenses and field expenses in various categories. The current Board members have worked with Mr. Smith for a long time, and he is very good about bringing in this budget under budget if he can or at budget. Anything extraordinary like the pool lift, he always brings that to the Board. We are confident that just by moving so dollars around that we can still add the security guard and not have to raise assessments. If you look at some of the numbers at the bottom of the budget for fund balance, we have a very healthy fund balance to utilize if necessary. To expand on the issue of reserves, several years ago the Board assessed an additional \$100 per unit, so every year, we continue to add \$75,000 to the capital reserve account. Once Mr. Mastromarino has some time to review and understand the budget and various items, he is certainly welcome to call Mr. Moyer or Mr. Smith or me with any questions. Mr. Smith knows more about this budget than the rest of us. We can certainly answer those questions after you have had a chance to review the budget. I know this is all new and we are throwing a lot of information at Mr. Mastromarino at tonight's meeting.

The Board gave consensus to have a workshop on June 20, 2013, at 6:00 p.m.

Ms. Burgess stated we will direct staff to advertise that workshop. In the meantime, if anyone has any comments or questions or things you would like to see in the budget, please send them to Mr. Smith or Mr. Moyer. We will continue to work on this until the

workshop and then at the workshop, you will have a detailed discussion on the line items. If it is appropriate, the Board can also discuss rules, as Mr. McGrath mentioned, but we will advertise June 20 for a workshop.

EIGHTH ORDER OF BUSINESS

Audit Committee Selection Process

A. Appointment of Committee Members

Ms. Burgess asked did everyone receive the revised agenda which includes this new item for the audit committee selection process?

Mr. McGrath and Ms. Incandela stated no.

Ms. Burgess stated if the Chairman approves, I will proceed to present this item. I do not recall if this Board asked us to go through this process or if the current audit engagement expired, but we need to go through the selection process for selecting a new auditor. Florida Law is detailed in how we go about that process. The first thing to do is for this Board to appoint a committee, and that committee will establish the criteria. It will review the proposals that we receive and it will make a final recommendation to the Board so that the Board can select an auditor. We would recommend that the Board appoint itself as the audit committee, so you will be acting in two capacities. We will also ask that you authorize staff to go ahead and solicit proposals from auditors to perform this function for the District.

Mr. McGrath stated I think we went through this process last year or the year before when we selected a new auditor after a proposal process. I believe we are well satisfied with the current provider. Is there a requirement that we go through this every year?

Ms. Burgess stated the last time the Board went through this is July 2010 for the audit committee. That was the last time you selected an auditor. It appears that it was a three-year engagement and that engagement has expired.

Mr. McGrath stated I think we made a change and sent proposals out less than two years ago. We dramatically reduced the cost that we were charged from \$12,000 down to \$5,000. That is why I am pretty sure that is the scenario.

Ms. Burgess stated you are correct, and that happened in July 2010. It has been three years. The good news is they are still generally holding to those lower prices.

On MOTION by Ms. Incandela, seconded by Ms. Pieters, with all in favor, unanimous approval was given to appoint the Board as the audit selection committee.

B. Establishment of RFP Evaluation Criteria

Ms. Burgess stated this will be a little difficult to review since the Board does not have this information in front of you. Staff will place the advertisement in the newspaper, which includes instructions for the proposers. The instructions are very standard and what the Board has seen before and includes things like they will submit only one proposal, there is no collusion among proposers, you have to be qualified, and similar items. There are a couple options for scoring criteria. There are five different categories: the ability of personnel, experience, understanding the scope of work, the ability to furnish the required services, and price. This is what is different from selecting an engineer; we can ask for price for an auditor. You can assign the same number of points to each category, which is 20 points for each category. What we have been recommending is a slight difference in points. Most all of the auditors who do this work understand the scope of work. You will not find anyone who has audited CDD audits who does not understand it. We recommend lowering that category to 10 points and increasing the ability of personnel to 30 points. That includes where their location is, the capability and experience of their personnel, and the ability to manage this project. We have had some auditors who perform a significant number of special District audits, but because they are so busy, your audit comes in late, and we do not want that. We recommend 30 points for their ability, 10 points for understanding the scope of work, and 20 points for all the other categories.

Mr. McGrath stated we have done this before. It is just a vetting process, and I think that is a reasonable accommodation. Will each of us be getting something via email that will have the form that will work?

Ms. Burgess stated yes. My apologies you did not receive this information. I worked on this with staff and I thought it had been emailed to you. I will ask this information be emailed to you first thing in the morning, just so you can see what I described. When we get to the committee meeting, the Board members will act in the capacity of committee members. You will be able to review it again and we will ask you to ratify this information, but we just wanted to get this process started because it will begin with this fiscal year's audit.

Mr. McGrath asked will Mr. Moyer provide us with companies that we would want to consider?

Ms. Burgess stated yes. There is only a handful of auditors who do this kind of work, and there are about five firms we typically work with. There are a couple firms that do not perform a lot of District audits but they will still submit their qualifications.

C. Authorization to Proceed with the RFP

Ms. Burgess stated I will ask for a motion to authorize staff to proceed with the RFP, and we will follow up with the paperwork in the morning.

On MOTION by Ms. Incandela, seconded by Mr. McGrath, with all in favor, unanimous approval was given to authorize staff to proceed with the RFP for auditing services.
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EIGHTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

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

Ms. Burgess stated we are 95% collected on our non-ad valorem assessments. There is a little that is still not collected, and anything that was not received by the deadline will go through the tax collector's process. Historically, we have always collected our money, so that is not a concern. There is nothing else out of the ordinary that we did not expect. The notes are very good at explaining overages or underages.

Mr. McGrath stated I have a questions concerning Wells Fargo, who has raised by 50% the cost they charge us, shown on page 75. They charged us \$638 and they are raising the cost to us by 154% because they are doing the work of the automatic payroll deduction. I would like to have someone else providing that service for us. The idea that we have to pay 50% more for perhaps eight or ten checks a month seems usurious. I can discuss this directly with Mr. Moyer, but I cannot see why Severn Trent would just pass that along without getting a reduction for us.

Ms. Burgess stated I did notice that, too, and I was very surprised at that. I will ask the accountant to check into other banking institutions. They have to be a qualified public depository; we cannot just go anywhere. That seems unreasonable that they are charging that high of a fee for six or eight paychecks per month. We will ask staff to look into either asking them to waive or reduce those fees or find another banking institution to serve us. We can get an RFP from them just like we can anyone else.

Mr. McGrath stated page 78, I discovered we have about \$950,000 in assets, \$753,000 of which is in BankUnited. I was curious about what that was, so I Googled it

and they are in Miami. I also discovered that in May 2009, that bank was seized by financial regulators in what they are calling the second largest bank failure of the period between 2007 through 2010. I do not think I would worry about the risk if we were making pretty good interest on it, but I think maybe it is something we should look at. It makes me a little nervous. Perhaps once they have been taken over there is nothing to worry about. Our home owners association at its annual meeting last month had a presentation from First Southern Bank, and the home owners association was very positive about the services that this local bank has done for the home owners in getting them pretty good interest and providing services at low costs. I will pass on this business card I received from. Perhaps this is something we can look at, not just from them, but in December 2008, we had absolutely no money working for us at all. The Board raised a bit of a ruckus, so now, happily we have money market funds and certificates of deposit that are at least earning a little interest. I would like us to take a look at that, as well. That is a lot of money to have that is seemingly not making any money for us. I am not sure if the whole market is that way, but \$750,000 ought to get us something better than 0.75%. I will forward that business card information for whatever value it might be to you.

Ms. Burgess stated that is great. To that point, I will email Mr. Stephen Bloom. He is the one who does all your investing for you. I will pass on your concerns and ask him if he has learned anything or knows anything, or if we need to look at doing something else at a different institution. I will direct that question to him since he knows where these are and what is going on with those institutions.

Ms. Incandela stated I want to clarify for the record that the information I am looking at regarding BankUnited says that April 2009, the bank was seized and handed over to the FDIC, at which point the FDIC transferred control to a private equity group led by North Fork Bank president, Mr. John Kanas. It appears that since 2009, it has been managed by the new group that was appointed by the FDIC. So that anyone reading these minutes understands, it is not a bank that is in seizure or bankruptcy at the moment and it appears that it has been resolved. At least from what I am seeing, it has been functioning since 2009, once they had that change of control.

Ms. Burgess stated Mr. Bloom would have done all of that research after that time, so I am sure he checked them out. I will just ask him to confirm that all is well.

B. Check Register

Ms. Burgess 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 recurring comment about the expense we pay Century Link to take care of our phones and communication and repairs, and it was \$1,200 for two months. It continues to be a very expensive endeavor to have security and phones and gates that operate since they use the phone lines. That is not new information, just a comment.

Ms. Pieters stated page 196 says that we are still paying unemployment for these past two employees. Did we fire them? Why are we paying this?

Ms. Burgess stated I will need to forward that question to Ms. Paula Davis since she handles all unemployment claims. We had a brief discussion about this a few months ago.

Mr. McGrath stated in January's meeting, we discussed unemployment filings. I think the two were both terminated for cause. When we investigated, I was told that every filing is protested. However, she was not able to provide us with the filings for more than one or two people. The conversation went that it is very difficult to get unemployment canceled. We apparently have to pay it. We have about \$7,000 in the budget for unemployment this year.

Mr. Smith stated we are using outside labor force people, so when we terminate them, they are no longer our employees. You will see an invoice for Staffing Now. The only employee we have now is Mr. Geinor Real, who has been a long-time, good employee, so we anticipate keeping him for a long time. At some point, he may retire, but as we move forward, we are using these labor force people, which are a little higher quality people. They are not day laborer people. So far it has worked out pretty well for us.

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

Ms. Burgess stated I will forward Ms. Pieters's question to Ms. Davis to see if she can give us any further update as to how long we will be paying this.

C. Website Statistics

Ms. Burgess reviewed the website statistics contained in the agenda package, which are available for public review at the District office during normal business hours.

Ms. Burgess stated I am not sure I ever made this clear, but most of these categories are cumulative numbers, not what happened in just the past 30 or 60 days. So when you see a particular browser at 14,000, that is cumulative from when the counter started.

D. Number of Registered Voters – 1,283

Ms. Burgess stated there is a letter in the agenda package from the Supervisor of Elections indicating we have 1,283 registered voters as of April 15, 2013. This is only informational because all of our Supervisors are elected in the general election process. When you are six years old and have 250 registered voters, that triggers the transition from landowner elections to general elections. At this point, the law does not say that we stop asking for this information, so it is just interesting to look at the trends in registered voters from year to year.

E. Discussion of KUA Additional Lighting on Biel Court

Mr. Smith stated we received a request from residents on Biel Court to have additional lighting. I contacted KUA and they said they could add another light, but they would have to remove one of the existing lights, which does not get us anywhere. The only other way we could get a light at the end of the cul-de-sac would be to go from the transformer and trench in a new conduit. We would be going under driveways, and then we would have to get a meter set. We could run it down there and get a meter set at the end of the field and add a light. That will be fairly costly. KUA just does not have the power source there to add another light. They are saying that we can come to their transformer, but we will have to run all the conduit. The pipe has to be 24 inches and we will have to get a meter set and another account set up.

Mr. Mastromarino asked is there anything solar we could set up in lieu of wiring?

Mr. McGrath stated definitely not in that location.

Mr. Smith stated it is pretty shady. Even with landscaping, that is really not what they are looking for.

Mr. McGrath stated if memory serves me, we currently have a play area for the kids, but the plan is to pull back on that eventually because it is at the end of a cul-de-sac and it is dark. I am not sure the added expense would pay off if we are not going to continue to have a kids' play area there.

Mr. Smith stated for the home owners in the area, it may add a small expense to them, but they can put a small LED spotlight on the side of their house, which will increase their costs minimally. You could put a pretty good-sized spotlight at any of those houses

that will cover that area, versus the CDD having to do a directional drill under the driveways.

Ms. Incandela asked was it a home owner's request for additional lighting?

Mr. Smith stated yes. I am not sure which home owner it was.

Mr. Gerry Frawley stated it was the second or third home owner from the end.

Ms. Incandela asked on the diagram, there is no street light here or this is where a proposed street light would go if you came off their transformer?

Mr. Smith stated no, there is another transformer that serves those houses.

Ms. Incandela asked where are the locations of the lights currently? Are these just transformers that are mapped out?

Mr. Smith stated you go over three houses and there is one between the third and fourth house as you look at the houses. Then there is one as you go down the side toward the park where the tot lot is. That would be between 4318 and 4316 that has the light, and there is one across the street by 4315.

Mr. McGrath stated this clearly is not the only area in Brighton Lakes that does not have optimal lighting. If we relook at every street that wants a light like this and we provide that lighting, at this cost, we will be broke.

Ms. Incandela stated remind me how this ended up in the CDD scope of coverage. Is it because KUA said if we were willing to provide this conduit from the transformer, they will put in a new light? It is my understanding that KUA owns the poles.

Mr. Smith stated from their point of service, they do not have the ability to add another light. They said we have x number of lights, so they will take one light from somewhere else and put it in that location, and we will have to pay for that. For us, we can put a light back there. I can dig a trench and come to that transformer. I can do all the work, but I have to hire an electrical contractor to pull the permit and sign off on it, and I need a KUA inspector to inspect it once it is installed. Once they inspect it, then they set a meter, which we have to pay for. At that point, we can install our own light. Once there is a meter there, I can light up the whole area. For me to do that, it would be \$2,500 to \$3,500, but my problem is going underneath driveways.

Ms. Incandela stated then you would also be responsible for repairing any damage that was done in the course of the construction, plus the maintenance and the additional charges from that day forward.

Mr. Smith stated that is correct. There will be additional costs for maintaining the light, and it will be the CDD's light. We may even need to have an easement on top of that.

Mr. McGrath stated as much as I would like to have more light in the area, I do not think we can or should move forward on this project.

Ms. Incandela stated it is something perhaps we can revisit in the future, but right now, the budget does not permit it. If I am looking at this correctly, there is more than just one driveway you would have to go under. It is three and then the road. I am also concerned about any damage that would be done during the course of that work.

Mr. Smith stated for us to go to KUA is one thing, but for the home owners to go to KUA directly is another. If they really want this light, they need to go directly to KUA.

Ms. Incandela asked this home owner did not go to KUA? Did they just come to us and we went to KUA?

Mr. Smith stated yes, we researched it for them and determined it would cost the CDD quite a bit of money to get this light because KUA is telling us no.

Ms. Incandela stated I think it is on our website already, but if need be, I would like to provide the home owner with the contact information for KUA and let them know it is KUA's decision as to where the street lights go and to contact KUA directly.

Ms. Burgess stated yes, that information is posted on the website including their website, phone number and address.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Crumbaker stated the Legislature finally ended their session the week before last. The most significant legislation that was proposed thankfully did not pass, which was a bill that would mandate the consolidation of special Districts with the County. It did not pass but I expect it will come back next year. The other major piece of legislation that did not pass was an increase in sovereign immunity, including special Districts. Legislation was filed to increase the level from \$200,000 and \$300,000 to \$1 million and \$5 million. I think both sides of the Legislature recognize that something has to be done, and we anticipate that will be coming back next year. There are some changes to Chapter 112, Florida Statutes, which is the ethics chapter. There were some tweaks to that chapter, which we will include in our legislation update to the Board. There were also some small changes related special Districts. I do not think there is anything we need to be concerned

about. Some have been signed by the Governor, and we will provide that in our legislation update. The bill that did pass that will have the most impact on the District is related to changes in agendas and open meetings and the requirement that the public have the opportunity to speak at a Board meeting. This Board allows opportunity for the public to speak, while there are some other governmental agencies that do not. We will provide a summary of all the legislative changes and include that in your agenda package for the next meeting.

B. Engineer

There being nothing to report, the next item followed.

C. Field Operations

i. Field Management Report

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

ii. Aquatic Weed Control Report

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

Mr. McGrath stated I do not know if it is possible to get a jump on summer since it seems to be here already, but the weeds seem to be growing. When we have days in the 90s, they will really show up. They know how much chemical they can put in the water, but I would certainly remind them that anything we could do now would perhaps keep it from getting out of hand in two months.

Mr. Frawley stated since we had all that rain, the weeds really took off, probably due to all the nutrients that got washed into the pond. The weeds are growing really fast right now.

iii. Landscaping Report

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

iv. Security Report

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

v. Exercise Systems Update

Mr. Smith reviewed the exercise systems update contained in the agenda package, which is available for public review at the District office during normal business hours.

vi. Action Item List

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

Mr. McGrath stated perhaps we should include getting more training for Mr. Real on the pool that we discussed at the last meeting.

Mr. Frawley stated as well as adding to his check-off list for his relief.

Mr. Joe Klusko asked is Mr. Real trained in CPR?

Mr. McGrath stated no.

Ms. Incandela stated I thought he was going for that training.

Mr. Smith stated I was referring to him being trained for testing the pool water.

Ms. Incandela asked has he not taken CPR classes?

Mr. Smith stated he has taken the pool maintenance test, but I do not recall us asking him to take a CPR class. He may have because I remember having this conversation. He might have it.

Mr. McGrath asked is it within his purview to be a lifeguard? I think the answer is no.

Mr. Smith stated no, he is not a lifeguard and we do not want him to be. The CDD paid for that CPR training, and the question was if the CDD is obligated for him to save someone's life. I think the security guard is required to have that training, but I do not think Mr. Real is the person we want to do that. He is here to maintain the facility, sweep the floors, clean the bathrooms, and make sure everything is clean. He is not a pool attendant.

Mr. McGrath stated the sign says there is no lifeguard and you are on your own.

Ms. Incandela stated Steve would be covered under Keep Safe's insurance.

Mr. McGrath stated we can ask Mr. McCartan at the next meeting.

Ms. Incandela stated we do not have to wait; we can send him an email with that question. He probably already is. I would just like to know.

Mr. Mastromarino stated that is something that could be a condition of employment.

Ms. Incandela stated I do not know that if he was not certified that it would affect his job here. We are quite satisfied with him, but I would like to know if he is.

vii. Update on the Driveway

Mr. Smith stated my regular in-house concrete staff member had to go to Puerto Rico for a month, so I requested proposals to install that driveway since I do have drawings from the engineer on what exactly to do. That proposal is \$6,275, and I thought that was too much for that work. My staff member returned last week, so the concrete crew is out working on the driveway now. It will be a straight driveway in and it will have a dip in the curb. It will basically be a straight driveway, and once it is in, we will put a couple

flares on it where there is a drop in the curb. It will be wide enough to have traffic going in and out. I want to make it so that it is a slow in and a slow out. We are also installing it in such a way that it is across from the dropped curb across the street where the curb is broken away. I will have to put in a crosswalk there at some point. This is moving along and we hope to have it poured and complete by the middle of next week. At that point, I will have the engineer come back out and do a survey for us so we can find the property line for that home owner. We will meet with that home owner at some point to let them know exactly what we are doing. Then we will fence in the area, but I have not decided exactly how to go about that. It might be a two-rail pvc fence, which I have some in stock that is in our yard, or it might be one rail with four-by-four posts. At this point, I am not going to mulch it. I will leave it Bahia and let it be grass. If it does start to deteriorate, we can look at putting in some sort of mulch or groundcover to stabilize it.

Mr. McGrath asked is the entrance going to be near the far end of where the speed hump is or closer to the speed hump?

Mr. Smith stated it will be fairly close to the speed hump. We will have some savings on the budget of \$5,000 for this project, and I will be able to bring it in a lot lower than that.

Ms. Pieters stated you mentioned a fence. Do you need to go to the home owners association to get approval for the fence?

Mr. Smith stated yes, I will talk with them about what we are going to do. It is not really a fence; it is a border. I am not trying to fence in an area but just create a border so people do not drive around people's yards. I can even use a shrub hedge to do that.

Ms. Incandela asked is this CDD property?

Mr. Smith stated yes.

Mr. McGrath asked none of it is home owner property?

Mr. Smith stated no.

Ms. Pieters stated the fence still has to be approved.

Mr. Smith stated we will talk with the home owners association.

Mr. Mastromarino asked will the use for this parking lot be from dawn to dusk?

Mr. Smith stated yes. We will put a sign up that the operation hours of the parking lot will be the same as the recreation center.

Mr. Mastromarino stated so we will not have to worry about lighting or the safety aspect of it.

Mr. Smith stated we may consider at lighting, which I started looking into. We may be able to come up with something since there is a pole right there. We will have to get a meter installed, but I will talk with KUA and see what we can do. I think we need to get a meter set and then we can put a light there if needed.

Mr. McGrath stated in that general area, I do not think we can have too much light with all the activities of the home owners.

Mr. Smith stated I agree. There are existing poles there, so we may be able to have KUA put a light in the back so that we would have a light in the front and a light in the back.

Mr. Frawley asked will you put up a towing sign? We do not want people parked there illegally.

Mr. Smith stated yes, we will put up the appropriate signs. No overnight parking will be allowed.

Ms. Incandela stated that is another reason to put in a light.

viii. Fitness Center Carpet

Mr. Smith stated we received approval from the Board to install carpeting, but after looking at it and talking with people and actually going into the fitness center, what we discussed doing will not be the quality we want to see in there. Going with the carpet tile, we would be able to replace sections as needed. In talking with my staff about moving the equipment, I explained about putting in the new carpet, and they said that is not what we should do. We provided a proposal for \$5,500, which is for removal of the existing carpet, installation of new carpet, and moving and replacing the fitness equipment. This carpet has a seven-year warranty. The quality that we will install is a lot better, and I have some samples to show you. It is a heavy-duty carpet that is made for recreation centers. I will ask the Board to approve this proposal and use the savings we achieved from the driveway installation.

Mr. McGrath stated when we first raised this issue, we had two different options. We talked about the difference between spending more money and having something that will last longer, versus paying less money and realizing that we will have to replace this again, sooner rather than later, because of the wear and tear of traffic and weights and so forth. We were going with the less-expensive carpet. Do you think we will get far more life out of this carpet to justify the extra cost?

Mr. Smith stated in thinking about it, this has a seven-year warranty. Because we are putting it in by tiles, we can replace the tiles as needed. If it does wear out, we will just replace a few tiles with bad spots, not the whole carpeting. This is a much better product. As you can read in the product literature, it steam cleans well and is pretty indestructible. I think in the long run, this is a better choice. I talked with people in the industry, and I found out you have to use the right material and the right cleaning products and equipment. In the long run, this will save us money and give us the best product, something that makes sense in there because it is a heavily used room.

Ms. Incandela stated this is different than even the upgraded carpet that we discussed. We are still talking about installing tiles, so we can still replace small sections when we need to. Does the seven-year abrasive warranty cover if it is torn or damaged, or does it cover wear?

Mr. Smith stated it covers wear.

Ms. Incandela asked will they just replace the section that is worn or damaged?

Mr. Smith stated we will have a box of tiles to use.

Ms. Incandela stated we would be responsible for cleaning it the way we would clean a standard carpet.

Mr. Smith stated that is correct.

Ms. Incandela stated I think it makes sense to do this. I would say this is pretty industrial material.

Mr. Mastromarino asked have we looked at other proposals using the same type of material or product?

Mr. Smith stated no. Any time I get a proposal from this company, they always give me a good price. I have shopped their prices in the past and they are always within reason. This is our maintenance contractor for maintaining the equipment, and they have been doing a pretty good job for us. Once we are using them, then they are more obligated to help maintain it and follow through with the warranty.

Mr. Mastromarino asked do they charge freight for delivery? Does that mean from the Orlando address to Brighton Lakes? If that is the case, would it be less expensive to send a crew over to pick it up instead of paying them \$350?

Mr. Smith stated I can look at that but most likely, it is coming from out of State. If it is in Orlando, then we can pick it up. I will continue to shop this price, but I would request authorization from the Board to provide me with a not-to-exceed number.

On MOTION by Mr. McGrath, seconded by Ms. Incandela, with all in favor, unanimous approval was given to authorize staff to proceed with carpet installation in the fitness center, as discussed, in an amount not to exceed \$5,600.

Mr. Mastromarino asked do we know what we paid for carpet the last time?

Ms. Incandela stated he provided that information at the last meeting.

Mr. Smith stated I can provide that to you.

Mr. Mastromarino stated I just wonder if this amount is similar.

Mr. McGrath stated this is more expensive than what we did.

Mr. Smith stated I think our last proposal was \$2,500 or \$3,000.

Mr. Mastromarino stated let us say it was \$3,000. How long did that last?

Mr. McGrath stated it depends on who you ask. One of the big complaints I kept hearing from residents was the condition of the room. That is one of the things that prompted us to get new equipment and new flooring. From my end of things, I think the residents who use that area would like a good quality floor because it always gets beat up.

Mr. Smith stated it started to deteriorate pretty quickly as soon as we put it in because once you pull a string, the strings comes all the way up. With this carpeting, that will not happen because it is more like astroturf. The warranty on that was only one year, and this is seven years, so it is obviously industrial strength compared to what we put in before.

Mr. Mastromarino stated I was wondering in terms of duration and cost. It seems comparable where we spent \$3,000 with a three-year warranty, and this is a seven-year warranty for \$5,600. It looks like it is a better deal and a better product.

Mr. Smith stated going with tiles versus the whole carpet is better because before we had to replace the whole thing and now we can replace just that section.

ix. Miscellaneous

Mr. Smith stated I ordered four tables and 16 chairs for the pool area, and we expect they will be delivered next Wednesday. We have done three drain repairs but I found we need to do three more, so we will start on those. We do have a sign for the fitness center indicating the home owners association donated the elliptical machine, so I will get that installed. We did get pricing for the racquetball court. I could probably find it a little cheaper, but I am using a company that I found to do the entry wall features. It uses specialized coping material and you need to use a company that knows where to get it. I

used this company for the wall in Celebration. We are looking at a 12-foot high wall that is 20 feet long that is concrete block. It will need to be reinforced and there will need to be a footer with rebar in it so the wind does not blow it over. You are looking at a substantial wall. Their price was \$13,500 to build something like that. I might be able to get it down to \$8,000, maybe.

Mr. McGrath stated that would get us a wall. Can they play on two sides? Are we still looking to install it near the tennis court? I think that would be a good area.

Mr. Smith stated the problem with putting it in the center and trying to play both sides is it will become dangerous for people playing tennis who will get run into. We could probably put it on one side or in the back.

Mr. Klusko stated most people playing handball or racquetball need at least a 12-foot by 80-foot span, and \$8,000 is a lot of money. If you have two sides, then you would have up to eight people playing at a time, and they will not be going back and forth from the tennis courts. If you are looking at danger, there are little kids who play basketball while people are playing tennis.

Mr. Smith stated before I put this near the tennis court, I would ask the engineer to review it and make sure what we are planning is acceptable.

Mr. McGrath stated I think we should proceed with the idea of improving some of our facilities, which would be something like this that potentially a lot of our residents would be able to use. I think we should continue to find dollars and work on plans so that we can look at and decide.

Mr. Smith stated I will include this in the budget workshop file and we can discuss it at the workshop.

Ms. Incandela stated I am wondering in terms of putting it in a different location and using one of the parks where we are taking down the playground equipment. I do not know what the cost would be if we put a basketball/handball area in one of those locations. Would it affect the price either up or down by using the open area? We would have to lay a slab.

Mr. Smith stated you would have to lay the slab and install the wall, but we could look at that.

Ms. Incandela stated I would like to know for the budget workshop if there is a difference in taking one of our parks or open locations where we have all this unused

space and creating a new slab and handball court where they can play handball and maybe basketball in order to make more use of those areas.

Mr. McGrath stated that was my first idea because we have a lot of CDD common areas that are just open. I switched back to the idea, which I prefer, of having as many of the physical activities centered around the community center.

Mr. Mastromarino asked to Ms. Incandela's point, do we need to consider parking around those areas, or is there sufficient parking?

Mr. Smith stated there is on-street parking that is available during the day.

A Resident stated if I was living on one of those cul-de-sacs with an open park and now all of a sudden, a wall is built and I am hearing the banging of balls all day, I would not be happy. You need to consult with those home owners.

Mr. Smith stated for that reason, I think we should try to build it here somewhere. We do have room in some locations.

Ms. Incandela stated when I asked this question at the last meeting, you said there was a location over here that would work.

Mr. Smith stated yes, behind the lift station there is some room if we take out some of the palm trees and move them to make it big enough for the wall and maybe have two sides to it.

Ms. Incandela stated I like that idea if we can price that location. It is adding the court and giving them additional options. Parking will not be an issue with the new parking lot.

Mr. Mastromarino asked would it be a fenced or a card access area like the pool or the tennis courts are now?

Mr. Smith stated no, it will be like the basketball courts now.

Mr. Mastromarino asked why was that never fenced in?

Mr. Smith stated it was fenced but they destroyed the fence. The way it was fenced in was dangerous if you were playing basketball because it was right along the edge. If you were running at a good speed, you would run into the fence. To make it safer for the players, we took the fence down.

Mr. Mastromarino stated what I hear at a lot of the crime watch meetings is that much of the negative activity in the community happens around the basketball court. I wonder how many people are non-residents who are using the court.

Ms. Incandela stated they just used to hop the fence anyway.

Mr. Klusko stated if you can keep the testosterone level down on these men, you will not have any problems. I work with adolescents, and that gives you a lesser problem.

Mr. Mastromarino stated I am not saying it should only be used by residents.

Mr. Smith stated some of them are guests. Each resident may bring in four guests. If there are five guys who live here, you could have 20 extra people who could be there.

Ms. Incandela stated I really wish we had room for more courts around here because they are out there playing basketball. I know incidents have occurred there, but that is going to happen just between people. But the kids are busy, they are occupied, they are exercising, and they are using it.

Mr. Smith stated they do not destroy it.

Ms. Incandela stated no, because they want to use it.

Mr. Smith stated they are also not breaking into this area and damaging things.

Mr. Klusko stated the rims are making noise, not because they are damaging them but because of the constant use. I know you need a rim but there are kinds that you do not even hear.

Mr. McGrath stated that is a sign that I called Mr. Smith to tell him the bolts have loosened up.

Mr. Klusko stated these guys would really appreciate a nice full court with a fiberglass backboard.

Mr. Smith stated with all the new technology available, you would think the people who make this equipment have heard this 100 times why is it so loud. Maybe there is something like a silent backboard.

Mr. Klusko stated metal might last 20 years and fiberglass might last 12 years, but you will not hear the constant banging.

Mr. Frawley stated Mr. Smith and I have looked that is before. I will let him know it is loose, and he goes and tightens the bolts.

Mr. Klusko stated that is metal to metal. If you install a fiberglass backboard, these guys will be really happy.

Ms. Incandela stated I would be interested in knowing if there are soundproof backboards because then we could expand into some of these other locations without as much concern about noise to neighbors. Anything that will keep these kids busy and occupied is good. I know there are activities happening there that are undesirable, but every time I go by there, I see them playing.

Mr. Smith stated we did get a new sign, however it was not available for the meeting. I will get a new meeting sign for the Brighton Lakes sign. Outside of the building we have this fence, and it might not be a bad idea to move that fence to the front which will give us a grassy space back here. We could purchase some regular park grills and mount them so people who want to grill can bring their own charcoal instead of their own grills. We can put them back by the tennis courts. I can take a look at that and providing pricing at the workshop if the Board is interested. Then we will have two grills back here and people will know you cannot have grills at the pool. We can put up shrubbery and a small gate with a sign that no minors are permitted in this area. People go to parks all over and kids are around grills. We have had a lot of requests from people to use grills.

Mr. Frawley stated they will not be able to move the grills if they are mounted.

Mr. Smith stated that is correct.

Mr. Frawley stated that is an issue we have now because people who bring them put them too close to the building.

Mr. Smith stated we stopped letting them do that because they were going all the way around. So we moved it and put our own in there and said you cannot bring your own grill. You have to use the grill in that location, you have to use charcoal, and you have to clean up after yourself.

Mr. McGrath stated it is a new thought. My first reaction is that maybe it is not so bad that people cannot have an all-day picnic with food here.

Ms. Incandela stated one issue is, if they are grilling hot dogs, they will want to have beer. The second is, there will be cleanup and maintenance and food bags and other trash issues.

Mr. McGrath stated this is an improvement that I do not think we should be considering right now.

Ms. Incandela stated it is something we might consider in the future, but now we have all these other great ideas that I would like to pursue. I would rather put our time into recreational activities.

Mr. Smith stated the pool lift has been installed. At this point, I do not think the requirement has been fully implemented yet.

Mr. Crumbaker stated that is correct.

Mr. Smith stated we are researching how to best run it. The idea is to have it available any time the pool is open for a handicapped person to use. I am talking with ACT to see

if we can get a box put up there that has the swipe on it so residents can use their swipe card to access it. You need to be a resident or the guest of a resident, so you need a card to come in here. I am looking at using an access card to use the pool lift.

Mr. McGrath stated I like that idea.

Mr. Smith stated I am working with ACT on how to best do that.

Mr. McGrath stated I can picture 15 eight-year-old boys standing in line to get a ride, and that will be less likely if their mom will not give them the access card for that.

Mr. Smith stated the day Osborn's installed it, the technician left to go to his truck. When he came back in, there were kids already jumping off it.

Ms. Incandela stated to a kid, I can see where that looks like a pool toy and looks kind of inviting.

Mr. Smith stated right now if someone who is handicapped does come and wants to use it, we have the batteries here and can operate it. By the time the requirement is fully implemented, we plan on having some sort of system and signage, and it will be operational.

Ms. Incandela stated I would like to know what the requirements are before we invested anything that is connected to ACT, only because they are ridiculous in their charges to us for everything that is associated with these cards. I do not know if it is a matter of having it available when they request it, that it needs to operate, or something else. I do not know how the requirements will be in the end. If we can hold off until then, I would like to do that.

Mr. Smith stated I am sure Mr. Crumbaker is involved with other communities who are doing this. If a resident has a handicapped person, can we provide that person with a key for it? Can we do it that way so they can come and they will have a special key? Then we would not need to use ACT.

Ms. Incandela stated we would still have to make it available to guests who come here. ADA requires that it be accessible to any handicapped person, not just residents.

Mr. Smith stated if a resident has a handicapped guest coming, they sign out a key for the lift.

A Resident stated you just need to make sure you get it back.

Mr. Smith stated I am thinking about putting a padlock on the box that houses the remote, and they can come open it with the key and then use the remote.

Ms. Incandela stated we are trying to figure out if we can make it available with keys and locks and passcodes. My concern is that the ADA, with respect to accessibility, is so tricky. I do not want to do anything that would not be in compliance by not making it totally accessible to anyone who enters the premises who has a right to use the facilities. When we get those final requirements of exactly how we need to make this lift available, Mr. Smith will meet with Mr. Crumbaker. Then we can take it from there as to what we need to do to make it operational for those people who need it while still protecting it from kids who do not know that it is not a pool toy.

Mr. Crumbaker stated I understand. Mr. Smith can call me tomorrow and we can discuss some of the options, and I can review to see if those are reasonable accommodations and make sure we will comply.

A Resident stated I know the security guard is not the lifeguard, but since you are asking if he is certified, it might be something to consider having one of the AED defibrillator machines. It does not need to be out but just here somewhere. Then if there is an emergency here somewhere, the security guard or Mr. Real can use it if necessary. If a kid is playing basketball and he drops down because his heart stops, at least it is something to think about.

Ms. Incandela stated in addition to the cost of those, there is training that is required for anyone, and it is specialized training.

Mr. Crumbaker stated that is correct, there is training that is required with those machines as well as a recertification every year. It is pretty automatic, but training is still required. If we have a security guard at the recreation center all day, every day, it might be something to consider. I can look into seeing if it is possible without having someone being around who is certified.

Mr. McGrath asked are there any liability concerns as far as the CDD? Would it set us up? While the intent would certainly be to help, could it be something that would end up causing expensive problems for us?

Mr. Crumbaker stated that is what I need to look at. I am not familiar with all the options, but what we have in our office is that we have to be certified in order to use it, and you have to be certified internally from a liability standpoint in order to use it. There may be other types or options out there where it does not require a certification of any type. I would need to see what the options are and see if there is a version that does not

require certifications and so forth. Otherwise, if we do not have anyone there who is certified, then it may not make sense to have one.

Ms. Incandela stated if we did install one, then we would be responsible for making sure that it was maintained and operating properly. I would be concerned about exposure if someone went to use it and it did not work or did not function properly. Then the CDD would be exposed because of the equipment failure.

Mr. Crumbaker stated the ones that we have perform self-tests. Annually, the company at the same time they are providing the training sessions will also test the equipment. They are surprisingly easy to use, but I will need to look more into this issue.

Mr. McGrath stated I seem to recall when the home owners association was talking about this some time ago, they cost under \$2,000.

Mr. Mastromarino stated the real danger is having it near the pool because the water produces conduct. It is the most dangerous place to use one around water.

A Resident stated you will have it locked up so it will not be taken out unless you need it.

Mr. Klusko stated if they need it at the basketball court, they will have to come here to get it. If you do not use it, then you will have liability.

Mr. Mastromarino stated you could also injure the person worse if you use it incorrectly.

Mr. Klusko stated call 9-1-1 and let them know you have a defibrillator and a person with no pulse or breathing, and ask them to walk you through it.

Mr. McGrath stated we will look into it.

Ms. Pieters stated I am in the medical field, so Mr. Crumbaker should look into what we can do. Once you start getting into defibrillating, that is another issue altogether.

TENTH ORDER OF BUSINESS

Submitted Resident Questions and Audience Comments

Mr. Frawley stated since the last meeting, I came here found that all our equipment for pools is not in ready condition, such as the throw ring. There was a relief attendant here who saw me looking at it because I took pictures of the throw ring and the ropes from the other side since I was fishing on that side. He had no idea how to use it, what it was for, or the condition that it was supposed to be in. We discussed this at another meeting in the past. It was my understanding that the attendants were going to be trained in the condition this equipment is supposed to be kept in and that safety equipment was

supposed to be on their checklist that it was in operable condition. That was at a time when it was not warm out yet. My guess is that equipment did not get disturbed by someone just that morning, that it had been like that for days before I stumbled onto it. That tells me the attendant does not pay attention to that at all, even to notice if the condition is acceptable. Those ropes were just wadded together and stuck on a pole. If you threw it out to someone, everything would go out into the water, which would be better than nothing, but the purpose of the rope is for you to pull the person back out of the water. That is the point I was trying to make, first that he is trained, and second that he documents that he is checking that equipment on a daily basis. You cannot just check it every once in a while.

Ms. Incandela asked would this fall under Mr. Real's responsibility?

Mr. Smith stated yes, I do not know what Geraldo said to Mr. Frawley, but he does have some familiarity with this since he runs VillaSol CDD for us. I do not know if Geraldo knew who Mr. Frawley was he came up. Geraldo is very nice but he is rather defensive.

Mr. Frawley stated I asked him if in his opinion this equipment was ready to go. He had no idea what it was. I asked him if we could use this.

Mr. Smith stated I will meet with Geraldo and make sure he understands.

Mr. Frawley stated it has been this way for some time and no one had been in the pool that day because it was cold yet. It needs to be checked on a daily basis, and that is not happening right now.

Ms. Incandela stated I would like to add this to the checklist so that Mr. Real is aware to check for it. Also let him know that once it is inspected and not disturbed, it should be in a ready-to-go condition.

Mr. Smith stated kids will sometimes come up and play with it.

Ms. Incandela stated once he fixes it back to the way it is supposed to be, then it should be easy for him to tell from that point whether or not it has been disturbed. So it will be easy for him to go on that checklist.

Mr. Frawley stated I saw from the pond that it was not in acceptable condition.

Mr. Smith stated I will make sure he checks it and checks it off his list.

Mr. Frawley asked are we doing crosswalk marking across from the new parking lot to the recreation center? Or do we not need to do that?

Mr. Smith stated if you look at the driveway, across the street is a dropped area where there is a section of concrete missing. That is why I put the driveway there so we could eventually put in a crosswalk.

Mr. Frawley stated I just did not know if that was in the plan.

Mr. Smith stated then we will put in a sidewalk up to the existing walk. Then they can get from the parking lot all the way to the recreation center and be ADA compliant.

A Resident asked is there something we can install that collects solar electricity all day that can flash for a crosswalk?

Mr. Smith stated when we put in a crosswalk, we will have to install a crosswalk sign. If we want to do a flashing sign, we can do that at some point.

Mr. Frawley stated behind my house, a week ago Monday or Tuesday is when the landscapers mowed last. At the time there was a lot of garbage on the edge of the littoral zone. I was standing at my window because I was curious, so I watched to see if they would mow it over or pick it up. The person got out and picked it up, armfuls of it. He had made a pass by the water and a pass at the top. The only thing I can think of is he had armfuls of trash to get rid of, but he never came back to finish mowing. Now there are knee-high weeds. I was very happy that he picked up the trash, and I just wanted to let you know. There was also an issue with pins not being adequate for the exercise equipment.

Mr. Smith stated we issued a work order for Mr. Real to replace them. I went in there the other day. I asked a couple of the guys if everything was working fine, and they said all of them were working.

Mr. Frawley stated I asked them the other day, and they lifted one of the weights and I watched the pin fall out.

Mr. McGrath stated we were charged for the pins in this check register.

Mr. Frawley stated I saw someone doing sidewalk repairs off Biel. Are they finished?

Mr. Smith stated all the concrete repairs have been done. He is having trouble getting asphalt so we can start some of the asphalt repairs.

Mr. Frawley asked is there supposed to be or will there be power for that lift?

Mr. Smith stated yes, we ordered it.

Mr. Frawley stated I am concerned and I waited to say something because I did not want to keep raising the issue since I seem to be the only one saying anything. I have been in my brother-in-law's car in the backseat riding through the gate where I have

actually covered my face. He comes here twice a year and lives in the house next door; it is a second home for him. It is a rental car. There is no Brighton Lakes sticker, and the guards do not stop him at all. I turned around and watched out the back window to see if he was writing down the tag number, and no one does. Someone just recently blistered me. I went to the house to do some business in Brighton Lakes, and she told me she was going to be here tonight about the worthlessness of the gate and how it is operated. I tried to explain it to her. I agree with her about the fact that cars come all the time through the entry and no one writes anything down that I have observed.

Mr. Smith stated the tags are in the computer system so if something happens, within three days, we can have the tag number.

Mr. Frawley stated it was my understanding that we can stop the people coming in. We cannot ask them questions but we can stop them and take their tag number. One of the guards used to take them down. That is their responsibility for which we are paying them, and they are not doing it.

Mr. Smith stated I think what Mr. McCartan was doing was taking random license plates of more suspicious vehicles, like a panel truck, not what appears to be grandma and grandpa in their Chevrolet.

Ms. Incandela asked are the cameras recording license plates as vehicles come through?

Mr. Smith stated yes.

Ms. Incandela stated personally, I will tell you that I have been to some other communities. I spent 23 minutes in line to get in one night for them to question me. I am living in a community where I have a lower crime rate than they do. There were a lot of residents who were in that line as well because they had a lot of issues with the gate, and they were absolutely livid because it borders on harassment, in my opinion. I know it is a fine line. I like the system that we have better. I think that as long as we are getting those tag numbers if we need them in the future, that is the most important thing to me, to be recording those tag numbers. I do not think anyone who comes through with the intention of doing harm will make a difference if someone writes down the place or if it gets recorded on the camera.

Mr. Frawley stated I agree, but let us stop right there. The issue that I have always had in the past is that those cameras are not recording those tag numbers on a regular basis. The cameras are functioning fine. When the gate does not come down and the

guard slows the people down, as you slowly come up to the gate and then go through the gate, your foot is on the brake. I have watched those cameras enough times to know that in the dark, those taillights shine directly into the eye of the camera, and you cannot see that tag number until he gets past the gate and accelerates. During the day, it is not a problem.

Ms. Incandela asked are they or are they not being recorded during the night-time hours?

Mr. Smith stated yes, the DVR is recording.

Ms. Incandela asked are we actually able to access the plate numbers from those recordings, or is there something obscure in the picture?

Mr. Smith stated I will have to look at them again. In the past, you can see them at night, and that is one of the reasons we put the speed bump in there because people were following other cars through the gate. As they go through, I have not seen a reflection of the taillight, but they do slow down almost to a stop and then start again, and we are picking up the tag number.

Ms. Incandela stated in another development, they had two speed bumps. They had one as you approach and one right where the bar goes up, so you are actually forced to stop in that area. That is something we could consider. If we are going with the video tape of the license plate as our form of security, then we may want to think about that. It will also help people who are going to speed through the arm of the gate.

Mr. Frawley stated if there is not a sticker in the front window, they need to stop the car, even if it is momentarily. They need to stop them so that the camera can record the tag number after the taillights come off. That is what allows you to see the tag number. Think about the next time you drive through. Your foot is on the brake until you get past the gate and you make the turn and accelerate to go out.

Mr. McGrath stated I will ask Mr. Smith to check and see after dark if we need to make a change.

Mr. Mastromarino stated you have mentioned the Brighton Lakes sticker. I never received one and I never knew that I had to have one.

Mr. Frawley stated you do not need to have one. The idea was that the guard at the gate will see those stickers and will treat you differently and just let you through. At one point, the policy was if there was no sticker on the windshield, he would keep the gate lowered until you totally stopped.

Mr. Mastromarino stated I like the idea of a sticker, and it shows that it will not slow people down from coming in. How do we pass that onto the residents here who want a sticker?

Ms. Incandela stated the only reason why I would like to look into that second speed bump is it takes the conduct of the guard out of the equation. In other words, if we can do something that will physically cause that stop or that slow enough to secure the tag numbers, then it will not be a constant battle that the bar did not stop for one particular car or this guard is good at it and another one is not.

Mr. Frawley stated the new female guard is outstanding.

Ms. Incandela stated I stop. She requires me to stop and I have the sticker. When I pull up, the bar is always down. I understand the problem is if that is not the case with other guards. A speed bump will be a physical way to stop that from happening and take their conduct out of the equation.

Mr. Frawley stated perhaps during the evening rush hour, they are using their discretion and allowing traffic to flow a little faster. But I walk Brighton Lakes Boulevard at night a lot. I walk to the end, take a right turn to the end of the sidewalk and touch the metal rail at the end, and then I cross over and come back. When I get to the gatehouse from as far out as I can see, the female guard does it exactly the way we want. They are at least in the doorway.

Ms. Incandela stated she is at least hanging out the doorway.

Mr. Frawley stated just momentarily, and that is all you need to do, just enough to take your foot off the brake and use the accelerator.

Mr. Klusko stated any commercial vehicles that come in during the evening, the plate numbers should be taken down. I do not know if that is good or bad or what. But they should always take plate numbers for any commercial vehicle. That second bump would force them to stop. There would not be any confrontation between the guard and the driver, especially the female guard.

A Resident asked has the Board thought about putting recycled containers out? Now that we have recycled pick-up, that might make sense for them to pick up here also.

Ms. Incandela asked do you mean near the pool?

Mr. McGrath stated I think because we are a governmental agency, we are exempt from having one of the big green canisters.

Mr. Smith stated you would have to sort all the trash and we would have to buy recycled trash bins. We would need to put them in all the locations where we have trash cans.

Mr. McGrath stated I think we table that idea for a while. For the future, it may be the responsible thing to do.

A Resident stated if people do not want to put it in the recycled container, they will not put it in. Then you have people searching through the garbage container.

Ms. Incandela stated we were not provided with one of those containers because we are not required to use them.

Mr. Smith stated that is correct.

Ms. Incandela stated we would have to purchase our own and anyone who sees it can use it appropriately. That would at least be something to help.

A Resident stated when the builder constructed the community, each section had a name. Is there any way to try to pick names for each section and have a sign at each entrance with some landscaping? It can be something that is low maintenance, whether it is bricks or white vinyl.

Ms. Incandela stated Bellalago and other communities have that. We did have the names at one point.

The Resident stated it makes it easier to identify, whether it is for crime watch or giving your address or someone coming to visit. It will look a lot nicer.

Ms. Incandela stated there would be a cost for the signs. That would primarily be a cosmetic thing, and for a cosmetic improvement, we have to make really nice signs.

The Resident stated another neighbor and I were researching it because we were going to bring something to the Board. There are some nice ones available that are not too expensive. There are not that many sections.

Mr. McGrath stated perhaps Mr. Smith could look and see if that document from the builder is still around.

Ms. Incandela stated if you have the old quotes, that will have the information.

Mr. Smith stated the company I found that does entry feature walls, that is what they do. They can make them in all sizes, from really small to really huge, such as the Brighton Lakes wall up front.

The Resident stated I have seen them on fencing or on black iron, lots of different things. We just need something small.

Mr. McGrath stated if we did this, we would have to make it very nice. It is a good idea.

Mr. Klusko stated Mr. Smith mentioned had trouble finding coping for the entrance wall.

Mr. Smith stated I do have a company that I am using now.

Mr. Klusko stated there is a statuary place on U.S. 17/92 that can probably make one for that.

Mr. Smith stated the company that I have already did that, and they are really good.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. McGrath stated as we approach fall, I think it would be a good idea for the Board to get together and have a five-year plan or a future idea of what we want to budget for. So far, it seems we are very busy every two months during our meetings. I think we short-change ourselves and the residents for not having an idea what we are doing in the future. If we do not plan for it, then it will never happen. Perhaps the Board can be thinking about what you would like to do.

Ms. Incandela asked are you referring in terms of financial goals? Is this something we can discuss during our budget meeting next month?

Mr. McGrath stated yes, we could at least address it. It could be as simple as this neighborhood sign idea and when that could happen. It could be something like this meeting room. Is this the right size? Does it need to be bigger? Is that something we want? How much will it cost and what will the payback be? We are packed in here now. Do we extend the wall out?

A Resident stated the HOA meetings and crime watch meetings are packed in here.

A Resident asked what about that piece of land we have toward the front?

Mr. Frawley stated that is not ours.

The Resident asked whose is it?

Mr. McGrath stated last year, it belonged to the builder. Within the last six months or so, the property was sold to a new owner. I think that is all we know so far.

The Resident asked why did we not buy it?

Ms. Incandela stated we tried.

Mr. McGrath stated we approached the builder, but there was an issue that we discussed. If we purchase it, what do we do with it?

The Resident stated nothing has been done with it for the past 11 or 12 years, but if we owned it, then we would have control over it versus this new owner, who is going to do who-knows-what with it.

Ms. Incandela stated what happened was we expressed interested in owning and controlling that land for quite some time, but when Mr. Moyer approached the builder, who was the owner at that time, it was not going to be for a reasonable dollar amount.

Mr. McGrath stated it would have cost over \$250,000.

Ms. Incandela stated we could never have afforded it. It ended up in tax certificate sales, so we just did not know.

Mr. McGrath stated it is 11 acres, and even though it is unimproved property, it is an expense for the community.

Mr. Mastromarino asked how many rentals do we typically get for this room?

Mr. McGrath stated it would be noted in the budget as to what we expect. I do not think it is more than 12 a year.

A Resident stated I wonder if all the residents know that they can rent it.

Mr. Mastromarino asked is it something where we should post a sign and try to generate some revenue?

Ms. Incandela stated it is \$25 to reserve the room, so it is a nominal fee.

Mr. Mastromarino stated we should post something here because we get a lot of foot traffic here. How else will people know they can rent this room?

Mr. McGrath stated for fiscal year 2012, we earned \$346 from room rental. We are anticipating about \$200 for fiscal year 2014.

Ms. Incandela stated we start to have so many signs that people do not read them.

TWELFTH ORDER OF BUSINESS

Other Business

There being none, the next order of business followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

The next workshop will be Thursday, June 20, 2013, at 6:00 p.m.

The next meeting will be Thursday, July 18, 2013, at 6:00 p.m.

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