

MINUTES OF WORKSHOP BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Brighton Lakes Community Development District was held Thursday, June 21, 2012, at 6:00 p.m. at the Recreation Center, 4250 Brighton Lakes Boulevard, Kissimmee, Florida.

Present were:

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| Michelle Incandela | Chairman |
| John McGrath | Supervisor |
| Jennifer Palmer | Supervisor |
| Dolores Pieters | Supervisor |

Also present were:

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| Gary Moyer | District Manager |
| Maria Fuentes | Severn Trent Services |
| Maegen Powers | Severn Trent Services |
| Geinor Real | Recreation Center Attendant |
| Brian Smith | Severn Trent Services |
| Residents and members of the public | |

This represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Moyer called the meeting to order at 6:00 p.m.

Mr. Moyer called the roll, indicating a quorum was present for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. McGrath led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS

Discussion of the Fiscal Year 2013 Proposed Budget

Mr. Moyer stated at last month's meeting, staff presented to the Board a budget that did not include any increases in the non-ad valorem assessments. It continues the same work program that we are currently providing in fiscal year 2012. As part of the budget discussion, it was suggested that we consider amending the budget to add \$100 per unit, and to use those additional proceeds to address some security issues that the Board hears about on a regular basis. We included that in this current budget draft. In terms of a percentage increase, in total, when you add the operation and maintenance budget with the debt service budget—the principal and interest that is paid on the bonds—the increase is between 5% and 8%, depending on the unit type. This item is up for the Board's discussion as to whether or not you want to implement that increase. I indicated previously that if the Board desires to increase the assessment, we will need to provide

individual notice to all of the property owners and to schedule a public hearing to entertain all those comments on that increase. In our past history, we would probably need to have that hearing at the library because we are limited at this facility in terms of space.

Mr. McGrath stated I think what started this discussion was a quote we received from a security company that presented some ideas. Our current security vendor provided us with a proposal for 24-hour security services at the guardhouse. I think we ran away with it a little. My own sense is, I do not see a big advantage to changing the amount of hours of guard service from what we have now. I do, however, think we have a real issue at the recreation center. We have an employee who does a fine job keeping the place neat and clean, but certainly in no way, is he authorized or able to enforce our rules and regulations. Different people have different opinions. Some people think everyone who is here is a non-resident who is sneaking in. Other people think there are very few non-residents. I think we can agree that we really do not know. An area that I think we could consider is hiring an off-duty deputy for a four-hour shift for a couple days a week, with his primary function to ask people to show their identification to prove they are really allowed to be here. Something tells me that in a week or two, if there are a lot of people who are not supposed to be here, they will suddenly stop coming. I am sure there are other ways to accomplish this, and I really do not know the costs or requirements of using off-duty deputies, or even if the Board has an interest in this. If we were to do something like that, perhaps for a couple months over the summer, then after that time, we could determine if it had any worth and value to us. Then we could discuss whether to continue it or modify it or drop it.

Ms. Pieters stated I echo Mr. McGrath's comments. I do not see why we should have to increase security to 24 hours. In this economic time, people have too many hardships. Escrows have increased, home values have decreased, and I think adding \$100 will put too much strain on the home owners.

Ms. Incandela stated my understanding was that the reason why we even started looking at 24-hour security was because of the number of residents at the HOA meeting who said a lot of people wanted it. That is why we said we would obtain proposals for that increased security coverage. I do not know how many people in this community are in favor of it and what the percentages are. We just do not get the feedback. My personal opinion is that I do not see it as a great need. I also do not know if 60% or more of the

residents feel the other way and see it as a great need. I am interested in options. I have not ever been comfortable with the attendants carrying on any sort of security function. I think it invites problems from so many different angles, and it puts them in a bad position. It puts the Board in a position of liability if we ask them to engage in that sort of activity. We do receive a lot of complaints, and we discussed at previous meetings perhaps increasing security, even just for the summer months which are the higher traffic months when we seem to have more of an issue. I do not know if an off-duty deputy will work. When we looked into engaging those officers for security issues previously, they were really extensive. Our bigger concern is that, even though they are off duty, if they received a call, they would leave to answer that call and then we would be left without any security. If we are considering something, I would like to see some options and some related costs that we can present at the next meeting of what we are considering to see if we can get some feedback. I just do not know how the residents feel. I like the idea of additional security, but I would like to see the cost options just for a security guard, for someone who is trained in security. I think we already have those figures.

Ms. Palmer stated I requested those from Ms. Fuentes after the last crime watch meeting.

Mr. Smith stated I distributed those proposals to you tonight. The first page shows the attendant, since we need some presence here. It also shows having a full shift during the period of time the facilities are open. There is also a proposal for off-duty sheriff services, which is \$32 per hour.

Ms. Incandela stated that is from 2:30 p.m. to 10:30 p.m. How many days is that?

Mr. Smith stated the whole week to give you the maximum dollar amount, seven days a week, 56 hours at the rate of \$30. The \$32 rate is for patrol.

Ms. Incandela stated but they do leave if they get a call.

Mr. Smith stated that is correct. They may not necessarily enforce the policies. We would have the attendant at the gate to check everyone's cards, and the sheriff is there to back up the attendant, who is enforcing the policies. We might be able to work around that and get the sheriff to start enforcing those, but we will not have the same sheriff here all the time. It will be someone different all the time, which means each one will need to be educated on our policies and procedures, and that will be very difficult to do. Going with a sheriff is probably the best option because he can arrest people and give tickets to

people throughout the community. The sheriff would be good for those things, but to enforce the policies, the sheriff would not be our best option.

Ms. Palmer stated I apologize for arriving a little late to the workshop. What are the specific complaints that we are trying to address? I know what my issues are.

Ms. Incandela stated we want to give the residents some options. The reason we received the proposal to increase security to 24 hours is because there were home owners who indicated they wanted more security. We do not really know where the majority of residents stand on the issue because we have not received any feedback. I suggested that we look into other options and present them, given the fact that we are considering raising the assessments. One of the things we have never been comfortable with is the attendant at the recreation center and asking him to engage in security issues.

Ms. Palmer stated my big issue is the basketball court. Granted, everyone is in the same area and the teenagers are not hanging out at every corner, but I was at the recreation center all weekend and observed these kids. I was the only one who said anything to them when I saw them jumping the little fence and then crawling under this fence. It is starting to come down, and I simply told them to stop jumping the fence and walk around to enter through the gate. I indicated that we all pay assessments for the use and maintenance of this facility, and after I said something to them, most of them did start walking around. There were a couple who continued to jump the fence. The ones who walked around were younger and the ones who did not were older, maybe 18 or 19, and I did not know if they lived here or not. It was late in the afternoon, about 3:00 or 3:30 p.m. when we first arrived and we left around 5:00 p.m., and I did not see an attendant here. One after the other kept jumping the fence to get to the water fountain.

A Resident asked is there a fountain near the basketball court?

Ms. Palmer stated I do not think there is.

Mr. Smith stated we could put in a gate that is not very expensive and move the card swipe from this gate since we have this one locked.

Ms. Palmer stated that is not a bad option. The majority of kids are residents, and if they are not residents, they are guests of kids who are residents. Even if they were not friends when they started out, they are friends now. If we put a gate there with a card swipe, it might eliminate the fence jumping. They are not only jumping the fence but they are coming up along the side and pulling the fence at the tennis court away from the wrought iron rail and slipping in.

Ms. Incandela stated the only problem with that is now there are two gates to monitor checking cards.

Ms. Palmer stated this one is easier to get in without checking cards than the other one.

Mr. Smith stated I can just move this gate, which would be easy to do. At least it will stop them from jumping over the fence and damaging it.

Ms. Palmer stated that is the biggest thing that is going on.

Mr. Smith stated we can try that to see if it works. If it continues to be a problem, then I can just take the gate out and put the panel back in.

Mr. McGrath stated this is great information. I really wish I had received it in advance instead of now at the meeting so I could have reviewed it. It does look like it includes all the options. If we have a security guard at the recreation center, what difference could that make?

Mr. Smith stated it will help. We have implemented something similar at VillaSol CDD, where we are having similar problems. They have a nice big community room where people reserve the room and other people try to come in and use it, so they are battling over the room when someone is already in the room when the reserved time slot begins. Having a security guard helped that scenario. If you get a good security guard who can speak well and is trained on the policies, they can enforce the policies. Even then, you still want to have the attendant there so that there are two people.

Ms. Palmer stated the good thing about having a security guard is that we can maintain some consistency in personnel. With the off-duty sheriff, it is the luck of the draw. We might be fortunate enough to have one person consistently pick up the extra hours, but typically we are dealing with new people all the time.

Ms. Incandela asked if we go with private security guards, then there is no way to get off-duty officers who have second jobs? If they have a second job, do they have to go through the sheriff's department for that second job?

Mr. Smith stated yes.

Ms. Incandela stated there are some security companies that use off-duty sheriffs, who would be able to make arrests.

Mr. Smith stated I do not know of any security companies that use off-duty sheriffs. I know a couple that use retired law enforcement.

Ms. Palmer stated sheriffs will not work with a security company because they would only get paid \$10 or \$12 per hour. If they do it through the sheriff's department, then they get paid a lot more. Some friends of mine work for the sheriff's department for retirement and benefits and then work off-duty to pay the bills. It is good money for them.

Mr. McGrath stated the third option is to have a recreation manager. For all three of these options presented, we are assuming there will be someone here every single day for eight hours, the idea being that 2:00 p.m. is when things begin to get busy, and our attendant is here at that time so then we would have two people.

Mr. Moyer stated I would like to discuss if it is necessary to have all these people here at 6:00 a.m.

Mr. McGrath stated it is not necessary. Those are the hours when the facility is open. We are assuming 2:00 p.m. to 10:30 p.m. for all three options.

Ms. Palmer stated Mr. Moyer is wondering if we need to have an attendant here at 6:00 a.m.

Mr. Smith stated Attendant 1 would work from 6:00 a.m. to 2:30 p.m. If you do not want that option, then you just remove that dollar amount for Attendant 1.

Ms. Palmer stated if we go with the option of having a security guard here in the afternoon, we are adding \$46,000 instead of adding \$86,000. Currently, we have Attendants 3 and 4, but we do not have Attendants 1 and 2, or security.

Mr. Smith stated that is correct.

Mr. Moyer stated this proposal shows current costs of \$26,000. I recall from the budget that the cost was \$45,000.

Ms. Fuentes stated we have two attendants. The full-time attendant is \$26,000 and the older attendant is \$7,000 to \$10,000. We included that salary in the \$45,000.

Mr. Smith stated what is shown as current costs of \$26,000 should be \$45,000 since it appears it only included Mr. Real's salary. It should include benefits, so the current cost is actually \$45,000.

Ms. Palmer stated maybe the security officer is needed more in the summer months than in the winter months. Perhaps we reduce the hours during the winter months. When school is in session and it is the middle of winter, the attendant may not need anyone else until 10:30 p.m. We definitely need them in the summer because residents are at the facilities until later in the evening. In the winter months, residents are not up here as much. I do not see a lot of abuse going on in the fitness room. I think the gate helps. The

basic problem we have is the biggest thing that we have going for us, in that, the majority of male teenagers in this neighborhood hang out at this centrally located, well-lit, easily-accessible, unhidden facility. With that, there will be some situations and perhaps we alleviate one of those situations by installing a gate that we discussed to allow better access to the cold drinking fountain. We just ask that they be respectful. We will respect them by installing this gate, and we need them to respect us, in turn, by using the gate.

Mr. Smith stated if we move the gate and bring in a security guard in the summer after the kids are out of school, then we can consider changing the schedule for the security guard in the winter months to just weekends because there are a lot of people here in the afternoons and on Saturdays.

Ms. Palmer stated we can bring him on for other occasions, too, such as Halloween or Christmas break. With a security company, we can just direct them to bring in another security officer for the time we specify. Security companies can be that flexible.

Mr. Smith stated we could budget \$35,000 for a security guard to be on site with the attendant and move the gate. The additional security guard would also provide backup for the guard at the gatehouse, and vice versa. If the security guard at the recreation center has a problem, he can call the guard at the gatehouse to provide backup, so then there are two security guards and the attendant, plus they can call the sheriff if necessary. That seems like it is heading in the right direction.

Ms. Incandela stated Collin is my favorite guard at the gatehouse, but I would not find him suitable to be a security guard at the recreation center.

Ms. Palmer stated his brother would be good, though.

A Resident stated I think this is a wise decision to have an older man, not a younger individual. When there is a confrontation, the kids will have more respect for an older person than someone in their twenties.

Ms. Palmer stated we can have those kinds of specifications.

Ms. Incandela stated I like the idea of having retired officers.

Mr. Smith stated we can look at additional security companies, as well, in addition to our current company. We can tell them we are willing to pay, not \$14 an hour, but \$16 to \$18 an hour, but we want a higher-quality person for that salary level. Then we budget whatever we can afford to put in that line item, and then we manage the hours of the security guard to fit with the budget amount.

Ms. Palmer asked is there a way to see how it works for the first year and then talk to the HOA to see if they want to fund part of this cost?

Mr. McGrath stated we can always ask. It is a community issue.

Ms. Palmer stated it is a community issue. We are not sure if it will work or not. I do not think people are interested in having an increase to their assessments since I think some are just now starting to get back on their feet a little. The HOA has at least \$200,000 in their bank account. There is not much that the HOA has for expenses since there is not a large overhead. Perhaps they can contribute \$45,000, which still leaves them \$160,000 or so, plus whatever they collect this year. Perhaps they would be willing to partner with the CDD on this issue. It is not like we are asking for something that just benefits the people sitting at this table, but it benefits the entire community and would not hurt anyone else financially. If it works, then we go to the community and tell them we accomplished this through the use of HOA funds, which the residents had already paid and that we wanted to put to good use, and then tell them we are looking to perhaps do something different for the upcoming year, and get their comments as to whether or not it was successful and other feedback.

Ms. Incandela asked is it within their jurisdiction to do that?

Ms. Palmer stated we can give them money, and they can give us money.

Ms. Incandela asked do you mean for them to give that money to the CDD to be used for security?

Ms. Palmer stated yes.

Ms. Incandela asked not for them to hire a private company?

Ms. Palmer stated that is correct. The HOA does not have jurisdiction at the recreation center, but they can gift the CDD the amount of money—the \$46,000—to be able to add to our budget for this purpose. It will still leave them with a healthier balance than any other HOA in the State.

Ms. Donna Slack stated I do not think the HOA would be allowed to give you that much money. I do not know for sure. I think they would be willing to do part of it. If I had an option, perhaps split it in half, if we are allowed to do that. We would need to look at the rules to see what we are allowed to spend on. I doubt that we would be allowed to spend our money on something like that, but perhaps we can spend some money.

Ms. Palmer asked what can you spend HOA money on?

Ms. Slack stated I do not really know. I would need to check with Ms. Alba Sanchez.

Mr. Moyer stated I know that HOAs are permitted to spend money on security, so I do not think that would be a problem.

Ms. Slack stated I would think you need someone earlier in the daytime, like 10:00 a.m., at the pool, and when school is out during the week.

Ms. Palmer stated school gets out at 2:00 p.m.

Ms. Slack stated during the summer by 2:00 p.m., you could already have a mess here because the kids are out all day. I think someone needs to be here at 10:00 a.m. when the kids are on vacation.

Mr. Moyer stated I am looking at the budget and trying to come up with a way to fund these numbers without raising assessments. We have miscellaneous contingencies in field for \$10,000, miscellaneous services for the gatehouse of \$10,500, and I know we use monies against the gatehouse, as well as miscellaneous contingencies for the community center of \$10,000. There is about \$30,000 of monies that are available. To answer the question of what do we do when something happens to the gates if they go down and we have to spend \$10,000 on the gates, I think that could very well be taken from a reserve account, which are pretty healthy, and do that for one year. I think we need to work on the coverage numbers for how many hours we need a security guard. The comments about after school starts is a totally different scenario than during the summer, and it is different if it is light until later at night or only until 5:00 p.m. If the Board and Mr. Smith can come up with a schedule of what is needed and plot that out to see if we can get that done for \$30,000 at \$15 per hour, I sense we can do that.

Mr. Smith stated for miscellaneous contingency for gate repairs, we spend about \$6,000 and miscellaneous services were for ACT, Century Link and SmartCity. We do use those contingencies, and we may need to fund these budget line items.

Mr. McGrath stated at our meeting last month, I mentioned that the two months prior to the meeting, we spent \$4,000 on the gates and related items. I presume that was larger than normal, but if it continues, what we have budgeted is nowhere near enough anyway. I know we are spending a lot of money on the gates, and I know it is not working. Last week, the gate was halfway up. Those kinds of issues will continue. Perhaps we need to look again at putting up a new guardhouse at the entrance so that we do not continue to have gate problems at Kariba Court and Volta Circle. We would then have one guardhouse, and it could save us money in the long term. It is a very nice guardhouse, but

it is in the wrong place. I do not know why the builder put it there. Perhaps the 100 houses at the front were an afterthought.

Mr. Smith stated if we did that, it would be one long gate.

Mr. McGrath stated that is correct. It is a wide location, and we would have to pay the expense of moving plumbing and water and breaking up the concrete and moving trees. Perhaps in the long run, we save our residents money. We would not put up a shack but something nice.

Ms. Incandela stated we received some prices for that previously, and they were very expensive, even for just a shack.

Mr. Smith stated the biggest expense with that relocation was the utilities, water and wastewater.

Ms. Palmer asked is it legally stated that bathroom have to be right where they are or can we keep the current ones?

Mr. Smith stated there have to be bathroom facilities in the guardhouse.

Ms. Palmer asked can we have a guardhouse at the front of the community without a bathroom but keep the bathroom facilities in the other guardhouse, where they are now, and then they just leave the gate open if they have to go? How many times would they need to leave, twice? If that is the biggest expense and it is something we want to look at, perhaps that is an option. I remember putting in all the utilities and the guardhouse in one of the scenarios was well over \$100,000.

Mr. Smith stated the building is very affordable.

Mr. McGrath stated if we are spending \$10,000 per year, every year, then in ten years, we could have a new guardhouse with money that we are spending on repairs for something that still is not resolved.

Ms. Palmer stated moving the guardhouse would still not resolve all the issues.

Mr. McGrath stated that is correct, but perhaps we should discuss it again and also discuss a recreation manager.

Ms. Palmer stated we can consider another option of getting rid of the gates entirely and putting extra security at the recreation center along with a roving security officer in a car rather than one at the guardhouse. If it is \$100,000 to build a new guardhouse, do we consider spending that money on security in the afternoons and maybe some morning hours?

Mr. McGrath stated among the complaints I hear the most from residents, it is why they are paying a person to stand there at the guardhouse for security. That is really what he is supposed to do, and he is doing it. But I guess there is a sense that if we are paying him, he ought to be doing more.

Ms. Incandela stated you are right. Some people are complaining that he does not stop people, but they do not realize that he cannot do that. Some people are confused why we are paying when all he can do is open the gate, so they wonder why he is there at all. I cannot get a feel, based on the feedback that we have, how much of the community favors one over the other.

Mr. Smith stated you Board members live here in the community. You know what it is like for him to be there, so imagine no one being at the guardhouse and how much of a difference that makes. There are lights on at the guardhouse, there is a person there, and it does discourage people from coming in. Another example in another community where they did not have money to pay the security guard, now that the security guard is gone, people notice. It is still a CDD, but the residents like the person being there.

Ms. Palmer stated we do have one of the lowest crime rates among CDDs that I know of and we have an active crime watch committee. Perhaps that is a deterrent, but I do not know. We would not be getting rid of security altogether, just at the guardhouse, and we put the guard in a car that patrols the community on a regular basis. We would still have the guardhouse with restroom facilities, and he would be patrolling this community for eight hours a night. Maybe they are seeing the people who are drag racing down Brighton Lakes Boulevard and calling the sheriff to report it. We could also have a security officer at the recreation center for the second shift. We would be paying for the second security guard but we would be eliminating all the gate repairs.

Ms. Fuentes stated your main concern is the feedback from the residents. Do you really think that if we send them a survey that they will fill it out?

Ms. Palmer stated they never have before.

Ms. Incandela stated I have my own opinions, but I want to know what the majority of the residents want. They talk among themselves, and I get some dribbled down versions of those conversations. For the budget that we have, I think the services that we have is not a perfect system, but there is a deterrent factor. There is also a sense that people were promised a gated community, and a large portion of the original residents want a gated community of some sort. It does not provide the security that we wish it

could be, but I think in terms of how it affects property values, it is good to say that it is a gated community on some level. It is not the greatest system in terms of security, but working within the constraints that we have, it is not terrible. It is frustrating to now know what the residents want.

Ms. Fuentes stated if we put a survey on the CDD and the HOA websites, maybe we will get some comments.

Ms. Slack stated people do not go to the websites.

Ms. Powers stated I issue the access cards, and I can tell you what I hear from people because I receive a lot of feedback. Most of the time, people do not understand that we cannot stop people from coming into the community. Once they understand it, then they wonder why he is here and why are they paying for him. I explain the deterrent factor. The response I usually hear is that it is a joke. Once they understand what the guard does, they think it is pointless to have him there.

Mr. McGrath stated we are a Board, and our job is, as best as we can, to find the best route to work with and change or modify it as necessary. Even if we had a popularity contest and everyone agreed on one thing, the Board still might decide that really is not the best for Brighton Lakes. That is what we Board members are charged with deciding. Security is an illusion because there is no such thing. The presence of a person is expensive, yet it is my belief that it adds a level of security to our community that adds great value to the community and all the home owners. Could we do without it? Yes. We are already budgeting for it. Even though there are residents who correctly ask what the point is because he stands there and lets everyone in. I still think it is money well spent. In the event we ever decide not to have a security guard, the next series of phone calls will be asking why we put up this expensive guardhouse.

Ms. Palmer asked does it work as a better deterrent to have someone driving around the community and being a presence to perhaps prevent drug deals that are going on in the Stargrass area or in the back? Then there would be a security presence throughout the neighborhood rather than just at this one location at the guardhouse.

Ms. Pieters stated I think you would need to identify where a problem is and in which area, and then deal with that. If we have a security guard patrolling the entire community, he may not be at that location when something else is happening in order to be a deterrent. We first have to identify where our problem area is.

Ms. Palmer stated crime watch does that, and they get pretty good attendance at the meetings. There are a lot of people who call in and report when things are going on in the community and where. The sheriff is very active in going to those areas. Ms. Pieters attends all the crime watch meetings.

Ms. Pieters stated that is correct; I attend all the meetings and I know what is going on. If we have sheriff deputies who can assist us with that, then we do not need to have security patrolling the community.

Mr. McGrath stated it is awfully difficult to hire someone and put them in a vehicle. Who is monitoring their activities? Having the guard at the guardhouse, at least we know where he is because he has to be there versus having a patrolling security guard who has no police power, other than to call the sheriff, which is something residents can also do. I am not averse to trying anything. I do not know how we are going to measure success in a patrol car driving around the neighborhoods. Maybe it will; I do not know.

Mr. Smith stated I think we are trying to determine how to fund the security guard for the recreation center. The biggest problem having a guard at the gatehouse is when you try to take that away, there is a group of residents who will say they like the security guard being at the gatehouse. Our goal is to try to find out how to fund having another person at the recreation center. The security guard can park his car in this parking lot, with the yellow light on top, to help act as a deterrent, and we can also have him take an occasional drive through the neighborhoods. I think we need to figure out a way to fund a second security person, taking \$40,000 from somewhere in the budget.

Ms. Palmer stated before we budget the money for the second security, I agree with what Ms. Pieters just said. We have to decide what is the issue that we want the security officer to do at the recreation center that is not being handled by the attendant?

Ms. Slack stated one is that the rules that are posted do not tell you anything.

Ms. Palmer stated that is something we can handle and do not need a security guard to do.

Ms. Slack stated you need someone to enforce the rules. The other day, there were kids in the pool with rafts and oars, playing around people who were trying to swim.

Ms. Palmer asked was there any adult that told the kids to take the raft out of the pool?

Ms. Slack stated yes, my husband said something to them and they did not take it out. He said something to Mr. Real, who replied that the rules specify floats. Part of the

problem is that the rules need to be more specific. Another part of the problem is that some people who come here will open the gate and let anyone in. We need to have some way of knowing when someone scans a card, where that card is from. If I scan my card, then my address should come up. You should know that I was the one who accessed the gate. Then if you have a problem, then you also have the ability to determine the time it happened and whose cards were swiped around that same time. My preference is to have someone ask everyone if they live here and where they live, ask for their name and address.

Ms. Palmer asked if someone uses their card to access the gate, and then they are asked where do they live and can you see their card, four times in a row when they come here, at what point does it become harassment?

Ms. Slack stated he can ask me every single time I come here.

Ms. Palmer stated that is you, though. You sit on the crime watch, you are on the HOA Board, and you are an active participant. There are only three residents in this room who are not Board members. How many people are in the pool? If you ask any of those people more than once to see their card, it would get ugly.

Ms. Incandela stated the whole issue is, I think it would be different if we had someone here who has the ability to ask those questions, if they needed to, who has the authority and security presence. Then we would not necessarily need to go around asking everyone. If there was an issue where someone said they did not think a particular individual is a resident, then we would have someone who could address that, as opposed to just an attendant.

Ms. Slack asked what about a sign-in sheet?

Mr. Smith stated the problem is, if we want to enforce the rules, then we need either a security guard or a sheriff here, not an attendant. If he is by himself, it will not work because he will be threatened and abused. We need to figure out how to fund that extra person.

Ms. Palmer stated I do not mind hiring another security guard. If I have to spend \$46,000 in the next fiscal year and find that in my budget, then I want to know that there is a much bigger problem than someone who has a raft in the pool with oars. I want to know that there is a big problem. If I need to make more specific rules to address those kinds of things, then we can consider that. My biggest concern is physical damage. The chairs and tables that we purchased have really lasted a long time. One of the biggest

problems that I see is people jumping the fence. If I can solve part of the problem by having a gate installed and maybe resolve part of the problem with a \$200 solution rather than a \$46,000 solution, I will go with the \$200 solution. If I can keep that extra money in a contingency fund, I would rather keep it in contingency now, move the gate and watch it for the next couple months. We know that we can fund additional security if we had to, at a later date in the fiscal year, but see if one solution might resolve a big part of the problem, and maybe spend \$150 on a new sign specifying the rules. Our rules are already pretty specific, but we can refine them to account for larger flotation devices being prohibited. I would rather try those first and leave the \$46,000 available for us to use later. I think our biggest problem right now is at the basketball court with jumping the fence. If we can solve the problem by moving a gate, then let us do it.

Ms. Incandela asked can we remove the option of having 24-hour security from our discussions?

Mr. McGrath stated I think so.

Ms. Incandela stated now we can focus on what we need to do in terms of hours. The \$46,000 figure is an annual figure. I see that we have repeatedly received complaints from residents who seem to want the additional security here, at least during the summer. I do not see why we cannot do that with what we have, working with a security guard to get him started for the summer. That will also allow us to see how the system works, how he is doing, and what the feedback is. I do not know if revising the rules will really matter as much as having someone with authority enforce rule violations. I think there have been enough residents who have come here over the course of the last couple years who have always had issues in that respect. I think having someone here and at the gatehouse will solve that problem. I think there is enough of a need in the community for security at the recreation center at least during the summer that will give residents peace of mind. It will also give the security guards an idea of who the residents and the non-residents are, and whether or not it is more of a problem with residents not obeying the rules, which is what we suspect is one of the problems anyway. Maybe we do not budget the full \$46,000 but we budget for someone to be here during the summer.

Ms. Palmer stated if you move the gate and hire security at the same time, then you do not know whether or not the gate solved the issue. Maybe it does not matter at that point, but if moving the gate solved 85% of the problem, we will not know that if we have the security guard at the same time. I feel that my responsibility is to be the most

fiscally conservative while providing the best service. I would personally like to move the gate for 30 days. At the end of 30 days, we can then look to see if the problems have been resolved and if we are receiving fewer complaints, or if the problems continue like they have been. If the problems remain the same, then we will find a way to fund additional security, but if moving the gate solves the majority of the problems in the next 30 days, by that time, kids are getting ready to go back to school.

Mr. Moyer stated we have the money to do that.

Ms. Incandela stated the problem with people jumping the fence will be resolved by installing the gate, but issues that residents are describing about people misbehaving in the pool or having to report someone who does not belong here will not be resolved with the gate. We have had enough of those complaints to at least justify some hours.

Ms. Palmer stated then let us have a 30-day trial period of hiring the security guard. I am not convinced that this additional security guard will solve all the problems. I want to be sure that we are spending this money effectively. During those 30 days, the guard should fill out a report showing how many people he talked to, how many people he counted who were not really residents, all those things we want to know about. At the end of 30 days, we can discuss at the CDD meeting what the complaints were and what the feedback was from the security guard. Then we can make a more permanent decision at that point.

Mr. McGrath asked do we agree at least that we will still move the gate since there is no reason not to move it?

Ms. Pieters stated yes.

Mr. Smith stated I can move that pretty quickly. With what we are projecting for the budget this year, we should be under budget. I do not recall how much was left over at the end of the last fiscal year. It was a decent amount, enough to fund the security guard for a trial period this year.

Ms. Palmer stated I am fine with a 60-day trial period even, but I do not want to say that we are going to add security and simply include it in the budget. I think we need to do it for a trial period and evaluate whether or not it worked in order to make an informed, educated decision on whether or not the community's money is best spent.

Ms. Incandela stated one thing we also have to remember is, what a lot of residents see as the biggest problem is non-residents who come here who do not belong here. Having someone here they can go to if they have a problem is a value to the residents,

knowing they are here. Even if there is not a situation where they need the security guard, just knowing that person is there does provide a service to the residents.

Mr. McGrath stated think about the situation we put Mr. Real in. He is here and he wants to do a good job, so he is caught in the middle.

Ms. Incandela stated I agree he is caught in the middle and he is confronted by residents. I read the report where he said to a resident that the Board does not ever back him up on these things. That is the perception that they have.

Mr. McGrath stated I think it is the reality. We told Mr. Real what to do, which is to keep the area neat and clean.

Mr. Smith stated he does not have the authority to do otherwise. We would have to give him that authority, but we do not want to give him that authority so that it does not cause him trouble.

Ms. Incandela stated the majority of issues that we have had are during the summer months, which is a 90-day period.

Ms. Palmer stated that is why I suggested a 60-day trial period for the security guard. What if, at the end of 60 days, the security guard says that only six times he found someone here who should not have been here and a lot of problems were resolved? I understand the service, but at what price do we provide the service? If we find out in 60 days that there was not a real need for it, do we just continue it and re-evaluate it in a year? Or do we just continue it?

Ms. Incandela stated I do not think you necessarily ask the security guard how much he responded to, but I think you look to the residents.

Ms. Palmer stated you can look at his reports.

Ms. Incandela stated if he is there, the presumption is that he is preventing events from occurring. You look to him and the residents to justify the increase. If we do not need to do the increase or if we want to have additional security over the summer and other holidays, I think we have to measure that. We have to assume that not every resident is going to provide comments to us. There are some residents who attend these meetings and express to the Board whether they are satisfied or dissatisfied, which is very helpful. My feeling is that enough people have come and said this is an issue that concerns them, and if we have the funds to do it, then we should. I do not think having an additional deterrent at the cost of what they are charging us for security is necessarily a bad thing. I think there is also going to be that preventive measure. What are you

preventing by having him here? How many incidents are we stopping before they start? How many residents will not have complaints because he was here?

Ms. Palmer stated I cannot answer that because we have not done a trial period on it. I can vote no and everyone else can vote yes, but I want a 60-day trial period instead of implementing it permanently. This is one of the reasons that I think these discussions are good. Right now it is 7:00 p.m., and looking out the window, it looks pretty calm out in the pool area and basketball court.

Mr. McGrath stated I live a couple houses down from the recreation center. Two days ago, there was an overflow of parking on Chapala. I do not know what it was from. For every car, there is one or two people, which means more people in this facility. It is cloudy and rainy today, so there is not much activity.

Ms. Palmer stated even the other day when I was here on the weekend, by 4:00 p.m., most people were starting to clear out to go home, have dinner, and relax at home for the rest of the night. If we are going to test it for the summer, I propose we bring in the security guard a little earlier and have him here by 8:30 a.m. In the evening if families come here to swim, most parents have to get up and go to work in the morning, so they are not here late. Mostly right now, it is a mom, a dad and their kids out here. During the summer, kids are here all day long swimming and hanging out before their parents get home from work. If we are going to test it for the summer, which I still think we need to do, I would tweak the hours.

Mr. McGrath stated the proposal notes an eight-hour shift, which is something. I agree with Ms. Palmer to test it.

Mr. Smith stated we can have the security guard leave after the pool closes and everyone is out of the pool. At sunset, he can tell everyone that it is time to leave, he makes his last check at the basketball court, and then he leaves.

Ms. Incandela stated if we do the trial period for the next 60 days, let us narrow down the hours and the days of the week. Should he start earlier on the weekends?

Ms. Palmer stated I think he starts earlier the whole week. Kids are home alone all day and they are up here without any adult supervision.

Ms. Incandela stated I would like to ask Mr. Real how busy it is and what hours he is the busiest.

Mr. Smith stated during the school year, it is when the kids get out of school, and during the summer, it is in the afternoons from noon to 6:00 p.m.

Mr. McGrath stated that is when it is the hottest outside. We do not need to have someone here seven days a week at the beginning.

Ms. Palmer asked if Mr. Real needed to have a security officer here at the recreation center with you for eight hours a day, when would be the most beneficial eight hours?

Mr. McGrath stated as you know, we have received complaints that no one is managing the facility, so we are considering hiring someone with authority to be here. If you see someone who should not be here or doing something wrong, the idea is we have that security guard confront the person and enforce the rules.

Ms. Palmer asked when is the rowdier crowd here? Is it during the summer?

Mr. Real stated yes, and after school is out.

Ms. Palmer asked is it more like noon to 8:00 p.m., or 2:00 p.m. to 10:00 p.m.?

Mr. Real stated it is hard to say. Sometimes when I arrive at 2:00 p.m., it is already busy.

Mr. McGrath stated sometimes the weather affects the number of people here.

Mr. Real stated that is correct. I do not think there is a need for a security guard to always be here. I know most of the people who live here, and I know who does not live here. I ask them in a nice way to leave, but I cannot enforce it.

Ms. Palmer stated we are also discussing moving the gate to the other side so the kids can use their card access to get to the drinking fountain.

Mr. Real stated one kid with a card will let everyone in through the gate, just like they do now. Most of them jump the fence to get to the drinking fountain for cold water because the other fountain is not cold. Do not give people the wrong idea that the place is not being watched.

Ms. Palmer stated no one thinks that way.

Mr. Real stated you just said that.

Ms. Palmer stated I apologize; that is not what we meant. We do not want Mr. Real or any other attendant to feel like you are put in the position of enforcing the rules because people are not obeying them. We expect the attendants to be here to keep everything clean, and we appreciate everything you do.

Mr. Real stated I know how to deal with young people and I tell them when they are doing something wrong.

Mr. McGrath stated I remember once when Mr. Real told them there are cameras in this area, so it makes them think a little more.

Ms. Incandela asked how often are you approached by residents who either complain about checking cards, complaining about people who are here and are not supposed to be, or complaining about rowdy behavior? On an average day or week, how many times do residents approach you with a complaint or a problem? Even if it is a problem that you can handle, how often?

Mr. Real stated maybe twice a day, and sometimes it is two people asking for the same thing. With the kids who were out here in the raft, I did not want to tell them anything since the pool was not full when they were here.

Ms. Slack stated he did hit one of the kids with the oar.

Mr. Real stated shortly after that, he gave up and left. One suggestion is to make the rules more specific that I can point to when they press me on a particular issue.

Ms. Palmer stated we could include language that says “anything that is deemed unsafe by the attendant.” That gives the authority to whomever is here, either security officer or the attendant, to determine if something is not permitted. We do not allow balls in the pool; the basketball court is just next to the pool. We can specify no floatation devices larger than a certain size.

Mr. Moyer asked can Mr. Smith put a chiller on the other drinking fountain?

Mr. Smith stated yes.

Ms. Palmer asked how much does that cost?

Mr. Smith stated I just priced one for Celebration CDD at \$4,000, but that is more than we would need here, which also had a dog dish on the side.

Ms. Palmer stated now I have a new issue than from when we first started. I wanted Mr. Real to understand that we appreciate everything he does, and I do not want him to feel like he is in trouble. He is saying that on a busy day at this pool, he is approached by someone only twice. Even with a situation like the raft, if we had other language in the rules pertaining to other floatation devices, he could have had them leave the pool earlier, but the situation was resolved. He did not want to interrupt the kids because they were having fun and the pool was not that full.

Ms. Slack stated there were two kids on the raft, and they were pretty rowdy.

Ms. Palmer stated the point is that he did not let them back in. Mr. Real indicated that on an average busy day, he gets two complaints from a home owner. If that is the truth, I think we are fine. Just move the gate, give the basketball players some cold water, and see what happens.

Ms. Incandela stated I still have a problem with someone who is afraid of losing his job so he is downplaying what takes place. He is also not the person's money we are spending; it is the people who live here who have come to the meetings and told us that there is no one here to enforce the rules. That is one of my challenges. Mr. Real is saying there is not a problem, but then residents are telling me otherwise, that there is not enough security to prevent people from jumping into this area and using the fitness center or being rowdy in the pool. I think there should be cold water at the fountain by the basketball court. I would like Mr. Smith to provide a price for that.

Mr. McGrath stated it does not necessarily have to be a new water fountain.

Ms. Palmer stated I appreciate that the three residents in attendance at tonight's meeting have served on more than one committee and have attended more than one meeting. If the problems are that severe, then why are there only three people sitting in the audience and not saying anything about it?

Ms. Slack stated because they do not feel like anything is going to be done, from what I have heard from residents. We hear the same thing at the HOA meetings and crime watch meetings. A lot of people complain to me but then say it does not matter because the CDD is not going to do anything about it anyway.

Ms. Palmer stated I hope you respond to them that they should come to our meetings to share their comments.

Ms. Slack stated it is the same comment that Mr. McGrath makes when someone raises an HOA issue, to come to their meeting. At the HOA meetings, I always give a report on crime watch and I encourage them to attend the meetings so they will know what is going on. People are getting discouraged and they feel like even if they show up, it will not matter because no one cares and no one will do anything.

Ms. Incandela stated they never show up here in the first place. Why do people have the opinion if they attend a meeting that nothing will be done?

Ms. Slack stated people say they come to the pool and see the issues. They know that I attend CDD meetings, that I am on crime watch and the HOA Board. They know that I am attending these meetings and saying things about the problems, and nothing is getting done. Their feeling is if I am involved and showing up and complaining without any results, then they do not want to waste their time.

Ms. Pieters stated it is impossible to change everything to please people. They will complain just like our teenagers do when they cannot get what they want at the time they want it. That is how human nature is

Mr. McGrath stated a place like this recreation center worries me. Everyone has the idea that they can come and do whatever they want. There has really been no one around to keep things as they should be. I think maybe that is something we need to address. I think the cheapest option now is to improve the specific rules and signage that will backup Mr. Real.

Ms. Palmer stated we will need his input into those changes.

Mr. McGrath stated I agree. Someone like Mr. Real is the kind of profile for the security guard that we all have in mind.

Mr. Smith stated Mr. Real is a very gentle soul. He does enforce some of the rules as he can, but we seem to have enough money to get through the end of the fiscal year and implement the security guard on a trial basis. If we do that and get a cold drinking fountain near the basketball court, then we can hold off on moving the gate, if the primary reason they are jumping it is for cold water.

Ms. Palmer stated this gate is not used for anything. Why not move it over there?

Mr. McGrath stated I agree with that.

Ms. Palmer stated then they can access the restrooms and other facilities here. If they are a resident and they want to come to the restroom, they should not need to walk all the way around if they have an access card to get through the gate. If they do not have a card, then they will jump the fence anyway.

Ms. Slack asked can you put up a sign with the hours? Then people will not come through the gate at 10:00 p.m.

Mr. Smith stated it has an automatic timer and locks when the facility is closed. I can put up a sign for the rules for the basketball players for their specific rules, including that they need to have their access cards to get to the pool area and the hours of access.

Ms. Palmer stated this summer, the community center looks better than it has in a long time. Even today after a busy summer day, the chairs are all lined up, things are not strewn all over, and there is no trash. I was here this weekend and there was a birthday party going on. There was no trash left and the people cleaned up after themselves. People seemed to respect others who were here. The recreation room is used on a fairly consistent basis, and people seem to like what is here. Everything is a lot better than it

has been in the past. I am not opposed to having a security guard for a trial period, but I am opposed to just saying we need to do it without a trial period.

Mr. Moyer stated it does not appear that we need to increase the assessments, that there will be sufficient monies in contingencies, miscellaneous, or carry-forward surplus from this current fiscal year that will provide for you in the future, no matter how extreme you want to go with the security issue.

Ms. Incandela asked if there are not security issues and they are more management issues, do we want to go the route of having additional security plus the attendant? Or do we want to go with the recreation manager and no additional security?

Ms. Palmer stated the problem in having the recreation manager and no security is, if that manager does not work out, with the current labor laws, there are costs of termination and we cannot manage the hours the way we could with a private security company, for example, having someone here during the summer but not during other times of the year. With a security officer, it is an outsourced position with a private company, and we can let them go and bring them back on as we choose. That is my only requirement in doing this.

Mr. Moyer stated the recreation manager came in at a higher price than additional security.

Mr. Smith stated if the recreation manager has a bad night and walks off the job, then we are left with no one.

Mr. McGrath stated he would have no place to be since we have no more office space.

Mr. Moyer stated it would not hurt to have someone with a security uniform on.

Ms. Palmer stated I think we keep the same company and have someone here who is not currently working at the gatehouse, someone who is older and more mature who might appear a little intimidating. We are looking for a retired law enforcement officer. If we use Keep Safe Security, as has already been mentioned, they can back up each other and they can communicate about things that are happening. If we have a separate company providing the security at the recreation center, we would not have the benefit of them working as well together. They might be working against each other.

Ms. Incandela asked do we know the hours and days we want to have additional security?

Ms. Palmer stated I think he needs to be here seven days a week.

Mr. McGrath stated I disagree.

Mr. Smith stated he could be here Wednesday through Sunday and not be here Monday and Tuesday. We would make it a 40-hour week.

Ms. Palmer stated the 4th of July falls on a Wednesday this year, and we will want to make sure someone will be here that day.

Mr. McGrath stated we are coming from a place where there is nothing to doing this trial period. There is not a requirement to go from zero to seven days a week, which is 56 hours. If we find that five days a week is getting the job done, then we find a person who works the whole shift. The trick will be to have the security company find the right person.

Ms. Palmer asked can we grant authority for Ms. Incandela to meet this person with Mr. Smith?

Mr. Smith stated I will meet with Mr. Paul McCartan and tell him what we need.

Ms. Palmer asked are we agreed to have him here Wednesday through Sunday?

Mr. McGrath stated yes.

Ms. Pieters stated yes, that is fine. Please be sure about liability issues when we bring in a security guard to the recreation center.

Mr. McGrath asked do you mean if they overstep their bounds?

Ms. Pieters stated yes.

Mr. McGrath stated they are not sworn police officers.

Ms. Incandela stated we can check with Mr. Smith if there are issues with them overstepping their limits of authority.

Ms. Palmer stated we are all agreed to have them here Wednesday through Sunday. What about hours? I am fairly open, but I suggest 12:00 noon to 8:30 p.m.

Mr. Smith stated the sun goes down later and it is not dark until 8:30 p.m. It will take him 30 minutes to go through his closing activities.

Ms. Palmer stated let us try him 1:00 p.m. to 9:00 p.m. If he arrives at 1:00 p.m. and finds it packed at that time but dead at 8:00 p.m., then we can authorize Mr. Smith to adjust those hours for the first couple weeks.

Mr. Moyer asked when is Mr. Real on duty?

Mr. Smith stated 2:30 p.m. to 10:30 p.m.

Mr. Moyer asked do we want to consider changing Mr. Real's hours to 10:00 a.m. to 6:00 p.m.? Then the guard will be here for the evening.

Mr. McGrath stated Mr. Real needs to close the facility when they are closed, and the security guard will not do any cleaning.

Mr. Smith stated we need someone here at 10:30 p.m. to close the building. We can perhaps move Mr. Real to coming in earlier and the security guard staying until 10:30 p.m. We can work that out.

Ms. Palmer stated we will start with an eight-hour shift.

Mr. McGrath stated from 1:00 p.m. to 9:00 p.m. if we can find someone who wants those particular hours.

Ms. Palmer stated those hours are fine with me.

Mr. Smith asked what rate are we willing to negotiate with the security company?

Ms. Palmer stated go as high as \$18 per hour.

Mr. McGrath stated I think we start someone at the same rate.

Ms. Palmer stated this is a different job description than someone standing in an air conditioned guardhouse, not having to really deal with people except for cars as they drive through.

Mr. McGrath asked do we add another \$2?

Ms. Incandela stated I think we will be looking at \$20 per hour.

Ms. Fuentes stated we have separate security at VillaSol CDD, and we pay them \$17 per hour.

Ms. Palmer stated it could be \$17 or \$18 per hour, depending on experience.

Mr. McGrath stated Mr. Smith will come up with a job description that focuses on managing this facility and enforcing the rules.

Mr. Smith stated I will provide the rules and policies and tell them this is their scope and what they have to enforce.

A Resident stated there is a young man who walks around here with a red shirt that has a small logo on the back of the shirt. Something like that would be a cheaper means of deterrent. You do have cameras, so consider putting some up, even if they are not recording. The people here will not know they are not recording.

Ms. Palmer stated you run into a liability issue if they are out there and not recording, if something were to happen.

The Resident stated the real cameras are only good for four days. If that is the case, what would it cost to have video cameras for a seven-day period? By that time, the sheriff has time to get here to view the video.

Mr. Smith stated if something happens, we will go to the camera that same day.

Ms. Slack stated we had an incident where the sheriff could not access the videos. By the time they were able to access them, it had recorded over the event.

Mr. Smith stated that is because they did not get to us in time.

Ms. Slack stated he was there immediately. He went right to the gatehouse.

Ms. Fuentes stated for this recent case, he called our office and it was already too late.

Ms. Slack stated he stopped at the guardhouse on his way out and the guard said there was no way for him to play it back.

Ms. Palmer stated the guard cannot do that.

Ms. Slack stated the guard told him it was safe for 10 days.

Mr. Smith stated the guard does not know the password.

Ms. Slack asked why can you not have the cameras wait longer?

Mr. Smith stated it costs more.

Ms. Palmer stated the solution to that is simple. You post something inside the guardhouse that everything is recorded for a four-day period. If anything happens, then they need to call Mr. Smith's office within four days. There will never be a four-day window when someone will not be in that guardhouse.

Mr. Smith stated the sheriff knows that.

A Resident stated as the sheriff was leaving our last crime watch meeting, he said the tape is good for 10 days. Maybe there was a misunderstanding. It should be at least seven days.

Mr. Smith stated all the sheriff's officers know it is a three-day or four-day window.

Ms. Fuentes stated the guard should have just said he needed to call our office.

Ms. Palmer stated put a posting in the guardhouse that videos are kept for four days so there is no question about it.

Ms. Fuentes stated when the sheriff called me on the 12th, he knew that he was too late, but he asked anyway.

Mr. McGrath stated for the last six years, I have been really disappointed with our ability to make use of the cameras and recordings. The number of times, in my memory, where it has been helpful is very few. At the same time, I am in favor of having cameras and lighting because it cannot hurt. The image of it being a deterrent is there, and it pays for itself in that sense. We just cannot seem to count on it when we need to, for whatever reason.

Mr. Smith stated when we have needed it, what they get is not anything usable. It is nice to have as a deterrent because everyone knows the cameras are there. We have not had very many times when people have come to us to look for something.

Ms. Incandela stated we are not going to raise the assessments. We agree on the hours of 1:00 p.m. to 9:00 p.m. for 40 hours per week for additional security. We will choose the right individual for this activity, and hopefully it will satisfy the deterrent situation and also give residents some mental assurance and peace of mind that they are seeking. We will provide a cold water fountain by the basketball court.

Ms. Palmer stated I still think we need to move the gate.

Ms. Incandela stated there is one thing that bothers me about that. I can see one person opening the gate and 15 kids coming through at one time.

Ms. Palmer stated they do it anyway at the other gate. I was here the other day and when it was water break time, 25 kids jumped that fence. Whether they jump it there or walk through here at the front makes no difference.

Ms. Incandela stated not if we provide them with cold water.

Ms. Palmer stated they will still jump the fence to get here. I would rather have 10 kids walk through the gate to go to that water fountain and walk back out that gate than I would having 10 kids jumping the fence.

A Resident stated what we used to do, and what these kids will do, is prop open the gate with a piece of cardboard or something, and the gate will stay open all day. Then everyone can just walk in.

Ms. Palmer stated the attendant will be here and can close the gate. Right now every kid is jumping the fence.

Mr. Smith stated if we put a security guard here and cold water near the basketball court, they will not need to come through the gate. If the guard and Mr. Real think it is a good idea to put in the gate, we will review it at that time and then move the gate.

Mr. McGrath stated we are talking about summer vacation and a trial period for the security guard. We can do all three. Move the gate. If, for whatever reason, we decide it was not a good idea, then move the gate back because we still have the section of fence. It is a couple hundred dollars.

Ms. Palmer stated my concern is the fence is going to fall down if we do not do something. It is wobbly right now and there are so many people jumping over it. If it falls, it will fall on kids.

Mr. McGrath stated we should do all three things. We may never know which was the single best thing, but there is value to provide cold water for the kids. There is value to provide a gate for them to come in. When this facility was designed originally, there was no basketball court, so why did they not install a gate at that time? Put in a gate. Our residents should be able to come in and out. We are not changing the number of gates; we are simply moving one that we have and using it in another location. Any of the three things that we do, if we find it does not work, we can redo it or undo it. Do we want to do all three?

Ms. Palmer stated I think we do all three things. Ms. Incandela can give final approval on the person selected to be the security officer. Related to the budget, we are not raising assessments and everything else looked fine.

Mr. McGrath stated I think we should increase the cost that we charge for the access cards. Currently, we charge \$10. We can keep that at \$10 and charge \$15 for replacement cards.

Ms. Palmer stated we do not charge them for the initial cards.

Ms. Fuentes stated we did not in the beginning when the system was brand new, but we do now.

Ms. Palmer asked if I am a new resident and want access cards, do I have to pay for them?

Ms. Fuentes stated yes.

Ms. Palmer stated I think that is wrong.

Ms. Fuentes stated sometimes previous residents just pass on their card to the new owners.

Mr. McGrath stated we are budgeting \$600 for all these cards. Clearly it is not a big deal, but I want to charge \$15 for a replacement card.

Ms. Incandela asked what does it cost to buy the cards?

Ms. Fuentes stated \$4.50.

Mr. Moyer stated we would not change the budget for that because we do not know how many cards we will sell.

Mr. McGrath stated I think we increase that cost.

Ms. Palmer stated that is a separate discussion from the budget.

Mr. Moyer stated that is correct.

Mr. Smith stated if we were to wait until the end of this fiscal year to look at the surplus from this current year's budget, then we can consider what to use for fitness equipment and playground equipment as well as additional security. I try to keep our costs down so that we have extra money every year that we can rollover and use that surplus to purchase new equipment rather than using capital funds.

Mr. Moyer stated new equipment is a capital expense, not an operational expense. It has a useful life of more than three years.

Mr. Smith stated the capital improvements will be the fitness equipment and the new ADA-compliance playground equipment we need to purchase. There are some others that we probably need to start replacing.

Ms. Incandela stated I think I missed the meeting where we decided what play equipment to be replaced. Have you selected that?

Mr. Smith stated no.

Ms. Palmer stated we do not know how much money we will have left in this fiscal year, and I think he is waiting to see how much we do not spend so we can use that money for equipment for the playground and the fitness room.

Ms. Incandela stated I understood that equipment was something that needed to be replaced rather soon.

Mr. Smith stated anything I can do myself, like providing the woodwork, I will do. All it needs is a landing pad, which I will do in-house very inexpensively, just to be in compliance. We have already funded the pool lift. Having the security guard will also help with the pool lift, as well.

Mr. McGrath stated I agree. We are budgeting \$7,000 for unemployment. Ms. Sandy Lieb at Severn Trent Human Resources told me that all the claims that we have had are appealed. I wonder if we can ask her to provide us with substantiation that our forms were filed in a timely manner.

Ms. Fuentes stated I spoke with Ms. Paula Davis who will investigate and provide a detailed report that we will provide to you when it is available.

Mr. McGrath stated I want to know that they were filed correctly and in a timely fashion.

Ms. Fuentes stated she will handle the details but she needs a little more time to prepare that report.

Ms. Palmer stated overall, I thought it was a very good budget.

FOURTH ORDER OF BUSINESS

Resident Comments and Questions

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Palmer, seconded by Ms. Pieters,
with all in favor, the workshop adjourned at 7:40 p.m.

Gary L. Moyer, Secretary

Michelle Incandela, Chairman