

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, July 9, 2015, at 6:00 p.m. at the Brighton Lakes Recreation Center, 4250 Brighton Lakes Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Michelle Incandela	Chairman
John Mastromarino	Vice Chairman
Jennifer Palmer	Assistant Secretary
John McGrath	Assistant Secretary

Also present were:

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

This represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Mr. McGrath led the *Pledge of Allegiance*.

SECOND ORDER OF BUSINESS

Roll Call

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

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

Ms. Palmer was not present at roll call but is anticipated to arrive shortly.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 7, 2015, Meeting

Mr. Moyer reviewed the minutes of the May 7, 2015, meeting and requested corrections, additions, or deletions.

Mr. Mastromarino stated on page 21, a third of the way down the page, "Severn Trent" should be "Southern Management."

On MOTION by Mr. McGrath, seconded by Mr. Mastromarino, with all in favor, unanimous approval was given to the minutes of the May 7, 2015, meeting, as amended.

FOURTH ORDER OF BUSINESS

Audience Comments (Limited to 3 minutes)

Mr. Angel Bosque stated I am here today about a big concern about the gates. They have been broken almost every week. I would like to know if the cameras are working and who is responsible. If you need a volunteer to press charges, I am here.

Mr. Jeff Slack stated I have two questions. There are two significant sinkholes in front of the storm drains on Sweetspire Circle. It is getting worse. I have not seen anyone address it. It is to the right as you drive down Brighton Lakes Boulevard and turn onto Sweetspire. It is the first one that you come to on the left.

Mr. McGrath stated at the cul-de-sac.

Mr. Slack stated no, it is on Sweetspire. The holes are getting bigger and need to be addressed.

Mr. McGrath asked are both of them in the same area?

Mr. Slack responded there are right behind the storm drains. My second issue has to do with Brighton Lakes Boulevard. I know that we have to repave the roads, but I really think that we need to repaint the lines on Brighton Lakes Boulevard. I constantly get passed by people flying past me because the solid yellow lines are faded. Not that it would stop them, but I really think that we need to consider repainting the lines on Brighton Lakes Boulevard. At the end of Brighton Lakes Boulevard, there is a left-hand turn onto Sweetspire, and you can hardly see it anymore. People are always turning into the left-turn lane and making it hazardous to get into that lane.

Mr. Marco Rosario stated I brought this up before. For the past three months, I have been sending emails about the incident behind my properties at 2404 and 2406 Karba Way. They used to cut the grass and the trees. They have not cut the trees since they tore down the kiddie park. No one has called me. No one has seen the property. I spoke to Ms. Alba Sanchez who took pictures and emailed them to Mr. Smith. No one has called me or seen it. Ms. Sanchez has seen the problem.

Ms. Incandela asked why is she coming out to the property?

Mr. Mastromarino responded it is quite common for people to approach Ms. Sanchez with CDD issues.

Ms. Incandela stated so it was not that the HOA came out but that they were already there.

Mr. Rosario stated no. She was driving by. I thought she was coming over to check the property. An alligator came through the yard, and animal control picked it up. I do

not know if it was because the fence was broken. There is my fence and another fence on the other side where the lake is, which is broken, and alligators are coming through my front yard. I am just glad that someone came to check it out.

Mr. McGrath asked how long has it been since it happened? Was it a week or a year or five years since they cut it?

Mr. Rosario responded since they removed the kiddie park.

Mr. Smith stated there is bush hogging next to Maracaibo Drive down the other side along Biel Court. Because of the timing of the contract, they did the bush hogging last August. It is scheduled it again for this August, but the contract says January. When I received his complaint, I told the landscaper that we need to move the bush hogging up, which they have done. They actually started some bush hogging. I think they bush hogged behind Huron Circle. All we have to do is have them do Maracaibo Drive and Karba Way. It was a timing issue with their contract from last year.

Mr. McGrath stated but it will get done.

Mr. Smith stated yes.

Mr. Rosario asked what about the trees?

Mr. Smith responded the trees are conservation trees. No one cuts conservation trees unless they are a real danger. If they are healthy and alive, it is hard for us to cut them.

Mr. Rosario stated the limbs are going over the fence.

Mr. Smith stated I will go out and take a look and see what we can do for you.

Mr. Rosario asked can you give me a date so I can be out there?

Mr. Smith responded call me. I am out here on Tuesdays and Wednesdays.

Mr. Rosario stated I prefer Wednesday.

Mr. Smith stated I will schedule a Wednesday.

Mr. Mastromarino asked are there any reports of any encroachment on CDD property? Do you report that or does Severn Trent report it?

Mr. Smith responded do you mean a conservation encroachment?

Mr. Mastromarino responded yes.

Mr. Smith stated we report them.

Mr. Mastromarino stated on Huron Circle, it look like there is a treehouse in one of the trees.

Mr. Smith asked do you mean an encroachment by a home owner into the wetland areas?

Mr. Mastromarino responded yes.

Mr. Smith stated a lot of that is old. If it is a real problem to the conservation area, then we will contact the home owner. We have written letters to home owners in the past. It is not a big deal to put a bench back there on some low brush, which some people do.

Ms. Incandela stated I appreciate the HOA extending the courtesy of passing that along, but I think we need to communicate with them and we do the same if there is that crossover where they are approached with a CDD issue. It is extremely nice of them to pass along the issue for the home owner. I think it helps and makes things move quicker. I also think that the correct contact information should be provided.

Mr. Rosario stated Ms. Sanchez sent me an email saying that someone named Brian was going to call me.

Mr. Smith stated that is me. The message did not say to call you. It just told me what the problem was.

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

Ms. Incandela stated Mr. Smith should have been provided the resident's information so there was no miscommunication. I want the HOA to provide the contact information in addition to passing it along, so you have that follow-up and you know who you need to communicate with so things do not fall through the cracks.

Ms. Palmer stated I agree. I think it is great that Ms. Sanchez is servicing the residents in any way, shape, or form, but we should make sure that the issue is taken care of and they know for the next time where to go. We are trying to educate people as to the difference between the HOA and the CDD. It helps improve that gap. We should follow up with Ms. Sanchez and thank her for her assistance with home owners on CDD issues but ask her to please forward the information to the CDD.

Ms. Incandela stated and vice versa. We will provide the HOA with any information on HOA issues.

Mr. Smith stated Ms. Sanchez used to be a Severn Trent employee for several years. We have a good working relationship.

Ms. Incandela stated good.

Mr. McGrath stated regarding the alligators, we are in Florida, and there is no alligator police, other than if you have a problem, contact the County. I think that is what we all have to do, but it is quite a shock seeing an alligator.

Mr. Mastromarino asked what about the sinkholes?

Mr. Smith responded we fixed several sinkholes. I will have Mr. Russ Simmons come out to take a look to see what is going on.

Mr. McGrath asked what is the cost of repainting lines on Brighton Lakes Boulevard? If they are warranted, we should go ahead and spend the money, and depending on when the paving is going to happen, we can redo the repainting of the lines. Do you have a sense for when we might be able to do the paving?

Mr. Smith responded I recall doing restriping, and it cost \$7,000. If we do that all the way along Brighton Lakes Boulevard, we are probably looking at \$15,000. It could use new stripes. I can obtain a price.

Mr. McGrath asked is it going to be two years before we need to pave?

Mr. Smith asked are these our roads?

Ms. Palmer responded these are public access roads that are privately maintained. Because the roads were built with tax-exempt bond money, the District is responsible for the maintenance of the roads. We cannot prohibit anyone from driving on them.

Mr. Smith stated we can just repaint the lower end.

Mr. Mastromarino stated I concur. I was there this week and a car almost hit me. I was making the turn and they were on the other side of the street.

Ms. Incandela stated we can do two things. It does not make sense to have the engineer come back out and give us an opinion. If there are five more years left on the roads, it makes total sense to do the restriping, but if the roads have another year or year and a half, then it does not make sense to do the restriping unless there is an urgency. I cannot answer that question, but we should look at how long we have.

Mr. Moyer stated we can have our engineer do that.

Mr. Mastromarino stated good. We did get a price for Brighton Lakes Boulevard as far as Sevan Way to the Sweetspire intersection. There is a significant difference.

Mr. Smith stated I will obtain prices for sections of the roadway, such as from here to the guardhouse and from the guardhouse out.

Mr. Mastromarino stated that would help.

Mr. McGrath stated the gates at Kariba and Volta have not been working a lot more than they have been working. We have spent 177% percent over what we budgeted already for gate repairs this year. When the gates are down and someone cannot get in, they break the gate, which adds to the problem. This may or may not be an idea, but whenever the gate does not work, it must be in the up position so people can get in and

out. A lot of times the security that we are supposed to get, we do not get. For those two gates, we could have a system where an automobile driving over a sensor would open it. Then we could have those gates operating 24 hours a day, which would have, to someone driving by with the image that this community is gated and they will not even try to go in. I do not know if that would affect our repairs, but it seems to me that it would definitely stop anybody from having to get out because they do not know the code or there is no clear sign guiding them what to do or their card is inactive. There are reasons, but if we were to change to that type of system, it would cost us money and we would have to do that for every other community. Would that likely limit the cost of constant repairs and would it increase the safety and image of the community because 24 hours a day, those gates would be down and operating and more user friendly? That is an idea.

Mr. Mastromarino stated it seems that the gate company is here almost weekly. Have the gates exceeded their life expectancy?

Mr. Smith responded no. The controllers are still working, but they are old and they constantly need repair on a regular basis. We have everything from the weather, such as lightning strikes, and people pushing the gates up or hitting them with the front of their vehicle. We had them look at everything. Over a period of time, some of them are normal breaks. They go up and down so many times that they wear out and fall off. That is why they are out there constantly. Right now, Volta Circle is down due to a circuit board going bad. We replaced the circuit Board, and tomorrow, we have to input all of the information from all of the home owners. Once they do that, they will reinstall the gate arms.

Mr. Mastromarino asked would you say that based on other communities that have gates, it is no different for us than with someone else?

Mr. Smith responded VillaSol has gates and cameras. They actually have a kiosk where you go to the kiosk and talk to a remote person at the kiosk. They have cameras and stickers on the resident side. I am out there constantly repairing those gates. That is just the nature of these gates.

Ms. Palmer stated so the sensors on the ground do not make any difference.

Mr. Smith stated no. The only thing that may help is to identify who is doing what to the gates causing them to break. Occasionally, a cement truck will go through, but at night, a small black car goes through and they try to sneak underneath the gate by having

the gates going over the top of the car, which causes the gates to become loose and fall off. We have cameras on the gates. There is a modem issue at Kariba that we are going to fix tomorrow. Now Ms. Diana Alvez-Martins is going to be able to watch from the office to see what is going on with the gates. Hopefully, that will help, but it is hard to tell at night, particularly when this is happening, who is doing what.

Mr. Mastromarino asked is there a way around it? I was under the assumption that by putting in the camera system, it would be able to identify the perpetrators.

Mr. Smith stated not if you have a person wearing dark clothes with a hoodie.

Mr. Mastromarino asked is that what you are seeing when you look at the cameras?

Mr. Smith responded I asked ACT what they are seeing. ACT is saying that they are not getting good video of anyone damaging the gates. I am not saying that ACT should be out there doing that. Once Ms. Alvez-Martins is going to be able to look at it, she can go through the entire video and see who is breaking the gates.

Ms. Palmer stated so right now, we are relying on ACT to look at the video footage.

Mr. Smith stated yes. They are charging us every time they come out. If it is something that I can come out and fix myself, which is generally what we are doing, we will do it. It will not cost anyone anything. I not paying ACT to look at a camera. I want to get all of this in place and Century Link out of here once and for all. You have seen their trucks hundreds of times. Once we get the cameras working properly, we should be fine.

Mr. Mastromarino asked what is the timeframe for completion?

Mr. Smith responded they are done. Tomorrow, Ms. Alvez-Martins will go through training with ACT and get them on her computer so she can contact the cameras here and be able to watch the cameras.

Mr. Mastromarino stated hopefully by next week, we will be squared away.

Mr. Smith stated hopefully. We will see where we are.

Ms. Palmer asked can you send an email saying that we are all done?

Mr. Smith responded yes.

Mr. McGrath stated so far, I am not aware of any situation where we have been able to use what we have to find out who broke the gates so we can correct it.

Mr. Smith stated that is not foolproof either. If we have them on camera, that is the only way that you will be able to get your money back.

Ms. Incandela stated every time we have repairs, it is because someone lifted up the gates; 99% of the time, it is not an individual who caused it. It is wear and tear, loose bolts, and weather. The gates are a tremendous investment and tremendous upkeep. ACT is certainly not cheap. We had talked about the option of not having the gates and cutting back on fees. Did we ever do anything about that?

Mr. Moyer responded the Board decided not to go forward.

Ms. Incandela asked should we revisit that, given the tremendous amount of expense? I do not have feedback from the home owners in those locations as to whether they feel happier with or without. We would invite them to a meeting to have them express their feelings.

Ms. Palmer asked can we find out from legal counsel regarding whether or not that would need to be a unanimous decision? If one home owner says no, then we cannot do it.

Ms. Incandela stated then we will not do it, but at least we have discussion.

Ms. Palmer asked what percentage of the repairs are done up front versus back here? How much do you think we spend a year?

Mr. Smith responded it is probably 50/50. Kariba and Volta are probably 40/60.

Mr. McGrath stated it has to be more frequent at those two gates.

Ms. Palmer asked what are we at budget-wise for the year?

Mr. McGrath responded we are 177% over what we budgeted.

Mr. Moyer stated we are \$12,000 over budget.

Ms. Palmer stated miscellaneous services is \$10,500 over budget and actual is \$12,000.

Mr. Moyer stated the prorated budget is \$7,000, and we are at \$12,000.

Ms. Palmer stated I understand what Ms. Incandela is saying, but we are looking at crediting approximately \$6,000 to each home owner to be able to not have the gates. That dollar amount divided by the number of homes does not make it worthwhile; \$6,000 is what you spend on repairs.

Mr. McGrath stated there are about 100 houses between Kariba and Volta.

Mr. Moyer stated I think that we had this discussion, and that is exactly why we decided not to do that.

Ms. Palmer stated if we are looking at 50/50, even if that is the entire amount, that is \$120 per home owner.

Ms. Incandela stated I think what we need to do is to accept the fact that we cannot complain about these ongoing repairs. We have to accept it as part of an ongoing and exponentially rising expense.

Ms. Palmer stated we need to budget for that each year and understand that these are not only expense issues but also timing issues with respect with the amount of time that staff has to spend to continue to monitor the gates. We need to keep this in mind when we do our budgeting that these are things we are going to have to deal with. The solution of not having them is not an option because we do not have another solution. We do not have another option.

Ms. Incandela stated we need to continue to do things like this, which is to find ways that we can improve the situation by having cameras and someone to go through the video. We need to have a good, quality picture and a better quality camera

Mr. Smith stated let us get the cameras online and see what happens.

Mr. McGrath stated we can always add lighting.

Mr. Smith stated we will come back at the next meeting and revisit the matter. In the meantime, we will continue to repair them as quickly as we can and ask residents who live there to keep their eyes open. If they see someone with their hands on one of those arms, let us know.

FIFTH ORDER OF BUSINESS

Vendor/Contractor/Third-Party Items

A. Security – Keep Safe Security

Mr. McCartan stated there have not been any issues. We are allowing one vehicle in at a time. We had some minor issues with one car not being able to get over. You mentioned people moving the gate arms. We have the handheld stop sign. We are working with the issues that I am aware of and older issues with the gate. In the past, the guards have gone down to Kariba and Volta when people are moving the gate arms to stop them. Communication between those gates and the guardhouse has failed sometimes so people are eventually coming over to the main guardhouse and complaining that they cannot get in. What sometimes happens is that people are sticking in their key card and it does not work. One time, state troopers wanted to come in and could not operate the gate and ended up lifting the gate. We are working with Severn Trent on the communication and telephone lines. At the pool, we have been providing coverage on Monday and Tuesday over the summer. The first week that Martin was here, it was quiet, but then he was busy trying to stop people from going under the fence.

There has not been any issue with leaving the gate open, which we discussed at the last Board meeting. There was an issue with one of the registered sex offenders, which we discussed at the May meeting. This individual continues to use the facility. I spoke to Mr. Smith about it because some residents who were using the gym complained to the guard, saying that he should not be there. The guard looked into it and the only thing that this individual has from FDLE is a residency order, notifying the sheriff's department that he lives there. There were no restrictions. When I spoke to Mr. Smith, he said that we just have to monitor the situation. Both guards are aware of him. For the first time since we have been here, there was a fight last week on the pool deck with some guests of a resident causing a nuisance for another guest. There was some dispute, which caused some issues on the pool deck. The guests were playing music that was inappropriate. When the guard spoke to the guests, he was spoken to rudely and cursed at, so the sheriff was called. The sheriff went to the address the families of what occurred. We have footage of what occurred and what the guests were saying. There are rules posted saying that obnoxious behavior is a detriment.

Ms. Palmer stated we have to be consistent.

Mr. McGrath stated I received the report on Tuesday. There were a couple of large groups that were very rowdy, according to a resident and their guest. There was foul language and inappropriate loud music. The report states at that time, there was no guard there. Is that accurate?

Mr. McCartan responded he was there.

Mr. Mastromarino stated I did some research. The guard did approach that particular group a couple of times and called the sheriff's department on them.

Mr. McGrath stated good.

Mr. Mastromarino stated he was in communication with Mr. McCartan, as well. Yesterday, I witnessed a minor incident. I happened to be coming out of the community in my car, and the guard was being very stern with someone. I think Mr. McCartan and his staff are doing a great job. He is executing professionalism and has great communication with his staff. I want to thank him for that.

Mr. McCartan stated there was a separate incident with the same group as they left.

Mr. Mastromarino stated obviously, they caused a lot of issues.

Ms. Incandela asked how long will the guard be here on Monday and Tuesday?

Mr. Smith responded until school starts.

Mr. Mastromarino stated we have been shutting the lights off at 9:00 p.m. Do you want them off at 9:00 p.m. during the summer or 10:00 p.m.?

Mr. McGrath responded 9:00 p.m. suits me just fine. The noise quiets down.

Ms. Incandela asked are there a lot of people out there at 9:00 p.m.?

Mr. McCartan responded no. There was an issue with the timer. Mark called me and said that he thought that the lights went out at 9:30 p.m., and it was 9:45 p.m. before the lights went out. I thought the Board said to turn them out at 9:30 p.m., so I set them for 9:30 p.m., but the timer went off kilter.

Mr. Mastromarino stated the timer is off. I know that Mark has been monitoring it. I think we need to decide whether or not we want them off at 9:00, 9:30, or 10:00 p.m.

Ms. Incandela asked is the facility open until 10:00 p.m.?

Mr. Smith responded yes.

Mr. McCartan stated the timer was set for 9:45 p.m., and Mark was out there one evening and said that they went off at 9:45 p.m.

Ms. Palmer stated but people are out there after 9:45 p.m.

Mr. McCartan stated that seems to be the case.

Mr. Mastromarino stated I recommend turning the lights off at 9:30 p.m. Mark tries to get people out so everyone is out by 10:00 p.m. If the lights go out at 9:30 p.m., he can get everyone out, and then he focus on housekeeping matters. Later in the year, we will switch back to turning the lights off at 9:00 p.m.

B. Landscape Maintenance – Girard Environmental

Mr. Murphy stated after we last met, we completed our palm trimming. We had completed all of the palms along Brighton Lakes Boulevard. The street tree trimming had been completed in front of the bridge forward. They are now working on the back half of the property. In that area, the trees are smaller and there are fewer trees, so the trimming should go much faster. I anticipate by the next meeting, we will be complete with all of the trimming.

Ms. Palmer stated we have had a lot of rain lately, and there seems to be a lot of dead spots along Brighton Lakes Boulevard. Some sod looks in poor shape. I would think that at this point, with the amount of rain we have had, it should be in good shape. I am wondering if we have a chinch bug problem. I know in the past when we had problems, we talked about the sprinkler system having problems. Whether or not the sprinklers are

on, we are getting so much rain and the sod is not to the extent that it should be right now.

Mr. Murphy stated toward the end of April, we came into a very hot and dry time of year. We had a nice amount of rain, but temperatures were over 100 degrees. We had several line breaks in the front plus a tree root cut a line. That was a very trying time and was when everything started deteriorating rapidly. We had recently started getting rain, which is helping to recover some of the sod. Since we started getting rain, we have had chinch bugs. We started fertilizing yesterday because we had many chinch bug areas, which we are hoping helps revitalize the area. Since the fertilizer applications, some areas have improved. I walked all of the areas and did many sod replacements. In my walkthrough last week, I have seen areas that improved but sod will need to be replaced. We are working with Mr. Smith to define the areas. Areas are improving because of the actions we are taking. We invited Mr. Weston here with us this evening because we know that irrigation is and always will be an issue in the front area. We have met with Mr. Simmons and increased watering as far as we can to meet the watering requirements. We are at 100% capacity and in compliance. As long as we continually get the rains, we will continue to improve, but with the heat, it is a battle this time of year.

Ms. Incandela asked when do you anticipate replacing the sod that is not going to come back?

Mr. Smith responded we have 40,000 square feet of sod that needs to be replaced.

Mr. Murphy stated that was the original amount. It has decreased.

Mr. Smith stated let us say that we have 30,000 square feet of sod to be replaced. At \$.50 a square foot, you are looking at a fairly heavy cost. Some of it is not Girard's issue. It is hard to pinpoint the issue because of the irrigation breaks and main breaks. They have a monthly review as part of their contract; however, they are here weekly. We are trying to come up with a fair number, and as we continue to discuss it, we are going to land somewhere. From that, we will start making some replacements.

Mr. Murphy stated you guys were here last year when we had issues and we went ahead and replaced a lot of areas. We want to be a partner and continue to be a partner.

Mr. McGrath stated it always seems like the worst areas are right in front.

Mr. Murphy stated Mr. Weston, please explain the area that goes from the bridge back to Pleasant Hill.

Mr. Weston stated Mr. Simmons said before that this is the worst system he has ever seen. Where that line ends, we never had anything broken. We had broken heads every now and then but never any main lines. I measured it when one of my guys was fixing the main line, and it is a mile and a half. Your best bet would be to replace all of the main line. When I started putting numbers together, it added up to \$100,000. It is either that or pay incrementally or monthly. We would not just replace the main line. It would be ridiculous to do that. You have to replace the wiring. We can change to a two-wire system, where instead of having 21 wires in the ground, we would have one. We could put in all new valves. Basically, we have a new system from the main line back to the pump, but you still have all of the heads that are 20 years old and the old lateral lines. You still have all mature trees. They squish that plastic pipe which breaks the main line. All of your main line is two and a half inches, which is a good size. I can put some numbers together and you can make a decision, but it will be expensive.

Mr. Mastromarino asked what other alternatives do we have?

Mr. Murphy responded replacing the entire system.

Mr. Mastromarino stated which is what we do not want.

Mr. Murphy stated it will take you many years to get to \$126,000.

Mr. Smith stated when we first got here, we did a lot of upgrading. I think we should just continue to maintain it. Let us get the sod replaced, and rather than monthly inspections, either go to weekly inspections or every two weeks.

Ms. Palmer stated even if they are not doing monthly inspections, there has to be communication between the Board members and the crew. I know from running a hotel that if I am not out there once a month and inspect, I can tell you in between if there is a problem because I see it.

Mr. Smith stated the problem is the temperatures. If you have two to three days with 100-degree temperatures, that sod is burnt.

Ms. Palmer stated we are only allowed to irrigate twice a week. The third day should be the day that they are doing irrigation.

Mr. Smith stated not if there is a line break.

Mr. McGrath stated the clock is ticking.

Ms. Palmer stated I understand.

Mr. Smith stated six days in 100-degree weather can damage the turf. This did not happen over a three-month period of time. We lost that turf probably in a two-week period of time.

Ms. Palmer stated my point is that we can have them come out weekly, but that issue is still going to exist if there is a line break. If there is no communication with everyone involved with the guys who are out here mowing, if it is the next day and everything is not irrigated, you are going to see where it has not been irrigated. If we are riding around and residents are driving around the community, they can be on it right away.

Mr. Smith stated it takes them an entire month to run through all zones. If they are inspecting more often, they are going to find all of the problems and fix them, rather than once a month. We can look at them doing more reviews. We have to replace the damaged turf. Every year it happens. This year, unfortunately, we had a couple of line breaks. Next year, we may not have as many breaks.

Mr. Mastromarino stated 35,000 square feet was identified as needing sod replacement. Where is that?

Mr. Murphy responded mainly along Brighton Lakes Boulevard to the clubhouse on both sides of the road.

Ms. Incandela stated in terms of the entire system, I understand what you are saying about patches. How long will it be before we can expect to have to replace those main lines? By the end of the year?

Mr. Murphy responded no. Whenever we have a break, we will replace one foot more of pipe, just because we do not want to come back. We always do that.

Ms. Palmer stated I think what Ms. Incandela is asking is how long can we continue making repairs versus when there is a point where we will have to replace the entire system. You are saying that it will take several years to get to the cost point of replacing the entire system. Do we have several years left in that system?

Mr. Murphy responded I think so.

Ms. Palmer stated we can have our engineer give an opinion.

Mr. Smith stated there are some good things about the system. When you fix all of the bad spots, the system is in good shape. I think we have a bad system to maintain. If we concentrate on that one area during that one-week or two-week period of heat, we should be okay. I have the same issue everywhere, even in Celebration. You cannot

keep up with the irrigation because it is too hot. You are not allowed to water during certain times. Every year, you are going to have bad turf.

Ms. Palmer asked realistically, what is your estimate on the amount of square feet affected?

Mr. Murphy responded 35,000 square feet.

Ms. Palmer stated Mr. Smith said that 40,000 square feet was an aggressive number and it was more like 30,000 to 35,000 square feet.

Mr. Murphy stated that is the current estimate. It could decrease another couple of thousand feet. Some areas that I marked down along Brighton Lakes Boulevard, I would not recommend replacing right now. We are improving in a lot of areas. I know how it is at my house, and I drive the same road every day. It looks like the problem is going away. It is improving.

Mr. Smith stated what I would like to do at this point is to start repairing the most visual areas. I have money in the budget that I can put toward this. We will see if they can work on improving the bad spots by fertilization and sod replacements.

Mr. Mastromarino asked can they address any irrigation issues before making any sod replacements?

Mr. Smith responded absolutely. It is standard procedure to make sure that the irrigation is working before replacing sod.

Mr. Murphy stated the area that we recently replaced by the guardhouse, we tried to turn the zone on but the pump was damaged because of a lightning strike. Unfortunately, we are going to get a lot of lightning strikes. In that case, it was just a matter of resetting the pump. It is part of normal procedures to double check the lines.

Mr. McGrath stated I have an issue with mowing around the ponds. When they mow, they do not mow the entire area. I would be very happy if they mowed within a foot of the property lines, but it is far more than that. If the Board agrees that we should mow our area, what do we need to do?

Mr. Smith responded they are supposed to go to the top of the bank and then come in for two mows. That is where the property owner starts maintaining the property. It varies. I spoke to Mr. Murphy and he assured me that he is going to have his guys do two to three passes.

Mr. McGrath stated at least the area behind my house would certainly be appreciated.

Mr. Smith stated 90% of the places where I manage, the property line is at the top of the slope. They mow the top of the slope down to the water's edge. That is what most landscapers do. We will re-educate them.

Mr. McGrath stated I appreciate that.

A Resident stated I live on Sweetspire Circle. They go into my yard and cut a few slopes.

Mr. McGrath asked is it your yard or CDD property?

The Resident responded my yard. I had flags at one time to make sure that they did not come up too far.

Mr. Smith asked does your property end at the top of the slope?

The Resident responded pretty much.

Mr. McGrath asked do you hear that, Mr. Murphy? Do it right but do not over-do it or under-do it.

Mr. Smith stated a lot of people have St. Augustine to the slope.

Mr. Murphy stated we cut three inches of Bahia and leave the St. Augustine alone.

The Resident stated Bahia is encroaching into my yard.

Mr. Smith stated the landscapers should stay off lawns that have St. Augustine.

Ms. Incandela asked how are you going to enforce that? Now I am getting confused. Are they going up to the property line?

Mr. Smith responded they do not know where the property line is.

Ms. Palmer stated the problem is, if they do not know that, we are telling them that they have to go up to the property line. That is in some areas going onto people's property. We have to be clear to them about where they need to be.

Mr. Mastromarino stated I live on Star Grass Circle and Mr. McGrath lives on Chapala Drive. Those are half of the ponds. What if you put a flag at the end of our property for the landscapers to use as a gauge?

Mr. Smith responded we can have them do that.

Mr. McGrath stated you can use PVC pipe as a property marker.

Mr. Smith stated they can look at the plat maps or aerials to see where the property lines are. From that, they should be able to mow.

Mr. McGrath stated good.

Mr. Murphy stated you have three major ponds that back up to houses. Chapala Drive is one. Sweetspire Circle is another. Star Grass Circle is the third pond. My

understanding is that we need to make at least two passes off the top of the slope on properties behind the pond on Chapala Drive. We will stop mowing behind homes on Sweetspire Circle. Is that correct?

Mr. Smith responded yes.

The Resident asked is there a standard easement?

Mr. Murphy responded no.

Ms. Palmer stated according to District counsel, there are issues with emergency vehicles being on home owner's property and replacing trees. Some trees are on CDD property and some are on HOA property. We made one pass replacing trees. Even though we told people that the trees are our responsibility, they are not our responsibility. Do we try to get a price for everyone to replace their trees in conjunction with the HOA, and how do you want to handle that?

Mr. Mastromarino responded according to my plat, my property ends at my driveway and the sidewalk. I do not own from the sidewalk to the street where those trees are.

Mr. Moyer stated the deed restrictions obligate you to take care of it. It is just like any street almost anywhere. Usually, trees are planted in a 60-foot right-of-way, and the tree might be 30 feet from the curb. On each side of the street, there is 15 feet that is not your property. There are ordinances that say that you have to maintain between the right-of-way and your property.

Mr. Mastromarino stated it is not the County's issue.

Mr. Moyer stated that is correct.

Ms. Palmer stated the County is sending a letter saying that they cannot get through.

Mr. Smith stated generally, the tree in front of your house is a benefit to that property, and the County maintains those trees. A lot of people do but yet some people do not. Then the fire department calls me and tells me that the trees in front of the houses need to be pruned. That is not what we do. That should be your responsibility. The HOA enforces the deed restrictions to the home owners. They should be 14 feet above the street.

Mr. Mastromarino stated the deed restrictions say six feet.

Mr. Smith stated generally, it is 14 feet.

Mr. Mastromarino stated I understand that but I am complying with the covenants.

Ms. Palmer stated you cannot plant trees 14 feet above the street.

Mr. Mastromarino stated some of them are 14 to 18 feet.

Ms. Palmer stated if it is a magnolia, you do not have to worry about them at all. They are just getting to the height of where they are getting some of the maturity, which means that some of them can be pruned.

Mr. Smith stated that is 14 feet from the centerline of the road. Some of these trees are big enough to prune.

Ms. Mackie stated it sound like that we are at the discussion of the letter that was circulated to the Board in advance of the meeting in response to information that we received from a resident who received a violation from the HOA. There were violations that were noted and notification was provided to the HOA who then responded to that notification indicating that it was the CDD's responsibility. In coordination with the District management team, we responded expeditiously to remind the HOA that it is the responsibility of each individual lot owner to maintain their street trees between the sidewalk and the curb at the District's right-of-way. I did not speak to the resident since transmitting that letter. I think the first step would be for the HOA to enforce those deed covenants.

Mr. Mastromarino stated agreed.

Ms. Incandela asked are any of the trees on CDD property? It is hard to tell from the letter but there are some that are along Brighton Lakes Boulevard. Are those taken care of now?

Mr. Smith responded everything that is our responsibility, we are taking care of.

Mr. McGrath stated there is a broken tree past the tennis court.

Mr. Smith stated that was one of the dead holly trees that we removed.

Mr. McGrath asked will it need to be replaced?

Mr. Smith responded no.

Mr. Murphy stated if we replace it, we will replace it with another holly.

Mr. Smith stated we provided a proposal to you for some areas that we agreed need attention. The work needs to get done. I need approval from the Board to proceed.

<p>Ms. Palmer made a MOTION to approve the proposal from Girard for landscaping refurbishments in the amount of \$3,376, as presented. Mr. McGrath seconded the motion.</p>

Mr. Mastromarino asked where is the money coming from?

Mr. Smith responded I have money budgeted in miscellaneous.

Mr. Mastromarino stated we are actually almost \$8,000 under budget versus actual last year.

Mr. Moyer stated we are in good shape.

Ms. Incandela asked did we receive any other issues from home owners outside of this proposal?

Mr. Smith responded no. This proposal is to remove an oleander, which is thin and grows during the winter. We are going to remove the oleander and replace a hedge.

Mr. McGrath asked is it viable to take any of material that we are going to be moving and use it somewhere else?

Mr. Murphy responded yes. We can use the material around the beds along the front entryway.

Mr. McGrath stated perfect. Thank you.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the proposal from Girard for landscaping refurbishments in the amount of \$3,376, as presented.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2016

A. Fiscal Year 2016 Budget

Mr. Moyer stated the proposed budget was provided to the Board.

Mr. Mastromarino stated you did a great job putting this budget together, looking at the actuals versus the projections. The gatehouse budget was \$10,000 for fiscal year 2015, and for 2016, we want to budget \$18,000. Why is there an \$8,000 increase?

Mr. Smith responded because of historical costs of gate repairs. They continue to increase over time.

Mr. Mastromarino stated I do not understand why \$10,000 is budgeted for clubhouse security and \$18,000 is budgeted for the gatehouse. There is not much to budget for at the guardhouse.

Ms. Palmer stated it includes the gate up front.

Mr. Mastromarino stated that explains it.

Mr. Moyer stated we are not proposing that we increase our assessments this fiscal year.

Mr. McGrath stated thank you.

Mr. Moyer stated we talk a lot about the budgets and financials. We have been able to operate under this budget. We have some ups and downs but for the most part, there seems to be a good amount of money to do the work we need to do.

Ms. Incandela stated part of the reason why we able to not have to raise our assessments is because there are a lot of services that Severn Trent and Mr. Smith provide us that they do not have to include that allows us to keep within our constraints. A lot of the general public does not realize and our home owners do not understand that there are a lot of services that we are receiving that we are not actually paying for. It is because of Mr. Smith working as hard as he is that allows for us not to have to pass additional costs onto our home owners. We very much appreciate that.

Mr. McGrath stated the other end of that is, there are times when something in need of repair seems to take a long time before it gets repaired. We could get it repaired right away if we paid full cost, but thus far, we have been very satisfied to wait a little longer when it can be scheduled so staff can do it. We feel that is a valuable benefit for us.

Mr. Mastromarino stated they go through a labor pool and try to get the job done at the cheapest cost.

B. Public Comments Received

A Resident stated we increased assessments two years ago.

Ms. Palmer stated part of the reason why we did that is because we know that coming up in the next few years, we are going to have to repave the roads.

The Resident stated I understand but there was an increase.

Mr. Moyer stated that was primarily for security.

Ms. Palmer stated there were six or seven years where we did not have an assessment increase. We renegotiated our contracts and found everywhere we could save money so we did not have to raise assessments. We actually used reserve funds so we would not have to raise assessments. We made a conscious decision that we needed to start rebuilding our reserves. It was based upon us wanting to set aside money rather than to have to bill the home owners. We are still building our reserves.

Ms. Incandela stated our workshop and meetings are open to the public.

Mr. Samuel Dawson stated for the past three months ago, the curb in front of my house is cracked. I do not know if this is my responsibility. The HOA informed me that it is the CDD's responsibility to address it. I called the CDD office, but no one came out. If staff eventually comes out and does additional work and they do not charge us, as long as someone gets in touch with me to let me know that they will take a look at it, I am satisfied. The curb is extending toward the sewer and leaving are building up.

Ms. Incandela asked is there a crack in the pavement?

Mr. Dawson responded the curb by my driveway is cracked. You can tell that it was not damaged by a car because there would be damage to the car. Someone needs to address it.

Mr. McGrath asked Mr. Smith, will you address it?

Mr. Smith responded yes.

Mr. Dawson stated my tree needs to be pruned. Inside the clubhouse, there are no paper towels. There used to be paper towels in the machine.

Mr. Smith stated we just ran out.

Mr. Mastromarino stated I asked about that yesterday. We are running out of them fairly quickly. Are we going through an inordinate amount this year?

Mr. Smith responded not necessarily. I am proactive in ordering supplies.

Mr. Mastromarino stated there should be a roll of towels, not the towels inside of the dispenser.

Mr. Dawson stated when they put them in, they do not stack it to the top.

C. Consideration of Resolution 2015-05 Adopting the Budget for Fiscal Year 2016

Mr. Moyer read Resolution 2015-05 into the record by title.

<p>On MOTION by Mr. McGrath, seconded by Ms. Palmer, with all in favor, unanimous approval was given to Resolution 2015-05 adopting the budget for fiscal year 2016.</p>
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D. Consideration of Resolution 2015-06 Levying and Imposing Special Assessments for Fiscal Year 2016

Mr. Moyer read Resolution 2015-06 into the record by title.

Mr. Moyer stated we will provide this resolution to the property appraiser and tax collector.

On MOTION by Ms. Incandela, seconded by Ms. Palmer, with all in favor, unanimous approval was given to adopt Resolution 2015-06 levying and imposing special assessments for fiscal year 2016.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Financial Statements

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

Mr. Moyer stated we are under budget and right on schedule with revenues, based on last year's collections.

B. Check Register and Invoices

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

Ms. Palmer stated there are a lot of outstanding checks. One is a check for a Board member. Is that because the Board member does not have direct deposit?

Mr. Mastromarino responded I do not have direct deposit.

Mr. McGrath stated three Supervisors did not receive their checks for the March meeting and I contacted Ms. Brenda Burgess. I checked my account and it was not deposited. This week, I contacted Ms. Burgess again and was told that it was deposited but there is an outstanding check. They are supposed to contact me. I would be happy to find out what the issue is because the check was not deposited.

Ms. Palmer stated it is in the financials and will show up in an audit.

Mr. Moyer stated we will get this straightened out.

Ms. Palmer stated it seems like there is an unusually high number of outstanding checks.

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

Mr. Mastromarino stated I noticed that we had to replace the mirrors in the gym. What happened?

Mr. Smith responded someone probably slipped and caused a crack. Once a mirror has a crack, we have to replace it.

Mr. Mastromarino asked with three cameras in there, could we identify who cracked the mirror?

Mr. Smith responded by the time that we found out about it, it was a couple of weeks later. It probably was an accident.

Mr. Mastromarino asked did we install a camera on the basketball court as discussed?

Mr. Smith responded yes.

Mr. Mastromarino asked have you received any comments or feedback?

Mr. Smith responded no.

Mr. McGrath stated we had a work project where we had to excavate. Was that a permanent fix?

Mr. Smith responded we had drainage issues.

C. Fiscal Year 2016 Meeting Schedule

Mr. Moyer stated the next fiscal year starts on October 1. We will meet again in September, but not in October. The fiscal year 2016 schedule starts in November.

Mr. McGrath stated the meeting in September is September 1, and Labor Day is September 5. We need to make sure that there is a quorum.

On MOTION by Ms. Palmer, seconded by Ms. Incandela, with all in favor, unanimous approval was given to the fiscal year 2016 meeting schedule, as presented.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being nothing to report, the next item followed.

B. Engineer

There being nothing to report, the next item followed.

C. Field Operations

i. Field Management Report

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

Mr. Smith stated regarding the basketball court, kids were running into the fence and bouncing off it, so we placed bars all the way down the side to reinforce the fence. For the push button to exit the basketball court, the post was installed. I am hoping to get it finished tomorrow.

ii. ACT Service Calls

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

iii. Action Items List

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

iv. Resident Call Log

Mr. Smith reviewed the resident call log as contained in the agenda package, which is available for public review at the District office during normal business hours.

v. Girard Environmental Report

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

vi. American Ecosystems Report

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

NINTH ORDER OF BUSINESS

Submitted Resident Questions and Audience Comments

A Resident stated I heard someone talking about the pool. On Tuesday, someone in my family was asked to leave because chemicals were being added to the pool. I can understand that the pool gets used a lot on the weekend. Should that have been identified on Monday?

Mr. Smith responded it happened fairly quickly. A pump went down and there was a lack of chlorine. The pool was up and running on July 3 by 10:00 a.m.

A Resident asked does the CDD have anything to do with regulating the ponds? We have an issue with the Sweetspire pond.

Mr. Smith responded at the far end of the Sweetspire pond, there is a concrete square drainage structure. That drainage structure kept falling off and into the pond. We did not notice it right away. It was a period of time until we noticed it. Once we repaired it, it cause the water level to drop but it should not have dropped that much. All of the ponds were down and caused trash along the edge of the ponds.

A Resident pointed out that drains need to be cleaned because when it rains, the street floods.

Mr. Smith asked where is this?

The Resident responded 3635 Patrician Circle. Please look at the sidewalk in front of my house. It is raised.

Mr. Smith stated we will look at it.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Gary L. Moyer, Secretary

Michelle Incandela, Chairman