

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 18, 2013, at 6:00 p.m. at the Brighton Lakes Recreation Center, 4250 Brighton Lakes Boulevard, Kissimmee, Florida.

Present were:

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

Also present were:

Gary L. Moyer	District Manager
Brian Crumbaker (<i>by phone</i>)	Attorney
Andrew Adkins	Austin Outdoor
Paul McCartan	Keep Safe Security
Brian Smith	Field Manager
Residents and members of the public	

This represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

Approval of the Minutes of the May 16, 2013, Regular Meeting and the June 20, 2013, Budget Workshop

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

On MOTION by Mr. McGrath, seconded by Mr. Mastromarino, with all in favor, unanimous approval was given to the minutes of the May 16, 2013, regular meeting and the June 20, 2013, budget workshop.

FOURTH ORDER OF BUSINESS

Audience Comments

Mr. Joe Klusko stated I want to thank the landscapers for the outstanding job they are doing. The landscaping looks excellent. Perhaps we can pull the hedges back a little at the bridge because it has a nice little plaque there. Maybe we can light it, too. I know you

discussed a handball court at the budget workshop and we will probably discuss it later on the agenda.

Mr. Salvatore Simonetti stated I would like to know what it cost to replace that sod coming up from Pleasant Hill Road to the gate. There was a lot of sod that was replaced on both sides. Why was it discolored? Was it not irrigated correctly? Now we spent money to replace that sod for no good reason. If it was irrigated properly, we would not have to spend that money.

Mr. Smith stated generally with St. Augustine, there are going to be places that need to be replaced over a period of time because it gets old, it dies and it gets diseased. We had several contractors in the last year or so, and there were some old areas that were weak and were not going to come back very quickly. We spent about \$7,000, which was contemplated in the budget, on plant replacement and sod replacement. Anytime you have a project, you will have some sod replacement. It is normal. I do this for every community we manage. I just finished with a lot of sod replacement in Celebration and some in Overoaks. It is not something that is unusual to replace. Actually, for \$7,000, we got quite a bit of plant material replaced. The impact that it makes is pretty good. Now when you drive in, it looks really nice.

Mr. Simonetti stated it looks better. But if it was maintained and irrigated properly the whole time, we should not have needed to replace it. I maintain my yard and fertilize it, and I make sure it gets water. My yard never turned brown like that area did.

Ms. Incandela stated from what I have seen in that area, it was a very specific area that was completely dead, almost like a chemical burn. When it weakens, then it is less colorful. I thought maybe it was a chemical problem because there appeared to be an outline around it.

Mr. Adkins stated the reason it looked like that was because we actually sprayed it with Round-Up to kill it. A lot of the areas we were replacing, especially at the guardhouse, were completely overtaken with common Bermuda, which is a weed that currently does not have many selective herbicides that will actually kill that. For many weeds, you can apply a chemical that will kill the weed but will keep the St. Augustine alive. This one does not have anything that will kill it.

Ms. Incandela stated then what I saw was after you applied the chemical to kill it.

Mr. Adkins stated that is correct. We applied the Round-Up to kill the weed. Otherwise, when we installed the new turf, the common Bermuda would have sprouted back up.

Mr. Smith stated you cannot go in and cut out the Bermuda. You have to kill it. You actually have to spray it a couple times in order to go down into the roots. Otherwise, it will come back into your new St. Augustine. A good portion of that area was common Bermuda and a good portion was also weak, like the section from the guardhouse to the bridge. The road gets so hot and that little strip has asphalt on both sides and it is narrow. Over a period of time, that turf weakens, and you do have to replace it. There will be areas that will be regularly replaced, just because of the nature of St. Augustine and the surrounding areas. The great majority of this area was because of common Bermuda.

Mr. Gerry Frawley stated I spoke with Mr. Smith earlier this week regarding the park on Chapala Drive. I noticed on Monday that the grass was knee high. We have reduced the mowing around the ponds, but not in the parks. That park could not have been mowed in the regular schedule with weeds that high. At this point in time, they are supposed to be mowing that once a week. Perhaps there is some miscommunication with the mowing crew, but it was not mowed. The area around the recreation center was mowed yesterday. If you come out when it is not raining, walk along the sidewalk and look at the grass, you will see ripples, which tells me at least one mower is out of balance and one side is higher than the other. It needs to be adjusted because one side is cut to one height, and the other side is cut to a different height.

Mr. Smith stated I did notice that, as well.

Mr. Frawley stated both tractors, the zero-turning ones, are really fast. When they mow any area around ponds or at the bus stop on Sweetspire, they mow at such a pace that they are not really mowing it.

Mr. McGrath stated they are just knocking it down.

Mr. Frawley stated that is correct. I just walked along the sidewalk at the entrance to the community all the way down last night, and there are patches where the mowers are going so fast that the mower cannot cut it. They also go very fast around the ponds. I understand that time is money, but they are going too fast. On the sidewalk on Brighton Lakes Boulevard past Volta Circle, we have always had one section that always leaves a mud layer on the sidewalk. I walked through it last night, and it is rather slippery there.

The grass is so saturated, you can see where the mower went through. I could not walk in the grass so I had no choice but to walk on the sidewalk.

Mr. Smith stated I will take a look at it. When it is dry, it is not a problem. All this rain makes it a problem.

Mr. Frawley stated it has been wet there for so long that there is a layer of mud on the sidewalk that is very slippery.

Mr. McGrath stated a resident asked me to comment on the mowing that is going on. They are leaving big globs, which I presuming is because they are not cutting it until it gets to a certain height.

Ms. Palmer stated we received an email regarding that issue. I responded the other day that a lot of it has to do with the fact that we have had so much rain, and when they are mowing, it is already wet so it is clumping together.

Mr. Smith stated they actually missed a section along the pond. I received a few telephone calls and emails about that. They also missed a strip along the pond right down to the water's edge. What is happening is the mow crews get way out ahead, and the crew doing the edging is a couple days to a week behind. We need to get that better coordinated, and I will discuss it with Mr. Adkins.

Ms. Palmer stated regarding the clumping, I can see that they were going to start leveling it out.

Mr. Adkins stated the biggest problem we are having right now is so much rain, and this is the time of year when Bahia grows the fastest. We reduced the mowings and have been mowing around the ponds and other Bahia areas every other week. With this much rain and the warmer temperatures, that is an environment that Bahia likes and it grows faster. In the winter, things do not grow as fast. The rain and warmer temperatures are causing the grass to be taller. A lot of that is the way Bahia grows. It has a seed that looks like a bead on top. Those seed heads grow such that you can see them four days after you mow. We are trying to keep up with it, along with the clumping issue. I have spoken to the crews about it. Part of that issue is cutting it every other week and it is tall. With it being so moist, when they cut it, globs are coming up. I have spoken to the crews about dispersing those or even going back over it again with the tractor to help disperse it out. Looking around, I have noticed there are still some, so I will talk with them again about making sure we do not miss spots. It does not look terrible the first day, but a couple days later when it turns brown, then it sticks out. There are patches everywhere. That is one of

those things I will address again. As far as weeding around the pond, as Mr. Smith said, the mowers go faster than the crews with the string trimmer, and they are getting out ahead of them. I have re-coordinated the crews and their schedules so the trimmers will not get so far behind. If the mowers get so far ahead, I will have them stop and come back and help the other crews get caught up. That way we are not stretched out too far ahead of ourselves. I have done some rearranging with our company's schedule. Currently, we work out here on Mondays and Tuesdays. With the new schedule starting next week, I will have crews out on Mondays and Tuesdays as well as Fridays. Anything that might have been missed or that needs to be caught up can be taken care, like edging all the way to the edge of the ponds or some clumps that were not dispersed. Having that extra day will definitely help throughout the whole neighborhood. The more time we spend here, the more we can get accomplished. I think that will help overall with the whole look.

FIFTH ORDER OF BUSINESS

Vendor/Contractor/Third-Party Items

A. Security Highlight Report – Keep Safe Security

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

Mr. McCartan stated I am not aware of any issues that have arisen. Since the last meeting, we have agreed on some signage that the security guard will be enforcing. It seems to be quite effective. We had an incident with the gate where someone sawed off the bolts. We called Severn Trent and they arranged for a maintenance crew to come out and make that repair. The damage was minimal.

Mr. McGrath stated it proves that they are using the gate, so keep up the good work.

Mr. McCartan stated the security guard gets to know the residents, and the enforcement seems to be working.

B. Landscaping Highlight Report – Austin Outdoor

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

Mr. Adkins stated the crews are working hard. I know we have fallen behind in some areas. We definitely have some work to do and some improvements to make. That is partially my fault. I have pulled the crews away from trimming near the pond edges in some cases, for example to address patches of jasmine. This time of year, they get scraggly. I have been shifting crews around to areas that I think are a little more

important. I would like to keep the clubhouse trimmed since you get more traffic here than you do by the ponds. I think this third work day will help us encompass everything.

Ms. Palmer stated we have a really nice quality of sod on Brighton Lakes Boulevard. Some years, it is hit and miss on the quality of sod, but it looks like the sod we just installed is very good.

Mr. Smith stated they have done some plant replacements as well. You may have seen some new plants at the front, and they will continue that work as we close out the rest of this budget year.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2014

A. Fiscal Year 2014 Budget

Mr. Moyer stated in May, management and staff presented a proposed budget for fiscal year 2014. Because of enhanced security at the pool, we are spending \$30,000 more than we have in prior years. I took the liberty of making some adjustment to balance the budget without an increase in the assessment. The Board had a workshop meeting in June to review the budget. We discussed whether we wanted to proceed to adopt the budget that I presented or whether it was the desire of the Board to restore the line items that I took money out of to balance the budget. At the end of that workshop, I think it was the consensus of the Board that we consider increasing the assessment this year by \$50 per unit. If we do that, under a variety of Statutes but most notably Chapter 197, Florida Statutes, we need to send notice to our residents. We did this before in 2009, and we basically took that letter and used it as a template to include a description of why the Board is considering increasing the assessment. The description is to enhance security, as we just mentioned, resurface the swimming pool, and purchase new equipment for the playground areas and the fitness center. That is how that money would be used. If it is the desire of the Board to proceed with that, we need to select a date for a public hearing in August. I suggest it be late in the month. We still need mailing labels from the property appraiser, and we need to send out these letters. Today's meeting has been advertised as a public hearing, so you can open the hearing and receive comments. I will then ask at the appropriate time that you continue the public hearing to whatever date we select in late August.

After a brief discussion, the Board selected Tuesday, August 27, 2013.

On MOTION by Ms. Palmer, seconded by Mr. McGrath, with all in favor, unanimous approval was given to open the public hearing for adoption of the fiscal year 2014 budget.

B. Public Comments

Ms. Palmer stated even though we want to increase the assessments, we still need this public hearing to adopt the budget. We are looking at increasing the assessment for next year by \$50. That was not a decision that any of us came to lightly. We have been back and forth on this issue for a long period of time. I have been on this Board for many years, and this is only the second time that we have increased the assessments. We have rebudgeted items and asked for new bids and cut corners where we could in order to be able to prevent an assessment increase. This year, we really felt we needed to increase it, especially due to the additional security for the clubhouse that has been so well received by everyone. We received a lot of comments from neighbors about the condition of the pool, which is not dirty but it just needs to be resurfaced. A lot of residents use the fitness equipment, and we have heard continued comments on the fact that some of the equipment is outdated in there and it is beyond repair at this point. Some of our tot lot areas are really past their better days. Mr. Smith's staff has increased the longevity of that equipment several times, but we need to replace some of it. Part of that money was pulled from elsewhere in the budget, but there was still a shortfall that we felt we needed to supplement. We thought it would be fair at this time to ask for a \$50 assessment increase. We will continue this public hearing to August so we can send letters to all the home owners, which will give residents another opportunity to provide comments. At that hearing in August, if we receive a sudden influx of comments from residents who absolutely do not want an assessment increase and they do not want enhanced security or the pool resurfacing or the other issues, then we, as a Board, will reassess levying that \$50 increase. At this point, I think all of us have heard overwhelmingly that the security guard is a welcome addition and that there are improvements that need to be made in this community. This is what we thought best in order to be able to do that.

Mr. Klusko stated \$50 a year is only \$1 a week, which is the price for a bottle of water or soda. I would rather see new equipment in the fitness room and at the playgrounds. I do not know anyone who cannot afford \$1 a week. It is well worth it.

Look at the standards of some of the other communities that have walls breaking down and that do not look as nice as ours.

Mr. Mastromarino stated another project was having the recreation center and the guardhouse painted.

Ms. Victoria Acevedo asked how often does the pool need to be resurfaced?

Mr. Smith stated every 10 years, depending on the usage and the size of the pool.

Ms. Palmer stated it has been about 10 years. It took a little while to get the clubhouse open because it was not built in the beginning. I have been here since 2001, and we were here at least two years without the pool and the recreation center.

Ms. Acevedo asked considering the dollar amount and knowing that we will have to do this again in 10 years, will that amount be slowly added to the budget?

Ms. Palmer stated about five or six years ago, we made the conscious decision to say we know at some point we will need to resurface the pool, resurface the roads, add a roof to the clubhouse, and things of that nature. So we have been putting reserves away every year. We have been very diligent about that in making sure that we do not have to come to the home owners when Brighton Lakes Boulevard gets to the point where it has too many potholes.

Ms. Acevedo stated you might also consider how the maintenance is done every week or so to the pool surface, so that the surface will last longer. We should not be constantly bleaching it or shocking it because that wears it out faster.

Ms. Palmer stated Mr. Smith has engaged a reputable company that maintains pools in a lot of communities. I think they have done a really good job in the past years of maintaining the pool.

A Resident asked is there a way that the pool can be more accessible to people with disabilities to enter closer to the side instead of having to go all the way around to the steps?

Mr. Smith stated usually people are there to assist the handicapped person.

Ms. Palmer stated I do not see there being anyway of reversing it at this point. There is the gate on this side and we will be adding more parking, but they will still need to access it from this side.

Mr. Smith stated I will look into it but I seem to recall it was an issue about the depth of the pool where people entered.

The Resident stated you could have a sloped entrance.

Mr. Smith stated we looked into that, but the length of the ramp was longer than what we had available in the pool.

The Resident stated over here, it is five feet and in the middle is four feet. I am saying that there should be an entrance here without having to go to the other side.

Ms. Palmer stated as far as the lift for the pool, if it is a resident and the attendant is here, he can provide access for the lift.

Mr. Smith stated he can install the battery and provide access to the remote to be able to use the lift. We are developing policies right now for that. We are trying to figure out a way for someone to be able to use it and access the remote control yourself so that you can operate it yourself, rather than making it available just to one person and not having it to where kids are using it as a piece of play equipment. That is what we are working on now. If you want to come in and use it in the morning, give us a call. I will send someone out here to make sure it is operational to anyone who wants to use it. If people want to use it, let us know and we will get you access to it. We installed the lock box until we get the policies in place as to exactly how we are going to do that.

Ms. Palmer asked is there a way to include language in the letter saying that we are ADA compliant and we do have the pool lift so if someone needs access to it outside the hours when someone is here to let the District office know? If we find out there are three or four people who will primarily use it, then we can work something out.

Mr. Smith asked when does the letter need to be mailed?

Mr. Moyer stated I need to mail it by next week.

Mr. Smith stated perhaps we can do a separate mailing or put a notice on the website and at the clubhouse and the guardhouse. We can get that information out to the residents.

Ms. Palmer stated maybe that is a better way.

Mr. Smith stated I do not know that we are quite ready with policies and operation of the pool lift. We need to have those complete before we notify the residents.

Ms. Acevedo asked could the notice simply say it is coming soon or just announce it so they can start looking for it on the website?

Mr. Smith stated we can do that and include information about handicapped access.

Mr. Frawley stated we brought this up before and I find it disturbing to look out here at the pool rings. They have to be in a situation where you can easily pick them up and throw them to someone who needs assistance. They can hang onto the rope and throw the

ring across the pool. Do you think you can pick up that mess and throw it across the pool all wadded up?

Ms. Palmer stated it does not look like it wadded up from here. It looks like you take the whole thing off the hook and then throw in the ring.

Mr. Frawley stated it does not look like the others. You pick it up, you coil the rope and then hang it up with the ring over the top. That is how it was after I made my comments at the last meeting. I cannot see it very well, but I can see the rope hanging down underneath. Maybe it is functional that you can pick it up and throw it without winding up with no rope because it was all in a big wad.

Ms. Incandela stated I would like to continue discussion of this item after we have closed the budget hearing so that we can address other budget issues.

On MOTION by Ms. Palmer, seconded by Ms. Incandela, with all in favor, unanimous approval was given to continue the public hearing for adoption of the fiscal year 2014 budget to Tuesday, August 27, 2013, at 6:00 p.m.

C. Consideration of Resolution 2013-05 Adopting the Final Budget for Fiscal Year 2014

D. Consideration of Resolution 2013-06 Imposing and Levying the Assessments for Fiscal Year 2014

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 have collected all of our non-ad valorem assessments.

Ms. Palmer stated that is wonderful.

Mr. Moyer stated we are under budget by \$8,100 on the expenses. With a budget of this magnitude, we are spending money on the things we are supposed to be for the operation and maintenance of the District. I always like to have more money to put into fund balance at the end of the year, but we are right on target.

B. Check Register

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

Mr. McGrath stated we had a \$528 Home Depot invoice. Part of that was \$200+ for a hammer drill. Is that something that is used just for Brighton Lakes? Or is it something

that is a replaceable part? Or is it something we should charge off for other Districts that might be using it?

Mr. Smith stated they got that when they did the sidewalk. They had to cut out sections of the sidewalk as part of the work they did for the driveway. It is a piece of equipment that can be left here for Mr. Real to use. I know he has a small hand drill, but we needed this hammer drill to saw-cut the curb out to make the dropped curb and make it look good.

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

C. Website Statistics

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

D. Consideration of August Meeting Date and Fiscal Year 2014 Meeting Schedule

Mr. Moyer stated we have already selected August 27, 2013, for the August meeting date.

E. Auditing Services

Mr. Moyer stated I want to follow up on what the Board discussed in going out for auditing services. The way you have to do that is to appoint a committee, which is usually the Board of Supervisors who appoints themselves as the committee. I will ask the Board to do that at this meeting. Then for the August meeting, we will schedule a committee meeting before the regular meeting. I will ask you to approve the ranking criteria that we will use. Then we will send out the RFP and be able to bring that back in September to select an auditor.

Mr. McGrath stated this is the same process we have done in the past.

Mr. Moyer stated it is all authorized under Florida Law.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Crumbaker stated every year we provide a summary of the legislative session. I will provide that for the next Board meeting of changes in legislation. We are also working on the rules of procedure to amend them so that they coincide with State law.

Mr. Moyer stated from time to time, the Legislature changes other State laws. There may not be changes to Chapter 190, Florida Statutes, but we are subject to a dozen or more State laws. To the degree there are changes, Mr. Crumbaker wants to update our rules of procedure to reference those changes in the law. Our rules of procedures essentially restate State law that we have to follow, but it is in one place. So residents have one document they can go to and find out how we operate the District.

B. Engineer

There being nothing to report, the next item followed.

C. Field Operations

i. Field Management Report

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

Mr. Smith stated they have been spraying the ponds fairly heavily, although there is still some problems in the ponds.

Ms. Palmer asked is that due to the rain, or is it a matter of better control?

Mr. Smith stated he can do better control. It is just a matter of staying on top of it and treating it regularly, which he is aware of. I will have him in the community every week, so you should see him quite often.

ii. Amended Recreation Center Policies

Mr. Smith stated we received some changes from Mr. Crumbaker regarding the policies and procedures.

Ms. Palmer made a MOTION to accept the revised policies and procedures for the recreation center.
Ms. Incandela seconded the motion.

Ms. Pieters stated it says that the Board has to decide about whether or not someone may bring in alcohol. I do not think there should be alcohol anywhere.

Mr. McGrath stated I agree.

Ms. Pieters stated what we say should be standard. The Board should not have to say one person can bring it and another person cannot.

Mr. Smith stated you are saying to deny it in all cases. The only concern we have is if it is a major community event.

Ms. Palmer stated it is a protection. If President Barack Obama decided he wanted to come into the area and is going to help polling for next year, and the government came in and said they wanted to hold a function here. Perhaps the Board then has the authority to approve that function and alcohol can be allowed at that special event. It may be that the community is getting together to have champagne on New Year's Eve or have a New Year's Eve party. It allows us the opportunity to grant that approval for extenuating circumstances without the Board needing to change the rules and policies. I do not see any circumstance when we would allow it. There is a blanket policy in Osceola County that there can be no events with public officials at any school. Because of that, this year, they missed the opportunity at three of the high schools to have the President come and speak because you are not allowed to have any political affairs. If the School District had included a clause such as this, pending the approval of the School Board, then they could have allowed for these events that would have been beneficial. I think it gives us that option.

Mr. Smith stated we do have some communities that have a parents' night out where the parents will go down and they will serve wine and let the parents mingle.

Ms. Palmer stated that would be really nice.

Mr. Smith stated they have nice music playing or a band, and they make it a nice evening for the grown-ups. This would allow the Board the opportunity to allow something like that.

A Resident asked if the Board decides to implement no alcohol at the pool or in the recreation center area, how will it be enforced if you have just one security guard?

Ms. Palmer stated it would be the same as if they enforce residents only in the recreation center. If people are here with alcohol, he would ask them to remove the alcohol. Will there ever be anyone who escapes the system and does something against the rules? Yes, there will be because unfortunately people are very sneaky. We are not going to be able to watch everyone, but it sets the standard if someone does not have authorization to have alcohol. If someone tries to bring in a beer, we will tell them no alcohol is permitted. People will try to beat the system, but hopefully we will catch them. We will never catch 100% of them.

Ms. Incandela stated if it is an unruly group or a bunch of kids, then it gives our security guard the authority to tell them what our policy is and for anyone to call the sheriff's department and have them enforce the policy.

Ms. Palmer stated if we did not have the policy and someone wanted to come in and they were having a loud party, then our hands are tied in regard to that.

Ms. Pieters stated you are talking about not having a policy, but the policy is fine.

Mr. McGrath stated it is not new; it has existed since we started. We are updating them.

The Resident stated I have not seen it on the sign.

Ms. Incandela stated the signs are new, so you may not have seen them yet.

Mr. Mastromarino asked to his point about the clubhouse, does that policy expand to the tennis court and basketball court?

Ms. Palmer stated yes.

Mr. McGrath stated as well as the tot lots and any other common areas that we have. There is no alcohol on District property.

Ms. Palmer stated I know Ms. Pieters was questioning the phrase to allow it in some cases. We can certainly vote on that stipulation. I have seen a couple times that it becomes so encompassing that you have to go back and change rules in order to do something. I do not foresee us ever utilizing that clause to allow someone to have a Bar Mitzvah party up here with alcohol or a wedding reception with alcohol. I see it as an extenuating circumstance. This clause gives the Board that right, should it choose. I would think this Board would be very cautious on allowing it. If four other Board members feel strongly about leaving it out, I will defer to the will of the Board.

Ms. Incandela stated I always prefer to leave as much to our discretion as possible.

Mr. McGrath stated I agree. On page 235 for general policies for pools and pool deck areas, it indicates residents will comply with written and posted rules and regulations of the pool. I suggest we add "and verbal" if the security guard or Mr. Real or someone gives a valid instruction.

Ms. Palmer stated it should be verbal that coincides with the written policy. When you indicate it is verbal, we could have a situation where Mr. Real just does not like something that is going on that day and says something that does not adhere to the written policy.

Ms. Incandela stated I would leave it out.

Mr. McGrath stated that is fine.

Mr. Mastromarino asked do we post anything in Spanish?

Mr. McGrath stated no.

Ms. Palmer stated if we do it for Spanish, then we need to do it for Creole since those are the two big languages spoken in this area. I think you get into trouble when you post just one language other than English. At the hotel, I have as many Haitian associates as I do Croatian or Hispanic.

Ms. Incandela stated language has not been an issue with respect to our signage. I think we are fine with just English.

Ms. Palmer stated if someone requests a translation, I am sure we could provide it.

Mr. Smith stated we have translated the policies into Spanish that we provide to those who request it.

Upon VOICE VOTE, with all in favor, unanimous approval was given to adopt the revised policies and procedures for the recreation center.
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iii. Miscellaneous

Mr. Moyer stated we heard Mr. Frawley's comments earlier in the meeting about the throw rings, and I think he made his point.

Mr. Frawley stated my concern is every day, one of the first things he needs to do is look there.

Mr. Smith stated unless he is standing next to it all day, that throw ring is going to be used. Kids play with it, but I will tell Mr. Geinor Real to make sure that he is very aware he needs to check on it often. Anytime he sees it is not hung properly, then he will straighten it.

Mr. McGrath asked is it polypropylene line for the floating line?

Mr. Smith stated yes. You just have to wrap it up and set it on the hook.

Mr. McGrath stated when it is hot, it wants to kink up and it can be tough to manage.

Ms. Acevedo stated maybe there is something we can purchase to put on the post that will hold it properly.

Ms. Palmer stated it looks messed up because kids take it down and play with it.

Mr. Frawley stated the bottom line is, he needs to check it every day when he comes to work as one of the first things.

Ms. Palmer stated he probably did that.

Mr. Frawley asked is it a coincidence that it has been like this just today? I do not think so.

Mr. Smith stated it happens after he checks it.

iv. Additional Parking Lot

Mr. Smith stated based on our conversation about the driveway, I would like direction on how to proceed with the fence and the lot itself.

Mr. McGrath stated when we first started talking about it, we were talking about the surface being what it is now to reduce the cost.

Mr. Smith stated I need to know what to do about the fence.

Ms. Incandela asked did you have any further conversations with the home owner since the last meeting?

Mr. Smith stated no. He had some concerns about the home owner's association's restrictions on fencing, but I think we cleared that up. I did have many conversations with him, and the fence is the only outstanding issue. With everything we need to do there, it will probably be \$3,000.

Ms. Palmer asked if we put the parking lot there, can we then put up a sign on the street saying no parking on those corners?

Mr. Smith stated yes, we could probably do that.

Ms. Palmer stated that is my main concern. I have heard comments about the home owners who live there. Right now, all the cars for the basketball court are parking in front of those homes. That makes it difficult for any home owner who lives farther down to get down that stretch of road or for home owners to get in and out of their own property. We would be putting up a fence along the back of their property so they will not have lights coming into their houses.

Mr. Smith stated I can talk with the engineer, and I am sure he can justify us putting up No Parking signs.

Ms. Palmer stated if we can install the fence to protect the home owners there and in the process install No Parking signs on that corner at Huron Circle, then I think that is a win-win situation. We are going to have a serious accident at that corner. Someone will be coming out and not see people, or they will be going in when someone is coming in that opposite direction. I see it all the time with kids sitting there. It is a bad situation.

Mr. Frawley asked do you think we can enforce that?

Ms. Incandela stated no.

Mr. McGrath stated people just need to pay attention.

Ms. Palmer stated Mr. Smith needs to check if we have No Parking signs, can we call someone to enforce those signs.

Mr. Smith stated I went through a big ordeal at The Oaks. On Shingle Creek, they have a swing and a lot of kids out there. People were parking on the road and on public property. I went to the police department because they are in the City of Kissimmee, and I filled out a bunch of paperwork. But I got them to enforce our signs and improper parking. It can be done. As long as they are regulation signs, we can get them to enforce them. I will talk about it with the engineer. I think as the CDD, we can probably enforce it better than the HOA could.

Ms. Incandela stated realistically, it is an ongoing battle. It will certainly not hurt.

Mr. Smith stated the CDD owns the roads.

Mr. McGrath stated we discussed at the last meeting about a fence or hedges.

Mr. Smith stated I talked with the home owner about the hedges and he did not want something where people could walk through the bushes. So we would need to do a fence instead of a hedge as a barrier, but we will install some plants along the fence to break up the fence.

Ms. Palmer stated for the benefit of the residents, across the street from the basketball court is a fence that goes along the backs and sides of those houses. We can make that a parking area for the school bus in the morning and also for use of the basketball court.

Mr. Smith stated you will see orange cones where we installed a driveway ramp. That is the entrance to this lot, and ten cars will fit in there. We are trying to address the situation so that the home owner on the end does not have to look at all those cars parked there. We will put a fence along the edge of his property across from the basketball court.

Mr. McGrath stated this is a work in progress.

Ms. Incandela stated we discussed using off-white instead of white for the fence.

Mr. Smith stated everything else is white and there is no beige out there. We maintain a lot of white fences in the communities we manage. We can maintain it.

Ms. Incandela asked do you mean there is white pvc fencing very close to where you would be putting that fence?

Mr. Smith stated yes, right on the other side of Huron is a white fence. There is a lot of white fencing along Brighton Lakes Boulevard. I do not know that you want to have a

lot of white fencing and then all of a sudden, a beige fence. You might want to look at it and give me your thoughts.

Ms. Palmer asked what does the fence look like?

Mr. Smith stated it is the typical white pvc fence, six feet tall, just like the ones on other residential lots.

A Resident asked did you say you would leave the lot as grass?

Mr. Smith stated yes, until it starts to get ruts, and then we will install mulch.

The Resident asked so there will not be a defined line or spaces?

Mr. Smith stated yes, we will install small 4x4 posts with a rail to define the lot so you can see where the parking area is.

The Resident asked you will not have parking spaces?

Mr. Smith stated no, there will not be defined parking spaces. There will be room for about ten cars.

Mr. Mastromarino stated I know we talked about a six-foot fence, which is typical. I am wondering if a four-foot fence would be adequate enough. It would be less likely for any suspicious activity on that lot.

Ms. Incandela stated this backs up to his backyard. Do we have any sort of barrier if the car hits the fence, to prevent it from going into his backyard?

Mr. Smith stated I am going to install shrubs along the fence. I will have 4x4 posts to define the parking area, and those will be about three feet high. Then there will be a six-inch rail, a 1x6 rail, that goes around the lot, between the parking area and the fence. The shrubs will be between the rail and the fence.

Ms. Incandela stated I thought the rails were going to be on the side to define the parking lot, but you are talking about it being up by the fence.

Mr. Smith stated the whole lot will be encompassed by the posts and rails to define the parking area.

Ms. Palmer stated the only problem I have with a four-foot fence is everyone getting out of their car can see over the fence into their backyard. I am trying to think about the home owner.

Mr. Mastromarino stated I am, too.

Mr. Smith stated the difference in cost between a four-foot fence and a six-foot fence is very little.

Ms. Incandela stated the fence would be on his property.

Mr. Smith stated anything on the other side of the fence is his property.

Ms. Incandela stated if anyone is on the other side of the fence, he can call the sheriff and have them removed because it is his property.

Mr. Smith stated that is correct, that is his property.

Ms. Palmer stated the fence will be only on one side of this parking area.

Mr. Smith stated the fence will only be on the side of his house, right along his property line to the back, just so people do not walk around the edge of the fence.

Mr. Mastromarino stated we are talking about the potential for ten cars. If we are going through all this effort, does it make sense to make room for 20 cars?

Mr. Smith stated I will see how many we can get in there, but I am sure we can get at least ten cars in there. By the time I measure it out and box it in, we might get 20 cars in there.

Mr. Mastromarino stated I would think the more, the better. To Mr. Klusko's point, the issue with the cars is for the school bus. Perhaps we can get with the County to have the bus pull right in front of the lot on that side to drop them off and pick them up, so kids get on and off right in front of the lot.

Mr. Smith stated we can work on all that. We will make it look nice.

Mr. Mastromarino stated it sounds like it will look nice, and then we will not have to expand it in the future.

Mr. McGrath stated I mentioned our plan at the last home owner's meeting, and they were very pleased with the idea that there might be some overflow parking for the recreation center, the school bus, and the basketball court. They are well aware that we will make it nice and it will all be on CDD property.

A Resident stated it would be nice if the school buses could put the stop on the same side as the parking lot. Fewer people are apt to park across the street because they do not want the kids caught in the road. I think that is why people park there now because that is where the kids get off and they do not want the kids crossing the street. They should stop the bus on the same side as the parking lot.

Mr. Mastromarino stated that would be a lot safer.

Ms. Palmer stated we have to go through the County for that.

Mr. McGrath stated we will be getting together with the sheriff and hopefully someone who represents the school bus routes, not only to make a change like that but to

hopefully increase the number of stops within the community so that it will also help. We hope to get this done before the kids go back to school.

A Resident asked when does school start?

Ms. Palmer stated August 19.

Mr. Smith stated I have money available in contingency to fund this in the current budget. Miscellaneous contingency has about \$9,000 available, so I will use that line item.

v. Resident Request on Juneberry Way

Mr. Smith stated I received a request from a resident in the cul-de-sac on Juneberry Way. We have a gate with a cattle fence on either side, but cars are driving around that. We are seeing a lot of traffic and horses coming across from the property behind there. There are a couple houses back there, and people are coming through their yards and then going across and down to other people's houses. There is also a lot of foot traffic. This home owner is asking for some way to block that off. They requested a decorative fence, and I indicated that we do not have that in our budget. I can install a cattle fence, which will keep people from coming through. A cattle fence is made of posts and barbed wire. It has a country look in that area, and we can do that fairly inexpensively. We can do it across and down their backyard, and across the other side where the trees are because people are driving through there, as well. I told the resident I would bring this to the Board. I am sure I have enough money in contingency for this as well. What I will do is install the fence at the overflow parking lot, and with the monies left over, I can install this cattle fence. Personally, I think it makes sense.

Mr. Mastromarino stated you mentioned this is a barbed wire fence. Will this be going along people's property line?

Mr. Smith stated no, it will be in the CDD common area because we own that property. We will have a buffer on either side.

Mr. Mastromarino stated my concern was if it was on their property and kids were playing in the yard and ran into a barbed wire fence.

Mr. Smith stated it will not be on their property. Their property comes out and it goes down to a swale, then back up to the other people's property. I will put the fence along that swale, so it will not be on anyone's property. There are other areas out there with barbed wire fence that are adjacent to where kids play.

Mr. McGrath asked nothing we do or are talking about doing will have any effect on the access? That gate can still be opened.

Mr. Smith stated that is correct.

Ms. Incandela asked does it come with the barbed wire? Do you have the option to just choose a regular gate with posts and not use barbed wire? What is the purpose of adding barbed wire?

Mr. Smith stated barbed wire is cheaper, so it is very inexpensive. I can have two of my staff members out there. They can pick up a barbed wire fence and have it done in a day. The posts are very inexpensive, as well. It is a round wooden post that goes into the ground. There will be a top rail of barbed wire, a middle rail of barbed wire, and a bottom rail of barbed wire. At the end it will have a heavier post with reinforcements that go onto the fence. It is a very effective fence if you want to keep people out.

A Resident asked are we permitted to have a barbed wire fence?

Mr. Smith stated I will talk with the County about putting up the fencing when I apply for a fence permit. It is not a fast process but it is inexpensive. If it is a security issue, then I will tell the County we need to prevent people from coming onto this resident's property. One of my neighbors works at the County and would be one of the people I have to go through, so I think I will be able to get that permit. It is not a fast process and might take a couple months.

Mr. McGrath stated I think we ought to go ahead with it as Mr. Smith has suggested.

Mr. Smith stated we will proceed as there is money available in the current budget.

<p>On MOTION by Ms. Palmer, seconded by Ms. Pieters, with all in favor, unanimous approval was given to authorize staff to install a cattle fence at the cul-de-sac on Juneberry Way, as discussed, with available monies in the current fiscal year budget.</p>
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vi. Roadway Resurfacing

Mr. Mastromarino stated at one of our prior meetings, we discussed a timeline and projected costs for resurfacing the streets. Is that still being looked at?

Mr. Moyer stated we have that information.

Mr. McGrath stated I think we might want to start the process from the guardhouse to Pleasant Hill Road this winter. That is the most-used section.

Mr. Smith stated I can get a price pretty easily for the whole community or for just that section.

Ms. Palmer asked do you want to start paving the roads? I do not think we want to start paving yet. I do not think any of the roads are ready for repaving.

Mr. Smith stated it will cost some money, but I can have the engineer provide a review of the roadways.

Ms. Palmer asked is there any project you have done in the last 18 months?

Mr. Smith stated yes.

Ms. Palmer asked can you take the average square footage for what you have done in the last year and give us an estimate?

Mr. Smith stated the engineer can provide a very close number.

Ms. Palmer stated without spending money, I would think there is a project that has already been done that we can use. In my opinion, it would be money poorly spent if we started repaving at this point. I do not think we are at the point where we need to repave the roads.

Mr. Smith asked do you want an estimate for the whole community or just from the bridge to Pleasant Hill Road?

Ms. Incandela stated we did this a while ago and projected what section we needed to do and when. I do not want to repeat the work. Is there a concern about the structure of the road, or does Mr. McGrath think maybe it should look better? What is the reasoning for wanting to get started?

Mr. McGrath stated it is the oldest section of roadway, and everyone travels on it.

Ms. Incandela asked are you concerned about the structure or the aesthetics?

Mr. McGrath stated to me, it is a little bumpy. That is why I made the suggestion.

A Resident stated I think if there are cracks or holes, those should be filled.

Ms. Incandela stated that is why I wondered if there was something specific to address or if there were areas we could patch up.

Mr. McGrath stated no, nothing specific.

A Resident stated there are some sidewalk areas that need to be addressed.

Ms. Palmer stated we have done many sidewalks, and we can go through the neighborhoods again and review the sidewalks. We just finished repairing a lot of sections of sidewalk where they took out whole panels and repoured it due to tree roots and things like that. There has been a lot of sidewalk work done in the last three or four

months. They did a really good job on that, and we will continue to look at them. I think over the next couple years, especially in the front section, sidewalks will become a bigger concern because the trees are maturing. Many of them are 10 years old so they are getting to the point that roots are coming up. Sidewalks will certainly be more pressing in the next few years throughout the community than roadways at this point. Sidewalks are my concern because we had a previous lawsuit based on sidewalks.

Mr. Smith stated if you see a spot, let us know.

NINTH ORDER OF BUSINESS

Submitted Resident Questions and Audience Comments

Ms. Incandela stated one of Mr. Frawley's concerns is reliance on the guard to spot people and keeping them stopped long enough for the cameras to record the license plates. This is an ongoing issue, and it has very much to do with who happens to be manning the guardhouse at the time. I have been in a community where they not only had a speed bump when you are entering but they also had another speed bump right before the gate arm. That forced you to slow down before going through the gate, which would alleviate the issue of the guard and how long they are stopping vehicles. The structure would require them to come to another stop.

Mr. Frawley stated the key is that the camera light has to go on. Right now, if the gate is open, you can ease through. By the time they take their foot off the brake, they are making the turn and the camera cannot capture the license plate. If you have ever watched our cameras at night, as long as the tail light is on, you cannot see the plate.

Ms. Palmer stated Ms. Incandela is correct that part of the problem depends on who is at the guardhouse. Sometimes I like to drive a different car so they do not know it is me.

Mr. Frawley stated I do that sometimes, too, and they do not stop me. They also do not record my license plate. I have been in the backseat of a family member's car and ducked my head down. Sure enough, they did not make the vehicle come to a complete stop. I turned around and looked out the back window, and no one was even looking at the back end of the car.

A Resident stated I have noticed that the gates are not down long enough. Sometimes there are multiple cars lined up. When one car goes through and the gate comes down, the next car is right behind them.

Ms. Palmer asked how much did it cost to install the first speed bump?

Mr. Smith stated about \$8,000, and at the guardhouse, it would be half that length, so about half that cost. It should be between \$3,000 and \$4,000.

A Resident asked why would you change the location of the speed bump?

Ms. Palmer stated we would install another one right in front of where the arm comes down so that you have to stop. Even if the arm is up, you would have to slow down and take your foot off the brake to go over the bump so that the camera can record your tag.

The Resident stated if you put in a speed bump there, it is too close to the camera.

Ms. Palmer stated we would have to move the other speed bump back.

Ms. Incandela stated let us talk with the engineer to see if there is sufficient space, given where the first one is located.

Mr. Smith stated the reason we put it where we did was so when one car went over it, the next car behind them would have to slow down, so we were staging them into that area one at a time. With a second speed bump, as the first car is going over the speed bump, the second one does not speed in behind him.

Mr. Mastromarino asked does it make sense to move the camera back so as the car goes over the bump, the driver's foot is off the brake?

Ms. Palmer stated if it is raining like it was tonight, which was a torrential downpour, you cannot be where it is not under the covered overhang because the camera will not pick it up. It will not matter what you do because you will not see what goes on with that camera.

Mr. Frawley stated as you pull up on the far left, that is the one that takes the picture.

Ms. Palmer asked it is not the one that takes it when I am sitting underneath the overhang?

Mr. Smith stated no, it is not underneath the overhang.

Mr. McGrath asked would it be cheaper to suggest that the security company or someone who has access to the cameras and the monitors get a camera and try putting it in different spots or something? Maybe we can solve the problem that way, or at least improve on it.

Mr. Smith asked are you talking about the two cars going through the arm or getting the picture taken? I think he can get the tags as they are going through.

Mr. McGrath stated unless there is a new technology camera.

Mr. Frawley stated the tail lights blind the camera.

Ms. Palmer stated if two cars are going through there, they are slowing down.

Mr. Smith stated let me see what I can do about that. I might be able to fix that with a bright-light camera aimed at the back of the car.

Mr. Frawley stated I know our cameras are not very good.

Ms. Palmer stated we have a public hearing coming up. Can we talk about anything else at the public hearing?

Mr. Moyer stated right now it is just the public hearing for the budget.

Ms. Palmer asked can we continue this meeting until the date of the public hearing?

Mr. Moyer stated yes.

Ms. Palmer asked can Mr. Smith find out before the continued hearing (1) the cost of a better camera that you think will alleviate that, (2) if a light would work there, and if not, (3) how much it will cost to put in a second speed bump? That will give us a couple weeks to decide if there is a cost-effective method of doing this.

Ms. Incandela stated we can try the light first.

Ms. Palmer stated we can continue this meeting to occur right after the public hearing, so we can make that decision at the next meeting instead of having to wait two or three months from now.

Ms. Incandela asked how soon can we get the light installed?

Mr. Smith stated I can get it up pretty quickly.

Ms. Incandela stated then we will know if the light works by the next meeting.

Ms. Palmer stated if it does not or if we do not know by then, we can just adjourn the meeting. If we need to, then we will have a better situation than we have now.

A Resident asked related to the steps we go through as we come through the gate, is it possible for the guard to have guests sign in?

Ms. Palmer stated no because we cannot restrict or impede anyone from entering this community. The roads were built with tax-exempt money by the District. We can only use the gate as a deterrent. We cannot even ask anyone a question at the gate. It is purely a deterrent by having the guard there.

A Resident asked when will the bonds be paid off?

Ms. Palmer stated in about 20 years. I sympathize with this question because I asked it to myself for 13 years. When we all bought our houses, we were told about the tax-exempt status on the bonds and there was one point when the County would not even allow us to have a guardhouse at all. They actually filed a lawsuit against the development, and we had to go through rulemaking and adopt a set of rules to be able to

operate the gate at all. These operations can be monitored at any time by the County. If we were to ask someone what they are doing here or where they are going or anything like that, someone can file a claim about it. All we can really say is “good evening” and then open the gate.

Ms. Incandela stated we had a separate lane for residents at one time, but it was more expensive, we had more gate problems, there was more of a backup, and people did not bring their cards.

Ms. Palmer stated non-residents would also go in that lane.

A Resident stated residents should go through the far right lane and non-residents should go through the left lane by the guardhouse.

Ms. Palmer stated we did that for a while, but non-residents would go through the right lane. So they would get up to the gate and then sit there until the guard opened the gate because they cannot back up and there becomes a line waiting to get through the gate. The non-resident does not care what lane he is supposed to be in because he knows the guard has to open the gate.

The Resident stated you need a sign showing what lane to be in.

Ms. Palmer stated we did, but they did not follow it.

Ms. Incandela stated we also reduced a lot of expenses by only using the one gate. Every time that one broke, we had to call ACT, and their costs were ridiculous.

Ms. Palmer stated two cars would try to go underneath it, and the gate would come down on the car and be damaged.

Ms. Incandela stated keeping one lane open saved us thousands of dollars just in repairs.

Ms. Palmer stated I would love to be able to have a scanner there and allow people in that lane. It would be the ideal situation, but unfortunately there are legalities involved so we are unable to do that.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. McGrath stated I suggest the meeting after next, for the first time I would like to talk about a five-year or ten-year plan including a wish list of things that would be better for the community. We are working and paying our bills and keeping things repaired, but as we are becoming a more mature community, perhaps it would be advisable to have us come up with some ideas of things that we would like. If we think about it and plan for it,

we can have a plan for improvements. That is a suggestion for the September meeting, and hopefully we can come up with some ideas.

Ms. Incandela asked where are we with the selection of equipment we are going to do for the playgrounds and the location for a handball court?

Mr. Smith stated I was going to wait and see what budget was approved for the next fiscal year. At that point, I think we consider dollar amounts that we have available and at a meeting decide how much to spend and where. We have all those numbers already. I just think we need to designate dollar amounts for each playground area.

Ms. Incandela asked do we have numbers for the handball court? There was something you were looking into after the last meeting because there was a concern about the nature of the wall.

Mr. Smith stated it was \$12,000 for a 12-foot high handball wall. If you are going to have a pad on either side of the wall, that is another \$10,000 apiece. We could do it for about \$25,000. As we get into the budget year and you want to start doing some of these things, then I can refine the numbers on it. If it is something we are going to do, then I will get proposals. Right now, I think we were just looking at it for budget purposes.

Ms. Palmer stated after the public hearing and the budget is approved, then I think we get proposals so that starting October 1, we are ready to proceed.

Mr. Smith stated I will have some numbers for the budget hearing in case people start asking.

Mr. McGrath stated several Board members were not at the meeting when we started talking about this idea of a handball wall. It has been 10 years since we thought of putting in anything new. It would be multi-purpose. In my mind, I see us using the tennis court that already has the basketball area for kids on one side. So one court stays open for nothing but tennis. The handball wall could be put right up against that fence, and you can use that surface of the tennis court for handball or racquetball. I am sure people who play tennis will use that wall if they are out there by themselves. Like the parking lot across the street, it would also be multi-purpose.

Ms. Palmer stated we talked about doing it when all five of us were here and discussed doing it in the tennis court area. Mr. Smith was going to look at numbers at putting the handball court there and not in another location.

Mr. McGrath stated Wells Fargo has a 179% increase in what they charge us. I noticed we gave them a \$100,000 deposit in the last figures. The reason for the increase is

that we went to automatic deposit. A couple months ago, I suggested that we fire Wells Fargo. If the size of our business is such that they are going to increase costs for something like automatic deposit, I have to believe we can find someone who wants our business and will not gouge us.

Mr. Moyer stated we can look at other banks.

Mr. McGrath stated I am a little disappointed when the people who do the financial stuff for us saw that increase, they just wrote it on a piece of paper and gave it to the Board. I think in today's world, the requirement is not that their work be nice and neat, but that they become aware that this is money that our residents are paying. If it was their money, they would stop with a recommendation to the Board to change banks or talk to them about reducing the fee, instead of just passing it through.

Ms. Palmer stated I would agree with Mr. McGrath except for one thing. I think the increase was based upon a request the Board made to have direct deposit. I do not care if we have it or not, but that increase was primarily based on a request that the Board made. If someone was arbitrarily increasing something and nothing changed and not at the request of the Board, I can completely concur with Mr. McGrath. But since it was based on a request that we made, I do not want the Board going back and questioning their judgment.

A Resident asked why are you doing business with an institution that charges you money for making a deposit in their bank? That is not right. That is a rip off. You should shop around. I bank with J.P. Morgan and Chase. They are not going to charge anyone for depositing money, especially an institution like this. They want your money. Why do you have to pay that fee? Did they give you a reason why?

Mr. McGrath stated in the seven years I have been on the Board, I have never spoken with anyone at Severn Trent who worked on the financial side.

Ms. Palmer stated I have spoken with them. I will say in Severn Trent's defense, they have always responded and spent time talking with me. When we were dealing with the issue of worker's compensation and unemployment, they called me back and spent time with me.

Mr. Moyer stated you need to talk with Mr. Stephen Bloom at 954-753-5841.

Ms. Palmer asked is this fee because of the direct deposits that the Board members are now getting? Or is it because of a deposit that we are making into the bank?

Mr. McGrath stated my understanding is the reason had to do with direct deposit.

Ms. Palmer asked 179% equates to what dollar amount?

Mr. McGrath stated it was \$800 and now it is \$1,200 or \$1,300 now, I think.

Ms. Palmer stated that cannot be just for direct deposit. That has to be for something else.

Mr. McGrath stated page 106 of the agenda package shows miscellaneous services used to be \$821 and it is \$1,472, an increase of 179%. This is in the notes to the financial statements and says it is the Well Fargo monthly bank fees have increased since the ACH or payroll was set up. This is the computer age, and \$821 for 10 checks a month is unreasonable. Someone should stop and question that.

Mr. Moyer stated I agree with the numbers. The budget was \$821 for three-quarters of our fiscal year.

Mr. McGrath stated I stand corrected.

Mr. Moyer stated the budget was about \$100 per month and now it is \$150 per month.

Mr. McGrath stated but both numbers are year-to-date.

Mr. Moyer stated that is correct.

Ms. Palmer stated I misunderstood it to be \$800 per month.

Mr. McGrath stated I apologize for the misunderstanding.

Mr. Moyer stated we will provide an answer. There might be some other reason for the increase.

Mr. McGrath stated the idea was to reduce costs by having automatic deposit so that they did not have to mail a check. Now what they are doing is mailing a notice that it has been deposited.

Ms. Palmer asked was that the reason? Or was it that we requested to have automatic deposit? I knew I had to have provided my automatic deposit information at some point because I am getting it. I thought it was that some people on the Board requested to have direct deposit. It was not necessarily a money-saving idea but a convenience idea.

Mr. McGrath stated when I raised the issue, the idea was to reduce postage for mailing the check.

Ms. Palmer stated they are still going to mail a direct deposit receipt.

Mr. McGrath stated I do not know if that is a rule or a requirement. An email confirmation would do the same thing without postage.

Mr. Moyer stated we will find out.

Mr. Mastromarino stated regarding the letter going to the property owners, the first sentence in the last paragraph says “as part of a multi-year phased increase to all of our property owners.”

Ms. Palmer stated we discussed that we did not know if we needed it and we discussed doing it in two increases of \$50 instead of one increase of \$100. We may not need to do the second-year increase, but we wanted to keep the option available.

Mr. Mastromarino stated I just do not want to turn people off thinking that we are looking at multiple years of phasing in increases. Does it make sense, to make the letter more palatable, to say that it is only the second increase since the beginning of the CDD?

Ms. Palmer stated from experience when we did the first increase, there are more people sitting in the room right now than even acknowledged the letter even existed. There might be a couple more people at the public hearing, but this will pretty much the size of the audience. I would love to think that people will come to the meeting and actually discuss it. But in all seriousness, this is probably the twelfth budget I have been a part of. The first couple years, everyone was complaining about everything and we had hearings at the library, which we do not need to do anymore. I understand what Mr. Mastromarino is saying, though.

Mr. Mastromarino stated the rest of the Board members have more experience than I do.

Mr. Moyer stated we can delete that phrase. The point is if you include it, and if it does not get us anything next year or the year after and we need to increase the assessments another \$50, we have to go through the same process. We are not avoiding it. We can just say we are proposing a \$50 increase.

Mr. Mastromarino stated I respect the Board’s opinion based on your past experience with this. As a home owner in reviewing this, right off I am seeing that it is part of a multi-year phased increase. It seems like something is going on.

Mr. McGrath stated maybe enough home owners will read the letter quickly and think we are going to increase it \$100, and that is not what we are saying.

Mr. Mastromarino stated the last sentence was somewhat confusing also, that the Board discussed phasing two \$50 increases, one this year and one in a future year.

Ms. Palmer stated I am fine taking it out if you want. I actually believe, though, that if we are upfront with people and say that we are going to increase the assessments by \$100 but we are doing it in two \$50 phases. We are being transparent about what we are doing

instead of saying we are increasing it \$50 this year and then we increase it again \$50 next year. If we end up doing that, we can tell residents that we discussed this last year. Not only did we talk about it last year but we can remind them that in the letter, we indicated what it was for: resurfacing the pool, purchasing new equipment for the playground and the fitness center, and the security guard. Those are all expensive things. We amortized it out over a couple years and we made it palatable for people because we saw the economy getting better. That is why we indicate in the letter the possibility of a second increase. That is how I would vote, and if I am outvoted, that is fine.

Ms. Incandela stated where it says “multi-year phased” can be changed to “two-year phase.”

Mr. Mastromarino stated then we are saying next year, we are planning another \$50 increase next year as well.

Ms. Palmer stated “two-year” would be this year and next year. It does not mean we have to do it, but we are just telling them there is a possibility of it.

Mr. McGrath stated I prefer not to indicate the \$100. This will take someone four or five minutes to read and reread to clarify. If they do not see \$100, then the first thing they will ask is what it is about and why are they charging \$100.

Ms. Palmer stated I do not think they will look at it that way.

Ms. Incandela stated if we increased it \$100 at one time, I do not think it will matter because \$100 is not that much different from \$50. Are you concerned that if people see reference to \$100 that it will scare people?

Mr. McGrath stated yes.

Ms. Palmer stated we increased it \$100 during the worst economic recession we have ever had.

Ms. Incandela stated the only person who objected was Mr. Tom Mihalic.

Mr. McGrath stated if we can communicate the same thing without showing \$100 anywhere on this letter, that dollar amount does not have anything to do with what we are doing now. I think we are better off not having it there.

Mr. Moyer stated we can take it out.

Ms. Palmer stated I think we should reference two increases of \$50.

Mr. Moyer stated we can keep that but delete \$100.

Mr. Mastromarino stated if you take out the hyphen and the reference to one \$100 increase, then the sentence still flows and it works.

Ms. Pieters stated I do not see a problem leaving in the \$100.

Ms. Incandela stated I prefer more disclosure to the residents. I would rather answer to anything that I am proposing than anyone coming back and saying they did not know.

Mr. McGrath stated that is fine.

Ms. Incandela stated we are not hiding anything, and that is the point.

Ms. Palmer stated I am fine removing “multi-year” and inserting “two-year.”

Mr. Moyer stated I will remove “multi-year” and just leave it as “phased increase.”

Ms. Palmer stated I am fine with that.

ELEVENTH ORDER OF BUSINESS **Other Business**

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS **Adjournment**

The next meeting will be Tuesday, August 27, 2013, at 6:00 p.m.

On MOTION by Ms. Palmer, seconded by Ms. Incandela, with all in favor, the meeting was continued to Tuesday, August 27, 2013, at 6:00 p.m.
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Gary L. Moyer, Secretary

Michelle Incandela, Chairman