

# MINUTES OF CONTINUED MEETING BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brighton Lakes Community Development District held Thursday, July 18, 2013, was continued to Tuesday, August 27, 2013, 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
Jennifer Palmer	Vice Chairman
John Mastromarino	Assistant Secretary
John McGrath	Assistant Secretary
Dolores Pieters	Assistant Secretary

Also present were:

Gary L. Moyer	District Manager
Jennifer Kilinski ( <i>by phone</i> )	Attorney
Andrew Adkins	Austin Outdoor
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 July 18, 2013, Regular Meeting

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

On MOTION by Ms. Palmer, seconded by Ms. Pieters, with all in favor, unanimous approval was given to the minutes of the July 18, 2013, regular meeting.
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## FOURTH ORDER OF BUSINESS

### Audience Comments

*This agenda item followed the budget hearing and the audit committee meeting.*

Mr. Joe Klusko stated I was at the last meeting when we discussed moving the school bus stop. I got up early this morning to check, and it seems like there should be an exit and an entrance to the lot because some people drive bigger vehicles, like a Suburban or a Tahoe. We try to keep vehicles off Brighton Lakes Boulevard, but the lot needs to be

widened and stretched a little bit with an entrance and an exit. We need to be able to fit in a couple more vehicles because it is just not big enough. Most people who drop off their kids want to drop them off and leave to go to work or home. They do not want to wait for the bus but just want to go in and out, and that is a little difficult.

Mr. Mastromarino asked when you refer to lot, do you mean the parking lot itself?

Mr. Klusko stated yes. We need more space for more vehicles. You can get six vehicles in there and that is all. If there is an entrance and an exit to the lot, it will create less traffic on Brighton Lakes Boulevard. I counted 14 vehicles on Brighton Lakes Boulevard and there are usually about four in the lot, which is all we can fit in. I do not know what the County says about the crosswalk for children or what size walkway we need to have.

Mr. Smith stated what we have is temporary. My contact at the County is being very helpful, but he has concerns about our parking lot. He wants to help us, but it is causing a bit of a drag in the process. That crosswalk is temporary, but I agree with you. I will talk with the County to see about moving it down farther. We will look at it and perhaps discuss at our next meeting about putting in another driveway. My staff did the first one, so it was not that expensive. We could look at adding another one for an entrance, but I will probably need to bring out the traffic engineer at that point to take a look at it and put some markings out there. I also need the neighbor's lot pins marked, so I need to get a survey of his lot so I know exactly where the parking lot is. Then I can put up the fence, and we can then do pretty much whatever we want. I wanted to get something up temporarily for the school kids. We will landscape it and make it look good and have it make sense.

Ms. Palmer stated it is a work in progress.

Mr. Smith stated that is correct. We will continue on it, and I will have the engineer come out and take a look at it to see if makes sense.

Mr. Klusko stated I wonder if there will be a discussion on the handball/racquetball court.

Mr. McGrath stated I plan on requesting that be on our agenda for the next meeting.

Ms. Palmer stated I am a huge advocate about having it.

Mr. McGrath stated we are calling it the multi-use wall.

Mr. Klusko stated thank you; I appreciate it.

Ms. Brenda Jennings stated I called the District office about three weeks ago on a Sunday around 9:00 a.m. just before I was getting ready to go to church. I opened the door and there were bottles and cups scattered all around the road on Huron Circle. I called the sheriff's department, and they stated they would take my complaint but there was not much they could do about it. They told me to contact the CDD about it. I tried to call and left messages. I called Severn Trent that day but they were not open, so I left messages. I finally reported it to the guard when I saw him later that day, but I never received a response. The only person who addressed it was another home owner. She and her husband decided to pick up all cups and bottles. I want to know what to do on a weekend when something like that happens? I also want to know why I never received a call from anyone.

Mr. Smith asked do you recall the number you called?

Ms. Jennings stated I called the numbers that are posted up here. I called three different numbers and left messages on all three, including Severn Trent, and I never got a response from anyone.

Mr. McGrath asked it was last Sunday?

Ms. Jennings stated no, it was three Sundays ago.

Mr. Richard Jennings stated it seems that on weekends—it was every weekend but now it is every other weekend—on that Saturday night, people come out and go fishing and drink beer and so forth. They leave that stuff there in the morning. When I first moved here, I would clean it up and put it in the trash myself. I have been out of town for a while, so I got away from doing it. But it seems that every Sunday morning, trash is there. I do not know if they leave it for us to pick up or if they leave it because they do not want to take it with them. Two weeks ago, it was just thrown out all on the street on Huron Circle.

Ms. Palmer stated the security officer is here on Saturday nights and before he leaves, he should drive by that area to see if there are people hanging around there.

Mr. Smith asked where are they leaving the trash?

Mr. Jennings stated right on the bridge on Brighton Lakes Boulevard at Huron Circle.

Ms. Palmer stated they might be able to see that from the gatehouse camera.

Mr. Smith asked did you go down and talk to the guard?

Ms. Jennings stated I reported it to the guard that day.

Mr. Smith stated he would have put that on his report, which comes to our office. When that happens, we would have seen it and then generated a work order to the landscaper or to one of my staff to go out and remove the trash. One of my phone numbers is on that list. I do not have that message on my phone. Call us and we will try to do a better job of getting back to you, but what probably happened was a work order was made to our landscaper where we sent to him to remove. He probably came out Monday to check on it and did not see anything. So he would have contacted our office and we would have told him that someone else must have taken care of it. That is generally how it happens, particularly on weekends.

Ms. Palmer stated if this is happening on Sundays, the security guard can probably see what is going on in that area, and we will have him check on it. There is no one in the office on weekends, but we need to get to the root of the problem and find out who is doing it. Obviously someone thinks it is cute to do, but it is not cute. The best thing to do is have the security guard check that area on a regular basis, and Mr. Smith can check to see why the call was not followed up on. We will get back with you on that.

Ms. Incandela stated if they are having parties down there that are causing a disturbance, call the sheriff at the time that it is happening and let them come out to address it. We do not have control over the behavior of residents.

Ms. Jennings stated my husband and I went to the movies and came in late, and my girlfriend goes to church earlier than I do. I called her and she said it had happened earlier in the morning. I thought it was pretty bold of them to do something like that.

Ms. Palmer stated it makes it hard if we do not catch them while they are doing it. We have no jurisdiction over people, but we certainly want to find out why you were not contacted.

Ms. Incandela asked is it at all possible that it was someone's garbage, and animals got into it and dragged it down?

Ms. Jennings stated no, it was not garbage.

Mr. McGrath stated something that I think is really important for all home owners, if you call the offices and have a similar situation where you say you are calling about a problem and describe the problem and ask them to call you back at your number, if you do not get a call back, that is something the Board would really like to know. We are not involved in those conversations unless someone lets us know. For the future, if you call and do not get a response, we need to know that.

Mr. Smith stated I agree with that. If you ask us to call you back to make sure we got the message, understand that she goes through a lot of messages, particularly after the weekends. She is making work orders and sending them out. If people do not ask to be called back, generally what happens is the contractor will go out and solve the problem, and that is the response. We do try to call back as many as we possibly can.

A Resident stated I commented a few months ago about people riding through the complex on horses. Did we ever put a sign up that horses are not allowed on the community's streets?

Mr. McGrath stated no, it is a police issue. We can go crazy with signs, but something tells me that the sort of person who would do that would ignore a sign anywhere.

Mr. Smith stated we know where they are coming from, and we have advised the home owners in the area. We are looking to put up a cattle fence up there. I am going through the County to see where I can put it. If they show up, call the sheriff.

Mr. Frawley stated my guess is he lives in the third or fourth house on Huron Circle because I saw a horse there two weeks ago or so. I called the sheriff and as I drove over the bridge, I could see it.

Mr. Ralph Thompson stated when I first moved into this area, there is a swale in the back of my home at 2507 Chapala Drive that catches water from the swamp. Normally it is maintained every six weeks, but for the past year, it has not been cut. A lot of trees are growing in that area and there is a river in there. As a result of that, a lot of water backs up in my yard, and there are insects and snakes.

Mr. Smith stated that was full of water so it is hard to mow. I can have the aquatic contractor spray it.

Mr. Thompson stated they came here yesterday, and they cut one area but they could not cut another area because of the water.

Mr. Smith stated when it is wet, they cannot get the equipment in there. We will spray it so it dies, and then we will knock it down and get it out of there. But we are going to spray it first and then we will clear the whole thing. The contractor agreed that he let it go longer than it should have, which is why they are working on it now.

Mr. Thompson stated as a result of that, we have all these insects that are coming into the back of my yard and are digging it up.

Mr. Smith stated you have rabbits. That is a wetland, so you are going to have things like that coming out of the wetland.

Mr. Thompson stated even on the side of the house, rabbits come out and live under the house.

Mr. Smith stated we will get it sprayed all the way down next week, and then we will bushhog it after that.

Ms. Palmer stated they will go as far as they can in the buffer. There are certain areas we cannot cut or do anything because they are wetlands that have restrictions. Mr. Smith will spray it next week.

Mr. Thompson stated I understand that. When they mow, we can see both sides, but now we cannot see the swale and there are issues in the middle of the swale.

Mr. Smith stated we will take care of it.

Ms. Palmer stated they will spray it next week and get that part taken care of for you. I understand your frustration. As soon as it is sprayed and dies off, when it dries up some, they will be able to go in there and get it. Then we will maintain it.

Ms. Incandela stated Mr. Thompson mentioned that it had been a year since they touched it, but they were coming in more frequently before. If you notice that it is not being done, please do not wait a year to let us know about it. The sooner you bring it to our attention, the sooner we can make sure it is taken care of. Landscaping companies may change. Work orders may change. Supervisors may change. The supervisor may not tell his crew to do it because he is new and did not realize it. Any oversights that happen, you residents are the eyes and ears of the community. If you know something on your block that has not been taken place in the past, you do not have to wait. The sooner you let us know about it, the sooner we can address it for you.

A Resident stated I would like to make a statement that was sent to us in a letter. The paragraph says, "It is important to pay your assessments since failure to pay will cause a tax certificate to be issued against the property, which may result in loss of title." Could you explain that to me?

Mr. Moyer stated that is one of the things Mr. Humphrey pointed out in the budget hearing that we agreed with, which comes straight from the Statute, that we phrase it that way. I am not saying it is right, but it means that if you do not pay your real estate tax bill which includes this District's assessment, what happens is it goes through a process where the tax collector sells tax certificates. People come in and pay your tax. If you do not pay, someone will come in and pay your tax. The County will issue a certificate. After two years or three years, the person who holds that certificate can request that there

be a tax certificate sale. Someone will come in—usually the person who bought the certificate—and will bid on that property to redeem the certificate. They literally give title for your property to the person who holds that certificate. The reason for that language is we want you to know how serious it is that you pay that assessment. It is as important as your mortgage. If you do not pay your mortgage, you will be foreclosed on your house. If you do not pay this assessment, similarly, you could end up losing title to your property. It is very serious, and that is why the Legislature said we have to include it in the letter that way so everyone knows that if they do not pay, their property is at risk.

The Resident asked what if you already paid off your mortgage and you hold the title already?

Mr. Moyer stated this is just the tax on your tax bill. This is not paying your mortgage; it is about paying your real estate taxes.

Ms. Incandela stated I think he is asking if he paid off his house and he holds the title.

Mr. Moyer stated that does not matter.

Ms. Incandela stated it is the same process. If you have any questions that Mr. Moyer has not addressed, you can also call the tax collector's office to verify this information. They have these sales, and they are going on constantly where they are selling these tax certificates, and people buy them up very quickly. That is how they gain access to title of property. We are giving you an explanation of the way the law reads and the way it works.

Mr. Moyer stated usually your taxes are paid from your mortgage payment and if that is the case, you do not have anything to worry about.

The Resident asked the figure on the letter of \$1,064.72 is what I am paying every year?

Mr. Moyer stated yes.

The Resident asked for how long?

Ms. Palmer stated part of it is forever.

Mr. Moyer stated the maintenance part is forever. Part of your assessment is to pay off the bonds that were issued to build the infrastructure in the community, such as the roads, the ponds, this recreation center, and things of that nature. That payment goes another 25 years.

The Resident asked is this in addition to what we pay yearly?

Ms. Palmer stated it has been on your tax bill every year. If you have lived in your house longer than this year, it has been on your tax bill every year. The only increase you will see is a \$50 increase from last year. That amount has been on your tax bill every year that you have lived here.

Mr. McGrath stated that is a very good question to raise and I am sure some people were concerned that this is something new and they are going to have to pay \$1,000+ extra and where will it come from. Happily, it is an ongoing assessment, and the increase that we approved is \$50 more. That will also automatically be added to all of our tax bills anyway.

Mr. Moyer stated if you have a mortgage with your mortgage company, they will add that to your mortgage payment. So when you pay your mortgage to the mortgage company, they will pay your tax bill for you.

Ms. Miriam Soto stated we have an awesome community and an awesome entrance. We pay a person at the guardhouse and they do not even stop people who do not have a sticker on their car or whose sticker has expired.

Ms. Palmer stated we cannot prohibit anyone from entering the community. It does work as a deterrent. If you go to a crime watch meeting, they will tell you it works as a deterrent. We have the lowest crime rate of any of the subdivisions in this area. I believe that a big reason for that is because of the guard being there and being a deterrent. They know someone has seen them come through.

Ms. Soto stated I was not suggesting we take them out. Part of the reason we purchased here was because we were supposed to have 24 hour security, which never happened.

Ms. Incandela stated that is why many of us purchased here.

Ms. Soto stated we have a beautiful entrance and if we have to keep the guardhouse where it is, I understand. I wonder if there is a way of working it out to make it more presentable when you come into the community at night.

Ms. Incandela stated we have had years and years of ongoing development of security and how to balance what we want. All of us want 24-hour gated security to monitor everyone coming into the community. We want lock down. We have had a difficulty in balancing what we want with what we are legally allowed to do and what we can budget for. We have options to man the gatehouse 24 hours a day. We have options to increase security, and we have looked at the cost of that over the years with the feedback from the

community. You might look back at some of the past letters we have sent to the community, letting residents know we are having meetings about security and inviting them to come and give us their input and suggestions. We are always trying to balance having that person there. We have been really satisfied with the most recent guards that we have because they are getting very familiar with who the residents are, they know people as they are coming in, and they are paying attention to who belongs here and who does not. Unfortunately they do not have the legal ability to stop or prevent anyone from entering. So far, what we are doing, based on the feedback that we are receiving from residents, has been good. But it is an ongoing thing that we are always revisiting and always trying to come up with new ways to create that balance to get the security that we can within our budget and within the legal constraints,

Ms. Palmer stated it can always be improved. It is a constant battle getting them to physically stop the cars. We communicate that to the security company over and over again. What happens many times, as Ms. Incandela mentioned, is they become familiar with cars and people and who is coming in at what time, so they end up lifting the gates. It is something we reiterate to the company that they need to stop every vehicle.

Ms. Incandela stated we are also considering putting in another speed bump that will physically require cars to stop, so it is less dependent upon the person at the guardhouse. Cars will actually have no choice but to come to a complete stop.

Mr. Mastromarino stated that is something we did in the last couple years, add a speed bump just before the guardhouse to slow people down. There is also a camera there that takes pictures of the license plate.

Ms. Soto stated I have been a home owner here for many years. I have seen the changes and I appreciate all of that. Yet I think I have the right to ask. I came once to a meeting here because there was a contractor parked in front of my house for three weeks. I made the comment that I did not know who it was and they could have a body in there, and everyone laughed and said it was not their concern. I called the sheriff's department, and they told me to check with the CDD.

Ms. Incandela stated that is not correct.

Ms. Palmer stated they may have come through security or they may have come through during the day when there is no security.

Ms. Soto stated no, it was in the nighttime because it was overnight, and he was here for three weeks. I called security many times, and finally they decided to check and the

person did not live here but parked it in front of my house for three weeks. That is the reason I am asking about security at the gatehouse. I understand there are boundaries.

Ms. Palmer stated we have discussed many times if it is valuable to have someone out there or if we wanted someone out here to be a rotating guard for the community. Once it gets dark earlier and cold weather comes, we may consider having the security guard for the pool go around the community a little more. It defeats the purpose to take the person from the guardhouse to go around the community.

Ms. Incandela stated we are 99.9% satisfied with the response that we get from the sheriff's department, and they work very closely with our crime watch community. I have seen, as I am sure others have, an increased presence along Brighton Lakes Boulevard to monitor speeding. There have been occasions when someone has provided misinformation. If we, as a Board, tell you that it is a sheriff's department issue and you call there and they tell you it is a CDD issue, please call us back and let us know that they are referring you back to the CDD. We will get involved and straighten that out. But if we do not get any feedback from the residents, we will not know that it was resolved.

Ms. Palmer stated it took us a long time to get them to provide patrols in the community because they thought these were private roads. We had to inform them that they are public roads. It was a battle we fought for a long time. I think we have made huge inroads on that, and they are responding to a lot of things that they used to tell us was the CDD's responsibility.

Ms. Incandela stated we do not mind and we welcome the opportunity to help you follow up on those issues so that we know. The only way we can tell what feedback our residents are getting is if the residents let us know about it. If you need help and that situation happens again, please let us know about it.

A Resident asked how long do we pay for the CDD? How long will we pay this \$50? In ten years, I have paid \$70,000 plus two years, which is already another \$3,000. How many residents live here?

Mr. McGrath stated there are 751 homes.

The Resident asked \$50 times 700 is how much?

Mr. Moyer stated \$37,000.

The Resident asked I would like to know how many millions everyone has paid, times 700 homes. That has to be millions.

Ms. Palmer stated part of what you pay on your tax bill is for property taxes. It is not all the CDD assessments.

The Resident stated it is my mortgage payment.

Ms. Palmer stated the majority of what you pay on your property tax bill is for schools and roads and emergency services to the County.

The Resident stated I would like to know about the money.

Ms. Palmer stated we will provide you with a complete copy of the budget.

The Resident stated we have 751 residents and you are raising the assessments \$50. How much is needed before you will raise it \$50 again?

Ms. Incandela stated I think she wants to know her assessment level.

The Resident stated the County lowered our tax. Now you added \$50.

Mr. McGrath stated that is correct.

Mr. Moyer stated you paid \$1,776 last year.

The Resident stated yes, times 700 homes.

Mr. Moyer stated not everyone pays that same amount.

The Resident stated that money should be spent here.

Ms. Palmer stated half of that money goes toward the repayment of the bonds that we issued to build the infrastructure. We do not have any control over that amount. It was set when the bonds were issued.

The Resident stated I would just like to know where it all goes.

Ms. Palmer stated we will give you a copy of the budget.

The Resident stated you know the County is very rich. We do not need to be rich. We need to have money for this community.

Mr. Mastromarino asked how much do we still owe on the bond, about \$2 million or \$3 million?

Mr. Moyer stated each bond issue is about \$2.7 million, so the total is \$5.5 million or \$6 million.

Mr. Mastromarino stated when they built this community, we borrowed money to build the roads, the clubhouse and other facilities.

The Resident stated I do not think our roads have used all that money.

Mr. Mastromarino stated we still owe over \$5 million. We have a loan that we have to repay.

The Resident stated I do not see why you approved another \$50 increase.

Ms. Palmer stated we can certainly review the budget after the meeting and show you why the increase was approved.

The Resident stated I want to know what we are buying, and now we added \$50.

Mr. McGrath stated we spend money and we spend all of it. One of the things that helps me is knowing that for everything we do, there is an auditor who is independent of the CDD and they check all of the money going in and that we are spending.

The Resident asked are we in the red?

Mr. McGrath stated happily, we are not in the red.

The Resident stated I am a biochemist and an auditor, too.

Ms. Incandela stated that is perfect. When you have had a chance to review the budget and all of the figures, if you have any specific questions, you can let us know.

Mr. Moyer stated let me suggest to you to visit the website, BrightonLakesCDD.org. It has everything on there, including all the audits, the minutes, the budgets and anything you ever wanted to know about this District. That would be a good resource for you.

The Resident stated you approved the auditing company. Did they give you an auditing proposal?

Ms. Incandela stated yes. We just completed the audit selection process. If you would like to review the records later, you may do so. All of our minutes are available online if you have any questions. We just completed the RFP selection process, and it was quite an extensive process with complete proposals that were reviewed in advance.

A Resident stated I would like to know how much each of us are paying.

Mr. McGrath asked each individual resident?

The Resident stated yes.

Ms. Palmer stated it depends upon the size of your property.

Mr. Moyer stated the assessment chart is shown on the last page of the budget.

Mr. Frawley stated on Sweetspire is a bicycle rack for the kids. I do not know if that is considered to be a park that we put mulch in or if the landscaper does.

Mr. Smith stated we put that in.

Mr. Frawley stated there is a light out on the bridge. As you leave here and go over the bridge, the second set of three lights on the right side, the top light is out.

Mr. Smith asked did you see the new lenses we put in?

Mr. McGrath stated I like those.

Mr. Frawley stated I sent this in by email weeks ago.

Ms. Incandela asked how long has it been out?

A Resident stated it has been out about two weeks.

Mr. Smith stated my electrician gets out here about once a month.

Mr. Frawley stated I stopped at the gatehouse on my walk last night and spoke with the officer at the gatehouse. I told her I was with the CDD and asked if there were any issues she wanted to share. She said that for weeks, they have had a problem with Volta Circle especially in bad weather that sometimes lasts for days. A resident or a guest cannot communicate with the guardhouse, and the guardhouse cannot communicate back. The guardhouse cannot raise or lower the gates other than intermittently.

Mr. Smith stated it was hit by lightning, so ACT is working on it.

Mr. Frawley stated thank you for at least trying to illuminate the license plates a little better. However, it caused a problem that I never thought it would.

Mr. Smith stated it is glaring. We are looking at a spot light or special lights just for license plates.

Mr. Frawley stated the security guard put a piece of cardboard on the light to block it. The trees are still staked, and I do not care if we stake them or not.

Mr. Smith stated we took the stakes off, and it seems to be secure.

Mr. Frawley stated when I wrote that in, the security guards claimed that after two days of putting that in, the tree was run over again. Were you aware of that?

Mr. Smith stated it was not run over.

Mr. Frawley stated that is the reason he claims it is because it is no longer staked.

Mr. Smith stated we removed the stakes.

Ms. Lucy Mastromarino stated I was wondering if it is possible to put a bicycle rack at the end of Brighton Lakes Boulevard.

Mr. Smith stated every time I am here, I see a bicycle out there and keep reminding myself we need a bicycle rack. I will put one down there.

Ms. Aretha McDonald stated I arrived late to the meeting, and I apologize. I wanted to know about the letter that we received.

Ms. Palmer stated the letter was to let you know about the assessments that you already pay every year for your property with the real estate taxes, which will be increased by \$50 for this next year. The main reason for that increase is because we added a security guard at the clubhouse. We received some positive feedback from the

residents on having that security guard here, so we decided to keep that security service. That is the main reason for the increase. It is \$50 in addition to what you paid last year.

Ms. McDonald asked that will be on my tax bill?

Ms. Palmer stated yes. You already have that assessment on your tax bill for the Brighton Lakes CDD. This year it will increase by \$50.

Ms. McDonald asked what is the \$1,000 figure in the letter?

Ms. Palmer stated that is what you already pay on the tax bill, and that amount will be increased by \$50.

Ms. McDonald asked so the \$1,064 will be increased by \$50?

Ms. Palmer stated that is correct.

Ms. McDonald stated I want to know how we are protected by having the guard at the gatehouse?

Ms. Palmer stated it works as a deterrent. I bought into this community thinking we had locked-down gates, but that was not the case. By having the security guard there, and people who attend crime watch meetings will confirm, we have the lowest crime rate in the Pleasant Hill Road area for any subdivision. Between having the security guard at the clubhouse and at the gatehouse as a deterrent, as well as having a wonderful crime watch that works with the sheriff's department, we enjoy the lowest crime rate in this area.

Ms. McDonald asked what does it cost?

Mr. Smith stated it costs about \$60,000 per year to have guards at the gatehouse.

A Resident stated my driveway is cracked. Is that a problem?

Ms. Palmer stated that is an HOA issue, so you will need to contact them for that. We have no control over individual properties.

Mr. Dwayne Brown stated I am very pleased that security is acting as a deterrent. You mentioned something earlier that we do not have the legal right to do some of the things regarding security. What is the difference between us and Bellalago?

Ms. Palmer stated our roads were built with tax-exempt bonds. Their roads were built with private money.

Mr. Moyer stated the public has no right to private roads, but the public does have the right to be on our roads.

Ms. Palmer stated because they are private, they can restrict anyone from coming in. Because these are public roads, we have to allow access. I think the reduced crime rate here is due to a combination of a lot of things. We have a great crime watch. Mr. Frawley

spends a lot of time with crime watch, as do others, but it is very active. The guard at the gatehouse acts as a big deterrent. Just having home owners who seem to care about the community also helps, so it is a combination of a lot of things.

A Resident asked what do you mean by contract-security services?

Ms. Palmer stated the guard at the gatehouse and the security guard at the pool.

The Resident stated we have spent \$80,000 through July.

Mr. Moyer stated that is correct, and that is because we have a contract with the security company for those services.

The Resident stated projected through September is \$96,000. Why is there such a big discrepancy?

Mr. Moyer stated because we are paying \$30,000 for a security guard at the recreation center.

Ms. Palmer stated that was not originally included in this fiscal year's budget.

The Resident stated this is every month.

Mr. Moyer stated no, it is not.

The Resident stated I see that it is projected compared to the budget for fiscal year 2013.

Ms. Palmer stated we can meet with you after the meeting to further discuss the budget since we have other items of business to finish.

The Resident stated there is miscellaneous services, and that is a loophole.

Ms. Palmer stated it is not a loophole.

The Resident stated there are so many loopholes here.

Mr. McGrath stated we appreciate if you would find them. If there are areas where we can save money, please share your thoughts.

The Resident asked how am I supposed to find them when I do not see the receipts?

Ms. Palmer stated all the invoices and receipts are on the website.

Ms. Incandela stated the minutes from previous meetings are also on the website. Everything we do is completely open to the public. If you would like to have more involvement in the budget and the planning and have questions about any single penny that we spend on anything, then I welcome you to come to the meetings and ask as many questions as you like.

Ms. Palmer stated I encourage you to visit the website. Every penny we spend for every receipt is included on the website.

**FIFTH ORDER OF BUSINESS**

**Vendor/Contractor/Third-Party Items**

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

Mr. Adkins stated we accomplished a number of things over the past month. One of the big things was finishing all the tree trimming along the roadway. Some of those were hanging down low, and I felt they were a hazard to pedestrians and bicycle riders. Those have all been trimmed to give proper clearance. Last week, all the turf and shrub materials were fertilized. We did a liquid combination of fertilizer mixed with fungicide and insecticide. We saw some oleander caterpillars throughout the property, so we have been addressing the fertilizer and insect issues. We focused on spraying turf weeds, especially the section near the bridge and the back where the turf is a little rougher than toward the front. We are spraying with Round-Up and all the parks were done. They will begin Monday going through all the landscaped beds to get the weeds. In addition, we had a detail crew to do some trimming as well as the regular mowing activity. The detail crew was here all this week and will be back out next week. We have one fertilization left when we get into the fall. Summer is tailing off and we are starting to see reduced growth. We are still getting rain, so we still have a couple weeks left for the growing season.

Mr. McGrath stated at the front entrance, the south wall is a stone wall. It is being stained with irrigation water that hits it, which makes it look less appealing than I would like. I think that has been an ongoing problem forever. Is the location of the irrigation piping in the middle of the lawn? Is that why it hits the wall?

Mr. Adkins stated I will need to go look at it specifically, but I think that is a rotor zone. There are two basic kinds of heads. One pops up out of the ground and sprays, but the water does not go very far. The other is a rotor head, which turns as it sprays. I believe there is a row near the sidewalk that throws water toward the wall, and there is a row near the wall that throws water back out and they overlap. I think the staining problem is happening where the rotors are.

Mr. McGrath stated in the past what we have done when it gets bad is we have cleaned it. With the passage of time, it gets bad again. I wonder if there is any solution with perhaps moving heads? I understand we will need the overlap. Is there a solution to that staining? I wonder if we need or can move something so this does not continually

happen. It is our entrance and everyone sees it when they drive by. It is a beautiful entrance, except for the stain. Perhaps that is something you can look at.

Mr. Adkins stated we can try to adjust some of the heads. I will need to look at it closer to see if we can reduce that problem.

Mr. Smith stated we will be pressure washing the front entrance and the wall because they also get mold on them. There are also some spots on the sidewalks up there that we will pressure wash. Over time, I will be pressure washing all of the curbs that are black, so we will begin that work effort as soon as it stops raining.

Ms. Palmer stated perhaps you can check the rest of the sidewalks because people are out walking more. There are a lot of areas that need attention, especially at the circle at the end, off of Huron Circle. The trees need to be taken up and the lawn needs to be taken care of. I am just concerned about potential problems with those.

Mr. McGrath stated the area behind my house is not mowed completely. The property line is mowed and sometimes there is a spot that varies in size where grass is not getting mowed. I mentioned it at a prior meeting. I do not know if the mow crew just does not want to make another round or if it does not add up right. It needs to be mowed, and I hope you will take a look at it.

Mr. Adkins stated I will certainly take a look at it. I have had two separate instances where home owners complained to me that we were mowing their property. I understand what Mr. McGrath is saying, so I will have to look at it. Some areas are a little tough to figure out.

Mr. McGrath stated this particular property has a permanent marker, one of the cement ones with a pvc pipe, and it is clearly on your end to maintain.

Mr. Gerry Frawley stated I am not sure who does this, whether Mr. Smith's staff or the landscapers. Who takes care of the weeds inside the mulch areas in the parks?

Mr. Adkins stated we maintain those.

Mr. Frawley stated please look at the park on Chapala Drive.

Mr. Smith stated he is aware of that area, as well as the park on Sweetspire.

Mr. Frawley stated it is probably covered 30% to 40%.

Mr. Adkins stated they were all done in one day, but I am not sure about Chapala. I know that about half the park at Sweetspire has been under water for quite a while. When there is a lot of moisture, you will get a lot of weeds and nothing will really work.

Ms. Palmer asked can we do anything about the drainage?

Mr. Smith stated as we go through our budget to look at replacing equipment and making changes, we can do it then. This is a common problem during the summer, just like chinch bugs.

Ms. Incandela stated when we did the playgrounds, we installed the plastic safety mulch. That has all probably disintegrated by now and needs to be replaced. Perhaps we can put down a double layer or as much as possible. I would like to ease up on the use of Round-Up in the play areas. If you are using it in beds, there is not a likelihood of contact, but in the playgrounds, those kids are on the ground, they pick things up and put them in their mouths. This is a highly toxic chemical. I would like to find another way to address weeds in the playgrounds. I would rather have a few more weeds than overuse Round-Up. Even if we need to add mulch to the playground sooner than scheduled, perhaps we can start doing that now in the next two months. It is probably not that expensive to do those areas.

Mr. Smith stated we will look at that now and will prioritize the playground areas to discuss at our next meeting.

Mr. Adkins stated the plastic itself does work well, but it generally does not work for long. It is not that it is crumbling but when kids play in it, dirt gets on top of it and then it allows weeds to grow.

Mr. Mastromarino stated the product itself decomposes and makes its own dirt.

Mr. Adkins stated I understand the concern about Round-Up but it is really not that toxic. If you read the labeling, you can almost drink it. But I understand the concern.

Ms. Incandela stated there are enough reports on that one chemical to make me concerned about spraying it.

Mr. Adkins stated I absolutely understand where you are coming from.

Mr. Mastromarino stated that is an excellent point about children playing in it and putting it in their mouth. There are permanent materials available. Is that very expensive?

Mr. Smith stated yes.

Ms. Incandela stated we did look into that, and it was exorbitantly expensive.

A Resident stated I am concerned about the oak trees, especially on both sides going out of the community. If there is a hurricane and they blow over, you may not be able to get out to go to work. My daughter works, and if it happens during the day, she may not be able to get home. Those oak trees should be grounded.

Mr. Smith stated if there is a hurricane that knocks down those oak trees, it will knock down all the oak trees from here to her job site. During the 2004 hurricanes, I was here about 15 minutes after the last one went through and I was dragging trees off the streets. I guarantee that we will be here as quickly as we can and get the roads cleared so that residents can get in and out. When we know a hurricane is coming, we prepare ourselves. If I have a backhoe or a loader sitting here because we think it will be a bad hurricane, you should first leave this area, and second, we will come through and get the roadways cleared.

Ms. Palmer stated the oak trees will not be taken out. We actually receive a lot of complaints as a Board that we do not have more oak trees. There are a lot of residents who would like to see us line Brighton Lakes Boulevard and other streets with oak trees.

The Resident stated some of the trees are being uprooted when it is windy. Will the trees be removed by noon?

Ms. Incandela stated in the event of a hurricane, our emergency response is as fast as we can, given the circumstances. We can never guarantee that it will be removed within a certain period of time because we do not know how bad the storm is going to be and how quickly our personnel can respond. But we do what we can, according to the situations as they are presented to us. There are some things that we just do not have any control over. Where is the tree that you are concerned about? Is it on your property?

Mr. Smith stated the invasive roots on those trees do not go outside of the leaf line. The invasive part of the root will go around your house. It will not go through the concrete because it does not grow through concrete. If you have a footer, the roots will go around it. Those small trees will take 30 years to get there. Even though this is primarily a meeting for the budget, I did want Mr. Adkins to provide a report because there are a lot of things going on in the field. We have had a lot of rain lately, and there have been places that were missed because it has been so wet. I want the home owners to know that Austin Outdoor is very aware of the conditions of the site. We do have a lot of problems because it is so wet, and our ground does hold a lot of water. We are aware of all the issues for landscaping, and we are addressing them.

Ms. Incandela stated if anyone has a landscaping issue that was not addressed so far and you would like to discuss it further, you may contact any member of the Board or the Severn Trent staff directly, and they will follow up with you on anything that we did not get to cover today.

**SIXTH ORDER OF BUSINESS**

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

**A. Fiscal Year 2014 Budget**

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

Mr. Moyer stated by way of introduction, the management company for the District—Severn Trent—provided to the Board a proposed budget in May. That budget resulted in an assessment that was the same as it has been for the last several years. This past year, the Board hired a security guard to be here at the pool, based upon comments that we were receiving about unauthorized use of the pool. Residents wanted someone here. That proved to be very successful from what we have been told and is the consensus of the Board. In order to provide that additional level of security, we need to come up with an additional \$30,000 to pay the security company. The Board discussed that, and we had a workshop last month. The Board decided to propose raising everyone’s assessment by \$50, just under \$1.00 per week, to provide that security service. There will be some money left over that we can use for parks and some equipment in the fitness room. In total, the \$50 per unit would generate about \$37,000 of additional revenue. All of the rest of the budget items are covered to handle the work program that we have been doing for a number of years. We man the gatehouse during the evening hours. We are providing landscape maintenance for the parks and canal banks. We also manage the aquatic infestation in the ponds. That is all covered, but the one thing that would not have been covered is the additional security for this facility. That is why the letter was sent to all the residents, advising you that this is a public hearing for the purpose of receiving public comments. After that, the Board will make a decision on how they want to deal with the budget.

**B. Public Comments**

Mr. Moyer stated the public hearing has been opened, so members of the audience are welcome to make their comments.

Mr. Wayne Humphrey stated I saw the letter and called Mr. Moyer’s office to express some concern about the way these letters were written. There is the old adage that the pen is mightier than the sword. I think that when the issue of money comes up, particularly in this day and age in Osceola County which is one of the most depressed areas in the State,

and you have a lot of people who have been foreclosed on because they lost their jobs or for whatever reason, letters need to be written in a very sensitive tone, not this posturing. When you do that, when you treat people in a very sensitive way, generally they will be more open to understanding what the needs are. But when you write letters, and I do not know who does your writing, you cannot just write a letter unthinkingly to people who pay mortgages and are keeping up their property. You have to be careful.

Mr. Moyer stated I appreciate and enjoy your comments. Most of that letter came from State law.

Mr. Humphrey stated State law does not trump the rights of the citizens.

Mr. Moyer stated all I am saying is that in order for this to be a legal process, 80% of that letter was dictated by provisions in State law that says we have to tell you in this fashion what we are doing, why we are doing it, that your property is subject to assessments, and if you do not pay the assessments then your property will be foreclosed on. That is all driven by State law. I agree with you. I would rather write a different kind of letter.

Mr. Humphrey stated State law does not negate your citizenship. If you do not pay your mortgage, you will be foreclosed on. If you do not pay your HOA dues, you will be foreclosed on. Everyone knows that. So that means lawyers wrote this letter. What I am saying is, you can remind people of the Statute in a very decent way, but you can have the overarching need that (a) you need the extra revenue for a security guard, and no one will complain about that, (b) we have a swimming pool and water safety issues, and (c) we have children and the elderly and people who are physically challenged. I am suggesting that when you get with your lawyers who really have a very low threshold down because they want to follow the law, that is not the right approach. The approach is to the people, the citizens and residents who comprise this development. When you write these letters, state your need. "Dear Residents, we appreciate the great work you are doing in keeping up your property and maintaining your mortgages and making your HOA payments. What we have discovered over time is that our budget cannot cover a security guard for these reasons." That is a humane letter. People understand that. What lawyers want to do is threaten you and make you feel afraid that if you do not do this, then we are going to get you. That is the problem. There is the letter of the law, and there is the spirit of the law. The spirit, not the letter of the law, is going to contend with a

humane writing to a people. You can say you are going to sue me. You have that right, but you do not want to raise those kinds of emotions. That is not what is important.

Mr. Moyer stated we agree with you.

Ms. Incandela stated we are allowing three minutes for public comments since there are so many residents at this meeting.

Mr. Humphrey stated in the future, write your letters differently.

Mr. Moyer stated we can only do that if the attorneys approve it. I do not mean to be argumentative with you, but this Board has to do what the attorneys recommend pursuant to law.

Mr. Humphrey stated I can go to my elected Congressman and Senator and tell him that these attorneys have abusive ways of writing. Write these letters so that they appeal to people's sense of dignity and reason.

Ms. Palmer stated I agree with you, but there are certain things where we legally have to protect ourselves as a Board. We could identify what the money is being used for, but we are at a liability being on the Board. If we do not follow the direction of the attorney and the Board gets sued for any reason, we can be held personally liable. I agree with you on your comments.

Mr. Humphrey stated the Board will not be sued if the intent of the law is carried out and if the letter is written in a very appropriate way.

Ms. Palmer stated we will certainly take your comments into consideration and speak with the attorney about it.

Mr. Richard Jennings stated this is the second meeting I have attended. The first meeting I attended was last year when the Board proposed to do the playground equipment. You did the screening, and all that was taken care of. In looking at what you are telling me about the budget, we will be paying for it out of the fiscal year 2014 budget. I thought that was taken care of. We had a discussion on the playgrounds and continued maintenance. So now you are saying we do not have the money or we have to reconstitute the money to pay for this.

Ms. Palmer stated no, that is not what we said.

Mr. Jennings stated secondly, for the new guard, the company is asking for \$30,000 additional money.

Mr. Moyer stated that is correct.

Mr. Jennings asked what are we paying for? Is that money going to the company or to the employee?

Mr. Moyer stated we have a contract with a security company, and they pay the security guard. Obviously if you are in business, there is some level of profit.

Mr. Jennings asked did you go out to bid for this?

Mr. Moyer stated yes.

Ms. Incandela stated I think there are two separate issues with respect to the playground equipment. We have used the equipment that we have now for as long as we possibly can, and we budget for repairs for the equipment as it deteriorates. The problem is that because the equipment is so old, some of it cannot feasibly be repaired or safely be repaired. So we have to look into replacing the equipment, which is different from maintenance of the equipment. When we talk about the mulch and the black screening, that will come under maintenance. What you are seeing in this budget is not just for maintaining the playgrounds, it is for actually replacing the playground equipment that we feel is no longer safe.

Mr. Jennings stated that is what I wanted to comment on.

Ms. Palmer stated a large portion of that is covered under our existing budget. With the additional \$37,500 that we are proposing to add, \$30,000 of that is for the security guard at the pool, which we need. We heard meeting after meeting about the need for a security guard. We were overwhelmed with requests via email or phone calls or coming to the meetings. We hired the security guard for a test period with the little bit of reserve money we had available in the current budget. We received an overwhelmingly positive response from people who utilize the facility, and there are a good number of our families who utilize this facility. We want to continue that security program, which is what the majority of the proposed increase is for. The additional \$7,500 will cover maybe one piece of equipment or one stationary bicycle, if we are lucky. This will supplement some of those playground equipment purchases and also for the fitness room. People who are regulars and use the fitness room will know that equipment has really never been replaced. It is really in dire need of replacement. So the Board renegotiated some of our contracts to get a lower price, including the landscaping contract, because we wanted to find every way we could to save money. In the 13 years that this District has existed, this is only the second increase we have had. We have renegotiated everything we possibly can. Not only are we looking out for your best interests, but we are also looking out for

our best interests because we are all home owners here. We all realize how important every dollar we earn is. We also know and hear recurring comments from home owners, and we have an obligation to those home owners who come to us on a regular basis and tell us what their needs are. It is a delicate balance sometimes to balance those needs and wants. We found that overall having the security guard up here is something that saves us money in other areas of maintenance and damage, and our young people feel they can come up here again. We had a problem with the basketball courts for a while, and we had a helicopter come in one time because there was a fight out there. Those kinds of things do not really happen anymore and it has really quieted down. We looked at all those issues. Yes, there is currently money in the budget that we are already using for playground equipment, but the majority of this increase is to continue to have the security guard up here.

Mr. Jennings stated you are actually talking about \$80,000.

Ms. Palmer stated the increase will be \$37,500 for this year.

Mr. Jennings stated the \$80,000 is for something else that you have taken care of, and this \$30,000 additional is for the security guard.

Mr. Smith stated \$75,000 will be put into our reserves.

Ms. Palmer stated that is reserve money that we put away every single year. We diligently put that money away so one day we can resurface the roads. These roads are public roads, meaning that they were paid with tax-exempt money. We have to pay for the replacement of those roads when they need it. We very thoughtfully put that money into reserves every year so that when the roads have to be replaced, we are not coming to the residents with a \$300,000 or \$500,000 bill that has to be taken care of this year. We will have the money set aside to repair all those roads in the community, and the home owners will not suffer for that.

Ms. Incandela stated we also looked at other communities when looking at some other issues, and some of them have actually bankrupted themselves because they did not plan ahead sufficiently to deal with these sorts of problems. We do not ever want to put our residents at risk for that. We are very careful about planning and trying to be as conservative as possible but still having the foresight about knowing what we are likely to need in the future. Your questions are excellent, and I am very pleased that you are looking into these issues and asking questions. If anyone has a question after the meeting for something you forgot to ask, please feel free to email the Board or staff for anything

that was not addressed. We want you to leave here satisfied that we have addressed all of your concerns.

Mr. Jeff Slack asked is the increase two \$50 increases?

Ms. Palmer stated no, we are proposing one \$50 increase this year but we wanted to let you know that there may be the possibility of another increase in a future year. We do not know at this point.

Mr. Slack asked is that a one-time fee or a permanent increase?

Ms. Palmer stated it will be a permanent increase.

Mr. Humphrey stated I am aware these are public roads. There are Federal and State matching grants for road restoration. I think it might be useful, as you are putting away reserve dollars so that you do not deplete them, that you can explore where you can get matching Federal and State grants that will help the road upkeep.

Mr. McGrath stated that is a great idea.

Ms. Palmer stated we will have to look into it. We will need the attorneys to look into it because the roads were built with tax-exempt money.

Mr. Humphrey stated there might even be some tax credits that could be useful to you from the U.S. Department of Transportation. The ranking member, Mr. John Mica, is a very good friend of mine. I am willing to ask him about this. I am even willing to ask him to meet with us at the Board's discretion. This will help you strengthen your reserves. Everyone understands that you need to have reserves and you need to be frugal. You need to have a stewardship element to maintain the integrity of your dollars. There are grants or certain concessions that you can match with your dollars.

Ms. Palmer stated we will ask Mr. Moyer to look into that, and Mr. Humphrey should forward any information available from Mr. Mica. We certainly appreciate it.

Mr. Humphrey stated I am happy to support the \$50 increase. It does mitigate against crime. I hope the insurance company that you deal with will also take that into consideration and lower your rates.

<p>On MOTION by Ms. Palmer, seconded by Ms. Incandela, with all in favor, unanimous approval was given to close the public hearing.</p>
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**C. Consideration of Resolution 2013-05 Adopting the Final Budget for Fiscal Year 2014**

Mr. Moyer read Resolution 2013-05 into the record by title.

Mr. Moyer stated we will complete the blanks with the amounts shown in the budget for the general fund, debt service fund, and capital projects funds, when added together will represent your 2014 budget.

On MOTION by Ms. Palmer, seconded by Mr. McGrath, with all in favor, unanimous approval was given to 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**

Mr. Moyer read Resolution 2013-06 into the record by title.

Mr. Moyer stated we will provide this Resolution along with the assessment roll to the property appraiser so that our assessments can be added to the real estate tax bills from the County.

On MOTION by Ms. Palmer, seconded by Mr. McGrath, with all in favor, unanimous approval was given to 2013-06 imposing and levying the assessments for fiscal year 2014.

Mr. Moyer stated we need to recess this meeting for a few minutes to address the audit selection committee.

On MOTION by Ms. Incandela, seconded by Mr. McGrath, with all in favor, unanimous approval was given to recess the regular meeting for approximately 10 minutes.

On MOTION by Ms. Incandela, seconded by Mr. McGrath, with all in favor, unanimous approval was given to reconvene the regular meeting.

**SEVENTH ORDER OF BUSINESS**

**Audit Selection Committee**

**A. Audit Ranking Recommendation**

Mr. Moyer stated the audit committee recommended retaining Carr, Riggs & Ingram as the auditor for the District.

On MOTION by Ms. Incandela, seconded by Ms. Pieters, with all in favor, unanimous approval was given to accept the audit selection committee's recommendation to retain Carr, Riggs & Ingram as the District's auditor.

**B. Authorization to Enter Into a Three-Year Engagement with the Selected Auditing Firm**

Mr. Moyer stated I will ask for a motion to authorize staff to negotiate a three-year contract with Carr, Riggs & Ingram.

On MOTION by Ms. Palmer, seconded by Mr. McGrath, with all in favor, unanimous approval was given to negotiate a three-year engagement with Carr, Riggs & Ingram for auditing services.

**EIGHTH 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 running right on budget at about \$200 over budget, so we do not have a lot of room in that regard.

**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 regarding page 72, I would like to compliment Severn Trent. They had an accounts receivable return. A resident purchased an access card and bounced a check, so they froze the card, which I am glad they did. I would also like for next month's meeting if we could have an accounting of how many cards we currently have that are active. My reason is to make sure we are keeping that under control. As I understand it, it should only be 1,500 or less at any one time. I would like an update on that. On page 73, there is the 185% increase by Wells Fargo. I would like to talk about getting a different bank.

Mr. Moyer stated we did an analysis of that, and Mr. McGrath is absolutely right. They are charging outrageous fees. If the Board does not feel strongly about Wells Fargo, the best fees we found in the area were from BB&T. If you want to move the account, we will move it.

Ms. Incandela stated yes, move it.

Mr. McGrath stated save the money, thank you.

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

**C. Consideration of Fiscal Year 2014 Meeting Schedule**

Mr. Moyer stated we are proposing to keep the same meeting schedule you currently have for the third Thursday of every other month beginning November 21.

Ms. Palmer asked is anyone opposed to changing meetings from Thursdays? My only problem is the PTO meets on Thursdays, and I meet with another volunteer committee that meets on Thursdays. Everything falls on Thursday so I end up with conflicts.

Mr. McGrath stated Wednesdays are HOA meetings. Is Friday a better day?

Ms. Palmer stated no, Friday is not good.

Mr. McGrath asked what about Monday or Tuesday?

Ms. Palmer stated either one of those is great for me.

Ms. Incandela asked do we have any issue about those dates being advertised?

Mr. Moyer stated we have not advertised the meeting schedule yet, which we will do once the Board has approved a meeting schedule.

Ms. Incandela stated I prefer Tuesdays if that works.

Ms. Palmer stated I am fine with Tuesdays. I know a lot of parents attend PTO so they cannot attend CDD meetings.

Mr. McGrath stated I will suggest that we each look at our schedules to see if we can come up with a day that is better and we can cover that at our next meeting.

Mr. Moyer stated that is fine. We will add it to the agenda.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Kilinski stated we will ask that the ranking of the proposers who submitted proposals in response to our audit RFP be forwarded to us.

Mr. Moyer stated I already made a note for Mr. Stephen Bloom to do that.

**B. Engineer**

There being nothing to report, the next item followed.

**C. Field Operations**

There being nothing to report, the next item followed.

**TENTH ORDER OF BUSINESS**

**Submitted Resident Questions and Audience Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Mr. McGrath stated for the next meeting, I would like to add a discussion of the multi-purpose wall and that we come prepared to discuss some ideas for a five-year or a

ten-year plan on looking forward more than just one year at a time. Those are my only comments for the next agenda. For Mr. Smith, I understand the fire department is mowing down our pylons.

Mr. Smith stated that is what I understand.

Mr. McGrath stated what apparently happens when they come through at night is, instead of coming through where the guard is with the gate, they just mow it down and go through the opening. Perhaps staff can give them a call to see if there is some rule. Maybe we need to post the height of the ceiling for them or something.

Ms. Palmer stated I do not think they will fit through the inside area because of the width.

Mr. Frawley stated I talked with the security officer about that. Usually it is an issue that other people are in front of the gate. They want to go on through and not get stopped, and they leave just a little opening for the fire truck. So the fire department plows down everything that is there in the right-hand lane.

Mr. McGrath stated we probably do not have any that can take a hit from a 200-ton truck.

Mr. Smith stated we put them back up.

Mr. Mastromarino asked who moves the two arrow signs?

Ms. Palmer stated the security guard.

Mr. Mastromarino asked can they move them with a fire truck is coming so the fire truck can use the open lane?

Ms. Palmer stated they do not have time to wait; they want to get through now.

Mr. Frawley stated if it is evening and they go through the left side, after you get through, there is an opening and they cannot fit through that opening with their big truck. So they plow through half of those pylons and then move into the right-hand lane. The security guard tells me that a couple times a night, someone does not want to wait so they do the same thing and go through the right-hand side into the other lane, and they do not have any control over it. The drivers do not want to be captured by the cameras and they mess up the whole system. So the guard puts the arm down.

Ms. Palmer stated I think that is a good idea. Make them wait.

Mr. Frawley stated we just need to make sure the guards understand that they need to raise it back up; otherwise, the driver cannot get in.

Ms. Pieters stated I would like to see the representative from American Ecosystems attend our next meeting because we have been having problems with the ponds. I know he responds by email, saying what is causing the problem. I think he should come to our meeting and discuss it with us face to face.

Mr. Moyer stated everyone has had problems with ponds.

Ms. Palmer stated I think that is a good idea, if it helps the residents feel better.

Mr. McGrath stated we are paying a lot of money for that service.

A Resident stated they need to get it under control.

Ms. Palmer stated that is why we will have him attend a meeting, so that he can hear it from us and not just Mr. Smith.

Mr. Smith stated he is busy and missed getting out here. I keep calling him constantly.

Mr. Moyer stated we have a totally different vendor in Solivita, and their ponds have exactly the same problems. It is the nature of the business.

Mr. Mastromarino stated I know the new parking lot is a work in progress. There is a sign that says for school bus drop off and pick up only. That is also a temporary sign as well?

Mr. Smith stated yes.

Ms. Palmer stated we discussed having it available for the basketball courts.

Mr. Smith stated the sign will say that eventually. We just wanted to get it open for the buses in the morning and afternoon.

Mr. Mastromarino stated to Mr. Klusko's point, I drove through it the other day and it was open. I was the only car there and it was fine. As my wife pointed out, when you add more cars, it will be difficult. The contract term for Austin Outdoor is an annual contract. When does that expire?

Mr. Smith stated January 2014. At one of your next meetings, I will provide something to discuss about that contract.

Ms. Palmer stated we also need to discuss the holidays at the next meeting.

## **TWELFTH ORDER OF BUSINESS**

## **Other Business**

There being none, the next order of business followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

The next meeting will be Thursday, September 19, 2013, at 6:00 p.m.

On MOTION by Ms. Palmer, seconded by Mr. McGrath,  
with all in favor, the meeting adjourned at 7:50 p.m.

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Gary L. Moyer, Secretary

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Michelle Incandela, Chairman