

# 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, September 19, 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:

Brian Smith	Field Manager
Tucker Mackie ( <i>by phone</i> )	Attorney
Paul McCartan	Keep Safe Security
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. Smith called the meeting to order at 6:00 p.m.

Mr. Smith 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 August 27, 2013, Audit Committee Meeting and Regular Meeting

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

On MOTION by Mr. McGrath, seconded by Ms. Palmer, with all in favor, unanimous approval was given to the minutes of the August 27, 2013, audit committee meeting and regular meeting.
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### FOURTH ORDER OF BUSINESS

#### Audience Comments

There being none, the next order of business followed.

### FIFTH ORDER OF BUSINESS

#### Vendor/Contractor/Third-Party Items

##### A. Keep Safe Security – Guardhouse and Security Services

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

Mr. Smith stated all the cameras are working fine as well as the video.

A Resident asked how long do the tapes last?

Mr. Smith stated three days.

Mr. McCartan stated it also depends on the volume, as well. I am fully aware of the Statutes and legislation, and there is some confusion that these are public roads.

Ms. Palmer stated several of us have been on the Board for quite some time, and we have been round and round with the civil engineers and the attorneys at the County. We argued with them and finally got the sheriff to understand these are public roads, so they will pull people over. It has been a learning process for everyone, and it is something we worked very hard at. I would love for someone to say these roads are completely private and we can lock them down or do whatever we want, but that is not going to happen. We do the best we can with it.

Ms. Incandela stated with respect to the roads, there were some issues where someone called the sheriff to enforce parking, and the sheriff's department actually told them they were privately owned roads. That is not correct. They have changed their answer after we went back to the sheriff and instructed them to stop telling people the roads are private because it is not accurate. It does not surprise me that someone got inaccurate information because it would not be the first time, but that is the situation.

A Resident stated the County told me it was a money issue as to why they did not want 24-hour security.

Ms. Palmer stated that is a blatant lie on their part. The only reason we do not have 24-hour security is because the community has not wanted that expense. If we thought we could have 24-hour security and stop everyone from coming in, it would be done tomorrow. As a Board, we would have voted that in, which would have forced an assessment increase. But having someone up there 24 hours a day means someone is going to stand there doing what they are doing now overnight. As a Board, we felt the best way to spend the money was to have someone there for the hours they are there now, when we know there are more problems going on. It is true that we decided not to have 24-hour security, but the reasons they are telling you are completely false.

Ms. Incandela stated having said that, if all the residents came together and said they want 24-hour security and are willing to pay assessments for that, we would be more than happy to install security for 24 hours a day. Right now, we have a balance between our budget and what we are limited to do in terms of the ability to stop people. It is a fine line

that we have been hashing out over the years. We are always more than willing to accept ideas from the public. If there is support for it, then we will need to accept the cost associated with it. If that is something that the majority of the community wanted, we are certainly open to doing that.

Mr. McCartan stated initially we used to ask people where they were going, and we were informed that we had no right to ask that question. We follow the rules as best as we can and stretch them as far as we can for the betterment of the community as a whole. Sometimes we come across residents or visitors who just do not want to interact with a person of authority, so the guards have to make a judgment call on that. What has been successful has been the combination of having the sheriff matching the video surveillance with the information physically written down at the time, which goes to the sheriff's department. There have been some positive results from it. We sometimes push it and we can play on people's ignorance in that sense to what the roads actually are. People think it is a private community, and we do not want to publicize that it is not. We are very grateful for the ability to be here for the past two years. The contract is coming up for renewal. I do not know if you would like to receive a proposal to continue for another year.

Mr. Smith asked will it be at the same price?

Mr. McCartan stated the previous contract was for two years. Over the past three years, the average inflation rate has been 2.3% for the United States, which would take the guard's hourly rate of \$16.00 to \$16.38, and the pool security guard's hourly rate of \$14.50 to \$14.83. I am open to negotiations.

Mr. McGrath stated if there is any consideration of increases, we owe it to our residents to go out for proposals.

Ms. Palmer stated I understand what Mr. McGrath is saying, but from my hotel experience, I know what other companies are charging, which is pretty much in line. My concern in going with another company is we finally have gotten this company to where they know us and they know what we expect. We have a good relationship with them and someone we know shows up at every meeting. We have consistent guards instead of changing to a new guard every single night. With some of these other security companies, you are getting new guards on a consistent basis, and you are at the will of whatever they want. I think those things need to be looked at also. I am looking at the fact that I am not giving Mr. McCartan an increase but it goes to the actual guards. That is how I look at it.

Mr. Mastromarino asked when does the contract expire?

Mr. McCartan stated September 30, 2013. For consistency, I would rather have the guards stay here since they have the knowledge and experience for some time. If the Board chooses to renew the contract for another two years, then I will absorb the increased hourly costs to the guards. To be fair, the rates have increased over the years. You can get an armed guard for \$26 an hour, and the guards know they can make \$10 more an hour with certain companies in Orlando. The guards know those opportunities are available. I would rather say to them that we will keep doing what we are doing. There is always room for improvement. When new things have been introduced, such as turning the lights on and off, I will not rewrite the contract or provide an amendment. One resident had an issue at the basketball courts, so the guard gave him my business card, and he called me.

Ms. Pieters stated I do not think it is fair to hold Mr. McCartan to a two-year contract without an increase. The cost of living goes up. It is a two-year contract, which means the cost of living goes up every year. If we keep him here for a year, that means the next year, the cost will go up again. As Ms. Palmer was saying, I would want to keep him and allow the increases. It is only a slight increase, and I think they deserve it.

Mr. Smith asked is there an amount the Board would like to approve?

Ms. Palmer stated I think his proposal is fair. It is less than the cost of living increase. Was it 2%?

Mr. McCartan stated the average over the past three years is 2.3%.

Ms. Palmer stated I think that is fair.

Mr. Mastromarino stated the contract is expiring at the end of the month. Can we arbitrarily award this without a proposal?

Ms. Palmer stated yes, because it is under a certain threshold.

<p>On MOTION by Ms. Incandela, seconded by Ms. Palmer, with all in favor, unanimous approval was given to renew the contract for two years with Keep Safe Security for security services, with a 2.3% increase bringing the hourly rates to \$16.38 and \$14.83, as discussed.</p>
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Mr. McCartan stated if anyone has any issues, please call me directly.

**SIXTH ORDER OF BUSINESS**

**Discussion Items**

**A. Handball/Racquetball Court**

Mr. McGrath stated this is actually the multi-purpose wall.

Ms. Palmer asked what is the cost for putting that in?

Mr. Smith stated I will offer an idea for the Board to consider at the tennis court. The most efficient way for the handball and racquetball court would be to put it where the net is for one of the tennis courts. That would mean we would lose one tennis court, but it would create another play area for handball, racquetball, and other uses, such as solo practice for tennis. It is a multi-purpose wall, and the cost to install it is \$13,000. We looked at the price to put in a free-standing wall, which is \$13,000, plus another \$5,000 or \$6,000 for pads on either side. You are now looking at upwards of \$25,000 or \$30,000 to put in a free-standing court. I thought of the idea of putting it on the tennis court where the tennis net is, where we also have the basketball net. You lose part of the tennis court for basketball, and now you would lose the tennis court altogether because of racquetball. How often are there really people playing tennis out here? There is a very small group of people playing tennis.

Mr. McGrath stated we would still have a tennis court available.

Ms. Palmer stated \$25,000 to \$30,000 is a lot of money.

Mr. Smith stated it would be just \$13,000 for the wall. It would be \$25,000 or \$30,000 for a free-standing wall somewhere else. If we just put the wall on the tennis court, it would be about \$13,000.

Ms. Palmer asked how high is the wall?

Mr. Smith stated the one we priced is 12 feet high, but I believe the regulation wall is 16 feet high.

Ms. Palmer stated I have some security concerns with that. It is a wall, and you cannot see through it.

Ms. Incandela asked would it be as wide as the tennis court?

Mr. Smith stated it is narrower than the tennis net.

Mr. McGrath stated if we took the same wall and moved it west all the way to the chain link fence, there would be no way for shenanigans to happen on the other side because the fence would not allow anyone in there. For maintenance and construction, I think you leave the poles and pave the chain link off.

Mr. Smith stated I would probably leave the fence there and come off it about a foot.

Ms. Palmer asked what is the difference in cost if you put it against one of the chain link fences?

Mr. Smith stated there is no difference in cost. You would be able to have the full tennis court but you would lose one side of the handball or racquetball court.

Mr. McGrath stated instead of having people playing on each side of the multi-purpose wall, we would have the full tennis court and those who want to practice tennis could do it against the wall on the tennis court. Racquetball or handball could still happen on the west side. Admittedly, you do not get a space where two groups can play off the same wall, but you have an improvement in sports that we have not had.

Mr. Mastromarino stated another thing we could do if we narrow it down to just one tennis court is put the children's basketball area over to the other side.

Mr. Smith stated no, we would leave it on the same side.

Mr. Mastromarino stated we would keep the existing tennis court on the right where it is now.

Mr. Smith stated no, we would leave the existing tennis court on the left.

Mr. McGrath stated the south court would still be a full court.

Mr. Mastromarino stated so the right court is where we would put the wall, and the basketball court would remain on the right court.

Mr. McGrath stated that is exactly right. People who love to play tennis will still have a full, uninterrupted opportunity to play tennis.

Mr. Smith stated if someone is playing basketball or if someone is playing racquetball, that tennis court is not available anyway.

Mr. Mastromarino stated that is correct.

Ms. Palmer asked do we have money to be able to do that in addition to replacing the equipment in the fitness room and at the playground?

Mr. Smith stated no, not to do all of that.

Ms. Palmer stated I know some people want a handball court, but I think we need to have a greatest-need list and be able to break it down. We need to know the cost of each item and know how much money we actually have to be able to do it. We need to know the cost of equipment we need in the fitness room. We need to know the options for playground equipment, from a grandiose selection to a scaled-down version of those. We talked about having some areas with just swings and others with various equipment. We need to be able to look at everything instead of piecemealing it so we know what we can

and cannot do. If we do one thing, then we have to take away from another area, so we might need to allow for it next year. The cost of \$13,000 is more than I thought it was going to be.

Ms. Incandela stated the problem was we talked about doing that with the playground equipment, but we did not have the price for the handball court. We needed to know the price before we look at pricing out the playground equipment to see what we want to do and where.

Ms. Palmer stated I have not seen figures on how much money we need for the playground.

Mr. Smith stated we do have pricing.

Ms. Incandela stated not for the playground equipment.

Mr. Smith stated yes, we brought some pricing to the Board at a previous meeting.

Ms. Incandela stated we have prices for all the pieces of equipment, but we have not made the decision of what equipment is going where. We have not decided which pieces we are going to buy for the park areas. There is a big difference in prices.

Mr. Smith stated we were doing a couple things. We were increasing the assessment during the budget adoption to see where we would have money. We discussed having a workshop for a capital improvements plan. We have a lot of things to do and a lot of priorities. The Board needs to determine how much money we have to spend on capital improvements. From that, we can make a priority list and show what equipment replacements we can do on the playground and in the fitness room.

Ms. Palmer asked can we schedule that workshop?

Mr. Smith stated yes.

Ms. Palmer asked can we do it as part of the next meeting?

Mr. Smith stated yes, we can have the workshop an hour before the regular meeting.

Ms. Palmer asked can we get the information in advance so we can review it and know what we have to work with?

Mr. Smith stated I have all the numbers for the playground equipment. I think it is a matter of prioritizing. If we assume we have \$100,000, then we can take \$30,000 for one area, \$30,000 for another area, \$30,000 for a third area and \$10,000 for a fourth item. From those dollar amounts, we can get proposals for proper numbers and then go make those improvements. We need to prioritize how much we want to spend.

Ms. Palmer stated we need to know how much we have and what we are prioritizing.

Mr. Smith stated I can continue to provide proposals, but I think what you really need to do is to decide how much you have to spend on each item.

Ms. Palmer stated let us do that at the next meeting.

Mr. Smith stated you can have the workshop first and then followed by the regular meeting.

Ms. Palmer stated that is fine.

Mr. McGrath stated I do not want to say that money is not important, but I have an idea. To get this multi-purpose wall, I think we all agree that \$2,000 we spend each month on having the treatment on the ponds is an expense that we now incur. If we were to say this contractor charges us the same amount every year but we have the same problems and next year it might be the same, perhaps we could decide to change vendors and see if a new one does a better job. I wonder what if we took the winter months and asked the contractor not to treat the ponds for a couple months, so we can take that money that is already dedicated and use it for these improvements, whether it is \$6,000 or \$8,000 or whatever it adds up to be.

Ms. Palmer stated any company you go to and ask for service during the worst months but not during the other months will significantly increase the price for service during those months.

Mr. McGrath stated I agree.

Mr. Smith stated the problem with the ponds is that I think there is a perception that there is a problem. I manage hundreds of ponds. Our ponds are actually in pretty good shape. Our contractor is doing a pretty good job. These are not pristine ponds. These are retention ponds that have to be managed to a certain point. I could find ten other contractors, but you are not going to find a big difference from the current contractor because I have the same problems everywhere. There is a perception that there is a problem when there really is not one.

Mr. McGrath stated if we were to avoid paying a couple thousand dollars a month for several months, what I am hearing is that long term, it will not affect what the ponds look like anyway.

Mr. Smith stated what we are finding is every time I start cutting service, like what we did with landscaping where we reduced to the lowest possible price we could get, then we end up with the lowest quality we can get.

Mr. McGrath stated not with the landscaping, not with this contractor.

Mr. Smith stated yes, I have a real problem with landscaping out there.

Ms. Palmer stated we did not select the lowest price last time.

Mr. Smith stated I went back to the contractor to get the price lower. It went down quite a bit because the Board directed me to get the price below the lowest bid. What we got was a contractor who is worse than the last contractor, and I have been battling that for a year.

Ms. Palmer stated I agree. I do not think we cut any services that we have right now in order to be able to add something. I think we look at the capital money that we have and figure out how to best allocate that money. If we rob Peter to pay Paul, we will end up paying both of them in the long run.

Ms. Incandela stated let us schedule that workshop prior to the start of the next meeting.

Mr. Mastromarino stated we could start the workshop at 5:00 p.m.

Mr. Smith stated you should prioritize your list of things that are important to you. You do have a lot of handouts we provided for the pricing for playground equipment and fitness equipment.

Mr. Mastromarino stated the yellow and white lines on the roadway from the guardhouse to Chapala are almost non-existent. Did we allow any funds for that specifically?

Mr. Smith stated yes, the Board has been putting away money for roadway repairs.

Mr. Mastromarino stated that is something we need to look at.

Mr. Smith stated that is an item to discuss at this workshop. I will also bring a list of items.

Ms. Palmer stated bring the cost for that item, I do not think it will be a huge cost to restripe the roadway.

Mr. Smith stated no, it is not.

Mr. Mastromarino stated we can also look at crosswalk lines and additional striping, including in and out arrows for the recreation center. Those appear to be in the worst shape.

Ms. Donna Slack stated the lines at Sweetspire are almost gone because people do not go all the way over to turn.

Ms. Palmer stated Mr. Smith will review the entire community.

**B. Prioritization of Playground Areas**

Mr. Smith stated we can include this as part of the workshop discussion.

Mr. McGrath stated yes.

**C. Holidays**

Mr. Smith stated we discussed increases as part of the budget.

Mr. McGrath stated yes.

Mr. Smith stated as far as Christmas lighting, we had to buy some last year. We are trying to move to LED lighting. I would like to spend some more this year, \$500.

Ms. Incandela asked was that what we spent last year?

Mr. Smith stated yes.

Ms. Palmer stated I do not have a problem with that. It looked nice last year. If we can increase it a little, I am fine spending \$500 for lighting.

Mr. Mastromarino stated in the long run, it will reduce the electrical cost and bulb replacement, so it is actually an investment.

Mr. Smith stated LED lights will also last longer.

A Resident asked could you add more lighting to the recreation center and this area out here?

Mr. Smith stated yes, my staff will look at putting more lights here.

**SEVENTH ORDER OF BUSINESS**

**District Manager's Report**

**A. Financial Statements**

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

**B. Check Register**

Mr. Smith 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 page 48 shows that we spent \$14,795 for labor and materials to remove and replace asphalt. Was that for rebuilding those drains?

Mr. Smith stated no, that was for the sidewalk repairs.

Mr. McGrath asked that was for asphalt?

Mr. Smith stated a lot of the sidewalks are asphalt.

Mr. McGrath stated page 51 shows a \$25 payment to Aide Portocarrero. Is that an individual? I would like to know what that was for. Page 52, Geneva Scientific was paid \$204.57, but there was no supporting invoice. What was that for?

Ms. Palmer stated the account name says it is for miscellaneous contingency.

Mr. McGrath stated everything else has an invoice to match.

Ms. Incandela stated Mr. McGrath receives hard copy agenda packages as well as email. Would it be possible to email those questions in advance of the meeting?

Mr. McGrath stated yes.

Ms. Incandela stated we cannot see where you have questions. What happens is, if they do not know the answer, then we do not find out until the next meeting. This way, when you ask the question, then they will have the answer.

Mr. McGrath stated that is a good idea. Should those questions go to Mr. Smith or Mr. Moyer?

Mr. Smith stated send invoice questions to Mr. Moyer.

Mr. Mastromarino asked do we have a contract with someone who provides us with pool chemicals, specifically chlorine?

Mr. Smith stated yes, with Spies.

Mr. Mastromarino stated I noticed that line item increased this year. Is that something we need to check on or compare with other places, like Pinch-A-Penny?

Mr. Smith stated I can do that, and we have done that in the past.

Ms. Incandela stated we did that last year.

Mr. Mastromarino stated the Century Link invoice on page 52 is broken into six different entries.

Mr. Smith stated they are for different meters.

Mr. Mastromarino stated one says miscellaneous service for \$259 at the guardhouse. What does that really mean?

Ms. Palmer stated I think it is the phone and fax machine.

Mr. McGrath stated it would be included in the invoices included after the check register.

Mr. Mastromarino stated those were very difficult to follow.

Mr. McGrath stated they are, but at least they are included in the agenda package.

Mr. Mastromarino stated it was the most complicated thing to follow in the entire agenda package.

Ms. Palmer stated I think that bill is more expensive for the guardhouse because of the gates, which also run through a phone line. We have questioned that in the past, and it has to do with the gates.

Mr. Mastromarino stated there are four invoices that are shown as communication - telephone.

Mr. Smith stated we did an audit on this not too long ago, and we can try to find that out for you.

Mr. Mastromarino asked when we have the audit, will they pick on something like this?

Mr. Smith stated we did an internal audit of the bills for the phones and streets and all utilities.

Ms. Palmer stated one is the guardhouse, one is for gate access, and one is the office and recreation center. They all have phone numbers associated with them. I think there is a separate phone number that calls into each gate.

Mr. Mastromarino stated typically if you are a home owner and you get a plan, you can have additional lines put in at a cheaper cost. I do not know if there is any way to do this that is cheaper.

Ms. Incandela stated last year, Mr. McGrath was very concerned when he reviewed some of the phone records. We did look into trying to get them reduced and just asking why some bills were so high. We looked to see if we could do something with BrightHouse that would be cheaper, but it ended up that what we have is the best deal we can get financially. We did do a complete audit to see exactly what the charges were.

Mr. McGrath stated the bottom line is that what we have is expensive, and it will continue to be expensive. The telephones, gates, cameras and so forth have a constant monthly cost. We have been told that everyone who has a setup like this has a similar cost.

Mr. Mastromarino stated page 108 shows LED 50-watt bulbs from Home Depot. Why are we spending almost \$60 for a bulb?

Mr. Smith stated it is for a light fixture.

Mr. Mastromarino stated I think if we have questions like this, we should forward them to Mr. Moyer in advance.

Mr. Smith stated when you receive your agenda package, if you have any questions on the invoices or the financials, please email Mr. Moyer.

Ms. Palmer stated Mr. Moyer can also send the answer out to everyone so that it gets answered and we are informed. Board members just cannot send the answer back.

Mr. Mastromarino stated I will send questions to Mr. Smith or Mr. Moyer. Another question I have relates to the budget. I was bicycle riding the other day, and there was a gentleman who was stopping vehicles at Volta Circle looking for tools to do something with the gate. I asked him if he was the contractor. He replied he was not but that he was asked to come out and look at the gate. It was 6:15 p.m. on Monday. His truck said Banna Handyman. The gates were on.

Ms. Palmer stated they were not on before that.

Mr. Mastromarino stated yes, they were.

Mr. Gerry Frawley stated they discovered at the gatehouse that Volta Circle was not working. She could not transmit anything that night. She called Mr. McCartan but she could not find anyone. The final solution was to get a hold of whomever was here. So they went down there with her with some tools that they gathered from some place and took the arms off and set them on the ground. That is how they sat for two weeks.

Mr. Mastromarino stated I was bicycle riding on Monday and the arms actually worked because I made a note. I saw a vehicle drive through there, and I was going to make a note of it for this meeting. I noticed a week or two ago they were not up. The arms were up Monday, and Tuesday was when I saw the gentleman looking for someone who had tools. I was not sure what he was doing other than he said he was there to fix the gates.

Ms. Palmer stated I think it was Mr. Jeb Stuart who was here to replace the photocell at Volta Circle gate and adjust the time on the clock. He also cleaned the screens on the fountains when he was here that day. I received an email yesterday telling me what he had done the day before.

Mr. Mastromarino stated that must be it. From what I understand, the landscape contract expires in January. I think for the next meeting, we need to discuss that contract.

Mr. Smith stated I will discuss that under my report.

Mr. Mastromarino stated in the future, if we have any contracts that are due to expire, then two months before the expiration date, we need to discuss it. I was blindsided with the security contract, hearing that it expired in a week. We should know ahead of time.

Mr. Smith stated generally, we do that. Ms. Maria Fuentes is pretty good about putting them on the agenda. I did discuss the security contract with Mr. McCartan and told him I would raise it at this meeting.

Ms. Incandela stated when Mr. Smith sees that contracts are expiring, he usually will request extensions for a short period of time so that we do not leave ourselves without a contractor.

Mr. Mastromarino stated I am aware of the extensions.

Ms. Incandela stated I think because we have been so happy with the security company, the likelihood that the Board would approve their contract was pretty high.

Mr. Smith stated it should have been an agenda item.

Mr. Mastromarino stated I distributed another item to everyone. A couple home owners have been asking that since these are public roads to some degree, why do we have to maintain them. I thought it was a good question. I forwarded the question to Mr. Moyer, who in turn contacted the attorney. The note I provided to the Board was the response from the attorney. It appears that there may be some relief, and he would be willing to pursue it if we want to take that step.

Ms. Palmer stated I think he is saying that although there might be a loophole, his feeling is that the County would not be interested in entering that loophole at this point, knowing that the roads are coming up for repair. That is something the County would be less likely to agree to do. My concern would be at this point wondering how much money it will cost in legal fees for the attorney to continue to pursue it, with his feeling that they probably would not agree to it. At the time we are getting ready to do repairs or resurface the roadways, then we could go to the County and let them know we are resurfacing the roads now and would like to enter into a partnership with them going forward. They may say as part of the partnership, we would have to eliminate the guardhouse completely at that point. If they are going to maintain them as public roads and take them over, they will tell us we have no right to have any guardhouse or any kind of encumbrance to stop anyone. I would want to ask Mr. Brian Crumbaker those questions in the beginning, if we would have to get rid of the guardhouse.

Mr. Smith stated I talked with the engineer, Mr. Mark Vincutonis, and we discussed it at length. He is saying that he is almost certain that the gates would have to go but the guardhouse could stay. They would also want a bond on the roads, so you may have to pay them a dollar amount that they will hold for repairs to the road. If we were to build it, we would have to pay them a dollar amount for the year that they are under warranty, and then they take ownership. So there might be that cost. There might be a cost for storm drain improvements where the water comes off the roads and goes into the ponds. They

will also look at that. At the end of the day, it may cost more money to do that. But he is willing to look into it.

Ms. Incandela stated they may also want easements and maybe ownership of the ponds, as well, which would mean that we would not have to spend the money to treat them, but we would be at the liberty of whatever condition the ponds would be in.

Ms. Palmer stated I have seen the condition of some County-owned ponds, and that concerns me.

Mr. McGrath stated I am inclined to think nothing is free. Whatever limited control we have that improves our homes, I think we should keep paying for our assets.

Mr. Mastromarino asked even though it is by far our greatest expense and one that will cost us millions of dollars if we have to resurface these roads?

Ms. Palmer stated I do not think it will cost us millions.

Ms. Incandela stated we are budgeting for that, which is why we increased the assessments and have been saving that money for several years.

Mr. Mastromarino stated I am aware of that, but this could be a way for us to get out of that maintenance.

Ms. Palmer stated we have heard this issue for years, and it came up again tonight. Even 13 years later, people are still saying they bought their house based on various promises. We boast the fact that we have the lowest crime rate in the whole area, which is due to a number of things. Crime watch is a big part, but I also think a big part is the deterrent of having the gates. We have a good relationship with our crime watch neighborhood. We have good security. We have all of it, and I do not want to disrupt that. As much as this home owner is talking about it affecting his home value, I think taking the gate away and increasing the potential for crime in the community by removing the gate is going to lower everyone's property values worse than anything else. As Ms. Incandela indicated, we have put monies away for years, and we will continue to do that. I do not think we will ever get to the point where it will cost millions of dollars because we will do it in sections. Not all the roadways will need resurfacing at the same time. The repercussions from the home owners, if we have to remove the gates because we are turning the roads over to the County and perhaps also the ponds, could be a massacre.

Ms. Incandela stated I have seen County-maintained roads.

Ms. Palmer stated they wait a lot longer than we will to do repairs.

Mr. Mastromarino stated the guardhouse was the biggest reason not to pursue this. We talk about replacing roads, and I have been going through the community on my bicycle. Maracaibo has cracks every 10 feet with weeds coming through.

Ms. Palmer stated the County is not going to replace a cracked roadway.

Mr. Mastromarino stated I know that. At what point do we start to repave these roads? Brighton Lakes Boulevard has a number of potholes. I know we are holding off as long as we can. At what point do we really need to consider resurfacing?

Ms. Palmer stated I think it is when we start having serious potholes. I do not think it is time when there are just some dips or cracks in the road.

Mr. Smith stated I think you will get to the place that you will know the roads need to be replaced. On Celebration Avenue going into Celebration, I am battling with the County now to get that repaired since it is a County road. It does not meet their standard, and they are telling me it is not in their budget and does not need to be replaced yet. You will get worse roads in the long run if they are County roads. I think you have done a great job at putting money away to replace the roads that you have. By the time we turn them over to the County, you take all that money you have saved and it will probably go to the County. Then the roads will be in worse condition.

Ms. Palmer stated about two or three years ago, we did a price check on what it might cost, based on the market. We found we were in great shape to be able to do most of the roads.

Mr. Smith stated that is correct, and you would be able to do that with the money you have right now.

Mr. Mastromarino stated the price of asphalt is tied into the price of petroleum. The price of petroleum products over the past three years has increased.

Mr. Smith stated it was higher back when we looked at it.

Mr. Frawley stated at the end of the summer, Brighton Lakes Boulevard just past Volta Circle on the corner has stretch tears that are starting to open up.

Ms. Palmer stated we may need to repair certain sections.

Mr. Smith stated we can do patch repairs.

Mr. Frawley stated those two spots in particular may need to be done soon because they are growing at such a speed that they are stretching across the roadway.

Mr. Smith stated I can repair potholes, which is only the cost of materials, and we have been doing that. At some point, we will have the engineer come in to provide a

report on the condition of the roads and then proceed based on the report. I think they are in pretty good shape for now.

Mr. Frawley stated there are just some spots that need repair.

Mr. McGrath stated clearly, on the way out, every car goes there all the time, so it is a high-volume area.

Mr. Mastromarino stated they also come in that way, so it is that volume times two.

Mr. Frawley stated vehicles are speeding on Brighton Lakes Boulevard. When you get just past Volta Circle, look at the blacktop and you will see stretch marks all the way across the road.

Ms. Palmer stated I will ask that we receive answers to the questions Mr. McGrath raised prior to the next meeting.

On MOTION by Ms. Palmer, seconded by Mr. McGrath, with all in favor, unanimous approval was given to the check register and invoices, as presented.
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Ms. Pieters stated Mr. Wayne Humphrey indicated at the August meeting that there are matching grants for road restoration and mentioned he had the name of someone to forward to Mr. Moyer.

Mr. McGrath stated he is one of our residents. When and if we go live with the resurfacing project, one of the things Mr. Moyer said he will do is investigate if there are matching funds that we would be eligible to receive. It would be a great idea if it works.

Mr. Smith stated as we move ahead with repairs, we can meet with Mr. Humphrey and see what information he has available.

### **C. Website Statistics**

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

Mr. McGrath stated I do not know how much effort this takes to provide this for every meeting. Is this something we can reduce if it will save some time and effort? Or do we want to continue receiving the information?

Ms. Palmer stated quarterly is probably often enough or once a year. Receiving it at the end of the year is also fine. I do not need it.

Mr. Mastromarino asked are there any requirements for it?

Ms. Palmer stated it just shows how many people have accessed the website and what pages they have visited.

Mr. Mastromarino asked so it is not a requirement for the CDD?

Ms. Palmer stated no. I think Mr. Tom Mihalic requested that information.

Mr. McGrath asked is every six months or once a year acceptable?

Ms. Palmer state once a year.

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

Ms. Palmer stated we need to revisit this schedule because Ms. Incandela discovered she has a conflict on Tuesdays.

Ms. Incandela stated I would like to table this item. Ms. Palmer's School District meetings are on the third Thursday, but my meetings might not be on the third Tuesday.

Ms. Palmer stated the two meetings that I have are always the third Thursday. Ms. Incandela remembered something she has on Tuesdays, but she does not think it is the third Tuesday of each month. If they are not, then that day would work.

Ms. Incandela stated that is correct.

Mr. McGrath stated if Tuesdays work for everyone else.

Ms. Palmer stated we discussed it last month.

Mr. McGrath stated we did, and we concluded that we should discuss it. My wife is off work Tuesdays and Wednesdays, and that might impact my schedule.

Ms. Palmer stated I would like to move it from being the third Thursday.

Mr. McGrath stated we can consider Monday or Friday, too.

Ms. Palmer stated the next meeting is in November. My concern is that we cannot wait until the next meeting to table this item because we need to find that next meeting date.

Mr. Smith stated you can schedule the next meeting.

Ms. Palmer stated my problem with the next meeting on the schedule is that it is two days before Thanksgiving.

Mr. McGrath asked can we meet prior to then?

Mr. Smith stated we can just schedule the next meeting and go from there. Mr. Moyer needs to be involved in this conversation and he needs to be able to attend.

Ms. Palmer asked is the second Thursday available? I do not want to meet during Thanksgiving week because a lot of people are out of town and the kids are out of school.

Mr. Mastromarino stated the date does not matter to me but I do need to check my calendar. Is 6:00 p.m. acceptable? Are we apt to get more people to come if we had the meetings at 6:30 p.m.?

Mr. McGrath stated I doubt it.

Ms. Palmer stated it does not matter to me. I am always running late because I am coming from Lake Buena Vista.

Ms. Incandela stated when we go late, the meeting goes really late if we start later.

Ms. Pieters stated Tuesdays work well. I do not want meetings on Mondays or Fridays.

Ms. Incandela stated if we move the meetings from the third Thursday, Ms. Palmer would not have a conflict. We could still keep it on Thursday if Mr. Moyer is available, but we cannot do it on the third Thursday. We could meet on the first or second Thursday.

Ms. Pieters asked what day is crime watch? It is not Wednesday anymore.

Ms. Palmer stated it was moved to the second Thursday.

Mr. McGrath asked how is the first Thursday? It will not affect crime watch or the HOA meetings.

Mr. Smith stated if we are going to plan this for the fiscal year, we need to have Mr. Moyer at the meeting so we can consult with his schedule. Let us set the next meeting for the first Thursday, November 7.

Ms. Palmer asked can we schedule the next meeting and then at the next meeting consider the fiscal year schedule?

Ms. Mackie stated that is fine. The Board does need to adopt an annual meeting schedule, but I understand Mr. Moyer needs to participate in that discussion. We will be prepared at the next meeting to discuss an annual meeting schedule.

On MOTION by Ms. Palmer, seconded by Mr. McGrath, with all in favor, unanimous approval was given to schedule the next meeting for Thursday, November 7, 2013, at 6:00 p.m.
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Ms. Incandela stated we discussed having a workshop prior to the next meeting. Will we have the workshop at 5:00 p.m. and the meeting at 6:00 p.m., or the workshop at 6:00 p.m. and the meeting at 7:00 p.m.?

Mr. McGrath stated the workshop will be at 5:00 p.m.

Mr. Mastromarino stated I may not be able to be here by 5:00 p.m. since I have classes until then.

Ms. Palmer asked will 5:30 p.m. work better for the workshop?

Mr. Mastromarino stated yes.

On MOTION by Ms. Palmer, seconded by Mr. McGrath, with all in favor, unanimous approval was given to schedule the next workshop for Thursday, November 7, 2013, at 5:30 p.m., to be followed by the regular meeting.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

##### **i. Opportunity to Be Heard Legislation Memorandum and Consideration of Resolution 2013-07**

Ms. Mackie stated I included a memorandum outlining recent changes to Florida law, specifically Chapter 286, Florida Statutes, which is referred to as the Opportunity to be Heard Legislation. There is a policy that we are recommending the Board adopt in light of those changes to Florida law. Florida Statutes now provide an opportunity for the public to be heard on any actions to be taken by the Board prior to that action being taken. Audience comments are being provided at the beginning of the agenda, which you already have. If you were to make any changes during the meeting to add agenda items, then you will need to provide the opportunity for the public to be heard at that point as well. This does not affect what the Board does in terms of public hearings. There is another opportunity for comment when the Board adopts its budget, which is advertised as a public hearing. This legislation allows for the public to always be heard on any item. This is more of a policy that implements certain changes to Chapter 286, Florida Statutes, and it provides some comfort to the Board. Page 2 of the memorandum, bullet point 4 indicates that once the District adopts the policy, you are deemed to be acting in compliance with the law. Therefore, any action taken by the Board with this policy in place would not be void for any sort of contention that the public was not given the opportunity to be heard. We are recommending the Board adopt Resolution 2013-07 in relation to this policy. There is no mandate on the language in the policy, such as the length of time that be given to any individual member of the public to be heard. Those may be changed at the Board's discretion. We are providing parameters that have worked in Districts that have had frequent participation in the past.

Mr. McGrath stated at the beginning, we talk about the public, which includes home owners, residents, renters, and someone who lives down the road or in another State. Is any person considered part of the public?

Ms. Mackie stated that is correct. Any person has the right to attend the meeting. That includes residents, vendors, and anyone who lives outside the community who is just interested in the Board's actions. For that reason, we advertise the meetings in a newspaper of general circulation to let the greater public know about the meetings.

Ms. Mackie read Resolution 2013-07 into the record by title.

On MOTION by Ms. Palmer, seconded by Ms. Incandela, with all in favor, unanimous approval was given to Resolution 2013-07 establishing a policy for the public to be heard.
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**ii. Memorandum Regarding Updated Provisions to Rules of Procedure**

Ms. Mackie stated on an annual basis, our firm takes a look at any changes made with the Florida Legislature as it pertains to the District's rules of procedure. We then advise you on any changes that may impact your rules. Because we go through a public hearing to adopt changes to the rules of procedure, we look at whether any annual change suggests we have a public hearing or whether we consolidate future changes into one given year. Given recent changes to Florida law, we think this is a good year to go through and make changes to your rules of procedure, not only based on the Florida Legislature but also for an efficiency standpoint. We noticed some of our rules need further clarification and guidance, and we will do that in the revised rules of procedure. The memorandum reviews some of the substantive changes to the rules. This is for informational purposes. We are asking the Board to set the public hearing for the November 7 meeting. You will review and approved the revised rules of procedure at that hearing. Before the next meeting, we will send a redlined copy of the rules, so you can see specifically what changes we had in mind. We welcome any comments from the Board, so feel free to call us or ask any questions as they relate to these changes. No other Board action is necessary other than setting the public hearing.

On MOTION by Ms. Incandela, seconded by Ms. Incandela, with all in favor, unanimous approval was given to set the public hearing for rulemaking for Thursday, November 7, 2013, at 6:00 p.m.
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**B. Engineer**

There being nothing to report, the next item followed.

### **C. Field Operations**

#### **i. Field Management Report**

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

#### **ii. New Parking Lot**

Mr. Smith stated we installed the driveway. Some home owners had some concerns with what was going on, and I asked them to come to the meeting to voice them. One resident was not notified about the driveway being installed. I put a card on his house, but he did not get it. I knocked on the door, but no one was home when I went out there. We did install the driveway because I had a crew ready. I knew the Board really wanted to get it installed and the crew was available, so we put it in. As I told the resident, we can block it off if the Board decides not to use it. I have had several meetings with the residents, and they are willing to work with us as best they can. They have concerns and are here tonight to address them.

Ms. Palmer stated perhaps we can listen to their concerns first unless they would like us to tell them why we did this. I do not know what Mr. Smith has shared with you or how that conversation went.

Mr. Jose Barreto stated we really have no idea why it went in.

Ms. Palmer stated we had a couple reasons. One had to do with the school bus and morning parking where parents were lining up in the middle of the road. It was a very big safety hazard. I agree that how it is right now, the lot needs to be a little longer, and there should be an entrance and an exit. I do not think it should have the sign that says it is for school bus parking only in the morning, and I do not think it should be blocked off during the day. The other reason was to address another concern we have discussed for eight months or so. I live on Huron Circle, just down the street from you. I cannot tell you how many times I have come home at night and almost gotten into an accident going onto Huron Circle. The guys playing basketball park on both sides of the road. They do not care how close to the corner they are. They do not care how much room they leave in the middle. When they are pulling out, they do not give any regard to anyone else there. The thought process, from my perspective, was to be able to provide another area for parking and make it aesthetically pleasing. Right now, it is not aesthetically pleasing. Right now, it is not what the Board discussed or authorized or said we wanted to have happen. I understand Mr. Smith's reason for leaving it the way it is right now because before we install the landscaping, we want to see what tweaks have to be made. The point was to

get those cars off Huron Circle. Someone is going to get hurt. I know you have young children. We have daughters who went to school together. Any number of things can happen where a kid gets hit or another car gets hit. For me, those were the two biggest reasons I had for wanting that parking lot there.

Mr. McGrath stated the third reason was the parking lot here is full during the summer for swimming or meetings or other events.

Ms. Palmer stated the original plan is not what it is right now. Mr. Smith has it at this point now to try to tweak it and figure it out. We discussed this at our last meeting that it is not long enough because you can only get a couple cars in. There is not enough room to navigate. If we add an entrance and an exit and made it a little longer, we could get more cars in there and have an easier flow. I believe Mr. Smith has discussed with you having a pvc fence along the lot as well as the railing that is there right now and landscaping between those two. Then it will be more aesthetically pleasing. We will have a taller fence. You were a big discussion point at our meeting because we did not want headlights going into your backyard, and we did not want there to be a disruption to you. We wanted the fence to go down far enough so headlights will not shine into your house. I understand at this point that may be happening because the fence has not been installed and the landscaping also has not been installed. Someone commented on the neighborhood website the other day that it looked like we were getting ready to tie up horses. The reason it is there now is, if we had staked out the area and installed the fence and landscaping and completed the lot but found that it was not working, we have wasted that money instead of doing it in a progressive fashion.

Mr. Smith stated what is out there is temporary just to handle the school bus. I wanted to get it ready for the kids in the morning. As we make those additional improvements based on resident input, then we can move ahead as the Board has suggested.

Mr. Barreto stated in the beginning when I looked at buying a home, I was told if I want this house, I could pay \$11,000 extra to get more property in the back. All the vehicles for the basketball court park in front of my house. I have dealt with it for a long time, and now you want to put the parking lot in my yard in the backyard.

Ms. Olga Barreto stated technically, it is in our yard.

Ms. Palmer stated no, it is not.

Ms. Barreto stated it is not in our yard but it is close.

Ms. Palmer stated we will work with you to have the nicest fencing possible.

Ms. Barreto stated I do not want a fence and I do not want vehicles in my yard.

Mr. Barreto stated you are forcing us to have that lot there.

Ms. Barreto stated it is not fair.

Mr. Barreto asked have you seen the problem solved?

Ms. Palmer stated it is improving.

Mr. Barreto stated one day I came home and there were cars in the lot. That is my home. Not anyone else's in this room. You know that home values are going down in this area, and my home value is going down because no one wants a parking lot next to their house. I know the CDD owns that property next to my house. You also own the landscaped area in the front. Why could you not use that area?

Mr. Mastromarino stated it adds more congestion to this area. You cannot really turn buses safely in and around there.

Mr. Barreto asked and you can turn buses in this area?

Mr. Mastromarino stated the bus goes straight down and around Sweetspire and then comes back.

Mr. McGrath stated when we were having our discussions, one of the things we talked about was considering the green space on the other side, as this resident mentioned. We discussed that area, but we felt that area would only serve one of the three things we were trying to do. We did consider it and we determined it would partially solve the problems that we thought we had.

Mr. Barreto stated you have not solved it over there.

Ms. Palmer stated you are correct. At this point, we have not solved it yet.

Mr. Barreto stated you are forcing that parking lot there, and I do not want it there. Last time, there were people there screaming to my wife. I said that the agreement was that it was for parking only during school hours. I do not want anyone over there who is playing at the basketball court. They do not live here. They shout. They use drugs. They do everything there. I do not want it next to my house. Where is the safety for my kids?

Ms. Palmer stated I do not know why Mr. Smith would have told this resident that no one would be parking there at night.

Mr. Smith stated no, I told him that the Board needed to discuss it further and this is temporary. The only reason I set it up for temporary use was because school was starting. We could see how that worked for the school kids. At that point, I was not going to open the lot to anyone at night until the fence was installed. We will install the fence and the

screening, all the work that we talked about doing. Then we will open it for parking for later hours. I told him that was a consideration, but not until all of the improvements were made. That is why I have not made any improvements. I just did a temporary fix to see how it would work for the bus.

Ms. Palmer stated the intention was that it would be used for the school bus and for overflow for this parking lot. Right now I agree there is a safety concern. The bigger safety concern to me is who is going to get hit on Huron Circle. Someone is going to get killed if we do not do something.

Mr. Barreto stated just paint yellow lines.

Ms. Palmer stated they can park there.

Mr. Barreto stated if the sheriff agrees, you can do that.

Ms. Palmer stated I am willing to have another conversation with the sheriff again, but we have had conversations with the sheriff and have called them about this. Mr. Frawley has had conversations with the sheriff about ticketing people who are here. The only thing we have been told is there has to be 10 feet or something from the corner, which they do not follow. I have called the sheriff multiple times to tell them cars are parked everywhere and kids are going to get hit. They continue to park there and it is a dangerous situation right now.

Mr. Barreto stated after hours, I am not fine with people parking there at all. Now it is ugly over there if you have seen it because vehicles are driving on the grass and it is ugly. You can park maybe five vehicles in the lot and there are maybe 20 in the street. When the bus comes, vehicles have to stop in both directions when the stop sign is out. Now we have a problem because the bus stops about 20 feet from the exit and people get out before that are. It is dangerous because kids are crossing the street from the parking lot to the bus stop.

Ms. Palmer stated we can solve that problem by talking to the Department of Transportation and changing where the bus should be stopping. I agree with you that there is not enough space for cars in the lot right now. That was something that was raised to Mr. Smith by a couple home owners and Board members at the last meeting. We are going to expand it down away from your house.

Ms. Barreto stated I do not want that in my yard.

Ms. Incandela stated the problem we have is that there is very limited room for expansion. There will be some trade-offs that we have to make. The only things we can

do include fencing and landscaping as much as possible to make it more amenable. We do not have any other options. We considered other options in terms of expanding on property that we own, but there are not a lot of options for us to do it. I respect the fact that you are not happy with the change, but we do not have other ways to do it. We are trying to weigh our needs for the community, including overflow parking and safety and other complaints, against the home owners who have to see it. The only solution that we have been able to come up with is to try to work with you on fencing and landscaping. The unfortunate thing is we do not have control over the conduct of our home owners. That is something that is outside of our control. We cannot make decisions on the premise that home owners are going to behave badly so therefore, we cannot do anything. That is something that has to be between home owners and individuals who are giving them problems. That is where the sheriff's department has to get involved. We can assist with respect to calling the sheriff's department if there is a persistent issue. In fact, the crime watch committee works very closely with them. They have programs where if you complain about a specific problem over a period of time, they will add extra patrols to come out and work with you to try to resolve that problem. While I appreciate that, the fact is, we do not have a lot of other options in terms of where we can place this lot. In terms of reaching out to you to be able to provide solutions, we are limited to fencing and landscaping.

Ms. Palmer stated maybe a compromise is with the lighting, for instance, at 9:00 p.m. the light is turned off. If people are not even playing at that hour, then that will eliminate anyone in the parking lot. We can ask the security guard at the recreation center to continue to patrol that area to keep people out of that area after the light is turned off. Maybe it gets chained up when he is leaving, and when the security guard leaves the gatehouse in the morning, he unchains that lot because that is when the kids start coming to wait for the school bus.

Mr. Barreto stated I do not want any vehicles over there if you are planning that.

Ms. Palmer stated but that is what the plan is right now.

Ms. Barreto asked did you say you considered this bigger space over here?

Ms. Palmer stated it was considered but the school bus does not stop there. We knew parents would definitely not use that area to park. We also knew that even when there are parking spaces available in this parking lot, the people who are using the basketball court are still parking on Huron Circle. As Mr. McGrath said earlier, that location solved only

one problem, which was overflow parking for the recreation center. It did not solve everything we needed. The cost involved in surfacing and tarring this area far outweighed any costs for our current solution, even with putting in beautiful fencing and the best landscaping available. We have to consider the community as a whole.

Mr. McGrath stated just so I am certain we are on the same page, this resident agrees that we are not doing anything at all on his property.

Mr. Barreto stated it is not on my property. It is next to my property.

Mr. McGrath stated that is correct.

Ms. Palmer stated let us say we spend \$50,000 or \$60,000 and tear out all the landscaping here and pave it for vehicles to park. We are now putting cars directly on the houses here, also.

Mr. Barreto stated no, because people who bought those homes bought them, knowing they are next to the clubhouse.

Ms. Palmer stated you bought your house knowing you were next to the clubhouse.

Mr. Barreto stated but I am across the street from it.

Ms. Palmer stated they are also across the street.

Mr. Barreto asked why do you want the people who play basketball to park across the street?

Ms. Palmer stated because they are not parking in this lot right now; they are parking in front of your house.

Mr. Barreto stated I am fine with that

Ms. Palmer stated I am not fine with that.

Mr. Barreto stated you do not live there. You live five houses down.

Ms. Palmer stated I understand that, but it is not just me. Other home owners have complained to the CDD and called the office about this problem. Every time they turn onto that road, there are cars parked on both sides, and someone is going to get into an accident and someone will get hurt. We are trying to do something about it. We have called the sheriff's department. As you have also expressed, nothing gets done about the cars parking there when we call the sheriff's office.

Ms. Barreto stated there is enough space in the lot here.

Ms. Palmer asked you think there are enough parking spaces for the basketball court and the school bus?

Ms. Barreto stated yes.

Mr. Barreto stated move the school bus to the other location. They can use the exercise and walk.

Ms. Palmer asked if they are not walking right now when there are parking spaces available here, what makes you think they will walk from anywhere else?

Mr. Barreto asked why does it need to be next to my home?

Ms. Palmer stated because that is where the problem is occurring.

Mr. Barreto stated they are smoking and doing drugs there.

Ms. Palmer stated they are doing that already.

Ms. Barreto stated not in my yard they are not.

Ms. Palmer stated they are doing it right in front of your yard.

Ms. Barreto stated no, they are not, and I do not want them in my backyard. It is not fair.

Mr. McGrath stated we are not doing anything in your backyard. It is next to your backyard. It is on property that the CDD has always owned and always controlled. We have to find the best use for all the property.

Mr. Barreto asked that is the best use, to bother me?

Mr. McGrath stated it is not to bother you but to solve multiple problems. We are looking to see if there is some way that we can make this work so that we can have the parking and in some way make it less of a problem. Admittedly, we can never say it will be 100%, but instead of us going back and forth, one thing we can do now is to ask you to try to think of what other things we, the community, could do to make it not as bad. It will not be perfect, but we can make it not as bad.

Ms. Palmer stated we need to finish the lot. I agree that as it is now, it is not working. I agree with you 110%. What we wanted to discuss with Mr. Smith is extending the lot a little farther south away from your home.

Mr. Barreto asked how many more vehicles will you be able to get in there?

Ms. Palmer stated I do not know at this point.

Mr. Smith stated we can move it down farther. I need about 30 feet. Then I can make it one way in and one way out. You can angle park cars all the way down. I have 30 feet from the back of the sidewalk out to the curb in the CDD right-of-way. We can try to slide it all the way down and use the current driveway cut for an entrance. I can screen that and park vehicles down to where the wetland starts and angle park them all the way in. Then it is one way in and one way out down farther. That might still work for the bus

stop. I will meet with Mr. Barreto on the location, and I am hearing what you are saying. Maybe we can slide it down farther and make it better for you so that it is not right at your backyard. What the Board is struggling with is the cars in front of your house cause a major problem. The Board wants to take the cars from in front of your house and move them to the side of your house. Either way, you have a problem with cars parking by your house. We understand that. We are trying to find a solution that works.

Mr. Barreto stated they have single parking there.

Mr. Smith stated if we move the parking lot over here, the basketball players will still park in front of your house.

Mr. Barreto stated I am fine with that.

Ms. Palmer stated we are not fine with that. It is a community problem.

Mr. Smith stated you have a problem in front of your house that affects the community that we are trying to solve. Unfortunately, solving the problem for the community is creating a problem for you. We have the community's problem and your problem that we are trying to work through. I will do everything I can.

Mr. Barreto asked how many cars can you get in there, five?

Mr. Smith stated I will be able to get 20 vehicles in the new lot, which I think is sufficient.

Ms. Palmer stated I think that is fine.

Mr. Smith stated I will measure that out and I will show you where I can put 20 vehicles. From that, we can discuss it again with the Board. In the meantime, though, I think we need to get a solution for what we have now temporarily. I will meet with you and then I will email the Board on your concerns. If you are still adamantly opposed to any parking, then the Board will make their decision accordingly. That is how I will proceed if there are no objections from the Board.

Mr. McGrath stated I would prefer that.

Ms. Incandela stated it does not matter which location you choose, as long as it serves the same purpose for the bus stop and traffic. If it works out better for them to have the lot down farther, I do not think anyone would have any problem with that.

Mr. Barreto asked why do you not let the vehicles park in the street?

Ms. Incandela stated unfortunately, there is not a lot of room there.

Mr. Smith stated the roads were not designed for on-street parking. We cannot allow on-street parking. If we start allowing on-street parking, then we have a problem.

Ms. Slack stated I would ask the Board what your requirements are. I agree; I think the new lot needs to be there and I think it needs to be much larger. Are you required to do anything more than what you have done so far, legally?

Mr. McGrath stated no.

Ms. Slack stated you honestly would not have to improve with any fencing. You would not have to do any landscaping. You would not have to get his permission to do any of that. Is that correct?

Mr. McGrath stated that is correct.

Ms. Slack stated it is really trying to work with him to solve the problem, knowing that the CDD is going to put it in. They can either make it nicer for you, or we can save the money and leave it the way it is.

Ms. Palmer stated we are never going to do that. We will never say we can save money and not do anything. That is not an option.

Ms. Slack stated I was just making a point.

Ms. Palmer stated that will never happen. The Board has already made the decision to fence and landscape it.

Mr. Barreto stated I do not want those vehicles to go there. There is no solution if you are putting vehicles in the area near my backyard. There are 30 or 50 people who park in the street.

Ms. Barreto stated if you go there in the morning, there are only four cars in the lot and the rest are in the street because they do not want to park in the lot.

Ms. Incandela stated right now, the parking is going in either the location where it is scheduled or there is another idea to move it down farther. Do you want to explore the option of sliding it down farther?

Mr. Barreto stated we already talked about that.

Ms. Barreto stated we want you to find another space.

Ms. Palmer stated we are willing to slide it down from its current location.

Ms. Incandela stated let me clarify. We have explored the other options, and we do not have any others that are suitable. Our choices are to either put it where it is proposed or slide it down in that same area farther away from your house. I think you know we are trying to work with you. I know you are not happy with where the lot is going, but it is going where it is now or farther down. The first question is, would you prefer for it to go farther down? Does that make a difference to you? Would you rather it be farther away?

Ms. Barreto stated we do not want it out there.

Ms. Incandela stated if the Board moves forward, it will be in the location where it currently is or farther down. I am asking you to give us your opinion on those two options. This is the CDD's property, and the Board is going to decide to put in the new lot. Does it make a difference to you if it goes where it is proposed, or do you want to consider the other option to see if we can move it down farther? Those are the two options.

Ms. Barreto stated you as a Board know that you cannot do that. If it affects our home value, you cannot do that. We can sue the Board because it will reduce our home value. Are you aware of that?

Ms. Incandela stated the only thing we need to know at this point is if you are interested in talking to us about moving it down or if you want us to just proceed. I am asking if it matters to you.

Ms. Palmer stated I think we look at moving it down farther in any case. There is a lot of heat and tension in this conversation right now. I am not saying the residents will change their mind, but I think we owe it to them as neighbors and community residents to meet with them and show them the other proposal to see if it makes a difference to them. Even if it does not make a difference to them, maybe we go ahead and proceed.

Ms. Incandela stated I would like to see both proposals.

Ms. Palmer stated that is fine.

Ms. Incandela stated whether they are interested or not, I would like to see how you plan to move the lot farther down.

Mr. Smith stated I will provide a sketch and put it on the drawing. I will email that to the Board for you to review.

Mr. McGrath stated we appreciate you coming to the meeting tonight.

Ms. Slack asked are you the house that has the storm shutters?

Mr. Barreto stated yes. They have been there since I bought the house.

Ms. Slack stated he is concerned about what the rules are and what the CDD is allowed to do, and yet he thinks you cannot do anything to him. But he is breaking all the HOA rules and reducing the values of the properties next to him now and not having any regard for neighbors. You cannot have storm shutters and you cannot have pergolas. I am just saying that you have to respect the rules for everyone.

Mr. McGrath stated we are not able to discuss HOA matters at our meetings.

Ms. Slack stated I apologize; I did not know that.

Mr. McGrath stated this meeting is only for CDD matters.

Ms. Barreto stated the Board is telling us that you do not have any other place to move that parking lot.

Ms. Palmer stated to solve the problems that we are looking to solve, that is correct. There is no other place.

Mr. Smith stated as part of what I am going to do when I prepare the drawings, I will show where the CDD owns property. The problem is for the long term. We have to take into consideration where the bus stop is, where the speed hump is, where the basketball court is, where all the traffic is, and where everyone is parking, which is in front of your house. We are trying to get the problem off Huron Circle and trying to address the congestion at that location. If I move the parking lot too far down, people will still park in front of your house. That is what we have to consider. I will look at all the opportunities we have. The Board is very good with its money, and we do not have a lot of money to spend. We will do this in an economical fashion and solve all these problems. That is what we are trying to do.

Mr. Barreto stated I would like to know if you can do this in other places.

Mr. Smith stated I will keep you informed, and I will make sure you get copies of any drawings that I create.

Mr. Barreto asked there is no way you can do it next to the street in that green area so they can park over there?

Mr. Smith stated we would have to take out the curb and all that dirt, and we would have to put in a new curb and then we would have to put down a base and then asphalt it, which is a lot of money.

Mr. Barreto stated I think it is a better solution.

Mr. Smith stated it may be a better solution, but it is very expensive.

Mr. Barreto stated if that is where you want to put it, it has to be done to have parking for the basketball courts and for the bus stop.

Ms. Palmer stated we do not have the funds to do that.

Mr. Smith stated you have on-street parking next to your house. You would be moving the cars from the grass onto the edge of the street. It would not be much better.

Ms. Slack stated it would also be open 24 hours. You would not be able to stop people from parking there overnight.

Mr. Smith stated we could come up with something but it would be hard to do.

A Resident stated the way it is now, it is a work in progress. It will be there regardless in that area. We are working to get the bus stop moved to the opposite side of the street. I am working with the HOA President to try to move the bus stop. With the bus stopping on the side of the street where the parking lot is, people are more apt to park on the side where the kids are getting on and off. That would take the cars off the street and put them in the parking lot. As far as the basketball players, they cannot really park in there now because there is the sign that says it is only for the school bus. My opinion is, the lot is right across the street from the basketball court, so I think they would be more apt to park there.

Mr. Smith stated that is correct.

The Resident stated I have lived in neighborhoods where the builder decides how far the street will go and puts in 151 houses. There is nothing we can do about it unless you have ponds or land behind your house. Where your property line ends, if there is space and it belongs to the community or whomever, there is really nothing you can do. I think they are at least trying to make it look nice and aesthetically pleasing for you, but you have no recourse because it is their property.

Mr. Barreto stated you feel that way because you do not live there.

The Resident stated we feel bad for you, but it does not matter. It is their property and they can do it.

Mr. McCartan stated the resident made a comment about being bothered by cars parking on the other side of his house. I think there is a safety issue we can address. I wonder if we can use the cones and at 5:00 a.m., put some cones on the curb on one side of the street in front of his house to push cars to other side of the street.

Mr. McGrath stated these are public roads. We cannot do that.

Ms. Palmer stated the problem in front of his house does not occur during the day; it occurs at night. The parking during the day is on Brighton Lakes Boulevard because of the school bus. The problem with the safety of Huron Circle is at night. I do not think people park in front of his house during the day for the most part.

Mr. Mastromarino stated let me share something from the meeting I had with the HOA President two weeks ago regarding a concern raised the issue at the HOA meeting about it being dark across the street for the school children at the bus stop. I went out there at night, and she is correct. There was no moon that night, and it was pitch black.

Yet across the street, the street light illuminated that whole area. It also happened to be where the parking lot was. It seems like it would make sense to move the parking lot across the street. The moving of the bus stop is being done by the HOA in conjunction with the school system to work on that logistically, as they did a couple years ago. I met with Mr. Larry Payne and Mr. Frawley, and we walked through the area. The first thing we said was the lot is not big enough for what it needs to do. The discussion occurred that it made sense to move it farther down, along with having an entrance and an exit. That solves the illumination problem. It solves the street parking problem. Mr. Payne liked the idea. He also mentioned if we could come up with a proposal for a bus shelter, the HOA might be willing to fund that.

Ms. Palmer stated there are a lot of kids out there in the morning in the rain with no jacket or umbrella or anything. I do not understand that.

Mr. Mastromarino stated we could not do that over the phone, which I understand why. The school people wanted a letter from Mr. Payne, and he is in the process of writing a letter to the bus company, asking to move the bus stop from one side of the street to the other.

Ms. Palmer asked is the HOA willing to fund the bus stop enclosures?

Mr. Mastromarino stated the HOA is willing to consider it. They may fund the whole thing, depending on the cost.

Ms. Palmer asked should we forward proposals to Ms. Valerie Golden who can forward them to Mr. Payne?

Mr. Mastromarino stated yes. We also discussed putting in a crosswalk from one side of the street to the other and putting in a legitimate school bus stop sign along with additional sign restrictions for the lot.

Mr. McGrath asked would the HOA be willing to put in another shelter at the other bus stop we have on Heliotrope?

Mr. Frawley stated I do not know. This bus stop is really where a majority of the kids are.

Mr. Smith stated I have some ideas. I will meet with the home owners and I will bring this back to the Board to try to get consensus from everyone to solve these problems. I am sure they will be willing to work with us.

Mr. Mastromarino stated when you look at that and if we do not have a fair number of parking spots—I would think 20 is the minimum—then it just will not work. The other

thing the HOA President shared with me is that once we get this in place with the bus stop change and signage, he assured us that he will help us enforce the no parking restrictions as a community. There would be sheriff deputies here tagging cars because this is considered a live roadway and technically you are not even supposed to stop. Even if you break down and put on your hazard lights, you could get your vehicle towed. You cannot leave your vehicle on that street.

Mr. McGrath asked would Mr. Barreto at least be willing to give Mr. Smith some contact information?

Mr. Smith stated I have it already.

Mr. McGrath stated then Mr. Smith can contact Mr. Barreto and discuss this. It does not cost anything just to look at some of these options. We appreciate if Mr. Barreto would at least be willing to do that.

Mr. Barreto stated it was only supposed to be open during school hours, but you are telling me you are going to do it anyway.

Mr. Smith stated I do not think that is true.

Mr. Barreto stated that is what the Chairman said, that it was going to be here or move down there.

Ms. Incandela stated I do not see another option to put the lot. I do not want to tell you it is taken off the table because it is not. I want to work with you as much as possible to make it work. In terms of abandoning plans to put it in that area at all, I do not see that as a feasible option. I want to be honest with you. This is where we are going with this. Being this is the direction we are going, we want to work with you to make it as amenable as possible for you. I want to avoid any misconceptions because we are not saying that we are considering abandoning the project altogether because that is not true. I do not want you to think that. My point is we have two options for this lot. If one of them makes a difference to you, then I want to go with the one that makes it better for you. If we can do it down farther and it works out better for you, I would like your input on that. Anything we can do to make it better for you, we want to do that. In terms of us abandoning this project altogether, I am not telling you that at all. I do not want you to leave here thinking that is the case.

Mr. Mastromarino stated Mr. Barreto was not at our last meeting, but after we discussed the options, we said that logistically it makes sense to put it across the street. The very next thing that came up was a comment about how it would affect the home

owner who lives on that corner. We discussed the aesthetics of the fence and the landscaping. Mr. Smith was going to try to work with whomever lived there. It was not that we did not consider you. We live in this community, too. We are sensitive to your needs. As has been pointed out, we have to really look at the community as a whole, as well.

Mr. Barreto stated I do not see that.

Ms. Incandela stated I understand you do not see that.

Mr. Smith stated the key is we have not really done anything. The driveway was being put in anyway in case there was a huge event at the recreation center to provide extra parking. If there are 100 cars coming here, we can use that area as overflow for a huge event at the recreation center. Other than that, the rest of what we have done can go away at any point very easily. It is not permanent right now. That is why the Board is taking into account all the opportunities we may have. I would like to work with you and bring something back to the Board to make a final decision. At that point, we will all try to work together to get this done and solve all these problems. I do not think the Board will proceed any further without your input as far as what the next plan is. Let me do that and we will bring something back to the Board and see if we can make everyone happy.

Mr. Barreto stated I am telling you in the beginning I was told it would only be open during school hours.

Mr. Smith stated I indicated the reason for it is for the school bus primarily. If the Board wanted to extend this for overnight or something else, we can see where that goes. I also indicated you would have the opportunity to come to the Board and discuss it.

Ms. Palmer stated I apologize if you were led to believe something else. I will tell you right now that the complete and total attention of this Board in having that parking area was to alleviate several different problems, including overflow parking at the recreation center, parking on the street for the basketball court, and the school bus stop, not necessarily in that order. Those were the three issues we were looking to resolve, and that is why we were looking at that location. If you were led to believe something else, I apologize on behalf of the Board for that, because that should not have been at all what it was. The intention all along has been for all three items.

Ms. Incandela stated I understand where you are coming from, and I think the Board understands when you say you are not concerned about these other issues. You are concerned about what affects your property solely, and I understand that. As a home

owner, you are focused on what is affecting your property. We have to weigh what affects the entire community, so we are trying to balance the community issues that we have with respect to parking and safety, with your concerns about putting the lot in. We are trying to do what we can to work to make it a better solution. It will not be a perfect solution. In the past, when something is not working, we will go back and revise it. We will change it and do what we need to do since it is a constantly evolving process. Everything is trial and error, from our security to management. We do everything we possibly can, if there are ongoing issues, to work to try to resolve them. I think you know that we technically could have just moved forward with the entire project. We technically do not need anyone's permission. But we do not want to do that. We want to do what we can to work with you if we can to make anything better for you, being that it is not an ideal situation. I understand your situation, but I would hope that you know that while you are looking at things from a home owner's perspective, we are looking at it from a decision based on the residents of all of Brighton Lakes. We have a responsibility to everyone, so we have to balance all of that. I would hope that you understand where we are coming from, as well.

Mr. Barreto stated I did not understand because you want to have the problem solved for the community by putting it there.

Ms. Incandela stated that is not accurate. If we thought we could solve all the problems of the community by having it there, then we would not have extended any sort of communication with you. We could have saved the community a lot of money and done this project by not doing anything to enhance it. That would have been within our rights, but that is not what we want to do. I think that is very evident by the number of meetings that we have had going back and forth and by having Mr. Smith reach out to you to try to work with you. That is exactly not what we want to do as a Board. Unfortunately when we are put into a situation where we have difficult decisions to make, we have to make them based the overall community. That is the oath we took when we entered into office. It is a tough situation and it is not something that is easy for us. We do not take any of these decisions easily. We painfully go through some of these issues and try to find any amenable solution.

Mr. Barreto stated the main thing is, you are going to do it anyway.

Ms. Incandela stated yes, in all likelihood, and I understand your position.

Mr. Barreto stated I am against that if you are not going to have it be open for school hours only. Most likely, the people who play basketball will be parking in there. I am concerned about the safety of my kids and my house.

Ms. Palmer stated if we do this, most likely it will not be only for school bus hours but it will be for evening hours also. What we can do is, as soon as the lights are shut down, the security guard can go and close off the parking lot for cars and prevent them from going in there. We would have chains going across the entrance, and there will be no overnight parking in there. I guarantee you that will happen because we do not want people parking there overnight. We want it to be used to solve three problems: the bus stop, the parking on Huron Circle, and overflow parking for the recreation center. Those problems do not occur after 9:00 or 10:00 p.m. when the facilities are closed and the lights are turned off. After that, the lot will be closed until the morning when the security guard leaves the gatehouse. He will come to the parking lot and open it again so that it is open for the morning school bus stop.

Ms. Incandela stated I would like to discuss the light situation. Mr. Barreto mentioned that it would be better to shut off the light at the basketball court at night? Is it because of a noise issue or is it a light issue?

Mr. Barreto stated it is a light issue.

Ms. Incandela asked what is better in terms of the lot being open when this recreation center is open and there will be people parking in that lot until the center is closed? Do you prefer to have the light shut off and the parking lot darkened until 10:00 p.m. or the lights on until 10:00 p.m.? You mentioned that it would be better to shut off the light at the basketball court at 9:00 p.m. because there are noise issues with respect to using it later, but the recreation center is open until 10:00 p.m. Does that light provide light to the parking lot area across the street?

Mr. Mastromarino stated no.

Ms. Incandela stated then that is a completely separate issue.

Ms. Palmer asked what was the reason you thought the lights should be shut off before 10:00 p.m.? I thought you said the lights were shining into the house also.

Ms. Barreto stated it is a noise problem.

Ms. Palmer stated I thought I heard that after 9:00 p.m., they are really not using the basketball court. Is that not correct?

Mr. Barreto stated that is not correct.

Ms. Barreto stated they stay there until after 10:00 p.m.

Mr. Mastromarino asked if the lights were shut off at 9:00 p.m., would that make it a little better?

Ms. Barreto stated yes. The lights need to go off at 8:00 p.m.

Ms. Palmer stated no, they are not going to be shut off at 8:00 p.m. because kids use it until 9:00 p.m., and that is when most kids are settling down for the night. When we were discussing a solution, we discussed shutting off the light at 9:00 p.m. as part of the solution. The people who are here for the last hour can use the parking spaces at the facility. We are in the school year, so we can shut off the light at 9:00 p.m. Maybe during the summer, we can look at shutting it off later when it is light out until 9:00 p.m.

Ms. Incandela asked what is the lighting situation for the parking lot?

Ms. Palmer stated there are lights on the other side of the road.

Ms. Incandela stated so lighting is not really an issue.

Mr. Mastromarino stated I do not think you need to put more lights in there for parking. That was another concern. If lights are there now, they would obviously stay there.

Ms. Incandela stated I am trying to determine if adding lighting will make it better because the lot is lit up or if it will make it worse because there is too much light. The issue was the light complaint, and that is what I am trying to ascertain.

Mr. Smith stated I think it is the noise past 9:00 p.m. I can change the timer for the light to shut down at 9:00 p.m.

Mr. Mastromarino stated I can see that will force the parking lot to close earlier, too.

Ms. Palmer stated for the basketball court closing at 9:00 p.m., we start letting the security guard let them know that will be effective October 1, 2013. If you do it tomorrow, they will not know what is happening. That is only a week and a half away, so we let them know the basketball courts will be closing at 9:00 p.m. He will very nicely let them know.

Mr. Mastromarino asked can we also post a sign?

Mr. Smith stated yes.

Ms. Palmer stated effective 9:00 p.m. on October 1, 2013, the basketball court will be closed and the light will be shut off.

Mr. Mastromarino stated when the lot is expanded, there will be signage there to that effect and that unauthorized vehicles will be subject to towing. Shortly after 9:00 p.m.,

someone needs to check the lot. After the lights are off, there is no reason for anyone to be in the lot anyway.

Ms. Palmer stated once the parking lot is there, if anyone sees a car there or something going on, residents can call the sheriff and also let the security guard know because he will also call the sheriff. Then the sheriff will come out and respond to it. So that area will be closed off at 9:00 p.m. and the security guard will check that area, and it will not be opened until the morning. I understand it is not the best solution, but we will try closing it at 9:00 p.m. on October 1, 2013, we will look at moving the lot down a little farther, and we will install fencing and landscaping. By doing all these things, we will work with you to mitigate and alleviate as much of the discomfort you feel as we can to make it the best possible solution for you. We are all neighbors in the long run. I know you do not feel that way right now, and for that, I truly am sorry. We will do what we can.

Ms. Barreto asked you are going to look at another location?

Mr. Smith stated I will see if there are other opportunities before we move ahead, and I will bring those to the Board.

Ms. Palmer stated we will not move ahead until Mr. Smith has shown all of us every possible drawing and every scenario.

### **iii. Miscellaneous Field Issues**

Mr. McGrath stated I asked at the last meeting how many active access cards we have. I did not see a report on the number of activated access cards. Perhaps we could have that for the next meeting.

Mr. Smith stated I know we were working on getting that information. I will email it to you tomorrow.

Mr. McGrath asked have there been any comments about the new carpeting?

Mr. Smith stated I have talked with people, and they think it looks good. They like the new equipment.

### **iv. Landscaping Contract**

Mr. Smith stated I have been having some difficulty with the landscape company to have them make some improvements. My next step is to tell them I am going to make the improvements if they do not, and then I will deduct it from their current contract. I am moving ahead in that direction. I would like to ask the Board if I can rebid this work and bring that to the Board at the November meeting.

*The Board agreed to authorize staff to rebid the landscape maintenance contract and provide results at the November 7 meeting.*

Ms. Mackie stated my recollection from the previous advertisement was that this contract at one point potentially exceeded the threshold to require that we competitively go through the bid procurement process. What is the contract amount with the current landscape contractor?

Mr. Smith stated it is about \$150,000.

Ms. Mackie stated that is below the threshold.

Mr. Smith stated we bid it for a two-year contract. We looked at the prices and we did not like the ones we received. We wanted to be able to get proposals to be able to work with the contractor to get the prices down. We went to a one-year contract and got proposals based on what we had with the prices we received from that bid process. We will probably do it for another one-year contract and try to get the best possible contractor we can, and then look at expanding it from there.

Ms. Palmer asked are we allowed to ask people to bid?

Mr. Smith stated yes.

Ms. Palmer stated Mr. Smith knows what companies are good. Can we contact them?

Mr. Smith stated I am going to do that.

Ms. Palmer stated we have used ValleyCrest for some things at the hotels and have had a good experience with them.

Mr. Smith stated ValleyCrest is very good but they are expensive.

Ms. Palmer stated it depends; sometimes they are and sometimes they are not. They worked with me really well on Palm Parkway. They are aggressive on some things, and then other things, you really have to work with them. It depends on the relationship you have with them. They are a good company.

Mr. Smith stated there are some good contractors out there. They are all up and down on various things. There is a group of them that is really doing well and providing good customer service and doing a good job. Those are the ones I will go to and get three or four of them to provide a proposal on this.

Ms. Palmer stated I will also provide you with the names of a couple companies to include who have experience.

Ms. Incandela stated we also have to be mindful of the fact that we are very price oriented when we contract with vendors.

Mr. Smith stated I got them to reduce their price to what the lowest proposal was.

Mr. McGrath stated up until now, I did not realize that. In my mind, I thought we were paying top dollar, so I feel a little better.

Mr. Smith stated we reduced the frequency of some mowings and other work.

Ms. Palmer stated we need to realize what our expectations are and realize that if we want our expectations at a certain level, then we are going to have to pay for that. If we do not, then we need to deal with it.

Mr. Mastromarino asked based on Mr. Smith's knowledge and experience, are those areas where we should not have cut back? Do we really need to consider keeping them in the next contract?

Mr. Smith stated I think cutting back on some of the pond mowing was not the problem. They did not prioritize pond mowing, and that is when some of the problems started. They would mow part of the pond and then leave. They would come back a week later and mow another part of the pond. They were putting small crews out here, and the whole place was never all done at one time. Then they missed the corners.

Ms. Palmer stated even when they came back to get those corners, they still missed things.

Mr. Smith stated the field would be half mowed, but then they just leave. It does not make sense.

Ms. Palmer stated I agree.

Mr. Frawley stated it always looked like they forgot something.

Mr. Smith stated I agree.

**NINTH ORDER OF BUSINESS**

**Submitted Resident Questions and Audience Comments**

There being none, the next order of business followed.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

There being none, the next order of business followed.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next order of business followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

The next workshop will be Thursday, November 7, 2013, at 5:30 p.m.

The next meeting will be Thursday, November 7, 2013, at 6:00 p.m.

On MOTION by Ms. Pieters, seconded by Ms. Palmer,  
with all in favor, the meeting adjourned at 8:05 p.m.

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Gary L. Moyer, Secretary

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Michelle Incandela, Chairman