

MINUTES OF MEETING
BAYTREE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Baytree Community Development District was held on Wednesday, February 6, 2019 at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum were:

Jerry Darby	Vice Chairman
Carol Witcher	Supervisor
Richard Brown	Supervisor
Richard Bosseler	Supervisor

Also present were:

Jason Showe	District Manager
Michael Pawelczyk	District Counsel
Maryelen Samitas	District Engineer
William Viasalyers	Field Manager
William McLeod	DSI Security
Valerie Scott	DSI Security
Joann Wagner	Isles of Baytree
Wayne Wilkerson	BCA
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 1:30 p.m., called the roll and the Pledge of Allegiance was recited. All Supervisors were present with the exception of Mr. Mills. Ms. Witcher provided her Oath of Office prior to the meeting.

SECOND ORDER OF BUSINESS

Community Updates

A. Security

Ms. Scott: Hello everyone. I was out here a weekend ago for a couple of days of training. I spent a lot of time in the guardhouse, observing and seeing what the major pitfalls are. To give you an update about the Visitor Management System (VMS), we had 261 accounts set up over the two days and follow up emails were sent. The residents now know how to access the

account to make updates, etc. Those 261 accounts were out of 654 homes so that's a small percentage. I've learned that very few residents are calling the gatehouse to advise of expected visitors. With that and the small percentage of the community that has jumped on board with the VMS, we are having some difficulty trying to hold to the scope of work. For example, we don't have lists with phone numbers so the difficulty is being able to contact a resident and ask for permission to allow a guest in, if they don't have an account where their phone number is accessible and/or they have not called the gatehouse to pre-register the guest.

Joanne Wagner (IOB): If we registered, you would have our phone number.

Ms. Scott: Yes, we have all of the information electronically for those 261 homes. If a visitor were to come for you that wasn't pre-registered and we weren't expecting, we now have the ability to electronically push a button and dial your primary and/or secondary phone number to get your permission to admit them.

Mr. Darby: If I can just interrupt Val. Just to set the record straight, there are 566 homes between Isles of Baytree (IOB) and Baytree.

Ms. Scott: I'm sorry that I keep saying the wrong number.

Mr. Darby: I believe there are 461 homes here and 105 in IOB.

Ms. Wagner: There are 104 homes in IOB.

Mr. Darby: So there is a total of 565 homes, which leaves about 300 non-registered homes. When we changed from Universal Allied, we lost the permanent guest list and phone numbers. We will talk about this a little bit later, but there is a need to try to get as many emails and phone numbers as we possibly can.

Ms. Scott: We have taken the extra step. Each time a new account has been set up, we include it on an Excel spreadsheet, which I update every month to Jason and Jerry so we have the address, head of household, their phone numbers and email address. So, we are accumulating that, but unfortunately that is only the information available to us electronically because they subscribed to the system. So, the homeowners that have not subscribed to the system are the ones we do not have numbers for, regardless of whether its electronically or on an Excel spreadsheet. I'm going to defer a lot of the operational items to Bill as soon as I complete the update. We talked a little about issuing a temporary pass to guests and some a permanent pass to family members and residents; however, they need to continue to show their driver's license. I will discuss that later in the meeting. We have had some combative situations because people

don't like change. Unfortunately, a lot of the residents feel that when DSI came on board we created those changes and don't realize that we were trying to enforce changes or enforce protocols that had not been enforced previously or enforced new protocols. So, we kind of are the fall guy. The combative folks are actually more than visitors. They are residents and golfers so we are looking at and discussing ways to combat that.

Mr. Brown: When a resident comes in that doesn't have a transponder and the officer asks them for their driver's license, is he getting a lot of pushback?

Mr. McLeod: Yes, they are getting a lot of pushback. I had Matt, our Site Supervisor track how many combative situations he had at the gate for a small period of time and in a three-hour period, he had 12 golfers and residents. To be honest with you, I am your Operations Manager, which means when I get an email from Jason that says, "Bill, a resident just sent me an email saying that somebody was just waved through the gate," I show up. Everybody here knows when I show up here, it's not a good thing because that normally means something is wrong. That's the service I provide to you and what you pay me for. I use the analogy, "If you kick a good dog long enough, they are eventually going to become a bad dog." In other words, when you deal with four bad people an hour, that's one every 15 minutes. Eventually you are going to back up and say, "I'm getting \$10 an hour and I'm dealing with threats." They have been directly threatened at the gate. I'm not making excuses, but there is no excuse for not checking an ID and just waving people through. At this point, they are just kind of throwing up their hands so I don't agree with that. I will always have your back and tell them that they need to do their job, but the reality is you can only do this to people so long before they back up and say this isn't worth it.

Mr. Brown: I understand that, but on the flip side, there is also a way to gather information from that jerk who comes up and says, "No I am not giving you my license." You can say, "I understand that, but can you tell me what neighborhood you live in?"

Mr. McLeod: They are not going to say that.

Ms. Scott: In just the past couple of months, we scripted our officers with a couple of sentences to use when they come up against combative residents, visitors or golfers such as, "I'm sorry if you have been inconvenienced, but we are trying to enforce the protocols of the community." A soft gate can't deny them. That is what we have come up with, but if you have a different idea, we are more than willing to hear it.

Mr. McLeod: We do get the license tag.

Mr. Brown: Perhaps we can get certain information like what neighborhood they live in and what make and model of car they have through the Baytree Community Homeowners Association (BCA) voting members. I live on Old Tramway Drive in The Hamlet and I pretty much know every type of car that The Hamlet residents drive. I would have no problem if there was a report that you gave to Jason and Jason could forward to me or anybody else and I don't have a problem knocking on somebody's door.

Ms. Scott: So then the make, model, and color of a vehicle is more important than capturing a license plate.

Ms. Witcher: The two together would be better.

Mr. Brown: Until somebody tells them, "This doesn't cut it anymore and if you don't like it, move."

Mr. McLeod: We don't have the authority to do that.

Mr. Brown: You may not have the authority, but we do.

Mr. McLeod: Once they are already combative, you are not going to find out where they live. They are going to say, "I'm going home so open the gate." So, the most that we are going to be able to get for you is a description of the person and of the car, including the license tag. That is what I instructed my officers to do. I will try to develop some sort of a formal note each day on how many people coming into the gate were combative, if they were a resident or a guest, who the guest belonged to and put that information on a weekly spreadsheet.

Mr. Brown: I was told that the golf course faxes a spreadsheet to each guardhouse.

Mr. McLeod: Our officers come and pick it up.

Mr. Brown: Obviously it's a public golf course so people can come in at any time, but at least there's a mechanism that the guard knows that Joe Smith is coming in at 10:00 a.m.

Mr. McLeod: There is an issue with that. If you and I set up a tee time and we set it up under "McLeod," if you show up and say you are here for McLeod and refuse to show your license, I don't know who you are. Do you see what I'm saying? I can't look at the tee sheet. I had a good relationship with the former person in the golf shop and I'm trying re-establish a good relationship with the new person. The prior one did not tolerate aggressive golfers and would not allow them on the golf course. Even if someone was threatening an officer, he

wouldn't let them play golf for the day and tell them to come back some other time and when they came back to be courteous.

Mr. Darby: First, I don't particularly like the idea of somebody exhibiting bad behavior and then getting waved in. That is just encouraging additional bad behavior.

Mr. McLeod: Absolutely.

Mr. Darby: Secondly, I don't think it's the role of the Voting Members to communicate with the local neighborhoods. It should be the role of Fairway Management who has sent out letters at the direction of the BCA for things that are architecturally out of line. I think if the Voting Members (VMs) take on this role, they are not going to want to do it and its going to cause dissention from other neighborhoods.

Sandy Schoonmaker (Berwick Way): I won't do it.

Mr. Brown: Okay, but I will.

Ms. Schoonmaker: I'm just a resident with a personal opinion, but I had to go through a lot to get my driver's license out. I'm a woman and have a big purse full of junk and it takes a long time to find it. I am not certain why we insist that people show their driver's license. If I come in and say, "I'm Sandy Schoonmaker and I am going to visit my friend Marilyn," how many people are going to lie about that and what is their purpose for lying about that? Why can't we trust these people? I'm a resident. I live here and I'm a VM.

Mr. Brown: Then why have security?

Ms. Schoonmaker: We don't need security to be honest with you.

Mr. Brown: But this was a community that was sold as a gated community.

Ms. Schoonmaker: Right, with a public roadway.

Mr. Brown: That is one of the main reasons I moved here. We are doing what the law allows us to do in a public, private community and that's what we are doing.

Ms. Scott: But the question is whether you are the ones that are in control. We have 400 houses full of people and if you were to ask them what they think, I think you would find the majority of them would say, "Yes we want the gate and I want Sandy Schoonmaker to get on the list so she can come into the gate," but I'm pretty sure that they will say that requesting driver's licenses is annoying because you are telling people, "I don't trust you" and "You are not Sandy Schoonmaker" and that's part of the conflict.

Mr. Brown: They could say that they live in Heritage Isles.

Ms. Scott: We have a few things in play here, Sandy. As a resident, you can avoid that with a transponder. The second item that was brought up today was for the Board and the community to decide whether or not someone needs to show their driver's license, especially if they are a permanent pass holder. There are a number of ways to combat that. I live in a gated community too and I don't have to speak to anyone because I have a transponder. I click it and I'm in.

Ms. Schoonmaker: I'm a VM and a representative of my neighborhood. I'm trying to tell you their perceptions of the community as I understand it. I have been at every meeting and your arguments are all based upon your facts.

Mr. Brown: I'm getting different feedback. I'm getting the feedback that anyone can come in here. The gate goes up and the guard waves them right in. When I come into the main gate, I come in the resident side and see two or three cars backed up at the visitor side, which means that the guy is doing his job. That's what I want.

Ms. Scott: That goes back to having the proper tools in our toolbox.

Mr. Darby: Let me make a suggestion, which I think addresses both issues. If you have a permanent pass or a visitor has a barcode or pass, they present it instead of presenting their driver's license.

Mr. McLeod: It still needs to be scanned though.

Mr. Darby: You have to stop them. If somebody is not using their pass, then they have to get a driver's license, in my opinion, to know who that individual is as they enter the property.

Mr. Showe: If they give you push back on the driver's license it's easy to say, "Okay we understand. Let me get your vehicle make and model and we'll let you on your way."

Mr. Pawelczyk: What's legally required is you can't unreasonably restrict people from coming in, even if they are a jerk. You must let them in. So, like Jason said, what I have done in Districts, as part of the post orders, is if the guard asks me for my driver's license and I refuse to give it to them, the guard walks around the back of the car, records the license and the model and make of the car and opens the gate. Even if the guard knows that I'm District Counsel, he treats everyone the same. If I'm a resident, I don't want to go through that same process over and over and over again. I do what I'm supposed to do as a resident and I get my transponder. I just want to make sure that we are clear.

Ms. Scott: I appreciate that because that's valuable information and I think an operations person would use that to instruct people because makes perfect sense.

Mr. Pawelczyk: Today, if someone goes to that gate, are they required to give their driver's license?

Ms. Scott: As of this moment, yes.

Mr. Pawelczyk: Just so you know, when I pulled up to the gate and said I was going to the CDD meeting, they let me in. They didn't ask me for my driver's license. So, from a consistency standpoint, the first question should be, "Do you have a driver's license?" I test my guard gates too. It's an issue now because we didn't use bond proceeds, but the bonds are already paid off so it's not as much of an issue here, but the roads are still technically public behind the gates.

Ms. Scott: I do the same thing. If I don't necessarily know a new officer when I enter a community, I will test them, so I get it. That goes back to what I said about us having the tools in the toolbox, but I'm not excusing it. It's a little different than if you just came up and said, "I'm not showing my driver's license."

Mr. Pawelczyk: Your guys are very nice and very respectful. My only point was the guard should've asked a question or two before allowing me to enter the community.

Wayne Wilkerson (BCA): I think he has a good point, but with all due respect, your company does this for a living and I think you are trying to diffuse this somewhat. The main issue that has been brought to our attention at the BCA is that the guards have a mixture of things that they are doing and saying, including letting people through. The point is what the guards are doing at the gate. Every community has people that are nasty, but that's not new so the guards should know how to handle it. Your guards don't need a script that is approved by this Board. They should know how to do that. Am I right?

Ms. Scott: Yes, and I'm not suggesting an approval. We have been trying to introduce this as a part of our program, but have limited participation. When the prior company left, they took all of the hard-copy and electronic records. Then when we came on board, we held multiple training sessions, but only a very small percentage of residents are on board so it makes it difficult to follow protocol. It's not an excuse.

Mr. Wilkerson: You asked us to do something so what else can we do? We have turned over backwards to get people to sign the petition. It's been on signs and in the magazine. It's

been everywhere. The VMs have told everyone. A handful of people have cooperated, but a majority don't so if you are trying to find something for us to do, we've done it. What else can we do? What is your protocol at this point, if you have a small sign?

Ms. Scott: I thought there were forms. It's a way to communicate to the community on what they are all allowed to do, but you could make it a necessity.

Mr. Wilkerson: Was this the first time you've ever done it?

Ms. Scott: No, this was the first time of implementing a new system. There were no expectations from the community for participation so the Board can't require it, but the BCA can.

Mr. Wilkerson: So it is the first time you are doing it?

Ms. Scott: It's the first time we have taken over with the VMS. There was no requirement for residents to participate and enroll.

Mr. Wilkerson: You can never require someone to participate.

Ms. Scott: That's my question.

Mr. Wilkerson: We have a camera so it would be against the law to prohibit someone from entering the community.

Ms. Scott: So we don't have an answer, Wayne.

Mr. Wilkerson: Ok.

Ms. Scott: We can say, "Here are the challenges we are coming up against because of the tools in our tool box."

Mr. McLeod: I have been in law enforcement and security for 20 years and dealt with this issue before. I assure you that I'm doing everything I can to get us on board, but the problem is we are caught in the middle between the people that want to have it and the people that don't. You have to remember that the person up at the gate is a \$10 an hour officer and can get another job up the street where they are not yelled at. So right now, I'm getting pulled apart by the Board through emails and from VMs that the guard just let somebody through. I talked to my officer and said, "I've been chewed out 30 times today because you did this."

Mr. Wilkerson: But Bill, this is what you do.

Mr. McLeod: But you know what? If you have ever been pulled over by a police officer, nine times out of ten you were respectful to that officer. There is a complete lack of respect for what our officers are trying to do. We are being punished for not doing what the Board and this

community wants us to do and it's not fair. These guys are just trying to fulfill the duties that have been asked of them. I don't care who you are. No one deserves to be berated and threatened for doing their job, especially when they only make \$10 an hour.

Ms. Scott: It's a partnership between the Board, GMS, the BCA and DSI and what we are asking for is open communication on what we can do and if there's anything we can do collectively to improve it. When we don't have the tool in our toolbox to stick to the protocols of the contract that Jason expects us to do, our hands are tied. So, we are asking how we can communicate it better. Bill said, "Print a flyer Val and we will take a day and deliver it to every house."

Mr. Wilkerson: I will personally put a flyer in every mailbox.

Ms. Schoonmaker: I would like for the Board to consider this as a solution. Most of us don't have any issue with the gate because we have transponders, but we have residents that do not have transponders and I'm wondering if the reason they don't have them is because they were too cheap to buy them. My suggestion is to give a transponder to any resident here who doesn't have one so they don't have the hassle of the gate. You can just do what the rest of us do, which is just drive through.

Ms. Wagner: It was a huge hassle to meet somebody at the back gate to get our transponders. You have to take off work.

Ms. Scott: We deal with this all the time. Keep in mind, I work with GMS in a number of other communities. Some do and some do not have community on-site management, rec people, bowling alleys, cinemas, etc. This community has it. There are 450 homes in here. Do all residents actively look at the website to see what's available and communicate with staff through the website? Every class I had, I've had to show them the website. Most of the participants were unaware the website existed. We are a partnership. We want to do our part to make this work the way it's supposed to work, but it takes a group and the tools in the toolbox to do that.

Ms. Wagner: I went to one of your workshops and after the workshop, I signed up for the VMS. When I had a shower, I put all of my people on it, but they were hassled by the guard. I didn't call the gate. I had no reason to because all of the participants were on my list. When I asked the guard if they had an iPad with the name of all of my visitors and he told me he didn't because it was his first day on the job.

Mr. McLeod: There's no excuse for that. I'll adjust that.

Ms. Wagner: The next day when I went through, I talked to Nat and asked him what's going on. He said, "That's what I was told to do."

Mr. McLeod: Those are the issues I deal with. If I had known about it, I would have handled it because that's unacceptable to me.

Ms. Wagner: They used to have iPads and now I don't see them.

Ms. Scott: We do have tablets; however, when I was here last weekend in the gatehouse, there were issues with the tablet. While I was here, I reverted all data to the PC so that passes, QR codes and driver's licenses could be scanned, but I found out that the guards were only able to scan driver's licenses. They are supposed be able to scan everything.

Mr. McLeod: We don't collect driver's license information.

Ms. Scott: When the guards scan your driver's license, all they are doing is populating your name and address. Nothing more, but regardless, anyone with a permanent pass, an account or transponder are not scanning anyway. My point is, "Yes absolutely, that's the way it's supposed to work." I discovered that the scanner wasn't working properly so I reached out to the vendor and just received an update on my way here that the issue will all be resolved. So yes, that was an issue.

Mr. Wilkerson: Your staff didn't tell you there was a problem before you arrived?

Mr. McLeod: That's the problem. When we took over, we showed the officers what to do because I train the officers, but because of some of the resistance, we've had turnover and it's hard to train and retrain people and information gets lost between the trainers. I'm redoing it.

Ms. Scott: That is exactly the question I asked. You are absolutely correct, but why did I have to discover it?

Mr. Darby: Okay.

Mr. Wilkerson: I think the community's expectation for a \$10 an hour guard is absurd. You are asking a \$10 an hour employee to think and do all of this. He could work at CVS and make more than \$10 an hour. I think you should simplify the process by asking for driver's licenses and if they refuse, walk around, take down the tag number and open the gate. Nothing is more irritating than sitting there while someone making \$10 an hour is having these issues.

Mr. Brown: I agree.

Mr. Wilkerson: We are not dependent on them. Okay? We have no legal right to prohibit anyone from coming into this community. None at all. We have a golf course right that is a major asset to this community and to discourage people from coming in when we have vacant lots by the fairways, is going in the wrong direction. Simplify it. Make it easy for the guard. You have cameras, don't you?

Mr. McLeod: Yes.

Mr. Wilkerson: So every car that comes in here gets videotaped. That's something for someone to think about when they come in here. Then you will have less issues. My wife drives for Meals on Wheels and she has to go to Heritage Isles, which she hates because getting into Heritage Isles is difficult. She is delivering free meals to people and the guard over there thinks high of himself.

Mr. Darby: We are spending almost an hour on security and have to move this discussion along.

Ms. Scott: That's all I had to say. I just wanted to bring up for the Board's consideration, what the guards go through when a driver's license needs to be presented by a pass holder. I was thinking that maybe anyone with a QR code or a temporary or permanent pass in their effective dates, should not be asked to show their driver's license, but that is not our decision. We enforce whatever the Board and the community decide.

Mr. Darby: Is the Board in agreement with that proposal if someone refuses to show their driver's license, the guard stops them, takes their information and lets them in?

Mr. Brown: I think when the guard gets a lot of push back, he should walk around to the back of the car, take down the make, model and license plate number, opens the gate and say, "Have a nice day." That's it. Then that incident needs to be reported to Jason or one of us. I will volunteer, to sit down with Jason to find out where this person lives. The point that was brought up about maybe giving transponders to people when they move in here for free, keep in mind that each transponder is \$20 each and we just spent \$5,000 for 250, which Jason said won't last a year. So, you are going to spend \$10,000 a year for transponders and yet, we don't have a way to control them.

Ms. Scott: Then you have multiple vehicles for every resident.

Mr. Brown: I know people that moved out of the community that still are driving through the resident's gate. That's another issue, but on a positive note, the guard that was on

Monday night and Tuesday afternoon, stopped somebody coming to visit me for dinner and asked for their license, both times. Great job.

Mr. Darby: So is there concurrence amongst the Board Members on the way we are going to handle this?

Mr. Brown: I'm fine. Carolyn?

Ms. Witcher: What are you asking us to agree on?

Mr. Darby: If somebody refuses to present their driver's license, the guard will get out of the shack, note the make, model and license plate number of the car and let them through.

Ms. Witcher: Yes, as long as he hasn't opened the gate before that.

Ms. Scott: Will that include asking any pass or QR code holder for their driver's license?

Mr. Darby: That's what the Board is saying.

Mr. Showe: As long as the pass is valid.

Mr. Darby: That's not what I'm hearing. I think what the Board was saying is that even if they have a pass, if they refuse to show their driver's license, they would be allowed to go through the gate.

Mr. Wilkerson: I thought if they had a pass and showed the pass, they are fine.

Mr. McLeod: We can scan the pass and don't have to ask for a driver's license. The only time we ask for a driver's license with a pass is when the officer is new. In the case that you brought up, the officer was probably new and didn't recognize you, but somebody can get a hold of a pass and try to use it to get in here.

Mr. Darby: Bill, you are overthinking this. If the rule is that you have a pass, you can let them in. If they don't have a pass, they need to show their driver's license. If they don't show their driver's license, the guard will note the model, make and license plate of the car and open the gate.

Ms. Scott: So temporary or permanent pass holders with passes in the date range with a QR code, will be scanned. It's that person that comes up to the gate who does not have any of the three items we ask for that will be asked for their driver's license.

Mr. Showe: Again, if they say no, have the guard say, "Thank you." and open the gate.

Ms. Scott: Keep in mind that if someone shows up at the gate, gives us their driver's license and we scan it, if the person they are visiting does not have an account, we have no way of calling them so we just entered the person into the system as, "Demo gatehouse."

Mr. Darby: I understand. We will work on that.

Ms. Wagner: What's a QR code?

Mr. Showe: Bill will show it to you. If you're in the system, you can text it to somebody who's coming to visit you and they can show it to the guard from their phone so the guard can scan it.

Mr. Darby: One more comment and then we have to move on.

Resident (Not Identified): Are you going to scan driver's licenses?

Ms. Scott: Effective now, we are going to scan the driver's license of anyone entering through the gate that does not have a QR code on their phone or email, a temporary pass or a valid permanent pass.

Resident (Not Identified): So you're going to scan my wife. She worked for the FBI for 34 years.

Mr. Bosseler: Does she have a transponder?

Resident (Not Identified): She comes through the other gate.

Mr. Pawelczyk: If your wife doesn't want to show her driver's license, she can tell the guard that she's uncomfortable showing her driver's license. The guard will go around just like the Board instructed, record the model, make and license plate of the car.

Ms. Witcher: You can talk to him after the meeting.

Mr. Pawelczyk: As far as I know, what they are doing is within the law under the agreement.

Mr. Darby: Okay, let's move on.

Ms. Scott and Mr. McLeod left the meeting.

B. BCA

Mr. Wilkerson: The BCA wants to thank the CDD Board for our pavilion, which is virtually complete. It is absolutely gorgeous. Everyone has seen it. It's the nicest one I've ever seen. Jerry did a fantastic job. I understand that he was out in the mud getting a stone turned back over.

Mr. Darby: That was a bit of a chore.

Mr. Wilkerson: How much were the lights?

Mr. Darby: \$2,100.

Mr. Wilkerson: Thank you again for that. On a sad note, our *Baytree Living* magazine has temporarily lost its life. Francesca Mariani, who was the editor has resigned. She prefers to say that she just had things going on with her life and wanted some time off. I talked to the area director and sales director of another company, but it's a big company out of Wilmington, North Carolina. They have 10,000 publications for neighborhoods like ours. We wanted a franchise business model. Francesca owned the business that published the magazine and she has given up that franchise. It was very, very popular and we hope to be able to find something to replace it with very soon. It is coming up at our meeting on the 22nd. We will be talking about it so if you have any ideas, we are open to hearing them. Thank you.

Mr. Darby: Thank you, Wayne.

Ms. Witcher: I'm in Windsor and I used to get emails from the gentleman across the street, but I never heard from him since.

Mr. Bosseler: Mike is the VM for Windsor.

Mr. Wilkerson: That's strange, Carolyn. Check your email because he copies me.

Ms. Witcher: We didn't get anything.

Mr. Wilkerson: If I see him, I will mention it to him. I get copies of emails going to your neighbor. I think he sent two.

Ms. Witcher: I haven't seen anything. I will look through my old emails.

Mr. Darby: Wayne, one thing you might want to consider and has come up before, is that Fairway Management agreed to handle reservations for private parties, but as you approach the pavilion, you don't know that its reserved. My wife indicated that the County has a sign and when its reserved, they hang it and write on it that its reserved from Saturday from 2:00 p.m. to 4:00 p.m. or whatever the case may be. We need to think about having something so people casually note that the pavilion was reserved for a private party.

Mr. Wilkerson: That's a good idea.

Mr. Darby: Maybe Fairway Management has some suggestions.

Ms. Witcher: It was suggested that Fairway Management put that schedule online.

Jan Hill, Balmoral Way: They don't want to.

Mr. Darby: Why don't they want to?

Ms. Hill: They claim that all that anyone has to do is call them. They like having full control over the calendar themselves and have people call them directly.

Ms. Witcher: I don't know if anyone bothers go to the BCA website, but there are pictures of the pavilion and information on who to contact for reservations and how to pay.

Ms. Hill: I can get that for you.

Mr. Wilkerson: Good idea.

Ms. Hill: I have copies of the Pavilion Management Agreement and I can give one to the Board and one to the BCA.

Mr. Darby: Excellent.

Ms. Wagner: I understand if homeowners reserve the pavilion there is a fee.

Mr. Darby: That is correct.

Ms. Witcher: When someone reserves the pavilion through Fairway Management, they can put up a sign on a hook saying, "Reserved 2:00 p.m. to 4:00 p.m. today" and after they inspect it after the person has left, either that day or the next morning, the sign would be removed.

Mr. Wilkerson: Good idea.

Ms. Witcher: You can have a chalk board.

Ms. Hill: The simpler the better.

Mr. Wilkerson: Consider it done.

Ms. Wagner: Who at Fairway Management does the scheduling?

Ms. Hill: The lady at the desk. They schedule not only ours, but a number of communities.

Ms. Witcher: So its \$100 to rent it?

Mr. Darby: Yes.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 4, 2018 Meeting

Mr. Showe: The minutes of the December 4, 2018 meeting were included in your agenda package and we can take any corrections or changes at this time. We incorporated any changes that we received.

Mr. Darby: I have no additional changes.

Ms. Witcher: I have none.

Ms. Samitas: I have some corrections.

Mr. Showe: Please provide them to me after the meeting.

On MOTION by Mr. Bosseler seconded by Ms. Witcher with all in favor the minutes of the December 4, 2018 meeting were approved, as amended.

FOURTH ORDER OF BUSINESS**New Business**

Mr. Showe: We didn't have any new business.

FIFTH ORDER OF BUSINESS**CDD Action Items/Staff Reports****A. CDD Action Items**

Mr. Showe: We added some items to the CDD Action Items List. The first item was to get quotes for the fountain. We reached out to two different vendors that we typically use for fountains and only received one so far if you wanted to replace the full fountain with LEDs. We also got a quote for quarterly service for fountain cleaning. This is something we recommend and is not the company we are currently using. We are looking to make a change in all of our fountain services, due to the length of time the last one was down. We had some good luck with Lake Fountains in our other communities. I don't think you need to take action as we are probably looking at this more as a budget item for next year, but if the Board is amenable, we would like to start looking at a service plan to keep the fountains running. It also prevents lengthy downtimes when they are cleaning it every quarter and making sure everything is working.

Mr. Bosseler: Just for our own information and thank you for letting me know, our present fountain is 5 horsepower versus 3 horsepower.

Mr. Showe: Correct.

Mr. Darby: Jason, do we currently have a maintenance contract?

Mr. Showe: We do not. We call as needed at this point. We haven't had a lot of experience with the fountain maintenance, but it helps them to be a lot more reliable. You identify problems so you don't have the lengthy downtimes.

Mr. Bosseler: Is this the company you are thinking about for the maintenance?

Mr. Showe: There is one other that we would like to get a quote from, but obviously I wouldn't go over \$900.

Mr. Darby: It's \$900 a year.

Mr. Showe: Correct, for four services. It's \$225 every time they come out and clean it.

Ms. Witcher: Do they have to do anything after a hurricane or before a hurricane?

Mr. Showe: We would typically shut them all down. We will still look at getting another quote, unless the Board wanted to entertain a motion to approve the Maintenance Agreement in an amount not-to-exceed \$900.

On MOTION by Mr. Darby seconded by Ms. Witcher with all in favor the Maintenance Agreement with Lake Fountains in an amount not-to-exceed \$900 was approved.

Ms. Witcher: Do you have anything to report on the sidewalk maintenance?

Mr. Showe: We are doing the inspections and getting all of those coordinated.

Ms. Witcher: I saw some marked in orange.

Mr. Viasalyers: I went through the neighborhood, performed an inspection and put a list together. I marked potential hazards in florescent orange and we are going to work on improvements in those areas.

Ms. Witcher: If you have one in your neighborhood that's not marked or someone says something, please let us know.

Resident (Not Identified): I'm just wondering when they are going to get those fixed because the one that was reported by the doctor in front of his house is still a hazard. It's taking months to get it repaired. When are you going to grind them down and replace them?

Mr. Viasalyers: What was the address?

Resident (Not Identified): It's on Bradwick.

Mr. Showe: We identified a few on Bradwick.

Resident (Not Identified): There are bunch of ones with florescent paint. Are you going to do all of them at one time?

Mr. Showe: Anything that's marked will be repaired and replaced. We are waiting on the vendor. Concrete work is a challenge.

Resident (Not Identified): It's taking a long time.

Mr. Showe: We can only do so much in a year. Part of that process is also identifying trees that need to be repaired or removed. We can only do that once a year by permit so we try to do them all at once, which is a challenge. It's all in process.

Ms. Witcher: The sidewalks and trees are tied together.

Mr. Darby: Jason, what is the next item?

Mr. Showe: The tennis court refurbishment. We approved that contract and are just waiting for the vendor to schedule it.

Mr. Darby: With that will the lighting be replaced?

Mr. Showe: Correct. Once the fence is down, the lights will go up.

Mr. Bosseler: Is there any timetable?

Mr. Showe: At this stage, not yet. I know they are normally about six to eight weeks out as a minimum from that vendor. They are also resurfacing it at the same time so they are going to have to coordinate that.

Ms. Wagner: So its six to eight weeks. I had neighbors who were upset about the tennis courts lights.

Mr. Showe: It's at least six to eight weeks from today, but it might be more.

Ms. Wagner: Okay, thank you.

Mr. Showe: Finally, we were asked to get a camera system for the Recreation Center. The vendor we are using gave us an estimate of \$5,029. Will, you said that includes the tennis court and pavilion.

Mr. Viasalyers: The pavilion, part of the playground, cabana underneath the pool area and pool deck. I believe it would be for five areas.

Mr. Showe: Yes.

Mr. Viasalyers: With room to expand for an additional three.

Mr. Wilkerson: How would that system work?

Mr. Viasalyers: If we wanted to have it where we can watch it remotely, we would need to have access. Otherwise, it would have a DVR storage system.

Mr. Showe: As long as there is internet access, we can get it remotely. Will can access it at any point. If there's no internet access or the Board doesn't want to pay the monthly fee, it will store probably about a month's worth of video footage that we can access.

Ms. Witcher: What is the monthly fee?

Mr. Showe: There's no monthly fee.

Mr. Darby: Isn't there internet access at the pool?

Mr. Viasalyers: Not at the pool.

Ms. Wagner: Is it something you are going to do or just talking about?

Ms. Witcher: We are just talking about it. We haven't approved it yet.

Mr. Bosseler: Spring break is right around the corner.

Mr. Showe: That's up to the Board.

Mr. Bosseler: I would like to approve it.

Ms. Witcher: Do we have money in the budget?

Mr. Showe: We don't have a specific line item in the budget for it, but we did budget the rear gate cameras, which were installed last year.

Mr. Darby: Was that \$3,000?

Mr. Showe: Yes.

Ms. Witcher: So it will be an extra \$2,000.

Mr. Showe: Rearview cameras are \$4,000 so it would be an extra \$1,000.

Ms. Witcher: Whose budget is it coming out of?

Mr. Showe: At this point, it would come from your Capital Reserve Fund. So, it would just balance at the end of the year.

Mr. Bosseler MOVED to approve a camera system for the Recreation Center in an amount not-to-exceed \$5,029 and Ms. Witcher seconded the motion.

Mr. Bosseler: What does this system cover?

Mr. Viasalyers: The pool area, tennis court area, pavilion area, a few areas underneath the cabana entrance gate and the pool deck. There is no coverage of the tennis courts, but there is coverage for the general facility.

Mr. Bosseler: That's great.

Ms. Witcher: Is it going to include the ADA gate that we are going to use for the pavilion?

Mr. Viasalyers: We can have one there, but it's not part of the proposal. The one for the pool itself doesn't cover all the way back there.

Mr. Darby: But if you put the camera where the electricity is, anyone who goes through that gate should be visible from that camera.

Mr. Viasalyers: Yes, as you come in the gate. Are you talking about the first gate?

Ms. Witcher: The rear gate for the pavilion.

Mr. Viasalyers: It's too far away to be able to see anything.

Ms. Witcher: We should have a camera back there in case there was an accident.

Mr. Showe: I think there is the ability to expand the cameras.

Mr. Viasalyers: We could add additional cameras.

Mr. Showe: Because that gate isn't functional right now, we didn't add one.

Ms. Witcher: When are we doing it?

Mr. Showe: Nothing has been worked out yet.

Mr. Bosseler: Is it on all the time?

Mr. Viasalyers: Yes, 24/7. I believe it will be motion activated.

Mr. Showe: Yes, it's motion activated so it's on all the time. It only triggers where there's motion.

Ms. Witcher: How long is the data retained?

Mr. Viasalyers: As long as the terabytes work.

Mr. Showe: Typically about a month. I think our gate cameras run about a month or so.

Mr. Viasalyers: Its usually 30 days.

Ms. Witcher: Just in case there are any accidents.

Mr. Bosseler: Will it record in the middle of the night?

Mr. Viasalyers: Yes.

Resident (Not Identified): Have we collected all of the broken arms that go down? When you come in they are always broken.

Mr. Viasalyers: Most of them have nylon bolts. I'm here every Monday to put them back on. That saves the District a ton of charges.

Resident (Not Identified): So there is no charge.

Mr. Viasalyers: There hasn't been any that we are aware of.

Mr. Showe: We charged several people if we can identify them. The challenge is if it's just somebody that is tailgating. The police are not going to give us the license plate or run the license plate for us. When it's a vendor, we have had 100% success of getting reimbursed. If they are in the transponder system, I can identify them, but typically they are just tailgating.

Mr. Pawelczyk: We will eventually find out who it is, but you have to spend significant money.

Resident (Not Identified): Can they fix it?

Mr. Showe: Yes, that's the benefit of using nylon nuts. It doesn't break the arm and we can just put them back on, for the most part, when we are out here.

Mr. Viasalyers: The nylon ones are 15 to 20 cents each.

On VOICE VOTE with all in favor approving a camera system for the Recreation Center in an amount not-to-exceed \$5,029 was approved.

Mr. Showe: We will get it coordinated.

Mr. Showe: That's all we have for action items.

B. Additional Staff Reports

i. Attorney

Mr. Pawelczyk: I don't have anything to discuss except that I was copied on an email through management about some comments that an elected official made regarding special districts. I didn't know if the Board was aware of it. Jason has a lot more information than I do. There was something that one of the new commissioners said, to the best of our knowledge, about what a special district is whether a hospital district, water management district or a CDD like Baytree. There was also the question about the dissolution of a District. Was it a male or female?

Mr. Showe: Male.

Mr. Pawelczyk: He asked his staff for more information. I suspect the commissioner is trying to find out if the County could dissolve the Baytree CDD to meet the standards of the Statute so they can provide equal or better service to the community. It's an impossible standard for the County to meet, at least with the case of this District because no matter how many complaints come through here, every time I drive through, it looks immaculate, but I don't see everything you see. So, it would be hard for them to take on that role. The funny thing there are residents who say, "Oh, it would be great for the CDD to dissolve, do you think the County will just do it for free?" No, they are going to assess you like the CDD assesses the residents, except your assessment would be higher because you have to pay for everything to go through the governmental center so your administration costs are somewhat higher. Miami-Dade County set up these independent special districts to run security gates on certain communities where the roads are public. They are owned by either the County or the City. There are two gates and a manned person standing there. It's a soft gate. One of my CDDs recently acquired this District and they transferred responsibility to the CDD and we are paying almost half of what the County

pays. The service that the District is providing to the residents now includes license plate cameras and monitoring. What I'm saying is that Baytree residents can do things much more efficiently to the standard you want than the County. Actually, Miami-Dade County is turning all security guard special districts over to whoever will take them over. The City of Coral Gables is turning a lot of theirs over to independent special districts that are run by a number of management firms. The County can't keep track of all the financial and County requirements of 500 different special taxing districts and to make sure that the money is appropriately accounted for. I think they have a hard time using their economies of scale and instead have 10 security guard special taxing districts. It's hard for them to spread the cost over 10 years from a County perspective so they have audited them. The audit revealed that a lot of money was being applied to another community. I think it's just hard for them to keep track of it. In their fairness, I think four or five people work in that department, keeping track of all of the street lighting special taxing districts, but the security guards are saying, "Look, you guys can do it better, you are onsite." We will see what happens. Jason just wanted me to mention it to let you know that we are monitoring it as well as your elected officials and former Baytree CDD Board Members. We will report if we hear anything new. That's all.

Ms. Hill: Which one of the Brevard County commissioners?

Ms. Witcher: A new one. I don't know who he is.

Mr. Pawelczyk: I think he's just asking questions about whether he can do it more efficiently if the County were to take it over. I think they will quickly realize they can't.

Ms. Wagner: He's welcome to look at our security system.

Ms. Witcher: But they also just turned over some golf courses, right?

Mr. Showe: The County just created several CDDs to give away a golf course.

Ms. Witcher: They gave away Viera East.

Mr. Showe: Not Viera East. It was The Concords.

Mr. Pawelczyk: It will be interesting to see how this plays out. The benefit your District has remaining as a CDD is you have a lot of infrastructure, whether your roadways, the Recreation Center and stormwater improvements. The County just can't take it over and maintain it, particularly to this level. Jason manages a much larger District west of I-95 that will definitely oppose any such action. We will sit back and monitor this.

Ms. Witcher: Let them fight.

Mr. Showe: There are several others such as Heritage Isles. We manage three CDDs in Brevard County.

Mr. Pawelczyk: Like I said, the County will have to meet the standard in the statute. The reason it's in statute is so that a failing CDD can be taken over by the County or local governments that benefits the residents. So, if this CDD were to fall into that situation, the County would take it over, but what is the County going to do? They are going to levy a special assessment on all the benefitting property owners in this District including the golf course. Think about it. If you needed a pothole to be filled, you would call public works. I'm sure that it takes them too long to do it from your standards, but they are fast. We will keep you updated.

ii. Engineer

1. Suntree Bank Survey

Ms. Samitas: I received a proposal from R.M. Packard and Associates for \$1,630. He proposes to begin on or about next Tuesday, February 12, 2019 to survey Lake 5, which was adjacent to the Suntree property.

Mr. Darby: Is he going to have to cross any resident's property to access for surveying?

Mr. Showe: Probably.

Ms. Samitas: More than likely, yes.

Mr. Darby: Do we need to advise Suntree residents that we are having property surveyed? He's going to be leaving stakes all over the place.

Ms. Samitas: It wouldn't hurt. He may be able to show me around that pond, but surveyors are allowed on a resident's property by their license.

Mr. Darby: I understand, but the resident may not want them on their property.

Ms. Samitas: Like I said, it wouldn't hurt to notify them.

Mr. Brown: We could do that through a letter to the Suntree Master HOA.

Mr. Showe: I will try to track down the President of Suntree's HOA.

Ms. Samitas: When he's out there, I want to be out there as well. Does any Board Member want to be out there with me?

Mr. Darby: I have no desire to go out there.

Ms. Witcher: I'll go with you. When is it?

Ms. Samitas: On Tuesday. I just want to make sure that he leaves some indication of the property line. Obviously, he's going to put down survey markers, but I want something more visual for your landscaping crew. I want photo documentation.

Ms. Witcher: You know that they are probably going to pull the survey markers out so you are going to have to take pictures.

Ms. Samitas: That's a good point. If the surveyor puts any type of pins in the ground, they may not be able to find them, but stakes will probably be removed by homeowners or whoever maintains that area. I just checked with them and its scheduled for Tuesday.

2. Speed Humps

Ms. Samitas: We have gone back and forth on the diagram, but I would like to get with Goodson Paving (Goodson) in the field so we can walk the areas and see where it makes more sense to put speed humps. The Board mentioned Old Tramway Drive, but I thought we were only going to put speed humps on Baytree Drive. Are there any particular places along Baytree Drive where you noticed speeding is particularly bad?

Ms. Witcher: We should make sure they are not right in front of somebody's house because they have to listen to constant breaking.

Mr. Showe: I think where 525 Baytree Drive ends there's a half circle that goes to Old Tramway Drive where there are no houses so you can put a speed bump along that stretch and hopefully residents won't hear cars braking.

Ms. Witcher: He can show you where it is, Maryelen. There are a couple of places where you can put them where there are no houses right in front of it.

Resident (Not Identified): When you come in through the back gate there are no houses on either side. That's where people speed.

Ms. Witcher: Oh yeah. It's like a speed track where they go 0 to 60mph.

Mr. Brown: The cart path from #4 to #5 might be a good place to put one.

Mr. Wilkerson: That's a good place. It would make them slow down for golf carts.

Ms. Witcher: There's a place across from the cul-de-sac.

Ms. Schoonmaker: He's right about the golfers because the people coming from up north think we stop for golf carts, but we don't and I see near misses. The golf course should put a sign up.

Mr. Darby: Maryelen, we said that we were going to re-stripe all of the cross paths as part of this.

Ms. Samitas: Striping is included in the price of the speed humps. He did not include re-striping anything other than the speed humps, but Chris at Goodson suggested speed tables for the cart paths, which is what they are doing in other communities. This is an option, but its more expensive.

Mr. Darby: Okay, but the striping across the active traffic lanes where the cart paths go, is pretty worn down and it's hard to see so if we don't do the speed tables, at least in the near future, I think it's worth it to re-strip just those two paths.

Mr. Showe: Will and I were talking about that before the meeting. I also noticed as we were driving through that there are a lot of faded stop bars at stop signs so we are going to get a quote.

Mr. Darby: Okay, great.

Ms. Witcher: Just on Baytree Drive?

Mr. Darby: All the way through. What is the cost for the speed humps with the signage?

Ms. Samitas: \$2,400.

Mr. Darby: \$2,400 for two?

Ms. Samitas: \$2,400 Each.

Mr. Darby: So it's going to be \$4,800. Are you going to identify where they are going to go and come back to the Board to get approval?

Ms. Samitas: I don't think that's needed unless you think so.

Mr. Darby: I think the Board gave Mel authority at the last meeting to approve the speed humps and proceed.

Mr. Brown: We did.

Mr. Darby: So then we will just operate under that premise. You and Mel are going to get together to figure it out and then do it.

Ms. Witcher: Do we have a timeframe?

Mr. Showe: Not at this point. I wouldn't want to give you an estimate because I'm not sure when they can do it.

Mr. Brown: It's not going to take three months.

Mr. Showe: It shouldn't. We are trying to time it with the paving project so we save on mobilization because it's likely the same vendor will be doing all of the work.

Ms. Samitas: So when the roads are milled and resurfaced, they will put the speed humps in. He's just waiting for a Notice to Proceed from us to go out there.

Mr. Wilkerson: If we didn't do other paving, are you saying that it would cost more than \$2,400?

Mr. Showe: Yes, he has to get all of the equipment out here.

Ms. Witcher: It would cost an extra \$2,500 to have him come out and mobilize.

Mr. Wilkerson: Every time I think the amount couldn't get any higher, it does.

Ms. Witcher: Not just here. This is happening in the entire area.

Resident (Not Identified): Where on Baytree Drive do you think needs repaving? It doesn't look bad.

Mr. Showe: Baytree Drive is not getting repaved.

Ms. Witcher: We are going to pave where the exit gates are in the development as you leave to go north. In the gate in the front, we are going to work on some of that asphalt this week.

Ms. Samitas: The paving will be on National Drive and Old Tramway Drive.

Mr. Darby: We have a section that we will discuss in a few minutes on paving. Let's wait until that comes up.

3. Paving Projects

(a) Pavilion Paving

(b) Roadway Paving

Ms. Samitas: We have two paving projects; the pavilion and the roadways we were just discussing. We have the bid for the roadway paving and it's been finalized. As far as I know, we are ready to proceed.

Mr. Darby: The roadway paving increased about \$3,300 since the last quote.

Mr. Brown: That's because it went from an inch to an inch-and-a-half.

Ms. Samitas: No, it was because we included the Balmoral damage.

Mr. Darby: You originally estimated \$8,000 when you did the walk through, but its only \$3,300?

Ms. Samitas: I over estimated it.

Mr. Showe: It also rolls the mobilization into the same project.

Mr. Darby: The mobilization was included with the pavilion paving. I would like to have mobilization on the roadway project because the pavilion project costs seem to be going up and up.

Ms. Samitas: We added a scope to it. I provided you with the final concept plan for the pavilion project, but never received a written Notice to Proceed to move forward.

Mr. Darby: We haven't approved it yet.

Ms. Samitas: We've done the minimal amount necessary to try to develop an accurate plan to bid out for pricing. You can see that the cost went up for the pavilion proposal from Goodson. I spoke with Rick, but he has not provided an itemized quote or any quote for the pavilion. I called him right before the meeting today and he said he needed a few more days. It seems like he's still interested and I'm going to pursue that. I will forward it to the Board when I receive it. The plan includes additional sidewalks, wheel stops, signage for the end cap spaces and striping. We also split the handicapped spaces like Jerry asked. That's easy to do. You already have a low area in that island between the two existing driveways so we will be using that for our treatment volume storage when we approach the St. Johns River Water Management District (SJRWMD). I already approached SJRWMD about this and their request was to demonstrate to them that we won't be causing any adverse flooding.

Ms. Witcher: How do you prove that we won't have adverse flooding?

Ms. Samitas: We have to pull up the calculations from your permit through SJRWMD, run some modeling and present paperwork to SJRWMD that meets their criteria for treatment and attenuation.

Ms. Witcher: The area they want to pave is kind of low and the water drains into a pond.

Ms. Samitas: Yes, it is low, but it will be built up when they do the paving and build up the pavement sections in your parking lot. This parcel was not meant to drain into the pond.

Ms. Witcher: Where the trees are?

Mr. Showe: Between two driveways.

Ms. Witcher: Is that a swale?

Ms. Samitas: It's a retention area, but now that we have more impervious area, we have to come up with a different solution. I am going to argue that we can use that pond. That's probably more detail than you needed to know.

Ms. Witcher: We might have to build up the edges.

Mr. Brown: In the July proposal there was no survey. Now there's a survey.

Ms. Samitas: Yes.

Mr. Brown: Is that provided by the County?

Ms. Samitas: I think that's the contractor's Stakeout Survey. He didn't include that originally because we were just putting asphalt down and matching the shape of the gravel that's out there. So, we didn't start out with a well-defined number of parking spaces and handicapped spaces. We certainly didn't have any sidewalks, but now that he has more hardscape in there, I think that's why he included the Stakeout Survey.

Mr. Brown: He went from an 8-inch limerock base to a 6-inch limerock base.

Ms. Samitas: That was at my request because I didn't think 8 inches was warranted for this parking lot.

Mr. Darby: We found in the documents for the pavilion that there was a survey of that area. I'm not sure if that survey is going to be suitable for your needs, but some portion is suitable and we see if we can mitigate that survey cost.

Ms. Samitas: I think his survey is for stakeouts. He would need to have the surveyor locate a benchmark on your original survey and then use measurements to stake out the corners of the parking lot and the sidewalk and so forth. I did talk to them about these prices, specifically for mobilization. He didn't say no, but for now he was leaving the price as is. My hope is that we give them the Notice to Proceed for the roadway work and maybe get the survey costs or the mobilization amounts decreased.

Mr. Darby: As it stands right now, this third proposal comes in around \$67,000 with your \$10,000 engineering fee. The original proposal was around \$78,900 so it is going in the right direction, but not anywhere near where we want it to be. We talked about \$40,000 and even up to \$50,000, but we are still a way off. Wayne referred Brian Moffett, the owner of Advanced Concrete to me because the concrete does not need as much base preparation as asphalt and perhaps they may be cheaper. I was anticipating a quote today. I gave them the

drawing I had, which I think had 14 spaces and two ADA spaces. Is that what you are talking about?

Ms. Samitas: Yes, including the two ADA spaces.

Mr. Darby: I will send that out to you as soon as I receive it.

Ms. Witcher: Is that for the concrete work, not asphalt?

Mr. Darby: Just for the concrete work.

Ms. Samitas: There's no problem with concrete. We can work with them on the details.

Mr. Darby: The problem is that unless we get it in the \$40,000 and \$50,000 range, it's going to be a hard sell. I can tell you, having gone to the pavilion over the last few days, it's very muddy with all the rain we had and it's impossible to get to. My mother-in-law is in a wheelchair and we had a hard time getting her into that pavilion so we are going to have to do something there. We just have to look at what scope we are talking about.

Mr. Brown: So if the concrete quote comes in less than \$50,000 to \$57,000, is it safe to say that's the way the Board wants to go?

Mr. Darby: I think we have to look at the overall costs.

Ms. Witcher: Does that change the engineering for St. Johns?

Ms. Samitas: Not at all.

Mr. Darby: No, it's an impervious surface.

Mr. Brown: Instead of waiting, we can have a motion now and do the work in May.

Mr. Darby: I think our next meeting is in April.

Mr. Showe: I will note for the purpose of the record that I spoke to the Chairman prior to the meeting and he is willing to use \$10,000 of the Community Beautification Fund in order to help move the project along. So that money is there as well.

Mr. Darby: What could the BCA do?

Ms. Hill: We allocated \$20,000 and the most we can come up with is another \$5,000. So that would get you to \$50,000.

Ms. Witcher: Can we get this done quicker if do this at the same time we do the roads?

Mr. Showe: We are using two different vendors.

Mr. Brown: Maybe he will drop his price.

Mr. Darby: The only way it makes sense for Goodson to do it is to do it at the same time because they have all of the equipment and we have one mobilization. That's what we talked

about; however, if Advanced Concrete does it, they will do it whenever they can. I suggest they do it prior to finishing the roads, so if we are going to drive equipment over those roads, I'd rather have it done afterwards.

Ms. Samitas: Yes, in case they crack.

Mr. Darby: I think what we need to do is to get this into a position where at the next meeting, we can make decisions going forward.

Mr. Brown: Yes.

Ms. Witcher: Maybe if you talk to Goodson and tell him that we are interested in doing it, but this is the price, he may agree, if we do the projects at the same time. Just tell him we talked about it again and where we are at with it.

Ms. Samitas: It's worth another try.

Ms. Witcher: That way we can do it at the same time. Tell him that we would be doing it at the same time he does the rest of the roads. That way there is only one mobilization.

Mr. Brown: Yes, but these quotes are only good for a certain period of time. So, if the concrete contractor comes in less than \$57,000 and the BCA is willing to throw in another \$5,000, I recommend getting the paving done.

Mr. Showe: Absolutely.

Mr. Brown: Are we going to wait until April to make a decision on what to do with the parking lot? If someone comes in less than \$57,000, it's a no brainer.

Mr. Wilkerson: We are going to be in trouble if we don't do something because we can't get in there right away.

Mr. Brown: Exactly. We want to get in there sooner rather than later because then the rainy season starts.

Mr. Wilkerson: If he's local, he can do it now.

Ms. Wagner: Concrete doesn't have to be resurfaced the same way asphalt does.

Mr. Brown: No, but it has to cure and I would rather have the heavy equipment come in to do the concrete. Then when it is cured, they can repave the road. That's where I'm coming from. Otherwise we will be sitting here another three months talking about the same thing.

Mr. Showe: Absolutely.

Ms. Samitas: Concrete will last longer than asphalt, but will crack eventually.

Ms. Witcher: We have to get our permits from SJRWMD before we can do anything. Right?

Mr. Darby: The County and SJRWMD.

Ms. Witcher: So we need the permitting before we do anything.

Mr. Brown: No matter what we do, whether its paving or concrete.

Ms. Witcher: We need to have permits from SJRWMD because we are messing with the water table.

Mr. Brown: Can we get a permit from SJRWMD regardless of whether its concrete or paving as long as we do it within the next 120 days?

Ms. Samitas: As long as you are giving me the Notice to Proceed.

Mr. Brown: I just don't want to come back. Then it will take forever to get anything done.

Mr. Showe: I think what she's saying is maybe the best way to do is to give her the Notice to Proceed on all the work they need to do. Then in April, we will have all of the quotes and it's just a matter of getting the vendors moving. At least we will have the background work done.

Mr. Brown: I don't even see waiting until April. If you can get a quote from a concrete vendor that does everything you want for \$50,000, the BCA is going to give us \$25,000 and we are going to pay \$25,000, we can have the repaving and then go to Goodson and say, "The paving is done so now you can install the speed humps on Baytree Drive to Old Tramway and from Linford Court to National Drive." Maybe we can have everything done before the next meeting.

Mr. Showe: You can delegate authority to a Board Member to approve based on a not-to-exceed amount.

Mr. Brown: I'm in favor of that, unless someone disagrees.

Mr. Darby: I'm in favor of the paving, but the numbers aren't working. The total project amount we had on the last proposal was \$67,000 including engineering. Right?

Ms. Samitas: You are including our estimate.

Mr. Darby: We originally had \$40,000 allocated. The BCA said they could kick in \$5,000, which takes you to \$45,000 and then Mel kicks in \$10,000, which takes you to \$55,000. The total number is \$67,000, but you can approve a not-to-exceed \$55,000.

Mr. Brown: So we have to get a lot more information than we have right now.

Mr. Darby: But you may be ending up here in April anyway.

Mr. Pawelczyk: You can give her direction to proceed.

Ms. Witcher: We can authorize Maryelen to get the permitting.

Mr. Darby: We can absolutely do that.

Mr. Showe: We can make those two separate issues. You can go vote now to give Maryelen the Notice to Proceed and then if you want to discuss more about how to proceed, in the meantime, we can do that as well, but I think that's a good start.

Ms. Witcher: The permitting is going to take a long time.

Mr. Wilkerson: Is he working on the quote?

Mr. Darby: I contacted him yesterday and he said he was going to have it to me before this meeting, but I don't have it.

Mr. Showe: Maryelen might speak better to it, but based on what she gets from the SJRWMD, the plan might not work or there may be revisions to the plan.

Ms. Samitas: There is a risk that there would be some small tweaks to the plan.

Mr. Darby: That's an excellent point.

Mr. Showe: It may be better to let her get the permits first before we start looking at vendors because prices could change.

Ms. Witcher: The parameters are going to be different if SJRWMD said, "*No you can't do it that way.*" She has to start over again.

Mr. Brown: We don't know that until we approach them so my sense is to try to cover as many bases as we can. I don't have a problem authorizing \$55,000, subject to the approval of SJRWMD.

Ms. Witcher: And the County.

Mr. Brown: Get it done. I don't have a problem going back to the community and saying, "We spent \$2,500 more than what we planned for." We are not paying the sheriff anymore, are we?

Mr. Darby: I think we are. Let's stay on the topic.

Mr. Showe: Do we want to give Maryelen a Notice to Proceed and then we can talk about the project itself?

Ms. Witcher: Yes.

Mr. Darby: That is what I would suggest.

On MOTION by Ms. Witcher seconded by Mr. Darby with all in favor providing a Notice to Proceed to the District Engineer to proceed with the permitting work for the pavilion paving was approved.

Mr. Darby: Maryelen, does this include surveying as well as the permit filing?

Ms. Samitas: The permit and the construction plans.

Mr. Darby: Great, because that's going to take a month anyway.

Ms. Samitas: We got a good head start so it should move quickly.

Ms. Witcher: You never know with SJRWMD.

Mr. Showe: Do we want to set a not-to-exceed on the project work?

Mr. Darby: No, I'm a little uncomfortable with the SJRWMD project because they may change the scope.

Ms. Witcher: I would like to wait.

Mr. Showe: If for some reason we get an answer and can get it done a month early, we can schedule a special meeting.

Mr. Brown: I don't want to wait.

Mr. Showe: If we can get the information and have it ready, we can schedule a special meeting as long as we have a quorum.

Mr. Darby: Good. Thank you, Maryelen.

4. Lake Bank Restoration Status

Ms. Samitas: The lake bank restoration is undergoing. He already started on Lake 1. We did a real shuffle when he went out to mobilize. He noticed that some of the properties that I have on the list didn't need lake bank restoration, but we had a couple of residents that wanted it. I'm guessing he will probably be mobilized for the rest of the week. I know for sure that in March he needs to move on to his next property. As far as a schedule, that's as much detail as I know at the moment, but we are in touch with him on a weekly basis.

Resident (Not Identified): Is it only Lake 1?

Ms. Samitas: Lake 1 and some of the properties along Baytree Drive. Not the ones that were postponed from 2018.

Mr. Showe: We had access issues.

Ms. Samitas: I haven't given up on it, but we need to work on a solution.

Mr. Darby: Maryelen, do you know how many linear feet of lake bank was restored in in 2018? We budgeted 692. Did we hit that number?

Ms. Samitas: No.

Mr. Showe: We did far less than last year.

Ms. Samitas: We were nowhere close to it.

Mr. Darby: So, will those roll into 2019?

Ms. Samitas: We are close because we removed some properties and added some properties so it's close to a wash. Its within 40 or 50 linear feet. That's all I have unless you wanted to discuss the property along Kingswood Way.

Mr. Showe: You can provide an update on where we are at.

Ms. Samitas: Adjacent to the credit union property, the property owner on the north side of Kingswood Way has been complaining about consistent flooding on his property. So, I went out to meet with him. I also checked out the Property Appraiser's website to see where his property line is. He is correct. It does go to the fence or nearly to the fence. That is over a swale that flows from a landscaped area that you recently put in at the corner of his property, which makes it way slowly onto the adjacent property. He has a list of complications that he feels may have been caused by this including water coming up through the slab and ruining his wood floors and some other peculiar items. I can't see the correlation. I'm not saying that it's not possible, but I can't really prove it; however, there is water flowing from the common area through his property, down the property line between a Baytree conservation tract and another property that is owned by a developer.

Mr. Bosseler: I have a few points. One is that the previous owner always had standing water because I was his neighbor. Whenever we had excessive rain, it always happened. Secondly, when the credit union came in, they redid the berm or whatever you want to call it, which didn't help the issue. It's always been a low /wet spot.

Ms. Samitas: Right and that's what I was trying to get to.

Mr. Bosseler: What if we ask him.

Ms. Samitas: He would like to not have standing water on his property. That's basically the goal.

Mr. Bosseler: Does he still have a shed on the property?

Ms. Samitas: No.

Mr. Bosseler: Good. He had the shed behind the fence.

Ms. Samitas: I told him the only thing that we could possibly do is to fill the low spot and pipe it to maintain the connection.

Mr. Darby: Is that our obligation?

Ms. Samitas: I don't know from a legal perspective whether that's an obligation, but he did mention that he was ready to take matters into his own hands and fill his property. If you can picture his house, he has a row of landscape trees and then the land continues to the fence, which is the road area.

Ms. Witcher: Is that part of the swale?

Ms. Samitas: Yes.

Ms. Witcher: You can't fill in the swale.

Mr. Bosseler: The fence is on the credit union's property. We double checked when they put it up. Could we just table this item since you are going to be back here next week and probably the week after to follow up on the lake bank restoration. As it stays dry, could you go back and do another walk through over there?

Ms. Samitas: Yes, of course. We put together some quick numbers to fill that and pipe it.

Mr. Bosseler: Okay.

Ms. Samitas: In its order of magnitude, it's under \$10,000. This is a very preliminary and rough estimate so don't hold me to it. It shouldn't be more than that.

Mr. Bosseler: Okay.

Mr. Witcher: But that was existing when he bought it and that corner has always been wet.

Ms. Samitas: That's true.

Mr. Pawelczyk: I'm not going to address the legal issue so much as the general legal concern that I have. If it's District stormwater coming from District property, we are supposed to keep that stormwater on our property and flow it into our stormwater system. If that's an issue, we should probably think about addressing it. If you are going to address it and you have to do some sort of improvement to his private property, like the underground piping that was

suggested, we would need an easement to install a pipe in that area. Then the CDD would be responsible for that.

Ms. Samitas: For maintaining it.

Mr. Pawelczyk: The easement is simple to prepare and will tell us what we have to do.

Ms. Samitas: Shouldn't there already be an easement there?

Mr. Pawelczyk: There might be an easement.

Ms. Samitas: I didn't see it on the Property Appraiser's website, but I didn't do a title search.

Mr. Pawelczyk: It might be on the plat.

Ms. Samitas: I didn't see it on the plat either.

Mr. Pawelczyk: The more I look into how this property was developed, I'm pretty sure there is no drainage.

Mr. Showe: Correct.

Ms. Samitas: He did say that he was willing to sign an easement. That's all I have.

Mr. Darby: Thank you.

iii. District Manager's Report

1. Field Manager's Report

Mr. Viasalyers: The fountain was replaced at the front entrance as many of you probably noticed already. It took a little longer than expected, which I apologize for. It was out of our control. Regarding the landscaping, staff continues to meet every other week with Tropic-Care for landscape inspections to take note of any areas in need of maintenance and anything that comes up during our meetings with Mel. Tropic-Care recently installed annuals at both entrances and throughout the community. There was an issue with the back area, which Richard noted. They have agreed to continue to maintain it and keep it clean for people that have free passage there. I just wanted to make sure that was brought up.

Mr. Bosseler: On Baytree Drive, right along hole #5, there are Oleander trees and about 10 big bushes. The golf course used to cut them back every year. For some reason, due to their change of management, they didn't cut them back this year. So now it is growing all over our nice landscaping. I think we can trim that.

Mr. Viasalyers: We will get it taken care of. We had an issue last week with the pool heater where we found out the circuit board went down. Within two days, the pool company had it replaced and back up and running. So that was just a minor glitch. I already mentioned t that we have a new cleaning attendant at the pool because we noticed some uncleanliness that we were not satisfied with so we switched out the attendant. So far, I think that he's doing a really good job.

Mr. Darby: He picked up trash at the pavilion.

Mr. Viasalyers: That is also incorporated in their weekly schedule. They are going to do that once a week to start with and will adjust it during the summer and at busier times. We did have all of the pool bathrooms, pool decking, exterior building out to pool and all the fencing along the pool, chaise and lounge tables pressured washed in December. That was another request. Regarding the sidewalk repairs, a large section was recently repaired at 425 Birchington Lane. That was an issue for a little while and we got it taken care of. The homeowner is satisfied. We are continuing to work on other issues as well. We recently installed the tables at the pavilion area, but still have one left to do. We are short of hardware, but that's already been ordered and should be in the mail in the next couple of weeks so we should have that installed and finalized. Mel is not here right now, but I would like to thank him for working very hard with the front entrances. He has really been passionate with the vendors. We worked alongside with Mel to get all of the LED fixtures at the monuments and as then as you come in, you will see a great improvement. It looks really good. There are still a lot of improvements to come. I have been working on the list that I received at the last meeting. I received a proposal to get the water fountain at the pool replaced and we are trying to get additional proposals so we can compare them. Then we will get some proposals for the monument painting and things like that. I am also working on improving some of the playground equipment. There are some minor issues that we are working on getting resolved. Then we are going into the wetland area to get branches that are hanging over the fence trimmed back. That's all I have.

Mr. Darby: I have a couple of items. We talked about painting the poles throughout the community. What is the status of that?

Mr. Viasalyers: We received a price, but I'm waiting on the final proposal. I did account for them. Today I'm going to count the number of stop signs because when I spoke with them recently, they said it wasn't part of the original quote so they need that revised.

Mr. Darby: Would you also include over by the play area where the box for the permit was located? Those posts look like they are rotting.

Mr. Viasalyers: That's the wood ones, right?

Mr. Darby: Yes, the wood ones.

Mr. Viasalyers: All of those are on the schedule. The ones on the golf cart path and lake bank signs are part of the proposal.

Mr. Darby: What about the electrical boxes around the perimeter of the pool?

Mr. Viasalyers: I'm going to work with Eau Gallie Electric.

Mr. Darby: We were talking about getting a quote to polish and clean the tiles on the subdivision monuments. I brought that up at the last meeting.

Mr. Viasalyers: I will work on getting some proposals for that. Do you want to do all of the monuments?

Mr. Darby: I believe that is what his request was.

Mr. Viasalyers: At the entrances?

Mr. Darby: At the subdivisions.

Mr. Viasalyers: I think there were two with tiles at the main entrances.

Mr. Showe: We are getting prices on painting the monuments that need refreshing.

Mr. Wilkerson: How about the letters from the rear one?

Mr. Viasalyers: The vendor made a mistake and I had to give them a little bit of ear chewing. They are working on it. I don't want to give you a date and then it's not accurate. We should have it within the next couple of weeks.

Mr. Showe: Unfortunately, because of the way that monument is we have to custom order those. They are not in stock or anything so they have to make them every time they get pulled off.

Mr. Viasalyers: They said this is the third time that's happened.

Mr. Showe: Somebody over the last year seemed to enjoy taking the same letters off.

Mr. Wilkerson: There is probably some kid in here with those initials.

Mr. Showe: Well they have three sets of them at this point.

Ms. Witcher: When I was coming off of Baytree Drive heading west at the light, I was in the turn lane at night to turn into the development. If oncoming cars are stopped there, you can't

see where to turn past the monuments in the middle. Could we put reflective tape on one edge where the flowers are?

Mr. Viasalyers: We can explore options and see where we could do that.

Ms. Witcher: You can't see where to go if headlights are sitting there facing you.

Mr. Viasalyers: That's a good point. We will look into options.

Mr. Showe: We will see what we can do.

Mr. Brown: Have we decided what we are going to do with these ground fault interrupters that keep tripping during the Christmas holiday season? It seemed like the lights were off more than they were on. Mel mentioned to me that we were going to do away with the GFIs and put them on straight electric boxes.

Mr. Showe: I think we are going to have to talk to our electrician to see how safe it is. Will came out today and taped them up and they seemed to work much better after that.

Mr. Brown: We should look at some type of mechanism between now and the next holiday season.

Mr. Showe: We will.

Mr. Darby: They should have protective boxes.

Mr. Viasalyers: Most of the GFIs at our end are encapsulated with a weather proofed box. We did have an electrician come out and verify that all of the GFIs were fine and weren't being over powered and the amperage was perfect.

Mr. Wilkerson: For \$7,000 they have to work.

Mr. Viasalyers: I agree.

Mr. Wilkerson: It was a miserable disaster last year, which was terrible.

Mr. Viasalyers: We will be more proactive moving forward and will do our best to resolve that issue.

Mr. Brown: When they were on they looked great, but it seemed like they were off most of the time.

Ms. Hill: You would go out and they would be looking fine and then you would go out for dinner, come home and they were out again.

Mr. Showe: Between Will and I, we probably made 10 extra visits resetting all of those.

Mr. Viasalyers: I was here three or four times a week sometimes.

Mr. Brown: Are we allowed to paint the FP&L light posts?

Mr. Showe: I'm still working on trying to find someone there, but I suspect that our contract does not allow us to do that.

Mr. Brown: What happens if you paint them when we don't have permission?

Mr. Pawelczyk: Absolutely nothing.

Mr. Darby: I would go ahead and paint them.

Ms. Witcher: I would paint them.

Mr. Bossler: I suggest that we paint them and hopefully FP&L will not have a problem with that.

Mr. Pawelczyk: It is my understanding that there is a certain kind of plan that they require per their standards that you have to use.

Mr. Showe: It worked for 25 years. We are checking on that.

SIXTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Showe: In your General Fund, we have Checks 53355 through 53391 in the amount of \$75,557.48, Check 77 for the Capital Projects Fund in the amount of \$1,872, Checks 25 through 27 for the Community Beautification Fund in the amount of \$23,992.74, Check 6 for the Pavilion – JPA Fund in the amount of \$9,993.70 and December payroll for \$738.80, for a grand total of \$110,154.72. William and I can answer questions on those invoices.

Mr. Brown: One of those is \$5,000 for the transponders.

Mr. Showe: Yes.

Mr. Brown: Maybe at the next meeting, we can put on the agenda the discussion of the transponder issue, who has them, who doesn't have them and how we control it better than what we are controlling now. I know people that moved out of here three years ago that still come in to play golf through the resident's side. There was a point brought up at this meeting, which may make a lot of sense to get more people to sign on and get the transponders. Maybe as a welcoming gesture when somebody buys a house, we give them two transponders for their automobiles and then we can at least have information about who they are. I think down the road, we need to be able to come up with some kind of a mechanism that works better than what happens now about when people move out, how do they turn off their transponders? Because you can only turn them off if someone tells you to.

Mr. Showe: We do not get the transaction records so we don't know who the renters are or if they change. We don't have any of that information.

Mr. Brown: The only information I've ever gotten from Fairway Management is if they knew when I was a VM at The Hamlet, if a new person bought a home in The Hamlet and they gave Fairway Management their email address, Paula would send it to me. She still does. So, I'm wondering whether or not there's a better mechanism between the CDD and the BCA where we might be able to work something out better, so that we get more residents to get their transponders and have better control over the entire system. Maybe that helps the security system.

Resident (Not Identified): When you give out a transponder, don't you record the license number on the car?

Mr. Showe: Yes.

Ms. Witcher: I wouldn't want to give it to somebody unless we had that information.

Resident (Not Identified): When somebody moves out we should record that their license number should no longer have access. Can't you turn it off that way?

Mr. Brown: Only if somebody notifies Jason.

Mr. Showe: When we started, we deactivated everybody's transponders, but what we found was there are actually people that moved to different houses within the community.

Mr. Darby: This may be a BCA question. Paula may know that a new house was sold to a former resident. So perhaps you can send that information to Jason.

Mr. Wilkerson: Exactly. It's not that hard.

Ms. Witcher: But we don't have a mechanism to do that.

Mr. Showe: I will reach out to Paula.

Ms. Witcher: I would like to know who is selling, who is buying and who is renting.

Mr. Brown: There are people that drive their car and have a transponder. You are assuming that all of the VMs have all of the email addresses and information of the people in their neighborhood. There are very few. I can tell you that right now. When Mike Sherman in Windsor became a member of the ARC Committee, out of 100 some odd homes in Windsor, he had 12 email addresses. Now he is up to 60.

Resident (Not Identified): If someone notified Jason that Dick Bosseler of 8015 Kingswood Way moved out his house as of February 28th, that's all he needs to know.

Mr. Brown: Who is that somebody?

Mr. Darby: I'm suggesting that it be Fairway Management.

Mr. Brown: You are assuming the VM knows everything that goes on. I would like to think they do, but I don't think so.

Ms. Hill: It's a great idea.

Mr. Showe: I will reach out to Paula.

Ms. Wagner: I think someone more official than VMs should do that. You are just leaving yourselves open to something.

Mr. Wilkerson: Jason, why don't we come with a new system that we turn off all transponders and as soon as possible, provide notice that you turned them off, meanwhile we can give a free transponder out to people who fill out their form and bring it in.

Ms. Witcher: No, people will go crazy.

Mr. Brown: I was thinking about sending out a notice to every homeowner who Jason has listed saying, "As of June 1st, if you have not contacted us as to the make and model of your car and where you live, we will turn off a transponder related to that address." It gives them 90 to 120 days to get their act together.

Mr. Wilkerson: I will send it out to everyone.

Mr. Darby: I think it has to encourage those that don't have transponders to get one.

Ms. Witcher: Because you are penalizing the people that have them. You are not penalizing the people that don't have them, which are the ones we have to do this for.

Mr. Darby: As an inducement, we can have a period of 90 days from June 1 to September 1 where they can get a transponder for free.

Mr. Wilkerson: That's a good idea.

Mr. Darby: Secondly, I think that every time we have an issue with security it's a communication issue. They can't call people because they don't have phone numbers. VMs can't contact people because they don't have email addresses. So, I think it's worthwhile to send out a mass mailing to all the residents saying, "You need to provide your VM with your phone number and email because it's part of the security system and part of the notification system." If that fails, as Joanne said, mailings don't always work around here. I would advocate the VMs to go to every person in their area and say, "I would like to have your phone number and email address."

Ms. Wagner: I have emails. I don't have phone numbers. Can I give them to you?

Ms. Schoonmaker: When we first moved here, we had a director and they stopped publishing that because of a privacy act that passed some kind of legislation.

Mr. Brown: You can lead a horse to water, but you can't make it drink, but if we put out something where we give the resident a free transponder and have something on the bottom that says, "Check if you agree that we can give your email address and phone number to your VMs" that might work.

Ms. Schoonmaker: They have to check the box if they don't want to provide it.

Mr. Brown: Whatever. I don't care, but I'm just saying.

Mr. Darby: Let's think about this. I think there are a lot of misconceptions, but I do agree that we should put it on next month's agenda. It's very frustrating for a VM to only communicate with a third of your people.

Mr. Wilkerson: We have two issues. People are not signing up for the new security and the transponder issue. I believe the more knowledge you have about the people involved, the better off we are. Since we know who signed up for security, isn't there a way to come up with a list, not by name, but by address of people who didn't sign up so we will know who signed up for the security system and who didn't. If we could do something similar with the transponders to figure out what addresses don't have transponders, at least we could understand the groups that we are focusing on. It would be by neighborhood. I think it's nothing more than a simple computer program to do that.

Mr. Brown: I think that's another great point that we should include when we come up with an overall game plan. Try to get everyone to sign up and after that timeframe ends, Jason puts together a report showing by neighborhood, the address of those people that signed up. Then we find out the addresses of the ones that didn't.

Mr. Wilkerson: Exactly.

Mr. Brown: Then we can say either to the VM or a volunteer to knock on the door.

Mr. Wilkerson: Right now, we are walking around with rough numbers.

Mr. Brown: I agree. That's a great idea.

Mr. Wilkerson: You have two-thirds of people that aren't signing up, which is a horrible failure.

Mr. Brown: We just purchased 250 transponders for \$5,000 and Jason says that will probably last a year. That's 25% of the entire population of Baytree, which doesn't make sense.

Mr. Darby: Alright, let's table this for the next meeting and move on. Thank you.

Mr. Showe: Are there any other questions on the check register?

Mr. Darby: I just have one comment, Jason. We had the final payment to Bella so we are done paying them.

Mr. Showe: We need a motion to approve the check register.

On MOTION by Mr. Darby seconded by Ms. Witcher with all in favor the Check Register for November 17, 2018 through January 24, 2019 was approved.

B. Balance Sheet and Income Statement

Mr. Showe: The Balance Sheet and Income Statement were provided for the Board's information. No action is required by the Board. I think most account lines are falling as much as expected. You are 80% collected on your assessments so you are in good shape.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Witcher: I already talked about the front entrance.

Mr. Darby: From the last meeting, we talked about the website having to be ADA compliant.

Mr. Showe: Yes, officially by January 2020.

Mr. Darby: There was another suggestion of holding the CDD meetings at noon so that some people who work can take their lunch hour to come before the Board. Are there any thoughts or discussion about that?

Mr. Brown: I'm flexible.

Ms. Witcher: I don't care.

Mr. Darby: Do you want to try it one time and see what happens?

Ms. Witcher: Sure, let's try it. Jason, are you available during that time?

Mr. Showe: Let me double check the dates. We would have to re-advertise because we already advertised the schedule for the year.

Mr. Pawelczyk: You can do that for your public hearing on the budget.

Mr. Darby: That's true.

Mr. Showe: Do you want to have the August 7th meeting at noon?

Mr. Darby: Yes.

Mr. Showe: Okay, we will coordinate it.

Mr. Darby: Mel wanted to know who picks up trash along the front entrance coming in.

Mr. Viasalyers: That would be Tropic-Care. They come out and do it every time they are scheduled to come out.

Mr. Darby: He was not happy with it.

Mr. Viasalyers: He sent me an email. I'm here every Monday when I do my inspections and I don't see the amount of volume. I'm not saying that it's not there on other days, but we will see what we can do to make improvements.

Mr. Showe: Tropic-Care only services that area once a week so that's the only time they are through. No one regularly walks up and down and removes trash.

Mr. Darby: Okay. That's all I had.

Ms. Witcher: I had one more item that I forgot to mention. The corners when you are going in and out of the development, are screwed up again with the paving. You fixed it a couple of times. The pavement has holes in them and the County keeps patching it.

Mr. Viasalyers: I don't know where you are talking about.

Mr. Bosseler: North Wickham Road right at our entrance.

Ms. Witcher: Can we ask the County?

Mr. Showe: Absolutely. It's a County road. We will take a look at it. Are there any other Supervisor's requests? Hearing none,

EIGHTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: Are there any other public comments? Hearing none, we need a motion to adjourn.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman