

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, May 1, 2019 at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum were:

G. Melvin Mills	Chairman
Jerry Darby	Vice Chairman
Carol Witcher	Assistant Secretary
Rick Brown	Assistant Secretary
Richard Bosseler	Assistant Secretary

Also present were:

George Flint	District Manager
Michael Pawelczyk	District Counsel
Maryelen Samitas	District Engineer
Jeremy Rider	Atkins
William Viasalyers	Field Manager
Rich Hunter	DSI Security
Joanne Wagner	Isles of Baytree
Wayne Wilkerson	BCA
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 1:30 p.m., called the roll, and the Board recited the Pledge of Allegiance. All Supervisors were present.

Mr. Mills: I want to thank all of you who attended the workshop this morning.

SECOND ORDER OF BUSINESS

Community Updates

A. Security

Mr. Hunter: What is the process?

Mr. Mills: Just an update to let us know what is going on with your organization as well as any changes and updates with regard to security.

Mr. Hunter: There are no changes, everything is running smoothly. We are looking forward to having one more officer in our crew. Other than that everything is the same as it was last month, there are no changes.

Mr. Mills: Does the Board want to address any concerns or issues that they have seen?

Mr. Darby: Rich, I think we've seen some inconsistency in the enforcement of our policies regarding admission to the property. For example, our attorney just indicated he came through today during the first shift. The guard in our Post Orders are instructed to look at their ID and if the guy doesn't have a pass and if they don't present ID, the guard is to go around to the back of the vehicle and record the necessary information. The gate was up, he didn't look for an ID, and he waved the attorney through. I don't think Matt knows that he is our attorney. He did say that he was going to the CDD and that was supposedly sufficient information to allow access. That is not how the Post Orders are written. I can't tell you any statistics as to whether or not this happens primarily during the day, during the night, or a combination of both. I think the Board feels that sometimes they are very good, and Wayne commented separately that he is confident about how security is enforced, but sometimes it's very bad and its inconsistent. So as a Board, we are very frustrated by the fact that we can't get more consistency in the enforcement of something that is as basic as scanning individual's ID or allowing them to come in with a pass. We need your company to really concentrate on this and show dramatic improvement.

Mr. Hunter: Yes sir. We will take care of it.

Mr. Darby: Are there any other comments?

Mr. Mills: Yes. You have a gentleman who is not attentive to people coming in. I was in the backseat as a guest coming in through the guest gate. He showed his pass and the guard never scanned it at all, he just looked at it. He never got out of his chair, never walked to the door, just opened the gate and said, "Go ahead." That seems to be typical. What's really sad is when you have a guard that is enforcing the rules and then you have a guard who is not enforcing the rules. People say, "Well that's never happened before so why are you doing that now?" So, it sets up a defensive mechanism that really is tough because it comes back and attacks the guards.

Mr. Hunter: That's the presentation we have. Both of the officers have shift changes around 3:00 p.m., so I am taking care of the situation today.

Mr. Mills: I gave the message to William. William spoke to the gentlemen and he got very defensive about it. We don't need that. If you are doing your job that's one thing, but if you are not, you need to be told that you are not doing your job.

Mr. Hunter: Correct.

Mr. Mills: Another thing that we discussed at our meeting this morning is that we would like for everyone to cooperate. When they pull up, they see a restricted area. In fact, your GPS will tell you are entering a restricted area. What we need the guards to do is to make sure that they ask for a photo ID in the appropriate way. They don't have to be defensive about it. Just say, "I know you are not going to like me to ask you this, but I need a photo ID so we have a record of you coming into the community." The other thing is if the person says, "I'm not going to give you a photo ID," make it hard for them to get in. You have to let them in, but at least make it hard for them. Take your time and get the license tag and walk back around. We had an incident the other day where there was an abandoned vehicle on Baytree Drive. I received a phone call from a resident that said, "Should we be afraid. There are no tags on this vehicle, is there a bomb in this vehicle?" So, it sets up a scary issue with residents. I went to the front gate and I asked the guard whether he saw this vehicle come in. He said, "No, I had no idea. I didn't see the vehicle come in." If they are doing their job, they should know what vehicle came in.

Mr. Hunter: Did we find out who the vehicle belonged to? Did you call the police?

Mr. Mills: Yes, they came back the next day. It was a group of Mexicans. The truck broke down and they took the license tag off of the vehicle so that they couldn't identify who the vehicle belonged to. Then when they came back, they apparently either fixed the vehicle or it was towed, but the license tag was put back on the vehicle.

Mr. Hunter: There are so many people that go through that gate day in and day out that I can't identify which vehicle comes in two or three hours later on. So, I'm just saying that for the officer to identify who that was hours later, there is no way for them to do that. We see tons of vehicles every day.

Mr. Mills: Believe me. You could identify this vehicle. There's no question about it.

Ms. Witcher: Due to the fact that he went through with a license tag on it, they did their job. It's after they got in the development that they took it off. They don't do a patrol so they wouldn't have known.

Mr. Mills: The shape this vehicle was in, they wouldn't have gone through the gate. Yes, this vehicle did come through the gate.

Ms. Witcher: They could've been working on it. You don't know.

Ms. Sandy Schoonmaker (Berwick Way): Can I add a little bit to that? I had two people tell me that they come in around 10:00 p.m. and the guard who works at night was either asleep or just sitting there. They have transponders, but they were watching this guy. His vehicle was gone on Sunday night at 10:30 p.m., nobody was in there and both arms were up. This was told to me numerous times. So, there are a lot of things going on up there. That person does not get out of their chair ever. I don't know if he has a disability and cannot stand, but he does not get out of that chair. Also, I have a couple of people in our development who have transponders that are not working. Jason handled the transponders and now he is gone. They asked the gate who handles the transponders now and they have no idea. So, they need a procedure. There are a lot of things going on.

Mr. Mills: I hate to add to your complexity of issues Rich, but when you have two vehicles pulling up to the front gate, one on the resident's side and one on the guest side, I have seen numerous times where the guest gate is up and it's not lowered at all. It remains open. When the resident comes in, he is also letting the guest come in at the same time. So, both gates go up and both cars come together. I've said a number of times to please wait until the resident gets through the gate before raising the arm. I talked to Matt about it and to the gentleman in the evening about it. It's still happening.

Mr. Darby: Let's discuss the transponder issue. At the Baytree Community Homeowners Association (BCA) meeting Rick updated the BCA. In fact, in an effort to try to determine who is no longer a resident with an active transponder, lists were matched between the BCA and the CDD with Jason in particular. On that list, 625 transponders were designed as being non-residents of Baytree/Isles of Baytree (IOB). Now, we have had some complaints that some residents had inadvertently had their transponders deactivated. When that's come to our attention, we obviously got a hold of George who got a hold of the company who reactivated it. So, this may be the problem.

Ms. Schoonmaker: Okay.

Mr. Darby: It's not a security issue, per se. Having said that Rich, I think what we need to tell you is if your officers are questioned about how to get a transponder or their transponder is

not working, they need to contact George Flint. George, would you be so kind as to give him your card.

Mr. Flint: It's the same contact information.

Mr. Darby: gflint@gmscfl.com.

Mr. Hunter: There is a flyer posted at the gatehouse informing residents who to contact about transponders. I will make sure it's there.

Mr. Flint: I will update it with my information.

Mr. Hunter: All emails are forwarded to me.

Mr. Mills: I want you to understand that this is becoming a serious issue in the community. One thing we don't want is to have to go out for bids on another security company. We want you to enhance the service and make it better. We are going to give you the opportunity to do that, but I think ultimately the writing is on the wall that if it continues, the Board is going to have no choice. The residents are telling us these issues and we are going to have to make a decision. The decision is probably not going to be good for you. I understand it's tough getting employees today. I was in business and I understand what it's like. We all understand it's tough getting good employees, but they have to be told. You need to step up to the plate or you are going to be gone.

Mr. Hunter: Yes sir.

Mr. Darby: One of the things that came up earlier today was we know we pay your rate and we know what you pay your officers. Do you feel if the rate you pay your officers increased by 50%, would that significantly improve the quality of the officer and therefore the quality of their work?

Mr. Hunter: Yes sir.

Mr. Darby: Okay. You give \$10 an hour on average to your officers, so it would be \$15 an hour.

Mr. Hunter: Correct.

Mr. Darby: Then of course it would cost the District more. We are obviously very concerned about the quality of the individual and the consistency in enforcement, but we are not in the business of giving more money just to make it safe.

Mr. Hunter: I understand that.

Mr. Darby: It's something that DSI and the Board may want to discuss.

Mr. Hunter: We put ads out and are conducting interviews. Over 20 people have applied for the position. The rate that we are paying is comparable to the rate that they are getting at Walmart, McDonalds, everywhere else, but there's a different type of responsibility there. So, if we increase the rates, we will increase them to get a higher labor pool.

Mr. Mills: I can assure you from this Board after the discussion this morning, that if you enhance your services the Board will discuss increasing your rate because it has got to change.

Mr. Hunter: Yes sir. We are getting this at every meeting. Every phone call and email we get, we try to take care of all of the situations itself. We are dedicated to keeping the community safe.

Mr. Mills: Not to be abrupt, but words are words and actions are actions.

Mr. Hunter: I understand.

Mr. Darby: Rich, before we leave security I just have three minor points that I just want to get an update on. Does the golf course provide you tee sheets at this time?

Mr. Hunter: I'm not sure, but I can find out.

Mr. Darby: Okay. We had a complaint at a recent BCA meeting that guards were allowing non-residents in to play tennis. All they said was that they were playing tennis and the guards let them in. Do you know anything about that?

Mr. Hunter: No. I will find out.

Mr. Darby: Again, if they are coming to play tennis with a resident, they should identify the resident, not just say that they are coming in to play tennis. They should be a guest in the Visitor Management System (VMS) like everyone else. Finally, do you have real-time access to all 13 of your cameras now?

Resident (Wayne Wilkerson, BCA): That was in my report.

Mr. Darby: Thank you.

Mr. Mills: Thanks for listening and again, I hope you understand our concerns.

Mr. Hunter: Yes sir.

Mr. Mills: It just needs to be passed onto the guards.

Mr. Hunter: I will do that right now, in the next 10 minutes.

Mr. Hunter left the meeting.

B. BCA

Mr. Wayne Wilkerson (BCA): The CDD and the BCA worked together for the first time for a testament of joint cooperation on Baytree's beauty. This was evidenced by BCA participating financially for the CDD on several projects including holiday lighting, construction of the pavilion, and future concrete paving and striping of our parking area, tennis courts, and pavilion. This is the report that I gave at our annual meeting this past week. I recognize each of our Board Members for their efforts. I recognize Marsha Schultz and her committees for all of the things that they did and what they brought us in live entertainment for our New Year's Eve party, food trucks, and movie night. At our excellent dedication party that we held at the pavilion, we had over 200 people and live music. It was a lot of fun and everybody really enjoyed themselves. I've been asked by several of our residents who do not attend to please let them know. Of course, we let everybody know to make sure they don't miss the next one. We sold \$417 worth of beer. It was suggested that we sell tickets for beer because of liability situations. We wanted to give it away, but were advised against that so we sold tickets and everyone got plenty of beer. We thanked Supervisor Rick Brown who replaced outgoing Supervisor Sandy Schoonmaker who has kept the pace of our continuing beautification of Baytree as the Architectural Review Committee (ARC) Chairman. It's the most important activity we do and we can't thank Rick enough for his efforts and his great committee members; Jill Hoffman, Joy Morgan, Mike Sherbin and Adriane Parish. We recognized Jerry Darby for his efforts in leading the construction and completion of the pavilion. Both of these guys play a lot of different cards on both Boards. It was a little bit late and there was nothing we could do about it, but it is absolutely beautiful. We have been complimented by everybody.

Mr. Darby: It was on budget though.

Mr. Wilkerson: Exactly. Last but not least, I would like to recognize face-to-face Mel Mills for your unprecedented drive to ensure camaraderie and cooperation between the BCA and CDD, for helping us to nurture this community on its way to everlasting we are one spirit and cooperation. Thank you.

Mr. Mills: Thank you. We had a discussion Mike, and this is a legal question. I think we got it cleared through George, but I want to make sure. In the spirit of the BCA and CDD working together with regarding to entertaining and events for the residents, is the CDD allowed to financially help the BCA in doing a joint picnic or party for residents? Is that possible?

Mr. Darby: Co-sponsored.

Mr. Pawelczyk: On CDD property?

Mr. Mills: On CDD property.

Mr. Pawelczyk: As long as it's open to the public. It depends on what you are paying for. You have recreational powers under the statute and ordinance, but local governments are not supposed to pay for food. I think we have to look at whatever you are co-sponsoring.

Mr. Mills: Could we co-sponsor entertainment?

Mr. Pawelczyk: You could.

Mr. Mills: Because I think we want to continue enhancing Baytree.

Mr. Pawelczyk: Like I said, as long as nobody is prevented from attending the event.

Mr. Mills: Okay.

Ms. Witcher: That means it has to be open to the public.

Mr. Flint: I guess we haven't adopted non-resident user fees.

Mr. Pawelczyk: There is no non-resident user fee. That's why. It's not like you are advertising it.

Mr. Darby: No.

Mr. Mills: Just locally. Thank you. That's it, I just wanted to let you know Wayne that we had that discussion.

i. Recommendation from BCA/CDD Ad Hoc Committee on Security

Mr. Mills: Moving right along, we want to talk about the Ad Hoc Committee regarding security.

Mr. Darby: Wayne, do you want me to take this item?

Mr. Wilkerson: Yes.

Mr. Darby: The BCA formed an Ad Hoc Committee two meetings ago, consisting of Jan Hill, Richard Mather, and myself. Jan and Richard represented the BCA and I represented the CDD. In the course of discussion we came up with 13 different recommendations to be presented before the CDD. I want to underscore the fact that these are recommendations and the CDD is not obligated in any way to act on any or all recommendations. The first question is, do we want to maintain the soft gate policy? The options are having a hard gate, but that's complicated. It requires some negotiations with the County or we could have a partially open gate between 6:00

a.m. and 6:00 p.m. unmanned, allowing open access to anyone's property. After 6:00 p.m. it would be manned as it is now. The recommendation of the committee was to maintain the soft gate policy.

Mr. Mills: Could we add to the soft gate policy that a little more effort would be put into delaying entry?

Mr. Pawelczyk: No you cannot. You need to follow the standing Post Orders and make it more restrictive or difficult. The roads are public so you can't make a hard gate.

Mr. Darby: Is there any way that the CDD could acquire those roads from the county?

Mr. Pawelczyk: They are CDD roads.

Mr. Darby: I thought we couldn't have a hard gate because it was a public road.

Mr. Pawelczyk: They are owned by the CDD.

Mr. Darby: So the CDD can't enforce a hard gate.

Mr. Pawelczyk: Right.

Mr. Darby: Under any circumstances.

Mr. Pawelczyk: Correct, the only way you could do it is to convey the roads to the county and the county could convey it to the HOA. I guess you could do that.

Ms. Witcher: That means they have to pave over them.

Mr. Pawelczyk: Then the HOA wouldn't have to do anything and you couldn't contribute anything. There was an argument that you couldn't contribute the landscaping along the right-of-way (ROW) because it's no longer a public roadway, it's private. So, there are a lot of issues that are being looked at if you are trying to make it a hard gate. The reality is if you have guards that are enforcing the Post Orders and doing what they are supposed to, there is no difference between a hard gate and a soft gate. I still get into hard gates just as easily as I can get into the soft gate. Why? Because I'm wearing a suit and a tie. If I was a 17-year-old kid with a bunch of Hispanics and a beat-up car, they are probably not going to let me in. I could make up a story and they would just let me in. It happens everywhere, but if they enforce the Post Orders and you have them on camera, you would get the model and make of the car. So to me, a soft gate in your situation with a camera does the exact same thing that a hard gate does. That's my opinion. Also, if you were to make it a hard gate and the HOA would eventually get those roadways, it's more difficult for the HOA to raise money on a long-term basis or to borrow money than it is for a

CDD. You really would want to look at that real closely if you want to make that transition. That is if the county is going to let you do it.

Mr. Mills: I'm sorry Jerry, but I wanted Mike to answer that question.

Mr. Darby: It's no problem. The second recommendation was the Committee felt that the current policy of not requiring an ID for those who have a valid pass, did not pose a significant threat to the community. The recommendation was to maintain the current policy. I don't know if there's any discussion on that.

Mr. Mills: No.

Mr. Darby: The Committee felt that the current policy of allowing properly identified as food delivery trucks and delivery service vehicles such as Fed-Ex and UPS admittance without requiring ID was acceptable. Commercial vehicles, however, would still be required to present an ID. We would periodically look at the delivery vehicles and randomly look at IDs to verify their identify. Are there any comments on that?

Mr. Mills: The only thing there, I think we need to make sure that, for example, if Federal Express is coming in it's the same driver over and over and not a different driver. The guards would know who the regular driver is, but if there is a different driver he should be asking for an ID. That's my opinion only. I don't know how the rest of the Board feels.

Ms. Witcher: They get sick days and it's random. So, there is no hard and fast rule that you could put up there. They switch routes on these guys all the time. There is no way to do that, you either stop them or don't.

Mr. Darby: I think that was the feeling of the Committee too that FedEx and UPS are well known companies. They have financial liabilities and there are very minimal risks. Other vehicles like Tropic-Care, once they are known the admittance process should be simplified with them as well. We want to keep a master list of who those individuals are. The fourth recommendation from the Committee, which we are going to get into a long discussion on, is the Committee felt very strongly that a greater distribution of transponders among residents would facilitate access to the community. The suggestion was to provide two transponders to each household at no cost, although there are some issues relative to implementation and what would be the consequences on the transition period when new transponders are being issued. Rick, we may want to diverge and go into your proposal at this point.

Mr. Brown: That's up to the Chair.

Mr. Mills: Let's do it because it's part of this.

Mr. Brown: As you all know, I submitted a document at the last CDD meeting, which is basically a draft of a transponder proposal. Since that point in time, I've come to find out that people who lease properties within the community are entitled to transponders, just like a homeowner. So that piece needs to come out. I would like to thank Wayne for having Fairway Management (Fairway) send out a master file to Jason. There were 3,332 transponders that were active on the list that was sent from Fairway to Jason. Of that 3,332, 625 transponders were assigned to people who no longer lived at those addresses and they were deactivated. That leaves 2,707 transponders still out there for 565 homes. That is over four transponders per property. It's still an issue. What I had suggested is that a letter go out to every homeowner that they have between now and August 1st to fill out a document, which we would attach to the letter that has their name, address, email address, phone number, make and model of their car, license plate, and if they have a transponder, what is the number on the back of the transponder? As of August 2nd, everyone that had submitted that information, their transponders would remain activated. Anyone that didn't as of August 2nd would be deactivated. Then we would find out who is living here that has a transponder, but never responded so we can correct that action. The other issues that we would then be able to determine is possibly which homeowners have decided for whatever reason not to get a transponder. I would take it upon myself to visit that individual and say, "Why don't you want a transponder?" From now on, every new homeowner that comes into Baytree receive two transponders free. Then I would set up a process for ongoing maintenance and monitoring of the transponder program. If you sell your house and somebody moves in there and the new person wants a transponder, they would go to GMS on Monday or whatever the system is and say, "I am Rick Brown and I live at..." and the person at GMS verifies that address. When they go back to the office, whoever was listed at that address prior to Rick Brown buying that home, those transponders are deactivated. Anyone who buys a new car, when they buy it and they want a transponder they would come in and we will give them a transponder. Just give us the make and model, address, etc. of the car you sold and that transponder gets deactivated. Maybe that way we will get some semblance of control over the transponders. My conversation with the homeowners who don't want a transponder, I'm just going to basically tell them, "You must come in the west gate and the guard, if he's doing his job, is going to ask you for your license." If you get belligerent and ugly with them, then there are other things that we are going

to try to take a look at so that doesn't happen. You can avoid all of that by taking a transponder. It's not rocket science and it doesn't cost you anything. Otherwise, this is going to just continue to go on and on. 2,707 transponders over four-and-a-half per home site is nuts. It was 3,000 transponders. That's even worse. Its better, but it still has some ways to go. That's all. So that was my proposal that I gave to the Board. It's talking points and is not written in stone. It's just an idea to try to get our arms around this specific issue.

Mr. Mills: Do you have anything, Jerry?

Mr. Darby: Yes. I totally understand Rick's point, although, his proposal is a bit of a scorched earth approach to solving the problem. I'm just wondering if it's a little bit drastic at this point in time. I just don't know how many former residents are actually using a transponder to access a property. I don't know that there is any way of knowing that. Is it a problem? Is it not a problem? I don't know that our crime rate escalated because of former residents coming in. It might have. There are a couple of issues. One is that there is a cost to give everyone new transponders, \$20 each or whatever it is. The other issue is I know, as sure as I'm sitting here, that if we start making free transponders available to some people, those that pay \$20 are going to wonder why they are not getting reimbursed for previously purchased transponders. I'm just kind of the ilk that what Rick proposed is probably a last ditch approach to solving the problem. I'm just wondering, we have made progress on 650 transponders, can't we be more assertive and aggressive both to Fairway, the BCA, and with our own records in trying to solve this problem before having to take those drastic steps. Carolyn?

Ms. Witcher: It won't work with the snow birds. They have their cars parked in garages and they live somewhere else. They can't get their transponders and who knows if they remember their license numbers.

Mr. Darby: We would have to do it when they are here.

Ms. Witcher: He said August 1st so that wouldn't work.

Mr. Darby: Rich?

Mr. Bosseler: Do you think if we waited for a time period, attrition would take over and as people replace their vehicles, when you try to peel it off, it doesn't work and you end up having to buy a new one. The action we took by turning off 650 transponders, I think we need to see if there are any more repercussions from that. We are still early in that situation so we should wait a couple of months anyway. You had some issues. We heard earlier that the guards had

some issues. I had a neighbor that moved within the development. Their two transponders were cancelled. So, I'm wondering if we can wait a little and see if this 650 actually helps us to our end goal.

Mr. Mills: My thinking is basically the same as everyone else's except in your proposal, Rick, which I am really adamantly against is that we don't give them the transponder. We install the transponder because that was the impetus for us getting a new system anyway. It was because people were giving their clickers to their lawn guy and the next thing you know it was the plumber and everyone was coming and going.

Mr. Bosseler: I meant in the sense that someone, whether GMS or someone from the Board would actually stick them on there.

Mr. Mills: I think we need to at least vote on this issue. What are the wishes of the Board?

Ms. Witcher: I would like to table it for a while to see what kind of repercussions we get with the 650 transponders. See if we get any calls.

Mr. Mills: Okay. Do we need a motion to do that?

Ms. Witcher: We can't vote on that yet until we find out.

Mr. Bosseler: Just table it.

Mr. Mills: Mike?

Mr. Pawelczyk: I don't think you need a motion unless one of the Board Members wants to propose a motion to act on it. I know that Rick just wanted to get something moving on the discussion. I had one item after I read it. I don't know how your system tracks it, but I have a District that has a much worse problem than you have, given the numbers you just spouted off. What they did. They said that their system was able to track the comings and goings of the use of the transponder and said, "During the winter months when most people are here, they tracked it over a six-month period and said if the transponder is not used in six months, they turn off." So that's another way to get rid of some transponders.

Mr. Mills: We can do that.

Mr. Pawelczyk: They would just disappear. They did do it in the winter months because they knew that's when people were here.

Mr. Mills: And this system will do that.

Mr. Pawelczyk: That's just an idea. That's a way to maybe narrow it down because your numbers sound bad, but one District I was involved with were basically giving transponders away. If you bought one, you could have one. It was really a poor practice, as they quickly realized, but they were using the District roads to cut through. They were using the back gate as a cut through to avoid certain intersections.

Mr. Mills: That used to happen here.

Mr. Pawelczyk: That is what was happening. Now all of these people have transponders and they are trying to get their hands around the resident issue, but they want to eliminate as many as they can. That was one way to start the process. They didn't want to go through the expense of basically starting over again.

Mr. Mills: When we bought this system it will do that. It also belongs to the time that they come in.

Mr. Flint: As a next step, we could deactivate everyone that hasn't been used in the last year.

Mr. Mills: Absolutely.

Mr. Flint: We can see where that gets us and then we can go from there.

Mr. Mills: That's great.

Ms. Witcher: We could take another count and see.

Mr. Flint: It might not count another 600.

Mr. Darby: So why don't we take that action first. I still think we need to have a very robust process between the CDD and Fairway on the transfer of ownership of homes. When somebody sells their house, there has to be a mechanism by which that can get back to you George and that transponder can be deactivated. Again, selling a house in and of itself isn't always a contributing factor if buying a house in Baytree as we found out, but we have to put a process in place. This is not rocket science.

Mr. Flint: I think if we create a formal application and if you have a situation where someone sells their house, obviously there's a limited circumstance where they may buy another house in Baytree, but that's going to be very limited. The new owners are going to be requesting transponders so if we have an application and we have the address, we will indicate on there that they are the new owner.

Mr. Mills: We should have that now, correct?

Ms. Schoonmaker No. We don't have a form.

Mr. Mills: We used to have a form.

Mr. Flint: That will give us the information to be able to deactivate the prior owner.

Mr. Darby: Let me make a suggestion. As a Voting Member (VM), Paula Mathis sends me a note every time there is a purchase of a property within my area, Balmoral/Southpointe. That automatically means someone sold from that address as well. There is no reason in the world why she can't copy you on that exact same letter. We didn't have all the information.

Resident (Sandy Schoonmaker, Berwick Way): Jerry, that's exactly what I do when a property is sold to new owners. I was telling Jason to deactivate those transponders. That was exactly what I was told for the last three years.

Mr. Mills: William, we don't have a formal application where you write down the name, address, color of the car, serial number of the car?

Mr. Viasalyers: I've just been doing a spreadsheet.

Mr. Flint: We do a spreadsheet that we provide ACT, but what I'm suggesting is that we have a more formal application.

Mr. Mills: We have one. Jason provided it.

Mr. Flint: Okay. I'm not sure it's being used. We will look into that.

Mr. Mills: That would be good because it had the name, address, whether it was an owner or renter, make, model and serial number of the vehicle, color, whether it was a corporate vehicle, leased vehicle or owned vehicle. That was all on the spreadsheet.

Ms. Witcher: But if we don't have one we can make one.

Mr. Flint: We will make sure that we continue to do that. There may have been a break in the process.

Resident (Not Identified): If we agree to give the new owners a transponder, two transponders, is it feasible to have them sign a document saying if they sell their house and don't turn in their two transponders, they would be subject to a fine of \$500? Can we do that?

Mr. Pawelczyk: What if they are subject to the fine, how are you going to collect it?

Resident (Not Identified): I don't know.

Mr. Mills: It would cost us more in attorney's fees.

Mr. Pawelczyk: George is going to write the letters, but if they don't have an address, we'll never be able to fine them. They will turn it over to me and I will write one letter and basically, you have eaten up half of the fine.

Resident (Not Identified): They could be fined \$1,000.

Ms. Witcher: You have to find them to get the \$1,000.

Mr. Darby: I think the negative effect is that more people would be less inclined to get a transponder and we are trying to do the opposite. If they fail to deactivate it, it would cost them \$500 and they will say, "You know what, I'll just get a permit."

Ms. Witcher: But you can also say, "These cost \$20 a piece, but when you turn them back in, we will refund your money."

Mr. Mills: The permanent pass issue could also be a deterrent for people not buying a transponder.

Mr. Darby: Could be.

Mr. Mills: I was sitting here thinking about.

Mr. Brown: It's something we can revisit because two meetings ago, there was a line item on the check register for \$5,000 that equated to 250 transponders. I asked Jason, "How long does that last" and he said six months.

Mr. Mills: Yes that's right.

Mr. Brown: So he's issuing 500 transponders a year?

Mr. Mills: Yea.

Mr. Brown: We don't have that many people moving in and out of here.

Ms. Witcher: They are changing cars.

Mr. Mills: That's a lot of cars to be changed.

Ms. Witcher: Children move in and out so they need one.

Mr. Mills: I like George's idea. If you have a record that can identify those transponders that haven't been used in a year, deactivate them and let's see what happens. Then we can revisit this.

Resident (Sandy Schoonmaker, Berwick Way): Since we are talking about transponders and I said this before, while he's creating an application form, I still go back to the fact that the people who are moving into my neighborhood are employed individuals. At one time, we had members of the Board who would meet people on off hours to get the transponders. At this point

in time, as far as I know, you are still just doing it on Monday morning. I think you are going to have to make it simpler for people to get their transponders because if you are in the process of moving and getting settled in, it's not going to be a high priority.

Mr. Mills: In the past, Sandy, I did it for four years when Jason couldn't put them, I went to the back gate and put them on.

Ms. Schoonmaker: Correct and I don't know why we stopped that since it seemed to me like that was a very easy system for the working folks. We are selling to younger people who are working. That's why I'm trying to build that into your plan.

Mr. Darby: Sandy, I think an approach would be, to try to get greater acceptance of the transponders, we should offer an open transposition opportunity like on a Saturday or Sunday.

Ms. Schoonmaker: I agree.

Mr. Darby: Perhaps GMS plus some Board Members or any other volunteer could help put these transponders on, just to encourage greater use. I'll be certainly happy to do that. You can do that on a monthly basis. For example, on one Saturday a month, have people come by for a three to four-hour period to put on transponders. If that helps the process, I think that will be well worth the effort.

Mr. Mills: When the system was first put in, that is exactly what we did. Every weekend for a solid month, we put transponders on cars. I like that approach so we can do that. So, we can do that.

Ms. Witcher: We have paper forms and pens and they can fill it out and get in line to buy their transponder.

Mr. Mills: That's fine. Thanks Sandy.

Mr. Darby: I'll continue on. I have a couple of more points here. Less of 50% of homes in Baytree and in the Isles of Baytree (IOB) used the Visitor Management System (VMS) which is unfortunate. Part of the problem is communicating that information to all residents of Baytree and IOB. We've had various training sessions. They have been lightly attended. The recommendation is that we continue to work with the BCA on the comprehensive list of residents. Once that list has been established, we could do a broadcast message to them about the benefits of setting up the VMS account, just like the benefits of having a transponder and really start moving people towards the 90% goal of compliance with the VMS system. I think the Board would encourage that activity as well. I updated the committee on video surveillance. We

have 13 cameras now; four at the front gate, four at the rear gate, three at the pool, one at the pavilion and one at the tennis court. So, we have a lot of surveillance, much more than we had about a year ago. The committee felt that there may be a benefit to one additional camera at the back gate, pointing down Baytree Drive towards Interlachen, sort of a larger wide scan view that can see people coming on foot and by carts coming onto the property. Apparently, the current cameras really don't do that well. That's something for the Board to consider, so if the Board wants to move forward, then we would ask William to do that.

Mr. Mills: Do you recall how much the last camera cost? They are inexpensive, a couple of thousand.

Mr. Viasalyers: It depends on the quality, but it's more like a couple hundred.

Mr. Mills: I was going to say that it was \$300 to \$400.

Mr. Viasalyers: They probably may have to do a repeater there with the wires depending on how far you want to go down.

Mr. Darby: The suggestion was to have it in close proximity to the other cameras. Just a wide lens looking down. Coming up the sidewalk and going around the gate is really what you are taking a look at.

Mr. Mills: Could it be tied into the other cameras?

Mr. Viasalyers: Yes.

Mr. Mills: So you would need a repeater because they are already online.

Mr. Viasalyers: Correct. It would just be the cost per camera and the labor.

Mr. Mills: Would you mind getting that for us?

Mr. Viasalyers: It's on the list.

Mr. Brown: Do you want to vote on some of this? Do we need a vote or just do it?

Mr. Mills: I think we can just do it.

Mr. Darby: There was some question as to whether we should retain restricted access to the pool. The committee unanimously felt that we should and that we should also extend that restricted access to the tennis courts. That came through prior meetings. I think William is looking at a new access control system for the pool that we would also recommend include the tennis court.

Mr. Viasalyers: Correct.

Mr. Darby: There was concern about officer harassment. There have been a number of complaints by former officers of guests and residents harassing them. Interestingly enough, since we implemented the pass with no ID, the amount of harassment has gone down so that issue is really no longer a concern. At one time, DSI suggested the officers wear body cams, but they are no longer making that suggestion. The Committee discussed whether or not the Sheriff Officers being present were really effective in controlling speeding. They felt that the deterrent factor was there by the Sheriff's Office although its questionable as to whether or not it's worth \$10,000. We had previous discussion this morning, which Mel wanted me to bring up, where we allowed for that item to be budgeted in the 2019 budget, although it was under the caveat that once the speed humps were in, and the speed humps were determined to be effective in speeding, at that time, we could eliminate the fees and/or coverage of the Sheriff's Officers on the property. I believe the Board agrees with that. There was a suggestion that the guardhouse at the back gate be eliminated because of the confusion that the guardhouse presents, the fact that they can access the property. The Committee did not feel that abolishing the guardhouse had any significant benefit so that suggestion was not endorsed.

Mr. Mills: I would like to make a suggestion. Is there any kind of white paper that we could put across the windows?

Mr. Viasalyers: We could get can of frost that you spray on the glass for 99 cents.

Mr. Mills: Does it come off?

Mr. Viasalyers: Yes.

Mr. Mills: I would say to go ahead and spray the windows. Then people won't see inside. It's not an active guardhouse. What does the Board think of that?

Mr. Darby: I would do that.

Ms. Witcher: Fine. It comes off.

Mr. Mills: Very good.

Ms. Witcher: Thank you William.

Mr. Mills: Thank your committee.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 3, 2019 Meeting

Mr. Mills: The minutes of the April 3, 2019 meeting were included in your agenda package and we can take any corrections or changes at this time.

Mr. Darby: I provided mine under separate cover.

Mr. Mills: Does anyone else have anything?

Ms. Witcher: I can get with George afterwards.

Mr. Mills: If there are no further corrections, we need a motion to accept the minutes as amended.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the minutes of the April 3, 2019 meeting were approved, as amended.

FOURTH ORDER OF BUSINESS

New Business

A. Suntree Bank Fence Proposals

Mr. Mills: I'm going to ask William to go over his proposal for the Suntree bank.

Mr. Viasalyers: At the last Board Meeting, the Board directed staff to solicit some companies to install chain link fencing along the Suntree bank. I worked with Maryelen and there is roughly around 1,853 linear feet out there that covers each end. I got two different options; one for a 4-foot-high and a 6-foot-high fence. There were also alternatives for different styles of commercial grade versus residential heavy grade, which is a step under commercial grade. If you have any questions, let me know.

Mr. Mills: You might want to fill in the cost.

Mr. Viasalyers: Depending on what type you go with, its anywhere from \$18,000 to \$24,000.

Mr. Darby: William, our prior estimate for landscaping that same area is around \$43,000

Mr. Viasalyers: Correct.

Mr. Darby: So the fence solution is about half of the landscaping option

Mr. Viasalyers: Correct.

Mr. Darby: For now.

Mr. Viasalyers: But it's not really a solution.

Mr. Brown: Until a certain homeowner comes in and says, "Thanks for the fence, now what kind of landscaping are you going to put in?"

Mr. Mills: Because it doesn't solve the issue in question. The issue in question was screening the homes across the lake.

Mr. Darby: Well at 6 feet, it would make it hard to see homes.

Mr. Viasalyers: But it's a chain link fence.

Mr. Darby: Is it vinyl?

Mr. Viasalyers: No.

Mr. Mills: It's not slatted.

Mr. Viasalyers: It would double or almost triple in cost if you went with vinyl.

Mr. Darby: When I said vinyl, I mean something similar to what you see on Kingswood Way where there are slatted strips that go into the chain link.

Ms. Witcher: We hate that. Don't do that.

Mr. Viasalyers: No, this is just an open chain link fence.

Ms. Witcher: Have we started thinking about cleaning it up?

Mr. Viasalyers: I've been waiting to receive a proposal from the landscaper. They are working on that.

Ms. Witcher: The 27 stumps.

Mr. Viasalyers: I looked at it after the last meeting and I'm waiting on a proposal.

Ms. Witcher: And the recycling for the water.

Mr. Brown: This whole discussion centers around the landscaping of that lake, the Baytree homeowners along that lake have said time and time again that the reason they bought their homes was because they had this beautiful lake view and landscaping in back of it. Now on the other side of that landscaping is Suntime. The homeowners on Suntime chopped it all down. That's what they said. I think some of that's true. They probably did chop some of it down. The other thing is that we were basically told that it wasn't being maintained by our landscaper, which is probably somewhat true as well, but at the end of the day, you have a devastation out there. Both sides want the lake. It's our lake. So, at the last meeting, we talked about if we put in \$43,000 worth of landscaping. Are we going to have the same discussion five years from now when the Suntime homeowners cut it all down? So, then the discussion centered on what happens if we put a fence? Well, it's \$19,000 for a fence. Once we put the fence up, my sense is that someone is going to say, "Well okay the fence is up and now what are you going to do for landscaping?" The fence may be a deterrent from Suntime homeowners from getting at their possible landscaping, but will they cut the fence? I have no idea, but at the end of the day, we are spending \$19,000 for a fence and on top of that, another \$40,000 for landscaping for a limited number of homes in Baytree who we have been advised by our attorney that there was no

guarantee when they bought those homes that, that landscaping was going to be there forever. Are we setting any kind of a precedent? At my house, I have a little lake and the back road that goes to the back gate. Maybe you should put a fence line along that back road so I don't see the road from my house.

Mr. Mills: I hear you. Richard, what are your thoughts?

Mr. Bosseler: I would like to table this issue. I think we discussed it at every meeting for the last two years I have been here and I propose we table it.

Mr. Mills: We've done that. I think the action would be to basically say we are not going to do anything.

Ms. Witcher: Other than clean it up and if there's another hurricane, clean it up again.

Mr. Mills: I would like to ask the audience, how would you feel spending \$43,000 of your money, which it is to solve 10 people's concerns?

Ms. Witcher: One caveat. These people bought their lots with those houses intact. They were across the way and were built before they bought their lot.

Resident (Not Identified): The way you phrased the question, certainly I would look at it more of what's better for the value of the neighborhood? Some discussions were brought up about the value of the golf course. So, making a significant capital investment for a limited number of homes, I agree that circumstances change. I don't even know what street for sure that you are talking about here. I'm guessing looking at the map that its Deerfield.

Mr. Mills: Deerhurst.

Ms. Witcher: Deerhurst and their cul-de-sacs.

Resident (Not Identified): I haven't looked at that. I'm convinced that it's not even a golf hole. I don't know if you are talking about those trailer homes all over the place.

Mr. Mills: No. We are talking about the bathroom on #7 and #8.

Resident (Not Identified): My view is probably not fair because I don't have a good memory of that, but I know driving around that little corner on the cart path never struck me as an eyesore. I just see a nice lake as I go by. I could complain all day long about whether I like the type of flower that my neighbor put in his front yard, but things change.

Mr. Mills: So would you be for or against it?

Resident (Not Identified): From what I know, I would be against it because you are spending a huge amount of money for something like that.

Mr. Mills: I like your opinion.

Resident (Not Identified): Absolutely. In my opinion, when those people bought those houses, the other houses were there. They didn't just pop up the next year. When they bought the house, they recognized the houses were there. It wasn't a problem then so it shouldn't be a problem now. I think it would be absolutely, incredibly ridiculous to spend \$40,000.

Mr. Mills: Okay.

Resident (Not Identified): For the last 10 years, this Board has strung out the residents that live over there about how you were going to address the issue.

Mr. Brown: It's true.

Resident (Not Identified): If you are not going to address the issue than kill it.

Mr. Mills: Exactly.

Resident (Not Identified): Why hold up hope for something that you are not going to do. Secondly, will you allow the people that live there that may not want to do it, to put shrubbery in there along their lake front. I don't know if it's prohibited by our CCNRs, but let them put in some shrubbery.

Mr. Mills: Good point.

Resident (Not Identified): But kill the thing because all you are doing is holding that note and what's his name...

Mr. Mills: Harry.

Resident (Not Identified): I've been here when he's gotten so emotional about this thing. Every day you have been saying, "We are going to take care of it." Just kill it.

Mr. Mills: Sandy, do you have any comments?

Ms. Schoonmaker: I agree with him 100%. You are kicking the can down the road and it's time to quit. It's time to say, "We're sorry." I would rather be angry with you, but you are going to have to stand up and say no.

Mr. Mills: Thank you. The gentleman in the red shirt, what are your thoughts?

Resident (Not Identified): I'm probably agreeing with most of what's been said. I think what sticks in my mind is that the homeowners of Suntree cutting down vegetation that was not theirs to cut down.

Mr. Mills: Yes, why plant it if they are going to cut it down?

Resident (Not Identified): If you put up a fence and put landscaping on our side of the fence, I guarantee those people are going to either cut the fence or pour some gasoline over it and kill the vegetation.

Mr. Mills: I think we have some direction from not only the Board, but the audience and how they feel. So, I want for someone to entertain a motion as to the wishes of the Board.

On MOTION by Mr. Darby seconded by Mr. Bosseler with all in favor no longer considering landscaping or fencing options to remediate the Suntree lake bank was approved.

Mr. Viasalyers: The remainder of that proposal was for the chain link around the playground.

Mr. Mills: Could you explain this to the audience, William?

Mr. Viasalyers: In preparation for the pavilion beautification project, we cleaned up a lot of the overgrowth, Brazilian Pepper trees and some of the invasive species. In doing so, we recognized that the fence had some extreme damage from all the years it was intertwined with the landscaping. So, it was better off to just replace the whole entire fence. So, I have a few different proposals, which range from \$4,200 to \$4,800 for the commercial grade versus residential. That's just to replace exactly what's there with a 4-foot fence.

Mr. Flint: What are your recommendations?

Mr. Viasalyers: I recommend the commercial grade because it's up against that conservation area.

Mr. Darby: I agree.

Mr. Mills: Mossy Oak Fence?

Mr. Viasalyers: Correct.

Mr. Mills: Is there discussion among the Board?

Mr. Bosseler MOVED to approve the proposal from Mossy Oak Fence for a commercial grade chain link fence around the playground in the amount of \$4,200 and Mr. Darby seconded the motion.

Ms. Witcher: Is it in the budget? If we are going to knock down the playground because of the safety issue, we should do that before we have the fence people come in.

Mr. Mills: We haven't talked about that yet.

Ms. Witcher: We are doing one before the other.

Mr. Mills: Richard, do you want to bring up the kiddie park?

Mr. Bosseler: Yes. We have a kiddie playground next to the pavilion and I've been paying close attention to it. My four-year-old grandson wants to play there almost every other day. Anyway, this playground has major dents in a lot of the poles. The poles are rusted and there's a ½ inch to 1 inch of rust that eliminated the pole. There are probably six or eight of these. The more I look at playgrounds and I used to work with a company that dealt with playgrounds, the more I dislike the playground. So, I propose that we eliminate this issue by removing the playground immediately because its unsafe. In addition, we should wait until the end of summer until its less hot and listen to our neighbors to see if anybody even asks to put a playground back in. I don't know. I have grandkids who use the playground at Chick-Fil-A, but they won't use our little playground. So, if we have to reinvest to do something nice, then I propose that we do it in the fall or winter months.

Mr. Mills: Is there any further discussion on that issue?

Mr. Brown: Is it in the budget?

Mr. Darby: I think what we are going to do with the playground was to fund that in 2020.

Ms. Witcher: It should be demolished for safety reasons.

Mr. Mills: We have the demolition to pay for.

Mr. Darby: We have regular maintenance fees. This wouldn't be capital. I don't have the budget in front of me, so I don't know.

Mr. Flint: We have \$2,000 for playground maintenance. William, will it take \$2,000 to demolish it?

Mr. Viasalyers: I don't know.

Mr. Flint: If cut off at the concrete and just leave the concrete, we might be able to get it done for \$2,000.

Ms. Witcher: Could we use the concrete when we rebuild it?

Mr. Mills: No.

Mr. Darby: George, could we put mulch or something over the concrete?

Mr. Flint: Yes, we could get a price.

Ms. Witcher: Could we approve a not-to-exceed amount of \$2,000 and if its more than that, he can come back to us? We are meeting next month.

Mr. Flint: Yes, you can do that. The motion on the fence proposal is still on the table.

Mr. Viasalyers: For indemnification purposes that was Superior Fence not Mossy Oak Fence.

On VOICE VOTE with all in favor the proposal from Superior Fence for a commercial grade chain link fence around the playground in the amount of \$4,200 was approved.

Mr. Mills: Now we will take action on the removal of the playground equipment.

On MOTION by Mr. Darby seconded by Mr. Bosseler with all in favor removal of the kiddie playground equipment in an amount not-to-exceed \$2,000 was approved.

Ms. Schoonmaker: I manage child care centers and I know playgrounds. You just all sat up there and said you thought the playgrounds were unsafe. Are you doing something to prevent people from using it?

Ms. Witcher: Yes.

Mr. Mills: Could you tape it and put up “Do Not Use” signs?

Ms. Schoonmaker: Yes.

B. Discussion of Status of Beautification Upgrades

Mr. Mills: I don’t know if you’ve noticed, but there is a lot going on out front. They are tearing up all of the shrubs on both sides of the road, trimming on the left and they are also going to be doing some pruning on thinning out stuff on the right-hand side. The monuments have all been completed. They were sodded and plants were planted in front of the monuments. We have yet to get a price for stone for the monument at the rear gate because that monument has been damaged. So, we are waiting to get some quotes on that.

Ms. Witcher: Do we know who hit it?

Mr. Mills: No. It’s a work in progress and we will just keep you informed.

Mr. Darby: William, there are some rust stains on the Balmoral monument, which must be from the water. Is there any way that could be pressure washed or cleaned up?

Mr. Viasalyers: Yes. We used somebody in the past. I can get a price for it.

Mr. Darby: Okay. There may be some other monuments with the same thing.

Mr. Viasalyers: I think you have a couple in that area. The rest are just stoned concrete.

Mr. Mills: What gets me is that a rust preventing system was put on that monument. If you look in the back, there's a bunch of equipment.

Ms. Witcher: Maybe it broke.

Mr. Mills: Could be.

Ms. Schoonmaker: I had one more issue. We took a survey and we are all walkers. My husband and I walked up the pavilion party and we could not walk side by side along Baytree Drive because of bushes growing along Turnberry. At one point in time you discussed taking those out and start over. I'm wondering if that got deferred with all of the other items because that's very dangerous. I almost got stung by a bee.

Ms. Witcher: Is that the only area?

Ms. Schoonmaker: They are overgrown on the sidewalk.

Mr. Mills: That hasn't been forgotten. I have to get permission from residents because those bushes were put in there to shield their backyards from the street. In order to get them mature, it's going to be expensive, but I haven't forgotten about doing that. I asked Tropic-Care and will do it again to prune them back as far as they possibly can without killing them.

Resident (Sandy Schoonmaker, Berwick Way): Thank you. Make sure they do it for people who are over 6 feet because that's what they did last time.

Mr. Mills: They are not trimming them the right way. I'll take care of it.

C. Appointment of Audit Committee and Chairman

Mr. Flint: The CDD is a governmental entity that is required to have an annual independent audit. The statutes prescribe a process the Board must follow to select an auditor. That process involves the Board appointing an Audit Committee. The only role that the Audit Committee has is to approve the form of the Request for Proposal (RFP), selection criteria and advertise it. Once the responses are received, the Audit Committee would review and rank the responses from the auditors. We typically recommend for administrative efficiency, that the Board consider appointment themselves as the Audit Committee. However, you are allowed to appoint non-Board Members if you chose to do that. We did advertise an Audit Committee

meeting immediately after the Board Meeting, just to get the notice and everything approved so we can get it advertised. So, if you choose to appoint someone other than the Board, we have to change that process. Our recommendation would be for the Board to appoint themselves as the Audit Committee.

Ms. Witcher: For this meeting or the next meeting?

Mr. Flint: What would happen is after this Board Meeting adjourns, you will approve the selection criteria, RFP and the notice. Once the responses are received, the Audit Committee would happen first and then you would have the Board Meeting.

Mr. Darby: Are you scheduling the Audit Committee meeting today following this meeting?

Mr. Flint: Immediately after the Board Meeting.

Mr. Darby MOVED to appoint the Board as the Audit Committee and Mr. Bosseler seconded the motion.

Mr. Darby: We also need a Chairman.

Mr. Flint: Yes. We also need to designate a Chairman of that committee.

Mr. Darby: Do you want the finance person to be auditing himself.

Ms. Witcher: No.

Mr. Flint: You are not really auditing yourself.

Mr. Pawelczyk: You just need someone to run the Audit Committee meeting. That's something that the Chair would do.

On VOICE VOTE with all in favor appointing the Board as the Audit Committee and Mr. Mills as Chairman was approved.

D. Consideration of Proposals for Conversion of Street Lights to LED

Mr. Viasalyers: At the last meeting, the Board directed staff to get some costs for the CDD owned light poles to convert the current lights with LED fixtures. At the entrance coming off of Wickham Road there are approximately ten and, in the back, we have four. That is what that first proposal was. In addition, Jason worked on getting something from Florida, Power & Light (FPL) together. The first proposal from Best Electric of Palm Bay is for the 14 lights that

the CDD owns. There are two options. The first one is for a 40-Watt LED bulb and the second is a 60-Watt LED bulb.

Mr. Darby: What is the current wattage?

Mr. Mills: Lenny Jean has given me all of that information. He has it and said to me on Tuesday that he was going to pass that along to me. He has the wattage of all the street lights and where they are. There is a diagram.

Mr. Darby: There is an \$82 difference going from 40 Watt to 60 Watt.

Mr. Flint: Right. Its minimal as far as the expenses. If you look at the FPL proposal, this is for all of the street lights that are owned by FPL. There are three different types of wattage. They are currently proposing 37 70-Watt lights to retrofit with the 39-Watt 3000K. There are 70 100-Watt fixtures, which they are proposing to retrofit with the 39-Watt 3000K and then we have 32 150-Watt lights, which they are proposing to use the 73-Watt lights. The reason the wattage is lower on the LED is they give off more lights so you don't need the same. I've look at other cities, counties and CDDs that are doing the same thing with FPL. This American Rev fixture is the standard traditional head that they use in other communities that I looked at.

Mr. Mills: What is interesting is Best Electric can change only the bulb, not the whole entire unit. I talked to him at length about that and he said, "No, it's fairly easy." The transformer and the bulb all come as one. We take the old bulb out and rewire the new one and you're in business.

Mr. Flint: With FPL, you are basically leasing the pole. So, it's actually going to be cheaper.

Mr. Darby: Is it \$1,128 monthly?

Mr. Flint: Its currently \$1,180 a month and it will be \$1,128 after the retrofitting. The difference is the fixture is more expensive, but the energy cost is less. So, the fixture cost and the energy costs tend to wash each other out. So, you are saving a lot of money, but as you can see at the top, it reduces the carbon footprint by 31 metric tons a year, in the equivalent of reducing seven cars off of the road.

Mr. Darby: There is a reduction of over 43,000 kilowatt hours. That's huge.

Mr. Mills: There is a whole new hedge for the pole. We can't have Best Electric do just a bulb replacement, keep it in the current fixture and then have a blend of new fixtures inside of the community.

Mr. Viasalyers: The new fixtures with FPL come with a little node on top that transmits data back to them to let them know about any troubleshooting.

Mr. Flint: When the bulb goes out, it sends a signal.

Mr. Darby: Oh good.

Mr. Mills: Fantastic.

Ms. Witcher: Do we know how much lumen they put out for the different ones?

Mr. Flint: No. We have the catalogue and can find that out. I don't know offhand.

Mr. Mills: The location of the 14 lamp posts are the ones going out Baytree Drive. Correct?

Mr. Viasalyers: Correct.

Mr. Mills: Then at the back gate.

Mr. Viasalyers: Towards Interlachen Road.

Mr. Mills: And that's it. Correct?

Mr. Viasalyers: Yes.

Mr. Mills: None of the other ones internally?

Mr. Viasalyers: The rest are owned by FPL.

Mr. Flint: We may be able to see if we can get the same heads.

Ms. Witcher: That would be nice.

Mr. Flint: Because it is a third-party company that they are getting these heads from. FPL doesn't make these.

Ms. Witcher: That would work.

Mr. Mills: William, do you want to get a quote from Best Electric on replacing the head to match the current ones?

Mr. Viasalyers: I will look at the catalog to see if we can match it.

Ms. Witcher: They are a smaller company and smaller volume so it's going to cost a little more.

Mr. Mills: Do we want to table this to budget time or the next meeting?

Ms. Witcher: Until the next meeting. It's only a month from now.

Mr. Flint: It's going to take them at least eight weeks.

Mr. Viasalyers: There is at least an eight-week turnaround.

Mr. Flint: From the time that they are given the go ahead.

Mr. Mills: What are the wishes of the Board?

Mr. Darby: I think it's a good project. You are saving electricity so I think we should go forward with it.

On MOTION by Mr. Darby seconded by Mr. Bosseler with all in favor the proposal from Florida Power & Light for the conversion of street lights to LEDs in the amount of \$1,180 was approved.

Mr. Flint: Is that for just the FPL proposal?

Mr. Mills: Yes.

Mr. Darby: What about the Best Electric proposal?

Mr. Mills: We are going to have to come back and get heads so that they match. Will we look at the 60-Watt options?

Mr. Flint: FPL indicated what they are recommending, which is the 39-Watt 3000K on the 70-Watt lights and the 73-Watt lights on the 150 Watt. So that's what we will do regarding FPL. For Best Electric, we could figure that out.

Mr. Mills: Would it not be feasible to have them all the same?

Mr. Flint: Wattage? There's probably a reason, which might have to do with spacing between the poles. We could do a Photometric Study when they lay them out to determine what Watt they are.

Mr. Mills: John Fenafrock and Lenny Jean did that Master Survey of the community. They are the ones that can find what wattage goes where. So, my concern would be that it is dark at night in the community.

Mr. Flint: The only danger going with the brighter on is, depending on where they are, residents are going to start complaining and then you are looking at doing shields.

Mr. Mills: Are these warm white or sunlight?

Mr. Darby: They are right in between.

Mr. Viasalyers: They are soft white.

Ms. Witcher: Ours are in the front and back, which is the entryway, but it might be a good idea to put the bigger ones in there because people are walking in the dark.

Mr. Mills: I know.

Ms. Witcher: On ours, we still have a choice on the amount of wattage because we haven't done that part. We are doing the front and the back so why don't we talk about that when we get the bid because that's our entrance.

Mr. Mills: Right. So, what do you want to do? Are you going to wait until you get a proposal?

Mr. Viasalyers: Yes.

Ms. Witcher: We can have it for next month.

E. Ratification of Water Aerobics Class Addition

Mr. Mills: There is a request from Darcy Covington, proposing an additional water aerobics class on Saturday.

Mr. Flint: Ms. Covington asked if they could provide a class from 9:30 a.m. to 10:15 a.m. on Saturday mornings. According to the email in your agenda package, Jason gave temporary approval subject to the Board ratifying that action.

Mr. Mills: We need a motion to accept it or reject it.

Ms. Witcher: Have we had any complaints from anybody that we never use the pool because they are exercising?

Mr. Bosseler: They had their first class and I didn't get any feedback so they seem to be fine. I think that people who swim, doing their laps tend to come earlier. I also asked them if they would put up a little sign for us on the bulletin board over the drinking fountain to post about the class. So, if people want to swim, they can say, "On Saturday they are here."

Ms. Witcher: At the front entrance, we are adding a Saturday class. We might want to put it at the front and back entrance to let them know they added a class in case they are workers and they can't get to the other classes.

Mr. Mills: Good idea.

Ms. Witcher: Who does that?

Mr. Mills: The guards.

Ms. Witcher: Who is going to tell the guards?

Mr. Flint: We do.

On MOTION by Mr. Darby seconded by Mr. Bosseler with all in favor the request from Darcy Covington, proposing an additional water aerobics class on Saturday was ratified.

F. Presentation of Number of Registered Voters – 992 - Added

Mr. Mills: This item was added to the agenda. According to the Supervisor of Elections, there are 992 registered voters. We have to do this every year.

Ms. Witcher: Wasn't there 500 plus?

Mr. Mills: I think there 600 last year.

Ms. Witcher: It's jumped a lot.

FIFTH ORDER OF BUSINESS

CDD Action Items/Staff Reports

A. CDD Action Items

Mr. Mills: William?

Mr. Viasalyers: Recently, we worked with the fountain company up front to install the lighting on the nice fountains when you come off of N. Wickham Road and down Baytree Drive. The tennis court refurbishment is still pending. We are waiting to have the update timeline and date of completion from the paving company. The Recreation Center camera system installation is complete. We had three areas that needed sidewalk/tree repair due to chipped sidewalks that was a hazard to people walking. We had it replaced. I am also working with the District Engineer on the tree permitting process to remove some of the Oak trees that are causing issues. We are working together to get that completed.

Ms. Witcher: We talked to the manager about allowing us to place the trees on the golf course, if the county agreed. So, do we need to do that or wait until next year?

Ms. Samitas: What was their response. Are they open to it?

Mr. Mills: He was going to talk to the Senior Partner. I have a call into the Brevard County government offices that handles landscaping, trees or whatever and I'm waiting to hear back how the county would feel about if we did this.

Ms. Samitas: I asked them when I was already speaking with them about their comments for the pavilion. They had some landscape permits. While I was on the phone with Jean Allen, I asked if we could plant the mitigated tree on the golf course. She said that would probably be okay, which I was surprised to hear.

Ms. Witcher: Me too.

Mr. Mills: That's great.

Ms. Samitas: We could continue to confirm it.

Mr. Mills: Okay.

Ms. Samitas: That's who I spoke with and that was the answer.

Mr. Mills: Right.

Ms. Witcher: Could we get a copy of the development map to give to the Golf Course Manager? He said he would pinpoint where he thought he would need one to replace downed trees from the hurricane.

Ms. Samitas: A map of the entire property?

Ms. Witcher: Yes.

Mr. Darby: Maryelen, you were going to check into whether or not we replaced hard woods or go with Palm trees.

Ms. Samitas: It's about the canopy. They are not opposed to Oaks. They still like Oaks so I don't know where that came from. It's about the canopy. It has to be a tree that provides the same shade.

Ms. Witcher: Whichever one we get a fair price on.

Mr. Mills: While we are on sidewalks and trees, Richard Mather took me all the way back in Windsor where there are two trees; one is probably at the end of the table and the other one is here. One is on our property and the other one was on the homeowner's property. That tree is huge enough that its shifting this tree to where its leaning over the road. That tree has to come out. There's no choice.

Mr. Brown: It's at the back of Sandhurst Drive.

Ms. Witcher: If it's on his property he has to take it out.

Mr. Brown: The one that's leaning is on our property.

Mr. Mills: So that needs to be one of the trees. You can't miss it. It's on the right-hand side.

Mr. Viasalyers: Regarding the guardhouse/pool electrical boxes, there was some coordination going on currently with Best Electric. They have to get a permit with FPL in order to change out that breaker box. That is actually about a four to six-week process before they get any kind of information back.

Mr. Mills: I worked with William on the one behind the guardhouse because it was dangerous. The entire box rusted away completely. So, I ordered him to go ahead and get it done, due to the fact of the permitting process.

Ms. Witcher: Can we get the sprinkler system fixed so it doesn't hit it anymore so we don't have to do it again.

Mr. Mills: This wasn't. This was strictly age.

Mr. Viasalyers: It was the original equipment. We are also going to have to coordinate with the security company because they are going to have power out there. So, we are going to have to figure out a way to handle the transponder since they need access to the community. Once I get more information from Best Electric we are going to have to plan accordingly.

Ms. Witcher: Okay.

Mr. Viasalyers: We are going to tie that into the pool electrical boxes as well when they do that work.

Mr. Mills: Good.

Mr. Viasalyers: Moving on to the sign/lamp posts. That was actually in my Field Manager's Report. You might have noticed that we painted all stop sign posts, golf cart crossing posts and all other posts around the entire community. That project is pretty much complete and I am waiting for final word from the vendor and then we are going to do a walk through to review all of them. We already discussed the fence along the Rec Center and gate system at all Rec facilities. That has been completed. Regarding the electronic sign upgrades, we received a proposal from the company that installed the current signs.

Ms. Witcher: They are not cheap.

Mr. Viasalyers: No.

Mr. Flint: It is between \$5,000 and \$6,000 per sign.

Ms. Witcher: How much is a new one?

Mr. Flint: They are replicating the same size that you have now, but making it an electronic display.

Ms. Witcher: It's expensive.

Mr. Flint: We did one of these in another community and that price is in line with what you have seen elsewhere.

Ms. Witcher: What would that come out of?

Mr. Brown: Beautification.

Mr. Flint: Would you like for us to keep that item on the Action Items List?

Mr. Darby: I would like to see the formal proposal plus some idea of what that sign would look like. I don't know how big the letters are. Is it moving or static?

Mr. Viasalyers: They indicated if the Board wanted to pursue it, they could do some drawings so you can have a visual.

Mr. Darby: That would be great. Maybe you can bring it to the next meeting.

Ms. Witcher: Where is that going to be?

Mr. Viasalyers: These are the entry signs that we post the meetings on. There would be an LED lit up display instead, approximately 19 inches by 25 inches.

Ms. Witcher: That's a lot of money.

Mr. Viasalyers: We are just retrofitting inside of the current display.

Ms. Witcher: We won't have to put the letters up.

Mr. Mills: It's a lot of money. To me, when you are driving in, you have a minute to look at that sign. You are not going to sit there and wait until the sign scrolls around.

Mr. Darby: I wouldn't have it scroll. We wanted just a static sign.

Ms. Witcher: Is there a difference between scrolling and flashing?

Mr. Viasalyers: We can look into options.

Ms. Witcher: We could knock down the price if it's not going to scroll because they are not going to sit there and wait.

Mr. Darby: You don't want it to scroll. You want it to be a static message.

Mr. Viasalyers: I think they were quoting to you what was currently there to try to reduce some of the costs.

Ms. Witcher: So this would just be the electronic one.

Mr. Darby: Yes. Two other things. I like the way the reports are with all of the data. This is very helpful, at least to me. So, thank you very much. Where are we with the road striping?

Mr. Viasalyers: We are working on that. We are going to try tie into one of the items that was discussed for the golf crossing with another community.

Mr. Darby: There was a request on the pothole repair on N. Wickham Road as you turn onto Baytree Drive.

Mr. Viasalyers: Correct.

Mr. Darby: I know we have been harassing the county. I don't know if we made any progress on that.

Mr. Viasalyers: I followed up with them yesterday in regards to that and they said they are working on it. That's something they have to handle.

Mr. Mills: Is there anything else?

Ms. Witcher: I have one question on where we are with the water department.

Mr. Viasalyers: I brought that up to them and said you are on your own. Anything that needs to be repaired, you don't own the street. The District owns it.

Ms. Witcher: But they broke it.

Mr. Viasalyers: I explained that to them.

Ms. Witcher: It looks like it was leaking for a while and it finally broke in the middle of the night. They came out within two or three days working on it with their big heavy equipment, digging it up. The apron around that intersection is all cracked up and broken now. They said we are on our own.

Mr. Mills: Cocoa Water Systems said this?

Mr. Viasalyers: With the roadway system, yes. I explained to them what happened and they pretty much said, because they don't own those roads and they are not going to maintain it and replace it.

Mr. Pawelczyk: Yes, but if they damaged it, they are responsible.

Mr. Mills: Absolutely.

Mr. Pawelczyk: You can make a claim with them. How much is it going to cost to fix it?

Mr. Viasalyers: I don't know. I think that was already set in the next fiscal year. Right?

Ms. Witcher: We planned it for 2020, but now we are at 2021 because we cut the labor.

Ms. Samitas: We can look at it on the way out.

Ms. Witcher: It was right by the hydrant.

Mr. Flint: Why don't you do that and we will send a formal letter. Then if they blow it off then Mike can send a letter.

Mr. Mills: Good idea.

Ms. Witcher: Okay.

Ms. Samitas: I would be happy to provide some quotes.

Mr. Mills: I that it, William?

Mr. Viasalyers: I don't have anything further

Mr. Mills: Thank you very much. By the way, I would like to acknowledge William again. He has been great in helping me with redoing things in the front. He's done a good job and I really appreciate it. He's either come down here and checked on this fountain when he happened to be in the area.

Mr. Viasalyers: Thank you.

B. Additional Staff Reports

i. Attorney

Mr. Mills: Michael?

Mr. Pawelczyk: I don't have anything to report other than what we already discussed.

Ms. Samitas: What about the agreement? You were waiting on me.

Mr. Pawelczyk: This is in regards to the Kingswood Way drainage. I drafted a drainage easement form that we can utilize if we are going to put a pipe in the back of their home. This is on Lot 48, the Ward home. We drafted it and we are ready to go. I would just need a description of the easement area, which Maryelen's office could provide.

Ms. Samitas: He's waiting on me.

Mr. Pawelczyk: That's all I can do on my end. Actually, my end is very easy compared to what our District Engineer has to do.

Mr. Mills: Are we setting a precedent by doing this?

Mr. Pawelczyk: I don't think so. We talked about this for several meetings and I think we all said that this is a very unique situation. It's kind of a unique property also. With the changes that were made out there, I don't think our changes caused anything out there, but you are across the way. I don't think we are setting any precedent. In fact, it benefits our drainage system by putting that pipe in there. It will help us.

Ms. Samitas: I agree because its common area drainage that seems to be flowing onto a homeowner's lot and that is not usually how it is supposed to be done.

ii. Engineer

Mr. Mills: Maryelen, before you get started on your report, could you please introduce your guest?

Ms. Samitas: Yes, thank you. This is Jeremy Rider out of our office, which is across the street. I asked him to accompany me today for this meeting. He has a lot of knowledge and good experience working with HOAs in general and I think maybe we could benefit from his experience.

1. Speed Humps

Ms. Samitas: There is not a lot of documentation in the agenda so I am providing some printouts. I don't think there's a lot to discuss, but during the last meeting, we had a lot of ideas come up. I made some red lines in some possible locations. If you recall, we were talking about doing one speed table and one regular speed hump. Of course, a speed table is wider, but after discussing that with Mel, I think we decided just to stick to speed humps for consistency. So, you see the locations. One is just north of Duncastle Court and the other one is further south very near the second cart path before Old Tramway Drive. So that kind of splits Baytree Drive into thirds. Depending on what reaction we have and success we get with these two, we can look at doing more if needed. We already discussed pricing so I would ask if there are any additional concerns.

Mr. Darby: Maryelen, why did we go away from the speed table at the cart path crossing?

Ms. Samitas: It seemed inconsistent to do a speed table for one cart crossing. We were talking about the cart crossing being a speed table.

Mr. Darby: Right.

Ms. Samitas: There are also concerns that Mel brought up about how to better the edges with the actual cart crossing pavement, which could be done, but it will possibly run into some more costs because we priced a speed hump, not a speed table.

Mr. Mills: And causing a drainage issue as well.

Mr. Darby: That would apply to any cart crossing.

Ms. Samitas: Yes.

Mr. Mills: But this is a bigger mass.

Ms. Samitas: They would have to ramp it up a little. It would unearth the gutter as well, which is different than a speed hump because a speed hump will just terminate before the gutter on both sides. That point was brought up after the fact.

Mr. Mills: An issue that you also had was getting the golf cart on top and then going down the other side.

Ms. Samitas: Right. There's a Miami curb so instead of going down the curb, they would ramp up a little and go back down. I guess I would recommended that just to be consistent. If we want speed tables, let's do them for both cart crossing or if we want speed humps, let's try two speed humps for now. They can be removed later if someone decided that this location just isn't working, but of course, we want to try to be efficient.

Ms. Witcher: We are not going to do any paving on Baytree?

Mr. Darby: No.

Mr. Samitas: Not this time around.

Ms. Witcher: Is it going to be 2021?

Ms. Samitas: I don't think so.

Ms. Witcher: I know Ashville is doing it.

Ms. Samitas: We did a good majority of Baytree already. I will need to check the spreadsheet and see what's next.

Mr. Mills: I think we did Baytree Drive in 2014.

Ms. Samitas: I think it's fairly recent. There are other areas further south that we were going to mill and resurface before we came back around to Baytree, but I will double check that.

Ms. Witcher: Okay.

Mr. Darby: So William, for this striping project, Cart Path #2, which originally was going to be a speed table is now going to have to be striped because it won't be a table. You will have a speed bump ahead of it. It wasn't part of the original striping project.

Mr. Viasalyers: So the existing crosswalk will no longer have a speed hump.

Mr. Darby: You will have a speed hump. We originally talked about a speed table to be there, which would've been part of the speed hump project, but since that's being eliminated, we have to provide for striping at the cart path crossing, which may not have been in your original proposal.

Mr. Viasalyers: It wasn't.

Mr. Darby: Okay, thank you.

Mr. Mills: Are there any comments from the Board?

Mr. Brown: No. Let's go.

Ms. Witcher: I think we should do it and get it over with.

Ms. Samitas: I can share this with whoever we end up with going with for the roadway resurfacing. I think it would be smart to use the same contractor.

Mr. Darby: Right. You would do that at the same time while we are mobilized to do that.

Ms. Samitas: Exactly.

Mr. Mills: Very good Maryelen.

Mr. Brown: That means we are going to do that now, right?

Mr. Mills: Yes.

Mr. Brown: Has money been allocated and everything else?

Mr. Mills: Yes, the grading and blacktop.

Ms. Samitas: I don't know if you want to post anything.

Mr. Darby: Just to reiterate, the cost of the project includes the asphalt, striping and signage for all of the speed humps.

Ms. Samitas: Yes. That cost hasn't changed. That was the cost from Goodson, which was \$2,400.

Ms. Witcher: Could we ask not to do them on Tuesday please?

Ms. Samitas: Of course.

Ms. Witcher: That's our garbage, recycle and yard waste day and there are trucks up and down that road.

Mr. Flint: Is the signage on a decorative pole?

Ms. Samitas: Probably not. Does it need to be? If you have a spec, you can share it with me.

Mr. Flint: I'm assuming your signs in the community are on decorative poles.

Mr. Mills: Yes, for the most part.

Mr. Flint: Those are \$800 to \$900 a pole.

Ms. Samitas: I think he has the price of the county standard, which would be a huge sign with galvanized steel.

Mr. Darby: What does the golf course use? 4x4 wood?

Mr. Mills: They are using 4x4s. The only problem with those is the weed eaters are chewing them out.

Mr. Flint: You can always do the galvanized U-channel and put a decorative pole in later because the cost of the U-channel is not very much. You are not really spending a lot of extra money.

Ms. Witcher: Let's see how it goes.

Ms. Samitas: I would recommend that because if something changes, I would hate to see you waste the money.

Mr. Mills: This is basically a trial anyways.

Ms. Witcher: Okay. Just leave it alone. Does everybody agree?

There was Board consensus.

2. Kingswood Way Drainage

Ms. Samitas: We already discussed this item briefly, but we have some plans here. The first sheet is an aerial to demonstrate the homeowner's property versus Baytree's property line. I think San Marco is the name of the next one adjacent to the Space Coast Credit Union. In green are the property owners and red are the homeowners lot line. This is from the Property Appraiser's website.

Mr. Bosseler: Maryelen, I believe we are going forward with this discussion, but could we wait until it starts raining again?

Ms. Witcher: Tomorrow.

Mr. Bosseler: So we have the right location where to put that? Because what that resident came and told us, I find hard to believe.

Mr. Mills: I agree. I rode back there and I was getting ready to talk to Art because his property is elevated fairly high in the back.

Mr. Bosseler: It goes down 6 feet.

Ms. Samitas: It's part of his property.

Mr. Mills: I find it hard to believe that water is being forced to lift. I think what happened was they didn't use a sealer when they put his floors down to keep the moisture from coming up through, but he's elevated very high.

Ms. Witcher: He's very high.

Ms. Samitas: He mentioned that he has gone back to the manufacturer and installer to ask about that. They may be giving him the runaround.

Mr. Mills: They should not be doing that.

Ms. Witcher: So what are we going to do?

Ms. Samitas: We do have surveys. So, we have hard grades. On the next sheet, you will see the existing conditions. Its undeniable that a public bank and swale is on his property. So that's right here in black and white. I've been out there while it was raining and it wasn't full of water, but it was very slushy. My feet were in 3 to 4 inches of water. One of his complaints was his lawn team can't maintain it very well because they are rutting it up and getting their wheels stuck. So, I'm just conveying this to you for consideration.

Mr. Bosseler: Well, it was the same way for the previous owner.

Ms. Samitas: That's true.

Ms. Schoonmaker: Because that is a very, very wet area in common area and I think that's part of the problem you are having with keeping vegetation alive. Would that alleviate the problem on the common land as well as his. Then it would maybe seem more worthwhile to everybody to do this.

Mr. Bosseler: Yes. What Sandy is saying is when we get to the rainy season, the water backs up all along the fence, halfway up to Baytree Drive.

Ms. Schoonmaker: It's a swamp so if indeed what you are just proposing would also alleviate that problem, I would say that would give you more incentive to go ahead and do it.

Mr. Mills: I'm not an engineer, but I don't think the fall is great enough from here to hear that it is going to have that water rush down and through that pipe. What's your opinion on that, Maryelen?

Ms. Samitas: We don't have grades, wetlands or any conservation areas to know exactly what that all is. It's a consideration. Generally, it will be an improvement for that area because you are filling in and piping out directly to the wetland conservation area.

Ms. Schoonmaker: If that's the case, if you are being forced to do it, it's bad in there.

Ms. Samitas: I can't commit and say that all of that low area, but some of it will probably drain more so than what you are seeing now.

Ms. Schoonmaker: Thank you.

Mr. Viasalyers: What is to prevent the homeowner from filling it himself and causing a drainage issue? He said that he was just going to raise the land, which would push the water into our area. Right?

Ms. Samitas: Yes. If you wanted to move it away from his property, he mentioned putting in a wall, which would be great.

Mr. Viasalyers: If the homeowner is willing to give an easement, that doesn't normally happen.

Mr. Bosseler: What does it cost for a drainage easement?

Ms. Samitas: As a preliminary cost, I put this around \$11,000.

Mr. Mills: Well we just saved \$40,000. Now we'll spend \$11,000 for one person. It was not in the budget.

Ms. Samitas: I should clarify that cost is internal with our office. That has not been bid out with the contractor. We want to do that when we get further along.

Mr. Mills: Maybe the guy that is digging out all of the shrubs with that bobcat, can go over there with a backhoe, dig it out and just stick a pipe in.

Ms. Witcher: It's not quite up to spec.

Ms. Samitas: What is the direction?

Ms. Witcher: In the meantime, the guy is getting set so we have to figure out yes or no.

Mr. Mills: I'll tell you what. We are supposed to have a lot of rain tomorrow and Friday so I am going to go over there personally on Friday evening or afternoon and look at it to see what it looks like.

Ms. Samitas: Are you going to meet with the homeowner?

Mr. Mills: No.

Mr. Darby: Take some pictures.

Mr. Bosseler: Mel, I'll go with you.

Ms. Witcher: You both can't go.

Mr. Bosseler: He's my neighbor.

Mr. Darby: Maryelen, as a point of information, the \$11,000 estimate that came from your office, does that include engineering and permits?

Ms. Samitas: No. Just construction.

Mr. Darby: So if you are talking about all in costs, what would you estimate it to be? We know that permits from the county could be a couple thousand.

Ms. Samitas: Yes. There are permit fees. We would probably want to go through the county. We don't want to, but we probably should.

Mr. Darby: I know as well as St. Johns River Water Management District (SJRWMD).

Ms. Samitas: St. Johns is pretty easy. The labor hours are less than the county. I would say that you are probably looking another \$7,000.

Mr. Darby: So we are talking about \$20,000 for everything with contingencies.

Mr. Pawelczyk: Just so you know, it is a very limited cost to prepare a drainage easement. Actually, the cost to record the easement will be more than my fees. I'm pretty much done. I spent a half hour drafting the easement.

Mr. Mills: So it would be less than \$1,000. Right?

Mr. Pawelczyk: Less than \$1,000.

Mr. Mills: So we are going to table this for now and go look at it

Ms. Samitas: Do you want me to contact the homeowner in any way?

Ms. Witcher: No. He's antsy.

Mr. Darby: The Board meets in another month.

3. 2019 Lake Bank Restoration Update

Ms. Samitas: It's complete. The only outstanding issues we have were for Lake 1. So maybe that's why it was still on the agenda. 2019 has already been completed so we exhausted our allotted funds. I contacted Bill Anderson with the shoreline company just to see if he had found out any other solutions. He mentioned the possibility of putting down some wood, plywood and boards underneath his wheels to try to prevent any kind of rutting and also doing it during the dry season. Ultimately, he's willing to try again with the homeowner if you guys want to have him do that or you would want to talk to him yourself.

Mr. Bosseler: Sandy, can we use your backyard?

Ms. Schoonmaker: You could, but Rick already said that it was too wide to go between our houses. I'm 403 and you have to get permission from 405.

Ms. Samitas: That's what he said. There's was no clean shot because there was either somebody's shrub.

Ms. Schoonmaker: We already spoke to him.

Ms. Witcher: What about the wetlands that were there? You said that you were going to try to set up a walkthrough with someone who would allow us some access.

Ms. Samitas: Would we have to clear it?

Ms. Schoonmaker: Yes, you have to clear it. It was a jungle right up to the property line. They left ruts on his property. The stupid thing is that he did not contact Jason at the time and said to come back and fix it. He said he would fix it himself. If he would've just contacted you guys, you would've fixed the ruts. That's what made him mad.

Mr. Mills: Do we have it documented that this homeowner has specifically said that we cannot use his property to access that lake?

Ms. Samitas: I did document it in an email.

Mr. Mills: Don't lose that, whatever you do, because the lake bank issue is not going to go away.

Mr. Darby: Exactly right.

Mr. Mills: At some point in time it's going to bubble up and then they are going to come back and say, "You never did anything."

Ms. Samitas: I believe what happened was he talked with the homeowner and they were denied access. The contractor called me right away from the field and I contacted Jason. So that is another option that you can look into if you want me to meet with the SJRWMD to see how much leeway they will allow us

Mr. Darby: It will grow back.

Ms. Witcher: We could ask. All they could do is say no, right? Is it going to cost a lot of money to do it?

Ms. Samitas: It will cost you some money for a contractor.

Ms. Witcher: How about a walk through just to talk to them?

Ms. Samitas:: Oh no. That's just my time.

Mr. Flint: How much is the job itself on the lake bank? Just a ballpark.

Mr. Mills: It wasn't that much.

Ms. Samitas: I think most of them are in the \$800 range.

Mr. Mills: What if one of us Board Members or even William went to the guy and said, "Listen, we really need to get access to that lake because ultimately you are going to be affected down the road. If you want the lake bank to completely erode your property, then we won't do anything, but that's going to be the end result." Do you think he would allow access?

Mr. Flint: Just temporary access.

Mr. Mills: Yes.

Mr. Pawelczyk: We could draft a temporary access easement. We won't record it in the public records, but we will specifically say, "The CDD will replace your sod and restore your property as part of our project."

Ms. Witcher: Fix the sprinkler system.

Mr. Pawelczyk: Whatever we have, it will say in the easement.

Ms. Samitas: I could ask the contractor to include that in his contract, if that's what you want.

Mr. Mills: Mike, being a government entity, don't we have the right to just basically say that we are coming through there?

Mr. Darby: I don't think so.

Ms. Samitas: No.

Mr. Mills: Because the county will do that if they want to.

Mr. Pawelczyk: No.

Mr. Flint: Not if they don't have an easement.

Mr. Pawelczyk: You would have to go through eminent domain.

Ms. Samitas: That would be a temporary construction easement just like he described. It could only be granted if they sign it.

Ms. Witcher: Why don't we ask them to walk around the wetlands.

Ms. Schoonmaker: I like your idea, Mel for one of you guys to knock on his door and talk to him.

Mr. Bosseler: I agree.

Ms. Schoonmaker: Be nice about it and explain the problem and what the CDD is willing to do. Perhaps you can convince him that it's a good idea. He's a nice guy.

Mr. Mills: It's in his best interest in the long term.

Ms. Witcher: It's in the best interest of everyone who lives on the lake.

Ms. Schoonmaker: I suggest you try that.

Mr. Mills: How about if you and I went to see him?

Ms. Schoonmaker: Okay.

Mr. Darby: What address does this guy live at? Is this 409 or 407.

Ms. Schoonmaker: 409.

Mr. Mills: Give me a call and we will line up a date.

Ms. Witcher: You can do that on the other guy's property at the same time.

Ms. Samitas: Okay, let's keep moving along.

Mr. Darby: Great idea.

4. Paving Projects

(a) Pavilion Paving

Ms. Samitas: That is still under review with the County. We just contacted them today.

Mr. Darby: The county came back with 25 comments, the most egregious of which was they wanted a 5-foot-wide sidewalk extending down National Drive, past the two driveways, towards the pond. So, they want a sidewalk going to nowhere.

Mr. Mills: Why?

Mr. Darby: Because it's the County. Maryelen was able to address their ADA concerns by relocating the gate to the fence on the tennis court. William has seen that. I think we are going to put that in place, right?

Mr. Viasalyers: Yes. They will be able to relocate the tennis court gate.

Mr. Darby: Right over here will be an access.

Ms. Samitas: The County required ADA access to the tennis court. We decided to go that route.

Mr. Darby: Maryelen already responded. You see every response here. In some cases, they said, "You guys are crazy" and another said, "You are not going to do it." It's just a question of getting a response back from the county.

Ms. Witcher: Is there someone that we can speak to in another department.

Ms. Samitas: They did mention that all other departments agreed.

Mr. Mills: So who is holding it up?

Ms. Samitas: The engineer.

Mr. Pawelczyk: Usually it's the lawyers.

Mr. Mills: My next thought would be to get Mike involved.

Ms. Witcher: So what do they want us to do?

Ms. Samitas: Let's see what their response is first.

Ms. Witcher: So we are agreeing to a lot of stuff but not that?

Mr. Darby: No.

Ms. Samitas: I tried to keep it very bare bones so we don't have the construction costs.

Mr. Darby: Some changes really don't impact anything. Some were design changes such as moving ADA access. We talked about 4,000 PSI concrete. What about the 5-inch versus 6-inch? We are holding the 5-inch.

Ms. Samitas: I kept the 5 inch one.

Mr. Darby: They wanted us to go to 6-inch?

Ms. Samitas: Yes.

Mr. Mills: It's not a public right-of-way (ROW).

Mr. Darby: No. They just got crazy.

Ms. Samitas: They defer to their codes. Their codes are for a County ROW and this is a little different. It is ROW, but it's not subject to the same traffic codes.

Mr. Darby: Just to bring George up to date, the next step would be to get the County response, get the permits, Maryelen would then authorize the survey and they will stake it out. George, what we need from you is once it's staked out, we have to change the sprinkler system so when they demolish the area for the concrete, it won't interfere. Then we have to talk about tree removal and coordinate the tree removal with the overall scope of Baytree tree removals. We have to move one tree for sure, but we want to do that in the context of everything else that needs to be done. Then we need to get another quote from Advantage once we see the final comments from the County to see if that impacted their bid at all, positively or negatively.

Ms. Samitas: Yes. Exactly. I haven't released anything to Advantage because they revised their quote so many times.

Mr. Darby: Yes, but it's not your final from the county.

Ms. Samitas: Yes. I should mention that Bob Packard gave a very low quote for the sketch and legal that we would need for Kingswood if we decide to create an easement. It was like \$235.

Mr. Darby: Okay. Good.

(b) Roadway Paving

Ms. Samitas: Here is the paperwork for the milling and resurfacing for your roads. You asked for a few more quotes.

Mr. Mills: They want \$12.24 a square yard.

Ms. Samitas: So I separated the companies with a blank sheet of paper. We added Atlantic Southern's quote. They have an office in Cocoa. What you see in blue is a normalizing figure because their square yardage was a little bit different between the quotes. I wanted to get a unit price comparison

Mr. Darby: Okay.

Ms. Samitas: They were around \$66,000. This area is the same area we have been talking about on National Drive, Linford Court and Old Tramway Drive. It includes the Balmoral repair.

Mr. Darby: Right.

Ms. Samitas: So they are at \$66,000, which comes to about \$12.24 per square yard. I provided the Goodson quote, which you have already seen.

Mr. Darby: It was at least \$10.55.

Ms. Samitas: Yes. I didn't get any new figures from them. So, it's \$62,000 for 5,900 square yards. Rich Rillos Asphalt Paving & Sealing was \$59,000 and Asphalt Paving Systems. Jerry, this was the gentleman that I was talking about that does the micro-surfacing. I met him onsite and he did an inspection. He said that your roads were in good shape. However, it's not economical for them to do small projects. So, he told me that we are looking at least \$100,000 for them to mobilize. It's not just for mobilization.

Mr. Mills: The total.

Ms. Samitas: Yes. I think the entire neighborhood was \$410,000, but then he broke it up into three phases. Phases 1 and 3 was \$170,000. That was just a suggestion.

Mr. Darby: It's \$5.94 per square yard.

Ms. Samitas: Yes. It just comes in a larger chunk.

Mr. Geoff Studds (Chatham Court): Also the micro-surfacing is not quite the same as a regular mill and overlay.

Ms. Samitas: It's not. It has a 10 to 12-year design life, but it's a big investment.

Mr. Mills: But he said that our roads are good shape.

Ms. Samitas: He said that our roads are in good shape. I would be happy to have them come in and talk to the Board. He did a presentation for us at the office and has case studies.

Mr. Mills: Its \$500,000.

Ms. Samitas: I recommend that before spending money.

Mr. Flint: I noticed that Goodson's proposal priced for a 1-inch milling and repaving.

Ms. Samitas: Goodson's would provide a 1-inch milling.

Mr. Flint: Atlantic Southern's proposal provides for 1.5 inch of milling, 1.5 inch of paving and the other two were 1 inch of milling. So, there's a slight price difference.

Mr. Mills: Do you have any experience with this Asphalt Paving Systems?

Ms. Samitas: We have not done any projects with them. Like I said, he came to our office and presented some case studies that were very interesting. I took note of it and I've asked him to come out here and do a site visit. He seems to think that milling and overlaying at our frequency is not needed. Mike wanted to see if they have another option. Again, mobilization is such that its more economical for them to come and do a large project so we would have to do some planning, financially.

Mr. Mills: It sounds like to me that we would need to rework our entire paving schedule.

Mr. Darby: How much do we have in the Paving Fund?

Mr. Mills: \$55,000 every two years. How much do we have left?

Ms. Samitas: I think it's \$60,000.

Ms. Witcher: We skipped a year.

Mr. Mills: So we have \$110,000.

Mr. Flint: We have \$184,000.

Mr. Darby: If you look at the two proposals, Goodson priced 5,900 square yards at \$10.54 per square yard versus nearly 29,000 square yards at \$5.94 per square yard.

Mr. Flint: Your life expectancy is 10 to 15 years. You get a shorter life out of the micro-surfacing.

Ms. Samitas: Yes micro-surfacing is 10 to 12 years versus a typical mill and overlay.

Mr. Studds: It makes a difference on your mill and overlay. If it's a solid base and you mill and overlay, then it would last 15 to 20 years, but if you have cracking in your base and you mill and overlay it, those cracks will probably grow and may not last 10 years.

Ms. Samitas: Like Balmoral.

Mr. Mills: You two are the professionals. I have a question with regard to 1-inch versus 1.5-inch. It tells me that we should go with 1.5-inch.

Ms. Samitas: I would go with 1-inch. As a matter of fact, I tried to call Goodman this morning to see if that would be the difference in price.

Ms. Witcher: Why don't you ask if he would give us a different price for 1-inch.

Mr. Studds: You will have a lot more of a lift with the 1.5-inch on the curb, but you are milling.

Mr. Mills: They are milling it.

Ms. Samitas: Within the base. I don't think you have more than 1.5-inch. It sounds like we need to find out what the other guy would charge for 1-inch.

Mr. Mills: It sounds like we need to find out how much difference it would be with the other guy to do 1-inch

Ms. Samitas: I'm going to check up on that. I don't think it's going to be significant, but I will follow up with the Board. What would you like to do about the micro-surfacing? Are you interested in that at all or just forego that?

Mr. Mills: If it's only to last 10 to 15 years versus 15 to 20 years, is it really worth it?

Ms. Witcher: Geoff, what is your opinion.

Mr. Studds: I would probably gamble on it. Like he said, your roads are in good shape and it will make your roads look like new. Even if they look like new for 10 years, if your other mill and overlay is only for 15 to 20 years, you have your upfront costs and rate of return for saving money now versus saving money later.

Mr. Darby: It's at half the cost per square yard. I think the question I have is \$172,000 is a big chunk of monies we have. Would they be willing to look at a smaller amount, half of this amount, say in the vicinity of 12,000 to 15,000 as opposed to 29,000 square yards?

Ms. Samitas: The number he gave me Jerry was around 29,000 square yards.

Mr. Mills: Minimum?

Ms. Samitas: Yes, to do the micro-surfacing. I provided the Board with his correspondence, if you want to read it later, but he had even told me, "Go ahead and have them do the mill and overlay as planned and then start of micro-surfacing program to try to preserve the roads."

Mr. Darby: I think it might be worth the Board's while and could turn the entire project of paving and see what micro-surfacing is really about, be able to ask him all of the questions about what the typical use is and the upside and downsides. I told them we had a meeting in 30 days. I don't think anything eminent is going happen in that time. Then we can make a better-informed decision.

Mr. Mills: Good.

Ms. Samitas: I would be happy to contact him and tell him there's an interest.

Mr. Mills: Are there any other comments from the Board?

Ms. Witcher: At that time you can get the quote for 1 inch from the other guy. You don't with the other companies?

Ms. Samitas: Mike gave me Atlantic as a contact. I can't take credit for that one, but they are based out of Cocoa. They were very responsive. I spoke with the Board and when we were looking at Advantage's quote for the concrete, he was the one that basically gave me an honest answer like, "I can't touch that price." So, you got a really good price with Advantage.

Mr. Mills: If he comes in at a good price, you might want to try because we put all of our eggs in one basket for a long time.

Ms. Samitas: I am not opposed to it. I'll let you know.

Mr. Mills: Okay. Very good. Is that all for your report, Maryelen?

Ms. Witcher: If this guy is changing his bid, does Goodson get to change their bid too?

Mr. Mills: They already have 1-inch in their proposal.

Ms. Samitas: That's it for me. Thank you.

Ms. Samitas and Mr. Rider left the meeting.

iii. District Manager's Report

1. Field Manager's Report

Mr. Flint: William, do you have anything in your report?

Viasalyers: No, we discussed everything.

SIXTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Flint: You have the check register from March 27th through April 23rd for the General Fund, Community Beautification Fund and Payroll totaling \$59,107.92. The detailed register is behind the summary. If you have any questions, I would be happy to answer those. If not, I would ask for a motion to approve it.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Check Register for March 27, 2019 through April 23, 2019 in the amount of \$59,107.92 was approved.

B. Balance Sheet and Income Statement

Mr. Flint: Then we have the Unaudited Financial Statements through March 31st. If the Board has any questions, we can discuss those.

Mr. Mills: None.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mills: Richard?

Mr. Bosseler: I have one item. Unfortunately, in IOB, I learned a week later that they lost a resident that was hit by a golf cart. I presume it was an accident, God bless her, it was a good friend of Joanne's. I learned about it a week later and one of the Board Members didn't even know about it. We've had incidents come and go every other week, once a month, whether it was brought up to a VM or to a Board Member. We don't all hear about it. You probably don't hear about some things that happen, maybe a car was broken into or something like that. We don't hear about critical things. This morning we talked about how we can improve communication in the entire Baytree area. We know you have the Info-Link and you use it occasionally. We talked about asking you because it can't be done through the CDD, but it can be done through the BCA. If you didn't want to utilize that more, say once or twice a month, would you allow a resident to utilize that on your behalf. It would be a person on your staff that would spruce it up every couple of weeks. I would send an email to VMs and put out information like this Friday on anything you would like for me to report. Oh yes, I have a neighbor who is having an issue. They think that there are prowlers in the neighborhood. Would you think about or consider or you yourself would like to do something like this a couple of times a month?

Mr. Wilkerson: Yes, I think it's a good idea. Normally, anything that comes to the BCA in the way of information. Rick just gave me a publication for the restructuring that he once put out. I'm the only one that uses it right now and I would be happy to have anyone else use it as long as both Boards agree that, that person should do it. I think the communication part of it is excellent. We do that at the BCA meetings. The VMs show up at BCA meetings and anything that they request goes out, but we are open to a new format to disseminate information. Do you have anything in mind?

Mr. Bosseler: We talked about your tool. We talked about a few general ideas, but we thought the simplest and quickest way would be to utilize their tool. There are neighborhoods that have their own tool.

Mr. Wilkerson: Would the CDD want to use that?

Mr. Mills: I don't know why not.

Mr. Pawelczyk: It could only be part of the CDD information system, unless you could preserve the record. Everything that the CDD would put out on that is a public record so we would have to be pretty sure.

Mr. Flint: The data file that has the resident's phone numbers and addresses would also be a public record.

Mr. Pawelczyk: If the CDD is in control of it and a solicitor makes a public records request for the database, we have to give it to them. That's why a lot of CDDs avoid having email contact lists.

Mr. Mills: The HOA does not have to release that to anybody. We have that same list and we have to give it to somebody if they ask us for it.

Mr. Wilkerson: Why would it be a bad thing if somebody asked for it? Because all of the members that signed up for Info-Link has given us permission to use your email and phone number.

Mr. Pawelczyk: For you to use it. The question is if a solicitor requests our email list and then they sell it to somebody else, then there's just more spam in your email. That's the reason a lot of times Districts will stay away from that. So, we could say, "*We don't have it because it's not ours.*"

Mr. Wilkerson: I certainly don't have time to do it so we could assign it to someone else.

Mr. Pawelczyk: You could assign it to a resident.

Mr. Wilkerson: Then all of us can channel information into that person, which would be fine.

Mr. Mills: But still, the information that we get is a public record.

Mr. Pawelczyk: Right, but how are you going to get that information. If I'm assigned and Mel sends me an email to put that information on Info-Link, the email is a public record. So, what. What I do with it doesn't matter.

Mr. Wilkerson: If Rick does it, is there a risk?

Mr. Mills: You can't because he's a Board Member.

Ms. Witcher: I don't think he can wear two hats.

Mr. Pawelczyk: Then there's an argument that's a function of the District.

Mr. Wilkerson: No it's a function of the VM.

Mr. Pawelczyk: I think the question is, why can't it be another VM.

Mr. Mills: I think Rich has identified someone that's not a VM, but someone who lives within Baytree who might be interested in sending out a biweekly or monthly newsletter if he had input from people utilizing their info.

Ms. Witcher: It would still be a public record.

Ms. Schoonmaker: How many people do you actually have employed, compared to the fact that the VMs theoretically have most of their neighborhoods? So, we are the source of the information.

Mr. Wilkerson: The new master list is the greater source.

Ms. Schoonmaker: That master list was not given to you to use for Info-Link. Am I correct?

Mr. Wilkerson: We use Info-Link to populate that list and then Fairway populates the rest of it.

Ms. Schoonmaker: I gave you all of my people's addresses.

Mr. Wilkerson: Then you populate it with your information.

Ms. Schoonmaker: Does that mean you are looking for our info account?

Mr. Wilkerson: No it does not.

Ms. Schoonmaker: That's my point. He doesn't have as many people on Info-Link. The VMs theoretically have more information. So, what you need to have done is the person that compiles the information asked the VMs to send it out.

Mr. Mills: Since we are running short on time, why don't we table this to a later date, knowing what Mike has just told us and we will discuss it later on. How about that? Will that work for everybody?

Mr. Bosseler: But you are leaving for the summer so we need to come up with something.
There was Board consensus.

Mr. Pawelczyk: Any Board Member on the CDD can send an email to the VMs that say, "Please distribute this to all residents." The public record is your email to Sandy. That's the

public record. So, what do you do? You copy George on it and if anybody asks about it, it's there. Now Sandy's email to everybody else is not a public record.

Mr. Bosseler: Okay. Thank you.

Mr. Mills: Anything else Richard??

Mr. Bosseler: No.

Mr. Mills: Rick??

Mr. Brown: At this morning's meeting, as part of your SWOT analysis, we identified the golf course, obviously. It has come up at the BCA meeting and to this Board. I took the opportunity to go through the BCA declarations and there is a specific article in the declarations relative to the golf course. There is specific language within that declaration regarding the development of a relationship between the BCA, CDD and the golf course that would ball all of this together, which is pretty much what everybody's been talking about for the last six months. So, I made a recommendation to the CDD to the Board Members this morning that perhaps it's in our best interest that a representative from the CDD and a representative from the BCA, no more than two people, become an Ad Hoc Committee to start develop that closer working relationship with the golf course, whether that is with the new General Manager. Maybe somebody on the BCA or CDD happens to know the partner in charge of Baytree. So, prior to the meeting, I asked Wayne if he would be willing to sit with me and I would meet with Wayne and start to develop that relationship with the golf course. Wayne graciously said, "Yes" so I'm happy to report that we can get that rolling and we will give you updates on a periodic basis.

Mr. Pawelczyk: Any committee that you are setting up is subject to the Sunshine Law. It has to be noticed, open to the public and minutes must be taken.

Mr. Brown: How about if it is a BCA Ad Hoc Committee that I happen to be a member of.

Mr. Pawelczyk: It's still a committee and you guys are setting up a committee to make recommendations to this Board. So, if that's the case, it's subject to the Sunshine Law.

Ms. Witcher: So it has to be somebody else.

Mr. Pawelczyk: That's not the issue. If Rick, Wayne and the golf course guys happen to get together and it's not necessarily a committee, if you are just getting together and having beers and say, "Okay, this was brought up to me," that's not a committee. It's not something that you

are not recording as a committee. You are not making recommendations. It's not an Advisory Board to the CDD Board.

Mr. Mills: I understand.

Mr. Pawelczyk: So if you need to couch it in those terms, it's very easy to have as a Sunshine Committee because it's a summary of minutes. Open to the public is an issue. Its better if it's more of just a get together. Rick doing his job as a Supervisor by going out and gathering facts and bringing it back to the Board to discuss. I think that's a better way to approach it.

Mr. Mills: I understand.

Mr. Darby: Sounds good.

Mr. Pawelczyk: If it evolves into a committee, Rick, you and I will talk about it and figure out what we need to do to comply with the Sunshine Law.

Mr. Brown: That's fine.

Mr. Mills: That's a good idea.

Mr. Brown: Forget I said that.

Mr. Pawelczyk: Rick, I don't think we need to forget about it because I think you are just bringing it up.

Mr. Brown: I'm just trying to open up lines of communication.

Mr. Pawelczyk: If it evolves into that, then we will address it.

Mr. Brown: One of the other things that was discussed at this morning's meeting concerned the ongoing beautification of Baytree going forward for the next three years. One of the recommendations that came out of this, which Carolyn is going to take the lead on, is that the BCA requires homeowners to maintain their sidewalks and driveways and the CDD now pays to have sidewalks that are in the common areas, cleaned twice a year. Some sidewalks are starting to show some wear and tear. Since the sidewalks are owned by the CDD, we felt that at some point in time we are going to have to address this issue. So, Carolyn is going to undertake the role of leading a study, if you will, of different composites for the replacement of sidewalks, potentially sealing them so that they would be consistent throughout the entire community. At the same time, I brought up the gutters. The gutters if you drive around Baytree, some are good, some are bad and some are ugly. Maybe there's an opportunity where we can clean the gutters, maybe stain them a color to match the sidewalks and seal them so they don't become as dirty as they normally are. Down the road, maybe we can approach the BCA to change the covenants that

a homeowner is responsible for, not only for their sidewalks and driveway, but the gutters in front of their home and the CDD would be responsible for the care and maintenance of the sidewalks and gutters in the common areas. It's not written in stone. We are just taking a look at it. So, there will be more to follow, but I just wanted to put that out there.

Mr. Mills: That will come under your jurisdiction ultimately as well as Wayne's because it's a BCA issue. We will set the standard on what it has to be, do our areas and if homeowners want to get involved then they will have to comply with the colors or whatever we choose to do.

Mr. Brown: We understand that there are certain areas within Baytree where if I clean my gutters today, within a week it's going to look terrible. Okay? There are going to be areas like that. Maybe as a result of looking at new materials and sealings and stuff like that, maybe we will improve it and maybe we won't. We are not looking to make sure that every week the homeowner gets a letter saying that their gutters are dirty. The CDD cleans the sidewalks in the common areas twice a year. I clean the gutters in front of my house twice per year and I think every homeowner, when you clean the sidewalk, you clean the gutter. You have the power washer out. So, we are saying that you don't need to clean it any more than twice a year and it comes back and looks dirty and you can show us that you did it two weeks ago, then forget it.

Mr. Wilkerson: I think you are making it too complicated. I think you change the covenants so that when they do their sidewalk and their driveway, they do the gutter. It's easy. It's not a big deal. I don't think we get any pushback from it.

Mr. Brown: It's not written in stone. We are just taking a look at it. We understand that the sidewalks are starting to get old.

Mr. Wilkerson: The only thing is, if you get them to do the gutters, then that forces the CDD to do their gutters.

Mr. Mills: We know that, but it was brought up today because of the older sections. They power washed so much that the pebbles are starting to show. So instead of continuing to do that, they should use a stain of some nature or a sealer that is not slippery and the community will do that as needed. Several Board's ago, we said, "No more painting of sidewalks." The ones that are already painted would stay painted, but we are going to change that.

Mr. Wilkerson: I'm with you on that. I think that the gutters look terrible when you come in the neighborhood. It's a beautiful home with beautiful lawns, sidewalks are clean, driveways are clean, roofs are clean and there are black gutters.

Mr. Mills: Anything else, Rick?

Mr. Brown: That's it.

Mr. Mills: Jerry?

Mr. Darby: Yes, a couple of items. At a prior meeting, we wanted to make the group aware that we are recommending a change in officer tenure from one year to two years. So, I'm not sure what we need to do to make that official, but I wanted the minutes to reflect that's what we are looking for.

Mr. Flint: Mike, did they ever vote when they shifted it to an annual election of the Chairman? The requirement is after an election every two years, we have to, but if you do it more often, then the rules much change.

Mr. Pawelczyk: No, I don't think we ever set a policy about this.

Mr. Flint: So you probably don't need to vote.

Mr. Mills: Do we need to state for the record that the Chairman of the Board will serve in a two-year capacity instead of one?

Mr. Darby: All of the officers would do that.

Ms. Witcher: Every time we have an election, we would change it. Not every year.

Mr. Flint: You can change the Chairman as often as you like.

Mr. Pawelczyk: I don't think you can set any policy that goes against what is in Chapter 190. Chapter 190 is very clear that any time there is a change in the Board, you elect officers.

Mr. Mills: I understand.

Mr. Pawelczyk: So you can elect the same slate of officers. That's fine, but I don't think you could bind a future Board to keep someone as Chairman when there is a chance that the rest of the Board might change that.

Ms. Witcher: Okay.

Mr. Pawelczyk: You could save it as a preferred policy. You just couldn't bind a future Board.

Mr. Mills: I understand.

Mr. Darby: The only thing Jason was reviewing was we show \$925 excess in the Pavilion Fund, which I believe needs to be returned to the BCA per our agreement so you might want to take a look at that.

Mr. Mills: Just keep it and use it for Christmas lights.

Mr. Darby: At some point in time, we will need to trigger a \$25,000 payment from the BCA to the CDD once we finalize the pavilion parking in the future. That's it.

Mr. Mills: Any other comments?

Mr. Darby: Oh one thing. When we go into the budget process, I would like to initiate a discussion on either the future repair of the bocce ball court or demise or whatever the more appropriate course of action is.

Mr. Mills: I have nothing other than I think all of you for coming and appreciate your involvement. I really do. I want to thank Wayne for his cooperation. Both himself and his Board. It's been a great journey so far.

EIGHTH ORDER OF BUSINESS

Public Comment Period

Mr. Mills: Are there any public comments?

Ms. Schoonmaker: I just want to personally and professionally thank Wayne and want to apologize for not notifying the Board. If anything like that happens again, I will definitely get with Mel to make sure that you are advised. What happened is the husband specifically did not let any information out she passed. He specifically begged me not to mention anything. He put her into hospice. So, it was very private and I respected his wishes.

Mr. Mills: We can understand that.

Ms. Schoonmaker: I want to thank GMS. When I called in, they responded to me within 30 minutes. We worked together to try to make that a safer situation. I would like to help to try to get written reports of this golf course. I was on Holes 1 and 2 and we had a threesome. We golfed from January 6th to present and it's a very unsafe situation down there. I appreciate everybody's help.

Mr. Mills: Is there anything else?

Ms. Witcher: I think she should be part of the committee.

Mr. Mills: She is.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Mills: There being no further business, the meeting is adjourned at 4:15 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman