

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, June 5, 2019 at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum were:

Jerry Darby	Vice Chairman
Carol Witcher	Assistant Secretary
Richard Brown	Assistant Secretary
Richard Bosseler	Assistant Secretary

Also present were:

Jason Showe	District Manager
Michael Pawelczyk	District Counsel
Jeremy Reiderman	District Engineer
William Viasalyers	Field Manager
Valerie Scott	DSI Security
Rich Hunter	DSI Security
Joanne Wagner	Isles of Baytree
Wayne Wilkerson	BCA
Ethan Carpenter	GMS
Kris Shane	Asphalt Paving Systems
Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

Mr. Darby: I'm holding the gavel since Mel is pre-occupied. I just want to express gratitude on behalf of the Board for Jason rejoining us. The Board is immensely grateful.

SECOND ORDER OF BUSINESS

Community Updates

A. Security

Ms. Scott: I forwarded an email this morning to Jerry as to where we stand on the Visitor Management System (VMS). We have a total of 607 accounts on the system, 294 of which were

generated by residents turning in their forms, asking for an account. The other 313 came by way of community lists that I received early on in our partnership. You can tell the difference because those lists don't have emails or phone numbers associated to them. Out of the 607 accounts, you can clearly see the 313 that don't have email or phone numbers. In our administrative function, we can try to do better tracking of where a visitor is going to versus just associating that with the gatehouse. Of 294 accounts, 275 actually show some visitors so that's a step in the right direction. As far as the VMS, are there any questions?

Mr. Darby: There were 565 homes between Baytree and Isles of Baytree (IOB). That gives you good coverage.

Mr. Mike Sherbin (Birchington): We just took a survey. A lot of people are complaining if you drive up and say you are playing golf, they will let you through. I was in another community with a gate and when I pulled up to the gate, put my number in, the gate opened. So, I tried this in two other communities and their gates also opened. So, the bar code that we have on our card, not only can open gates in other communities, but those people could also open our gate. If there are any security issues, that's a big one.

Ms. Scott: Your transponder opening other communities, is something that I will have to direct to Jason because it doesn't have anything to do with our card service. That's not one of our pieces of equipment. Regarding cars pulling out and saying they are golfing, I'm going to ask Liz to speak to that. I know that we listed the employees from the golf course as permanent visitors of the gatehouse.

Mr. Sherbin: I have one more item. We had somebody on our list that came to visit. We put them on our list and were in the system, but they were given the ninth degree. They had to pull out their license and do all sorts of things because the guard said he couldn't pull them up on the computer. This was on Saturday night.

Ms. Scott: They are on your list, but do you know whether or not they have a pass?

Mr. Sherbin: No, they are on our list.

Ms. Scott: They should ask for and/or be given a pass so if they are a permanent visitor, that pass could be scanned. That way, we don't have to ask for a driver's license.

Mr. Sherbin: Well other people said they drove right in.

Ms. Scott: Our officers should take the initiative and say, "You are on the permanent list. Let me print you a pass."

Mr. Sherbin: People came to see me and said, "Hey, what's wrong with your gatehouse? I said I was a golfer and got right in."

Mr. Brown: Anybody that goes to the gatehouse, should show their ID no matter if they have a pass or an ID.

Mr. Sherbin: We had probably 20 people that have all said the same thing, that the gate is too lax.

Ms. Scott: What is our current process with getting a list of golfers from the Clubhouse?

Mr. Viasalyers: I spoke to Bill again today and he said there's a tee sheet that our officers can use to identify golfers.

Mr. Darby: I would like to make a suggestion. Even if you get the tee sheet, you are going to have individuals that are playing the golf course that are not listed on the tee sheet. So, if anyone is coming in to play golf, the procedure should be that the officers verify Driver's Licenses and license plates. If they give the officers a hard time, they can go through the process we had talked about at the last meeting. That's the procedure. So, I asked security to make sure that's reinforced. The same process applies to the tennis court, but I don't know whether we changed the post orders on that, but several complaints have been registered where individuals claimed to play tennis that came speeding in without identification. So, we need to make sure our Post Orders are enforced.

Ms. Scott: Refresh my memory when it comes to tennis. The tennis courts are for residents only, correct?

Mr. Darby: Residents can bring a guest.

Mr. Showe: If that's the tended use per the rules; however, they are a public facility just like any other facility of the District, they should be following the same procedure. If they are not on any list, they have to get a Driver's License and go through the same procedure you would with anyone that is not on the list that comes into the community.

Ms. Scott: I was wondering why someone would come in saying that they were going to the tennis courts.

Ms. Witcher: Ask them if they are playing with the resident.

Mr. Bosseler: They don't have to.

Mr. Darby: The last discussion was that they would identify the resident and if the resident hadn't included that individual, the officer was supposed to contact the resident and say, "Is this person coming to play tennis with you?" That is the way the process should work.

Mr. Sherbin: When a resident comes through the gate with a transponder, a lot of times they turn right at the same time someone coming through the guest gate does the same and an accident occurs.

Mr. Showe: I think we asked the guard several times to keep an eye on the resident lane. If they notice a car coming in, when that lane opens, they need to try to time the opening.

Mr. Hunter: I was out there this afternoon and we had a guest in the guest lane and a resident came in speeding and the gates opened at the same time. So, there is no way for us to time that because some are not adhering the speed limit coming through the gate.

Mr. Showe: Just keep an eye on it as best as you can and try to prevent it.

Ms. Scott: I just want to say again, Jerry, you are talking about the proper procedure, but we don't have a phone number for half of them to even follow that procedure.

Mr. Darby: I understand.

Ms. Scott: I just want to make sure that's understood.

Mr. Darby: We are endeavoring to improve that.

- **Consideration of Quotation from DSI Security Services (*Item 4A*)**

Mr. Showe: Valerie, do you want to discuss the proposal you submitted?

Ms. Scott: Sure. We were approached by GMS to talk about rates, what can be expected and what we can do to improve our candidate pool if we were to pay more to the officer. So, we put some numbers together, which was distributed on May 20th. Are there questions you have with regard to those that we addressed? Did you want to talk about specifics?

Mr. Darby: Let me just bring up a point. I think that I started this discussion in view of the fact that we were informed the average hourly rate for your guards is around \$10 an hour. A question was asked of Rich at the last meeting that if a wage was increased significantly, would we get a better quality individual to perform the function in view of the fact that the labor market is pretty tight and \$10 an hour isn't a lot of money? With that, you came back with a proposal increasing the based guard rate from \$10 to \$13. I believe the Supervisor now makes around \$11 to \$12 an hour.

Mr. Showe: They make \$13 an hour.

Mr. Darby: So he would be increased to \$15 an hour.

Mr. Showe: Correct.

Mr. Darby: So there's about a \$29,000 delta. Right?

Mr. Showe: Correct. As part of what we handed out to you, we did a quick summary showing you the difference and how much that translates to.

Mr. Brown: I think one of the things we have to keep in mind is when you ask the questions, if we increase the rates, would we get a better quality guard? The response was, absolutely. So, if we want to put this into our budget for next year, then our expectations are going to be that we have a totally different type of guard at the front gate 24 hours a day.

Mr. Darby: So my point is it does not make any sense to give the same individuals who give us marginal service a raise in pay.

Ms. Scott: Understood.

Mr. Darby: So I would like to know and I think this Board wants to know and have assurances on exactly how you are going to administer this increase and what kind of difference we are going to see. I think some of the officers are acceptable and some of the officers particularly on the night shifts are marginal. We caught them sleeping, deserting their posts, with the gates open and all of these things that are absolutely intolerable. I don't know and I need to be assured that increasing the wages we propose, which are considerable, about 30% for the individual, is really going to give us a difference in performance.

Mr. Hunter: Individuals that work with us are making less than what workers are making at Wal-Mart. So, you have to understand, if you want them to perform at a higher level, you have to compensate those individuals. I can't guarantee that we won't have any bad apples, but our goal is to increase the level of services of the officers. So, are you talking about putting it in the budget for next year?

Mr. Showe: Yes.

Mr. Hunter: What we are going to end up doing is probably replacing all of the officers first and then replace that Supervisor.

Mr. Darby: Okay.

Mr. Hunter: What period of time do you think it would take?

Mr. Brown: I would say a good month.

Mr. Bosseler: Do you require their Supervisors to come onsite off shifts and if so, how often?

Mr. Hunter: Our Site Supervisor is not required to come onsite. We have Roving Supervisors that check the sites during off-hours. They come twice a week.

Mr. Bosseler: Do you think if we did this, we would get better qualified people in today's labors market?

Mr. Hunter: Yes.

Mr. Darby: Do we want to bring this up now or wait until we get into the budget?

Mr. Showe: If you don't have any more questions for them, we can discuss this when we discuss the budget.

Mr. Darby: I think that's the appropriate time for discussion. Thank you.

Mr. Art Breitner (Kingswood): We seem to have high expectations. If you pay people a decent salary, you get people who will do a decent job. If you have expectations for someone making \$10 an hour, which is \$20,000 a year, you are not going to get a lot of the things you want. You are going to have to pay the guards a decent salary and if they do poorly, you get rid of them. You don't sit around every six months and talk about it. You terminate them. Paying \$10 an hour is crazy.

Mr. Darby: Your point is well taken and that is why we took time to try to determine what exactly the Board and the community would get by increasing the wages. I think we all agree that \$10 an hour is a very low wage. We also have some individuals that have been in that role that have been marginal and we obviously want to improve on that, for everybody's satisfaction. Thanks guys!

B. BCA

Mr. Wayne Wilkerson (BCA): The Baytree Community Homeowners Association (BCA) report is short. We would like to thank Art Breitner and Richard Barker for their cooperation. We had a meeting, talking about their communication. There are a lot of different things that were involved, including our Voting Members (VMs). Our VMs have always been a problem as far as communication and getting information out. So, we are working on that. It's our number one goal. One of the things that we will be doing at our next Board meeting, which is coming up, is we will be discussing and hopefully

voting on splitting Windsor into two different neighborhoods. It's too large now for one person to be responsible in getting communication out. A survey that was not sanctioned by the BCA, was sent out by a VM and it came back that residents were in favor of splitting the neighborhood. We will also be talking at that Board Meeting about changing our covenants so it requires our homeowners to clean their own sidewalk. That will be before the CDD. I've been talking and working with Rick on that and I think it's a good idea to get 100% cooperation with that. I don't think we will get much pushback. That's all I have. Are there any questions?

Mr. Breitner: I have a correction. Excluding Windsor, two-thirds of respondents said yes, but the rest said, "We don't care."

Mr. Brown: Shocking.

Mr. Wilkerson: Are there any other questions?

Mr. Darby: Thanks Wayne.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 1, 2019 Meeting

Mr. Mills: The minutes of the May 1, 2019 meeting were included as part of your agenda package. We received comments from Mr. Darby, which were incorporated into the signature file. We can take any corrections or changes at this time.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the minutes of the May 1, 2019 meeting were approved, as amended.

FOURTH ORDER OF BUSINESS

New Business

A. Consideration of Quotation from DSI Security Services

Mr. Showe: We can discuss this when we get to the budget, if you prefer, or if you want to have some additional discussion without them being in the room.

Mr. Brown: I just assume wait for the budget.

B. Update on Beautification Upgrades

Mr. Showe: Mel just wanted me to let you know what is going on. I think we allocated most of the funding for this year based on not only the \$10,000 contribution to be paid out of the pavilion paving project, but we did a lot of tear outs of a lot of the old plants along the front entrance. I think that's probably the extent of the Community Beautification Fund for the year, plus the stone work going on. Obviously, it's not a good time to be planting much anymore anyway so I think we are going to put that on hold, let the area fill in and in the fall, look at maybe putting some additional plants in.

Mr. Brown: I'm sorry?

Mr. Showe: I was saying with the Community Beautification Fund, I think they have done the majority of what they are going to do along the front entrance for the fiscal year. We have done the tear out of a lot of the old plants, the overgrowth that was there. You can actually see the lake. It looks really nice. They are still finishing up the stone work on the front entrance to watch the wind walls. That's pretty much going to be the extent of what we do with the Community Beautification Fund along with the contribution for the pavilion paving. Mel allocated \$10,000 to that project. That's all we are going to do for now. We will look at it in the fall when the conditions are better for planting. We have the new fiscal year money in terms of other upgrades we can do.

Mr. Wilkerson: The front looks nice.

Ms. Witcher: On Old Tramway, the gentleman owns that piece of property on the corner, puts plants up for privacy. All of a sudden, they went down at the same time the plants on the golf course went down.

Mr. Showe: I know. William received a call on that. It wasn't Tropic-Care that we could tell.

Mr. Brown: It wasn't our vendor.

Ms. Witcher: It was the golf course vendor that cut the ones on the golf course. Right?

Mr. Showe: Yes. We tried to reach out to make sure it wasn't Tropic-Care and there was miscommunication.

Mr. Brown: The homeowner wanted to trim the Oleanders along her property and her landscaper told her that they were so intertwined that the best thing to do would be to cut them all down and let them grow back and that's what she did. There was some question about the size

of the Oleanders. They were over eight or nine feet tall so originally, they were asked to trim the tops and they decided to cut them down as well and didn't let them grow back.

Mr. Showe: That's consistent with what you typically do with Oleanders.

Mr. Brown: Exactly. They grow back in no time.

Ms. Witcher: All of a sudden, they all went down at the same day and time.

Mr. Showe: Yes. We received a call too and looked at it on our end.

C. Consideration of Proposal for Conversion of Street Lights to LED

Mr. Showe: We already approved the approval for Florida, Power & Light (FPL) to upgrade all of the lights to LEDs. That has been initiated. They are about six to eight weeks out on that work, but it's in progress. At the same time, William obtained a proposal from Best Electric to do the same kind of LED upgrades for the CDD lights that we own. There are 14 poles, so there's a quote for a 60-watt bulb and a 40-watt bulb.

Mr. Viasalyers: I want to touch on that. I apologize for bringing this up at the last minute, but I recently found out that Best Electric cannot match the fitting to FPL standards. I called our contact, Jared at FPL to see if they could give us a price to retrofit those if we wanted to. They would also service and maintain it.

Mr. Darby: But we would still own the fixtures. Correct?

Mr. Viasalyers: We would own the pole and they would enter into a lease agreement with us for the fixture.

Mr. Darby: What does the finances of that look like?

Mr. Viasalyers: I'm waiting for numbers. I apologize.

Mr. Showe: I think to ensure a consistent look, that's probably a better application. Instead of us having to pay for the lights, we will just expand the current lighting. In addition, typically with those light leases, they make any repairs that we need to make.

Mr. Viasalyers: Yes, they do all of the maintenance.

Mr. Showe: So it does take some of that responsibility off of us and give you a consistent look throughout the community.

Mr. Brown: We are going to end up leasing them and they need to be repaired. There should be something in the agreement as a timeline for them to do the repairs.

Mr. Showe: I learned to resolve that by emailing every president of FPL and ended up with receiving a phone call quickly. So, we don't mess around with those anymore because they don't provide the services.

Mr. Darby: If FPL is going to own part of the fixture, does it make any sense for them to just own the entire pole.

Mr. Showe: I think that's what they are talking about. They would essentially convert their pole to FPLs pole.

Mr. Viasalyers: When I talked with Jared, he said they would retrofit the actual fixture only.

Mr. Darby: It does make sense to be a hybrid. I don't think we win on that situation. I would say let's talk to them and say, "You guys can take over the whole thing" or just roll it into the overall plan.

Ms. Witcher: Do we have a chance to add any more if we want to?

Mr. Darby: I think that would be a different effort.

Mr. Showe: That was a large effort on behalf of the Board for several years of getting the lights to where they are now. We can always look at it. I think adding one here or there isn't bad, but when we did that project, we were relocating lights considerably.

Ms. Witcher: If anybody has a problem they can let us know.

Mr. Darby: FPL has their own criteria relative to the wattage, coverage and lumens.

Mr. Viasalyers: It's different from Best Electric's.

Mr. Darby: Yes, so we will follow whatever their protocols are to be consistent with the rest of the community. Yes, Mike?

Mr. Sherbin: Are we replacing the poles as well? Several people said that some poles are rusting.

Mr. Showe: That's part of the reason we went with a new FPL lease. With that new lease, they are going to service all of those poles. Because the street lights are actually leased from FPL, we can't perform any maintenance on them. So that's part of the effort they are going to be doing when they change them out to LEDs. They are going to be repairing those poles. That's what they indicated to us.

Mr. Sherbin: Okay. Thank you.

Mr. Darby: We will keep that item on our list.

D. Consideration of Resolution 2019-03 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing

Mr. Showe: In terms of the resolution, it does several things. First it approves a proposed budget, which will be attached to this resolution as Exhibit A and set the public hearing, which is scheduled for August 7, 2019 at 12:00 p.m. I know that the Board wanted to move that meeting to 12:00 p.m. to allow some other folks to attend. We have that set here. It also directs us to transmit this proposed budget to Brevard County and post it on their website, which are requirements of the Florida Statutes. That is what the resolution does. In terms of your proposed budget, I will walk you through some of these items here. I will note that we have no assessment increase proposed. So, to the extent you want to move money between different account lines, break those out between the different funds and determine how you want to allocate them, there is no issue in terms of assessment increases. If there ever were to be an assessment increase, we have to go through the mailed noticed process again. So, it's a slightly different process, but as long as you keep the same assessment level, you have full flexibility between now and the final budget to make adjustments to those account lines, move things around and be responsible to whatever needs you feel are appropriate to the community.

Mr. Darby: So Jason, as we go through this and have proposed changes, will you look at the draft to see if there is a change in assessment based on the conversation we have in the next few minutes?

Mr. Showe: What you need to do at this point, is determine if you want to raise assessments or not. That is the start of the conversation. We can work with the transfers and reserves in any direction, but sometimes it's easier to have the conversation of whether you are interested in having assessment increases.

Mr. Darby: I think there are some real increases that we are considering, security being the most significant.

Mr. Showe: Correct.

Mr. Darby: There are some other things that we have been talking about that may or may not impact these line items. I suggest that we go through them, see where it comes in and go from there because we would like to keep assessments the same.

Mr. Showe: Sure.

Mr. Darby: But the fact of the matter is that we have real life expenses, cost of living increases and other matters that we have to take into consideration. Mike?

Mr. Sherbin: One question on our survey was about the assessments. It was almost 100%. They want to reduce, not increase assessments and want a full explanation of why they would be increased. We got an answer back, but almost uniformly, no one wants an assessment increase and they want to know why. The budget will do that for us. I think they will be picky on the budget. Thank you.

Mr. Darby: That doesn't come as a total surprise.

Ms. Witcher: Does this reflect our \$300 increase?

Mr. Showe: Yes. This is the same assessment level, potentially. The Admin side is almost identical to the prior year. There's not a whole lot there.

Mr. Darby: I just have a couple of questions, Jason. For Engineering, I talked to Maryelen this morning. On the pavilion parking a lot, her fees are up to \$23,000. That is not in your \$19,000 total project for 2019.

Mr. Showe: No, we need to adjust that.

Mr. Darby: I still think \$25,000 is reasonable. For Information Technology, we have an obligation by the end of 2020 to meet ADA compliance.

Mr. Pawelczyk: No. It's before then. I think it was \$1,600.

Mr. Darby: Is that \$1,600 going to cover the ADA compliance requirements?

Mr. Showe: We will double check that. I think it was about \$2,000 to do that conversion.

Mr. Darby: I know, but these things add up. Finally, under Insurance, does that include directors and officers insurance?

Mr. Showe: Yes. That is insurance for the entire property. We haven't received a quote for that yet. The current year is \$13,000. We put 10% in there because we don't know what it's going to be. When we get the final number, it will be changed to reflect the proposal.

Mr. Darby: Okay. Those were my only questions.

Mr. Showe: That was the Admin Budget. On the next page, those are where the expenses go. The first item is your security contract. We kept that approximately where it is now, which is \$145,000. If the Board were to consider some type of increase in that contract, it would be an increase of about \$27,000 from the budget. If you wanted to make these changes and keep your assessments low, it would just reduce your transfer into Capital Projects. So, we can take a look later on where that translates out, if that's something you are interested in doing.

Mr. Darby: I think we should look at their proposal. I think we have a clear idea what our intent is and what our expectations are. It's not going to improve under the current situation.

Mr. Showe: No.

Mr. Darby: I think a \$13 per hour salary is not a horrifically high wage. No one is going to get rich on that. I would endorse going to their proposal for next year.

Mr. Showe: Just in conversations with Mel, he was pretty hesitant to go to their full rate without some kind of guarantee about the quality we would get. His suggestion might be if they are willing to show us the quality employee we would get for a month, maybe the Board would agree to retro pay them for that first month, if we are satisfied with the quality. My concern is if you pay that money and get the same level of guards, then you are back to where you were to begin with.

Mr. Darby: I know.

Mr. Showe: I know it's a little bit of a challenge. I understand from both ends.

Mr. Darby: The problem with a trial is that you are going to have new individuals who are not familiar with the job and you may be making a bad decision in a very short evaluation period. I think we either have to go in or not.

Mr. Showe: As an option that may give them some leverage, but if the Board wanted to do it, we could always do a six-month contract as opposed to a year renewal.

Mr. Pawelczyk: You could enter into 30- or 90-day contracts, just so long as they have a 30-day termination.

Mr. Brown: So basically, it's a 30-day contract.

Mr. Pawelczyk: Yes.

Mr. Darby: I think a six-month proposal is appropriate. That gives us plenty of time to see what we are going to do. I have to tell you that bringing on new security is going to have all kinds of other issues.

Mr. Showe: Correct.

Mr. Darby: We invested heavily in this VMS system and I'm just trying to get participation as it is has been difficult. My suggestion would be to put that in the budget.

Mr. Showe: Do you want to put six months of the new rate in the budget or the full amount?

Mr. Brown: Put the full amount and see what it does to the budget.

Mr. Showe: Yes. We will add \$30,000 to that account line and then reduce Transfer to Capital Projects by offsetting that.

Mr. Brown: Okay.

Mr. Showe: We can talk about the other ones. There may be some other items. Frankly, the one right below is Security - Speed Control.

Ms. Witcher: Is that the policemen?

Mr. Showe: That is for the off-duty officers that we bring in.

Ms. Witcher: I thought we had that before.

Mr. Showe: No. The Board asked us to continue with that project, but it is expensive and they typically do not write a lot of tickets.

Ms. Witcher: Because they don't want to go to court.

Mr. Brown: The whole idea is if you put the speed humps in and they control the speeding within the community, then we would have \$10,000 to use for something else.

Ms. Witcher: When are they coming in?

Mr. Showe: We send them a schedule every two months at the request of the Board. So, if you want to stop that program, we can. There's \$10,000 of the increase.

Mr. Darby: I would think that we could maybe budget \$5,000 for the year with the idea that the speed humps would come in sometime before the police.

Mr. Showe: Okay. We can do that.

Ms. Witcher: What do you think we are using the policeman for?

Mr. Darby: They have been coming in twice a week now.

Ms. Witcher: When do you want to put the speed humps in?

Mr. Darby: I would continue until we get the speed humps and then discontinue the off-duty police services. When we do the paving, we will have a better date.

Mr. Showe: So we will reduce that line item to \$5,000 to make up some of the difference in security. We have \$12,000 in Maintenance – Gatehouse. Over the last several years, that is what we have spent, but we do recoup some of that money. From the folks at the gates, we are able to recover it.

Ms. Witcher: With our new gate system, we do not have as many people.

Mr. Showe: We are not having as many costs to repair the gate arms as we had in the past. We spent \$6,800 so if you want, we could drop that to \$10,000 as a holding point.

Mr. Darby: Let's do it. I agree.

Mr. Showe: We can't do much with Telephone/Internet – Gatehouse/Pool.

Mr. Darby: We have a new access system that we have been talking about for the pool and tennis court. Right?

Mr. Showe: We have a proposal for it. Yes.

Mr. Darby: Will that affect this line item at all if we go forward with that proposal?

Mr. Showe: I think they are requiring internet, which we already have at the pool.

Mr. Viasalyers: Correct.

Mr. Darby: Okay, but things like pool cards could be reissued for whatever system we use.

Mr. Showe: If the Board wants to, we could just send pool cards to the residents. We have a huge amount in a box that we have been giving out to the residents. I would imagine if we switch to a new system, we might want to charge for the cards, at least in the amount that would recover the cost.

Mr. Darby: Are the cards that you have compatible with the new access system?

Mr. Showe: Likely not.

Mr. Darby: So you are going to have to get new cards.

Mr. Showe: If we go to a new system, yes.

Mr. Darby: The question is, where does that fall?

Mr. Showe: We just obtained a proposal for the new system recently. It was \$14,000. We provided that to the Board along with the \$74 monthly service cost.

Mr. Darby: So we need to talk about that under capital projects.

Mr. Showe: Yes. So, with the transponder fee, its \$4,500. That's pretty close to what we have been spending annually, but those get reimbursed when people purchase the transponders.

Mr. Darby: So the proposal that everybody gets a free transponder, is for all intents and purposes is not going to happen.

Mr. Showe: Correct.

Mr. Darby: I just want to make that clear.

Mr. Showe: We have Field Management Fees, which stay level. Electric, Water & Sewer and Gas are best estimates for the upcoming year. We add a contingency of about 10% over our

projected rate. Again, as we get closer to the end of the year, we will see if there are any savings in those line items so we can bring those down.

Mr. Darby: I think going to LEDs throughout the community should reduce our electric.

Mr. Showe: It should.

Mr. Darby: That was the whole point.

Mr. Showe: Maintenance – Lakes, Maintenance – Landscape Contract and Maintenance – Additional Landscape are level. The rest of the budget is fairly level with what we have seen. We increased Maintenance – Irrigation, just because of the number of repairs we have seen this year. We hope that does not maintain. Last year, it was at \$6,000. We spent \$6,200 so far, this year and budgeted \$11,000. Those kinds of things we have to repair as they come up.

Ms. Witcher: Does that include wells?

Mr. Showe: Yes. That's for all of irrigation expenses throughout the community.

Mr. Bosseler: For Maintenance – Additional Landscape, you are proposing the same amount for this year. Is that what Mel has been using for the front entrance?

Mr. Showe: No. This is for replacements throughout the community. The Community Beautification Fund paid for most of the front entrance work. Maintenance – Additional Landscape, is for when Palm trees go bad throughout the community to replace bushes and handle any turf issues, which are not in the contract.

Mr. Bosseler: Where is the beautification column?

Mr. Showe: There is a separate fund.

Mr. Darby: On Page 13.

Mr. Showe: Correct.

Ms. Witcher: We are getting a lot of pushback on the amount of money spent.

Mr. Bosseler: Everything looks very good and nice, but we are spending a lot of money.

Ms. Witcher: People are not happy with the way it looks and the amount of money we are spending on it.

Mr. Sherbin: Correct.

Ms. Witcher: So, is there a way to tone it down?

Mr. Darby: This is just to maintain the landscaping.

Mr. Showe: As we move through the budget, we will get to that.

Mr. Darby: Jason, just as a matter of clarification, does Maintenance – Additional Landscape, include tree removal?

Mr. Showe: Yes.

Mr. Darby: Is it sufficient to take care of what we have to do?

Mr. Showe: Yes.

Mr. Darby: Just two additional items. We don't need \$2,000 in Maintenance – Playground/Pavilion for a brand new pavilion and you can take playground down to \$500 or \$1,000.

Mr. Showe: Okay.

Ms. Witcher: We were supposed to revisit that in August at the end of the summer.

Mr. Bosseler: We are going to remove the playground.

Mr. Darby: That's a capital item, Carolyn. This is just the maintenance expense. The next item are the tennis courts. Since we spent all of the money to redo the tennis court, I don't know that we need a lot of money on maintaining it. So, if we have \$1,000 here, I would put a couple of hundred dollars into it.

Mr. Showe: Yes, we can do that.

Mr. Viasalyers: You might want to leave it in the event any of the shade structures get damaged. We want to replace those. I think they are roughly \$800.

Mr. Darby: Right.

Mr. Pawelczyk: You could just wrap that into one maintenance item like Recreation Facilities.

Mr. Showe: We can make that one line item.

Mr. Bosseler: Cut it in half.

Mr. Showe: Budget \$1,500 for both.

Mr. Darby: Okay.

Mr. Showe: We can do that. We increased Holiday Landscape Lighting to \$7,000, but there is a contribution that goes into your revenue portion from the BCA that we projected.

Mr. Bosseler: But that's not in there, or is it?

Mr. Showe: The expenses are in the \$7,000 range, but there is \$3,000 worth of revenue on the miscellaneous side.

Mr. Brown: I would like to see some more money put into that, only because I know there was a dramatic difference in the way the entrance to the community looked during the holiday season when the lights were new. Now we corrected that, but there were still some areas that I felt could've been lit that we didn't light, more so some of the Oak trees. Of the four King palms that were out there, only three were lit. So just from a perception standpoint, I would like to add those two trees if we could. That's my own personal opinion. I just think the way that the entrance to our community looks during the holiday season, sets the tone. That's all.

Mr. Wilkerson: We had some pushback on that. First of all, they weren't lit all the time so there must have been some electrical problems. In addition, too much was spent on that and it represented only one religion. We have various religions in here.

Mr. Darby: I don't think it represents only one religion. It represents the holiday season. I think the electrical issues have been addressed. Have they not?

Mr. Showe: I think we worked out most of those.

Mr. Viasalyers: They were still in process, especially with the removal of a lot of the hedges. A lot of the boxes that were originally installed were broken and damaged. We couldn't see them. They were tangled in all of that mess. We will work on correcting all of that.

Mr. Wilkerson: We are a premiere residential community in Melbourne and all I hear now is that we are spending too much money. If you want to make it what you want to make it, then spend the money and do it. Don't nickel and dime it. We are not a trailer park.

Mr. Brown: God bless you.

Mr. Bosseler: Thank you.

Mr. Darby: Rick, what would you propose increasing that to and what would you feel comfortable with?

Mr. Brown: I would like another \$3,000.

Mr. Darby: So you want to take it to \$10,000?

Mr. Brown: Yes. If we can get \$4,000 from the BCA, along with our \$6,000, we will have \$10,000.

Mr. Darby: Wayne, are you okay with that?

Mr. Wilkerson: Yes, as long as they work.

Mr. Darby: Alright Jason, you are going to increase it to \$10,000 and then \$4,000 on the revenue side.

Mr. Showe: We already have \$3,000, so we will increase it by \$1,000 on that side and \$10,000 on our side.

Mr. Darby: Great, thanks.

Mr. Showe: The other outstanding item to discuss was the sidewalk and curb cleaning.

Mr. Darby: Correct.

Mr. Showe: I know Rick has been working on that. We received a quote from Ken Horn, which also included the gutters that would be an increase of about \$6,000 over what we currently have to do that work.

Ms. Witcher: I'm against cleaning the gutters.

Mr. Brown: I'm totally in favor of cleaning the gutters. I have been since I moved in here. I lived in a gated community in South Florida for 20 years and the homeowners were always being responsible, until I moved here, for cleaning their own gutters. The community paid for cleaning the gutters in the common areas. They were done twice a year, even though some homeowners, in both communities that I lived in, had issues with the trees on their property and what it does to their gutters as far as the color. I'm not saying that you have to clean them every other day or every other week or twice a year, but I think it's going to change the appearance of the gutters in a lot of the common areas and throw the onus onto the homeowners to clean their own gutters in front of their homes. I don't know about anybody else, but I clean my sidewalks twice a year. When I clean the sidewalks, I clean the gutters.

Ms. Sandy Schoonmaker (Kingswood): This becomes a moot point until the covenants are changed. The covenants are voted on by the VMs that represent the community. I wouldn't be in favor of it because we've had this discussion for the last five years.

Mr. Wilkerson: We only have two-thirds of our votes in.

Ms. Schoonmaker: We don't need to get into a confrontation over this. Let's just wait.

Mr. Darby: Sandy, I think what we are trying to do here is to develop a budget as opposed to trying to make a decision. If you put it in the budget and we decide not to do it, there's no harm because all of it would have been conservative. If you look at this quote, and I don't have the details, but \$11,000 was the cost last year for the cleaning of all sidewalks so it would increase to \$13,800. We are only talking about a \$2,800 increase to do the gutters, which in the overall scheme of things of an \$800,000 budget, is minuscule.

Mr. Showe: The \$11,000 includes the sidewalks and six months later, the cleaning.

Mr. Darby: Okay. So, then you are really talking about \$16,000. There's still about a \$4,000 difference.

Mr. Showe: Its \$5,600.

Mr. Darby: It's my personal opinion that the gutters look terrible when you come into the complex. You have the sidewalks that the residents and the CDD are absolutely committed to keeping clean and then you see these horrible gutters. My only concern is if you clean them and one week later they look the same, that's a waste of money. So, I would put it into the budget this year, but I think we really have to take a look at what the best solution for this is. Mike?

Resident (Mike Sherbin, Birchington): We have a couple of issues. One is that on Birchington Lane alone, because of the Oak trees, we have raised gutters. Therefore, we have standing water. People have said this is a health hazard. I don't think it's a health hazard, but we have standing water because water can't flow down into the drain. So those gutters really need to be replaced.

Mr. Darby: Okay. Well that's a deviation from what we are discussing.

Mr. Sherbin: But if you clean your gutters and the water doesn't move, you will always have water there.

Mr. Darby: I understand. Art?

Mr. Breitner: I understand what you are saying, Mike, but people in the community weren't happy about the increase. I think it's foolish to have an increase at this time.

Mr. Darby: Maybe I can clarify what our intention is here today. There are going to be certain line items that are going to increase and decrease, but overall, we want a net neutral impact so there is no increase in assessments. We want to put some monies in areas where we feel we can get a bigger bang for the buck that have not been addressed in the recent past and take money out of other areas versus capital. We may have to shelf a couple of capital plans as a result. So, I think that the process that we are following is the correct process.

Mr. Breitner: We need to start getting more revenue to take care of items like cleaning the gutters.

Mr. Darby: You are absolutely right, but I think that's a BCA issue and we need to figure out how the BCA is going to manage that or change the covenants.

Mr. Breitner: For cleaning the gutters, do you mean removing leaves and branches or do you want someone to pressure wash them?

Mr. Darby: Yes, but gutters above ground are very visible versus the gutters that are underground. It looks terrible. You have beautiful sidewalks and something akin to the color of asphalt.

Mr. Schoonmaker: If its next to asphalt, Jerry, that's the point.

Mr. Brown: It looks awful. If the BCA wants to change the covenants, they can. If not, then maybe we will decide to just clean the gutters on CDD property.

Mr. Darby: Can we get consensus from the Board on what we want to do, whether we want to include it or not?

Mr. Brown: I would like to include it.

Mr. Darby: Rick would and I would. Richard?

Mr. Bosseler: No.

Ms. Witcher: No.

Mr. Bosseler: I think we can come back to this.

Mr. Darby: Okay, we will leave it at \$11,000.

Mr. Showe: Below that are your transfers. Transfer Out – Capital Projects – Paving – Baytree is based on the engineer's prior recommendations that we continue to increase those until we get to about \$100,000 contribution per year. So, we continue that.

Mr. Darby: \$100,000 a year or just \$100,000?

Mr. Showe: \$100,000 a year total going in. That includes a portion from Isles of Baytree (IOB), which is why it is separate. We keep those funds separately in Transfer Out – Capital Projects – Paving – IOB Fund. We are getting close to the \$100,000, but we are not quite there. That increases 8% every year. We then have your Transfer Out - Capital Projects – Reserve. We projected that at \$98,000. Right now, with the increase in security, that would be the line item that we would likely adjust to balance the budget. We captured Transfer Out – Community Beautification Fund at \$100 per home when we initiated that fund. It is up to the Board's discretion.

Mr. Darby: Mr. Mills requested increasing that to \$55,000, but I'm not sure the Board is on board with that. I think, Jason, we want to review the capital projects.

Mr. Showe: On Page 10, we projected what we expect to spend in capital projects over the next few months. That leaves you, at the end of the fiscal year with \$31.00. We have your contribution of \$98,000. The projects we have lined up for next year aren't significantly there.

We have a pool heater replacement for \$4,200, which we probably need to make earlier next fiscal year. We have the playground replacement in there. Other than that, there are not a lot of capital projects outside of our normal lake bank restoration. We put a number in there for sidewalk and gutter repair, drainage maintenance and cutting down the trees and replacing them for next year.

Ms. Witcher: What about the fence for the recreation area?

Mr. Showe: That's going to be handled in this year's budget.

Mr. Darby: We talked about changing the pool access system.

Mr. Showe: Right now, that is not being considered.

Mr. Darby: I assume it would be a 2020 capital project.

Mr. Showe: If the Board wanted to initiate that.

Mr. Darby: If we were to budget for that, how much is that?

Mr. Showe: The first quote we received was almost \$15,000.

Mr. Darby: The current system is not repairable and we wanted to extend it to the tennis courts.

Mr. Showe: Correct.

Mr. Darby: So we should budget for it.

Mr. Showe: If that's the Board's wish, we can put it in the budget.

Mr. Bosseler: With the current system, we have 28 cards.

Mr. Showe: Correct.

Mr. Bosseler: Do they don't have another box that they can give us for another gate system?

Mr. Showe: Because of the age of the system we have now, it's a hard-wired system so the only way they could add new receivers is they would have to physically run wire from all of the other access points.

Mr. Bosseler: We have electric from the pole right next to the front gate that we don't use.

Mr. Showe: I know we tried to get ACT to see if that system was available.

Mr. Viasalyers: The current proposal is the only one that I was able to secure. I couldn't find any other resources.

Mr. Showe: With the system you have now, the guy physically has to come out and use a special key card. If we add cards to it, the newer stuff is now remote access. They update it from inside the computer. I think the age of our current system at the pool, prevents us from using any other access points.

Mr. Bosseler: I don't understand. This year we rebuilt the pool gate for \$5,000, but I don't understand why.

Mr. Showe: The access system is the same. The system that physically opens the lock is the same system we have. We interface with it.

Ms. Witcher: So we need electricity at the back part of the pool.

Mr. Showe: It would have to tie into the one at the front of the pool.

Mr. Darby: The reader.

Mr. Showe: We can have them try again and see if there's a way for them to make it work, but I know with the age of our system, they weren't real keen about having the parts for that old system and wanted us to upgrade it.

Mr. Bosseler: If they come out, I would like to be there with you.

Mr. Darby: To that end, do we want to include the \$15,000 in the budget or do we want to just let it fly?

Mr. Brown: Put it in the budget so we have the money ahead of time. If it does go through, we have the money. If it doesn't, you can pull it.

Mr. Darby: I agree. We talked about replacing the bocce ball court versus repairing it. Do we want to take any action on that this year?

Mr. Witcher: I think we need to be careful because the wood around it needs to be fixed before somebody gets hurt.

Mr. Bosseler: I don't know if it's worth putting more money into it.

Mr. Darby: That's fine. I'm just bringing it up.

Mr. Wilkerson: Statistically it's part of the usage of the bocce ball court.

Ms. Witcher: Are you willing to sit there and watch us.

Mr. Wilkerson: I'm just curious why we are putting more money into it.

Mr. Brown: They were used five times.

Mr. Darby: So we will not put any funds in for next year for that.

Mr. Showe: If something needs to be done, we have Playground Pavilion Funds and Other Field Funds. I think there were some other sources. I don't think Internet is expensive.

Mr. Darby: The next item is speed humps. Would we be looking at putting anything in the 2020 budget for speed humps on Kingswood Way?

Mr. Brown: There were three other roads that we were talking about putting speed humps on. One would be for Old Tramway and another on Kingswood. Sandy didn't want the speed humps. Do you want one?

Mr. Witcher: I don't live on Kingswood. I feel that speed humps make your community look like a trailer park.

Mr. Bosseler: I'm on Kingswood and I want speed bumps.

Mr. Brown: We had a committee from the BCA and the CDD come up with recommendations. Mel's recommendation was to put two speed humps on Baytree Drive, which we planned for and if those were successful, we would add two more, one of Old Tramway and one on Kingswood. That is what everybody that was involved in this process recommended.

Mr. Showe: My recommendation would be for you to use that Roadway Paving Fund because it will probably tie into that same project. That fund has significant monies in it.

Mr. Darby: Jason, correct me if I'm wrong, but we don't have any scheduled roadway paving for 2020. Right?

Mr. Showe: I don't believe we do.

Mr. Darby: Okay, so putting in speed humps without having a paving project going on does not make sense because you would have to mobilize to put the speed humps in. So, I suggest that the next time we consider speed humps, it would be when we have a paving project, which at this point is 2021.

Mr. Sherbin: We need a more professional look maybe to take the two cart crossings that go across Baytree and elevating that 2 to 3 inches so that carts can go across them. That would also cause Baytree people to slow down. It would look very professional because it would be part of the cart crossings.

Mr. Darby: Mike, to your point, the District Engineer evaluated that. They said the problem with the speed tables is the way they go across. They would block the gutter so the drainage would be interrupted. That was part of the problem and one of the reasons why we did

not move in that direction. I assume we are not going to install an electronic sign because it was not enthusiastically endorsed.

Mr. Showe: That's what I heard. I have a proposal for that.

Mr. Darby: Assuming there are no other changes or recommendations, your goal would be to take these proposals, roll them into the budget, see what it does to the capital plan and make it neutral from an assessment standpoint with no increase.

Mr. Showe: I think with the \$44,000 you have projected left in the Capital Reserve at the end of next year, I think we can accommodate all of those changes without an assessment increase.

Mr. Darby: Well the only thing in the Capital Reserve is if we do a parking lot in 2019, we are talking about potentially having an upcharge of \$23,000 over what we anticipated. We will get into the paving project when we get to the Engineer's Report, but we ran into some real buzz saws relative to the county and some of the things they want us to do that would increase the cost, not the least of which, Engineering, which went from \$10,000 to \$23,000.

Mr. Showe: I will also note that we have some fixed costs that we project out such as the lake bank. It might not be \$30,000 next year. The sidewalk and gutter repair may or may not total \$13,000. We try to project those, but there may be some additional funds that are available from sources to balance out. We will look at those, but if the goal is to re-balance the budget with the changes you have and just reduce the transfer to capital, I think we could make it revenue neutral for this year.

Mr. Darby: Good.

Mr. Showe: If you look at the Capital Plan, when you head into 2021, if we have to replace all of those gate operators, which were installed in 2007, we have some significant costs there. We might have to look at next year's budget or the 2021 budget in a different light. I think we can keep that revenue neutral and make those changes. I will point out that those doesn't lock you into those expenses. So even if we budget security at that level, if at the next meeting, we determine you don't want to do it, we could always make those changes throughout the year. The same with the lights or with any of these. Look at this as a roadmap, but there are always going to be things that will cause you to exit early and look at things a different way. So that's all we are really doing. If the goal is to make those changes, we can do that.

Mr. Darby: Good. Thank you.

Mr. Showe: Are there any other questions on the budget? If not, is the consensus of the Board to make those changes and make it revenue neutral?

Mr. Darby: That would be my recommendation.

Mr. Showe: We will make that happen. After we make those changes, we will circulate the proposed budget to the Board and I will make myself available if you have any questions or if it wasn't the way you wanted it, we can make adjustments. If the revenue is neutral, we can always move money from line to line between now and the final budget without any issues.

Mr. Darby: Great, thanks.

Mr. Showe: If there are no other questions, we need a motion to approve Resolution 2019-03.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor Resolution 2019-04 Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing for August 7, 2019 at 12:00 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida was adopted.

Mr. Showe: We moved the August meeting to 12:00 p.m. so we will make sure when we send the meeting reminder out that it includes a note that the time has changed.

Mr. Darby: Okay, good.

Ms. Witcher: So there's no increase beyond what we already had in the past.

Mr. Showe: There's no increase.

FIFTH ORDER OF BUSINESS

CDD Action Items/Staff Reports

A. CDD Action Items

Mr. Showe: Regarding the tennis court refurbishment, we are still waiting on the resurfacing work. They did a really nice job with the lights and the fence. When they do that resurfacing work, they were also going to replace the benches. I think it would give a fresh look up there, to go along with the pavilion.

Mr. Wilkerson: This matter is dragging. What in the world is happening?

Mr. Showe: The vendor we use does fantastic work, but it takes some time to do it because they have to do it when the temperature is right. They are painting on the surface and if the temperature is too hot and it's not right, they can't do it. They have us on the schedule.

Mr. Wilkerson: We are waiting on that until we can pave the entire area. So, we are going to go through another summer.

Mr. Showe: We don't need to wait on the resurfacing work because they are not using any heavy equipment to do the resurfacing. That's not holding the paving up.

Mr. Wilkerson: Didn't we have a report on the paving of the parking lot?

Mr. Showe: Yes. The resurfacing on the tennis court is not in any way holding up the paving. I think we are aiming for June.

Mr. Reiderman: I'm still waiting to get some feedback on that.

Mr. Wilkerson: Well we need to do something besides hoping. Do you mean to tell me they hadn't had a day or two to paint it?

Mr. Showe: They are re-doing tennis courts throughout the entire state. They are the best of any vendors.

Mr. Wilkerson: They are not doing ours.

Mr. Reiderman: There was a conflict with relocating one of the gates that put them back behind schedule.

Mr. Showe: I know that Will is working with the District Engineer on pulling out the trees and replacing them.

Mr. Reiderman: Before you replace anything that you take out, would you please contact me?

Mr. Showe: Yes. As far as the electrical boxes, I think we are still waiting on permits from FPL.

Mr. Reiderman: FPL has some issues with the location of the meters, which made no sense, but we got that clarified and taken care of.

Mr. Darby: That includes the pool as well.

Mr. Reiderman: Yes there are going to be boxes around the pool.

Mr. Showe: As well as signs and lamp posts, which are complete, along with the painting on the CDD portion. The fence along the Recreation Center was approved and we are waiting on scheduling the repair of the fence, which was approved at the last meeting. We talked about the gate facility and the access and will add that to your budget for next year. The FPL approval for the LEDs was approved, but they are six to eight weeks out on getting that work initiated. We talked about the LED sign upgrades and the bocce ball court. I emailed the Board a request from

a resident asking for dog pot stations. That's up to the Board at this point. The Board previously discussed that and decided not to do that, but we wanted to confirm if there were any changes.

Mr. Bosseler: I went down and looked at it and we have very visible signs that say, "Pick Up After Your Pet." In my opinion, supplying poop bags is a waste of time and effort. There was Board consensus.

Mr. Showe: Is there anything else under the Action Items List? I think I captured most of the items.

Ms. Witcher: Can you give me a status of the striping?

Mr. Viasalyers: It's been a struggle. I met with a couple of professionals and they don't recommend doing that.

Ms. Witcher: Can we add some reflectors?

Mr. Viasalyers: We can affix them, but more than likely with the weather and elements, they are going to peel or fall off.

Ms. Witcher: Can we stick them in the dirt?

Mr. Viasalyers: I think I should approach it with the District Engineer to see what they recommend.

Ms. Witcher: That is the same result as when I asked about the cleaning of the gutters that the Board asked me to look into. I went to Sherwin Williams, Home Depot and Lowes and all three of them said no.

Mr. Viasalyers: I went to different locations in different counties and they all said the same thing, no.

Mr. Darby: What about road striping? Where do we stand on that?

Mr. Viasalyers: I'm waiting to receive the scope, but it's good to go. It should be completed in the next couple of weeks.

Mr. Darby: We talked about power washing some of the monuments especially in Phase 2. We have some rust stains on it. We talked about that at the last meeting.

Ms. Schoonmaker: Jerry, while you are talking about monuments and electricity, the first monument in Kingswood has no light. When we had the Christmas lights there, if you go back in the woods where the security guards are, there's a tripper back there.

Mr. Viasalyers: I replaced an LED light a few weeks ago when I did the conversion. I'll look into it.

Ms. Witcher: Maybe the timer is off.

Ms. Schoonmaker: Its dark when I get home.

Mr. Darby: William, a couple of other things. I went up to the front gate and the cameras at the pavilion and tennis courts, for some reason, are not translating back to the guard. Two cameras were down today. Will you take a look at it? I don't know if it's the repeaters or something electrical.

Mr. Viasalyers: I will look into it.

Mr. Pawelczyk: That's going to be important because now that school is out, as Richard said, there is going to be activity around the pool.

Mr. Darby: I suggested having 16 squares on that monitor that the guards are trying to look at, but they are very small. You really can't see activity. Is there a possibility that the cameras could turn on for a couple of seconds and then turn off?

Mr. Viasalyers: Let me follow up with our camera guy to make sure that's an option.

Mr. Darby: They can see them. With all of the activity, it's not going to get done. Next is the sun bank stump removal project.

Mr. Bosseler: Hang on. I want to go back to the camera system. I went down there on Saturday when it was almost dark at 8:30 p.m. and there were a couple of teenagers in the pool. I didn't want to approach them or anything so I went to the guard gate and asked the guard what the procedure was. Because it states on the pool rules that the pool closes at dusk, the guard said he didn't know that there was any procedure. I didn't call the police, but I would've if there were six or eight rowdy kids there drinking, which I observed there all day long. They weren't rowdy. They were just having fun all day. We need a procedure.

Mr. Showe: I received an email from a Board Member and spoke to security. At night, if there is a guard change, they are going to make sure that the guard that leaves can drive the area and make sure there's no one there. They have been instructed, "If you see people there, ask them to leave. If they don't, call the police."

Mr. Bosseler: The guards have to go down there anyhow to lock the bathrooms.

Mr. Showe: Correct. So, we asked them to keep an eye out on that.

Mr. Bosseler: Should they call the police if somebody is in there?

Mr. Showe: What they should do is ask them to leave first. You can also confront them and say, "I'm a security guard. The facility is not open and we request that you leave. If you

don't, I'm going to call the police." Then you can call the police and walk away. They don't have to stay there.

Mr. Brown: The cameras are light activated. Right?

Mr. Darby: They are motion activated.

Mr. Brown: Motion activated so if they see activity in the pavilion and pool, they should just call the police.

Mr. Showe: Absolutely.

Mr. Brown: Do they know that?

Mr. Showe: Yes, but we can reiterate that to security as well.

Ms. Witcher: Yes, because there's no procedure and that would give them one.

Mr. Darby: The last item is the lake bank stump removal. Where do we stand on that?

Mr. Viasalyers: I have a proposal to grind 19 stumps for \$3,325.

Mr. Darby: We said we were going to do it, so I suggest we do that.

Mr. Showe: We can do that with the additional landscaping funds. If there's no opposition by the Board, we will get it done.

Mr. Darby: Alright, great. Thank you.

Ms. Witcher: I don't know if there were actual stumps, but there were 27 places that needed it.

Mr. Viasalyers: They counted 19 stumps total.

Mr. Showe: Let them know while they are out there to get the other 8.

Mr. Viasalyers: We will get them all taken care of.

B. Additional Staff Reports

i. Attorney

Mr. Pawelczyk: I don't have anything to report other than what we already discussed. Just a reminder to fill out your Form 1 and send in by July 1st. That's all.

ii. Engineer

Mr. Reiderman: Hi. My name is Jeremy Reiderman. I am filling in for Maryelen Samitas. A copy of the Engineer's Report is in the agenda package.

Mr. Darby: Do you have new layout for the pavilion parking paving?

Mr. Reiderman: There are printouts on the table.

Mr. Darby: I was looking for a revised layout with the sidewalk and anything else that else that was put in?

1. Presentation by Kris Shane with Asphalt Paving Systems

Mr. Viasalyers: Kris Shane is here from Asphalt Paving Systems. There were questions last time about the micro-surfacing regarding the cost benefits and longevity.

Mr. Shane: Hello. I am Kris Shane with Asphalt Paving Systems. Here is a brochure about our company.

Mr. Darby: Thank you.

Ms. Witcher: Thank you for coming.

Mr. Shane: We are a full-service paving company out of Zephyrhills, Florida in Pasco County. We service the entire State of Florida, particularly Brevard and St. Lucie Counties. Aside from milling and resurfacing, which you are accustomed to and what you have been doing for the last few years, we offer alternative paving methods, such as micro-surfacing. It is a pavement preservation technique. The main idea behind it is to preserve your asphalt and not let it deteriorate to the point where we have to mill and resurface to maintain a high level of service to the residents. But we also don't want to let it deteriorate to the point where the asphalt has to be built up and we have to start all over again. That's where micro-surfacing comes in. It's about a third of the cost of milling and resurfacing. You have done a great job so far, milling and resurfacing all roadways and Atkins has done a good job advising you. The streets in here, with the exception of the golf course parking lot and the main road in are micro-surfacing candidates. From what I've submitted to Atkins, you could micro-surface your entire community, every street, for about \$110,000. Milling and overlaying would be about \$1.3 million. So, the goal of why you would want to micro-surface is to maintain what you have at a higher level of service for your residents. Micro-surfacing is a thin lift overlay. If you wanted, you could seal it. It's not a job paving the road black. You are actually getting a thin lift overlay over the existing asphalt and settling the material along the curbs so we are not adding a lift, there's no tripping hazard and it's not affecting drainage. It's really just to maintain what you have. You guys are at a great point now with the roadway so you can switch your focus to maintaining. Micro-surfacing would extend the life by 10 years. If you micro-surface your roads in 2019, you don't have to come

back and do it again until 2029. Then for two-thirds of the cost you have gotten 20 years out of the roadway. People might tell you that asphalt lasts 20 years, but it doesn't. They are adding a lot more recycling material with asphalt. So, it's not as good as it used to be. Getting 10 years is pretty much unheard of. That's where we are at. As municipalities and counties struggle to find funding for roadway work, that is the alternative. That's why micro-surfacing is very popular now.

Mr. Darby: Chris, there is a significant mobilization factor. You can't do a small area, like 10,000 square feet for example. What is your minimum mobilization?

Mr. Shane: We would need about \$100,000. For \$100,000, you could do almost 2 miles of road. The majority of your roads are 24 feet wide. That's the minimum.

Ms. Witcher: What happens to the main road and golf course parking lot? Would we have to mill that?

Mr. Shane: Yes.

Ms. Witcher: Phase 2 floods and has drainage problems so it would be a little different than Phase 1.

Mr. Shane: From what I saw in the condition of the roadways in the community, all of them are good enough to be micro-surfaced. If you don't have enough money to do the entire community, you could either break it into phases. Let's say you start paving in 2020 and 2021, if you consider micro-surfacing, you might save money to get it so we can do half of it. Then in four years, the community would all look the same. You don't have to do a block here or a block there, kind of a patchwork quilt of a roadway system. They would get the entire community looking the same. It's all going to age the same. That way when you drive in, every road looks the same.

Ms. Witcher: How long do you have to stay off of it? Is it the same as regular asphalt?

Mr. Shane: It's about the same, because if you were going to mill and resurface, you would have the mill going by and have the paving as well. With our process, we do it in two lifts. The first time the machine goes by, you have to stay off of it for 15 minutes. The second time is about 45 minutes. So, we would just do one side of the road at a time, but you wouldn't be able to back in or pull into your driveway for 45 minutes.

Ms. Witcher: Which is much better than a couple of hours.

Mr. Shane: We do a pretty good job of traffic control to try to limit people because if they drive on it, they will track tar on their driveway or if they back up, it would mess it up. So, we put out a notice that you can distribute or we can distribute, letting people know about the process and not to drive on it for 45 minutes. The Florida Department of Transportation (FDOT) has a developer spec on micro-surfacing, which is the spec that we use. It's been tested by FDOT. They don't use it regularly. FDOT has a lot of money and can afford to mill and resurface. We work with a lot of counties and municipalities. The closest reference to here is West Melbourne. We have been working with them for the last three years and made \$500,000 a year.

Ms. Witcher: Do you have a particular street that we can look at.

Mr. Shane. I can have Atkins distribute something.

Mr. Showe: If they send me a link or some photos and samples, I'll forward them to the Board.

Mr. Shane: I have a slide that I can send to Atkins

Ms. Witcher: What about our aprons? At the end of my cul-de-sac there's an apron where the drainage is.

Mr. Shane: We wouldn't go into those.

Ms. Witcher: Would we have to hire someone else?

Mr. Shane: You wouldn't want to do those for four weeks because half of the concrete work would be done and you are not working along the newly paved road. We could have those adjusted ahead of time. The same with any curbs too. This gentleman was talking about the curb where the water didn't flow. If you wanted to replace any of those, you would to do that before. The way we are set up and any paving company is set up, it's not beneficial to come in more than once because of mobilization costs.

Mr. Darby: Yes, we've seen it.

Mr. Shane: The roadways are pretty good compared to a lot of cities and counties. You wouldn't have to start right now. You could wait a couple of years and then start a pavement preservation program. That way you can plan and budget for it.

Ms. Witcher: We wanted to do our main street.

Mr. Shane: The only street that really needed milling was National Drive. Micro-surfacing candidates are roads that are probably 10 to 12 years old. That's when it starts to ravel,

when you see the smaller rocks and cracking, weathering from the sun. We are not going to micro-surface any roads that have base issues or water pumping up from the base or roads that have pot holes. They have to be in good shape.

Ms. Witcher: Theirs was about 25 years old.

Mr. Shane: Asphalt products changed. We used to have 100% aggregate and now we have 40 to 50% recycled material that has already been milled off of the road.

Ms. Witcher: We can do half of the development now and the other half at a later time.

Mr. Shane: If you wanted to do it that way, you could or you could pay a \$100,000 at a time, but if you wanted it all to look the same, you could do it half one year and half the other year. Then in two years, your entire community would look the same.

Mr. Darby: Thank you very much, Chris. We need to move on to some other issues, but I think this is something worth considering.

Mr. Shane: Thank you. I appreciate your time.

Mr. Shane left the meeting.

2. Speed Humps

Mr. Reiderman: Right now we are waiting on a Board decision on the asphalt resurfacing.

3. Kingswood Way Drainage

Mr. Reiderman: There were a lot of meetings on this item. My co-worker Maryelen went onsite with Mike Ward and Mel Mills separately. Plans were presented to provide pipe to maintain drainage of that low-lying area. If the resident decided to fill that portion of his property, Mel stated that he would like to move forward with draining the conservation area first to see if the situation improves. If not, then he would proceed with the plan to fill and install piping. We met on Monday with St. Johns River Water Management District (SJRWMD) staff. We walked the site and they said we did not have permission to selectively clear inside of the wooded area to help create a clear flow path and ensure positive outfall.

Mr. Darby: I think it's a two-step process. We would clear the path first to make sure it gets down to the drainage and see if that solves the problem. If that didn't solve the problem, then we would consider the pipe as the alternative. Correct?

Mr. Reiderman: With respect to clearing the underbrush, whose responsibility is that and how are we going to handle that?

Mr. Showe: I think it would be something we probably want to work with the District Engineer and our landscaper on, if the District Engineer could meet with the landscaper and say, "These are the items we want to clear initially and try to see if that makes a positive impact."

Mr. Darby: That's the District's responsibility then.

Mr. Showe: Yes.

Mr. Darby: So we will undertake that and talk to the landscapers and get that done.

Mr. Reiderman: Yes. We will work on that.

Mr. Ward: Going back to November 2016 and even beyond there were drainage issues. At the end of the property, there was no drainage and I was told that there would be drainage. There are also some inconsistencies in what I provided to people on this project. There is no mention at any of the meetings that I submitted my survey and plat. If you want to delay this, go ahead and delay it, but I have all of the meeting minutes and if I have to take care of this myself, I will. I suggest you read all of the meeting minutes on this process because it's clear that was the only part of the project that didn't have drainage. No one came to me. The last conversation I had was that there was going to be a drainage pipe installed. Instead, what the CDD did was to bring in 50 rows of fill and raise up all the landscaping. The problem is that the berm behind my property was pitched, causing a low spot. Counsel in February said, "If it's District stormwater coming from District property, we are supposed to keep that stormwater on our property and flow it into our stormwater system." You have the \$10,000. Maryelen said, it would be more than \$10,000. I'm really tired of all of this.

Mr. Darby: I can appreciate your frustration, but I can tell you that at the last Board meeting, Maryelen revised her quotation and it's more like \$20,000, taking into account, both the cost of engineering and permitting in addition to the excavation to put the pipe in. What we are suggesting is up until this week, we were not aware that SJRWMD would allow us to go in and clear out that vegetation to allow better flow into essentially the pond that is at the Space Coast Credit Union. If that does not remedy the problem, the Board is committed to put in the drainage pipe, but we would like to try this option first. If it works, that's great. If it doesn't work, then obviously the CDD has to ante up the money. I think the minutes will reflect that.

Mr. Ward: I just met Maryelen and she said it wasn't \$10,000.

Mr. Darby: I can tell you at the meeting last time when she said \$10,000, she was saying about the pipe installation itself. Not the permits, not the engineering and not the other items. You can take a look at the last meeting's minutes and it's in there. We went through that in detail. In fact, I challenged her specifically because frankly we get quotes that are not all inclusive. As you can imagine, it's very frustrating when we get a bill at the end of the project that's double what we anticipate. I hear what you are saying. Trust us that we will do the best we can and if this doesn't solve the problem, we will obviously ante up for the pipe.

Mr. Ward: I spoke to the prior owner and was told that this drainage project was ongoing. It was always going to be a part of this project and then all of a sudden it's gone.

Mr. Darby: I'm sorry, but I can't address what the previous owner said.

Mr. Ward: I know you can't address that. Is there a timeline on when you can get that done or do we have to wait for SJRWMD?

Mr. Darby: We do not have one. SJRWMD gave us the okay to go into the conservation area as far as we need to. I spoke to Maryelen this morning and she confirmed that. As we just discussed, we are going to have Tropic-Care go in there, open up the drainage area and hopefully it will solve the problem. If it doesn't, then we will have to go to the second plan.

Mr. Ward: Can they regrade that swale that is going down the length of the fence?

Mr. Showe: I think all options are on the table. It's going to be up to Maryelen and obviously whatever SJRWMD allows us to do.

Mr. Darby: I see no reason why we can't get Tropic-Care on it in the next week or two.

Mr. Showe: We should be able to. As long as we can get somebody out there to meet with the District Engineer so we can be specific. We don't want to violate any of the permits. Obviously, that's a very delicate area so we want her expertise to let us know what to do.

Mr. Darby: The important thing is that area is not considered a conservation easement under SJRWMD so once we can get Maryelen in there to direct Tropic-Care, it should happen.

4. Paving Projects

(a) Pavilion Paving

Mr. Reiderman: Brevard County is still requiring additional information. The soil boring is on schedule to be done by a Geotechnical Engineer.

Mr. Darby: When will that be done, Jeremy?

Mr. Reiderman: I don't have an exact date. I'm sorry, but they are quick. Just to verify, the retention area will percolate the stormwater. The other item is the sidewalk. They are requiring a waiver. SJRWMD already issued a permit. We will send the final plans to Advantage.

Mr. Darby: Alright. Let me just pass out to the Board a spreadsheet of what the new costs are adding up to with the various requests of the County. We had to pay \$775 to get the waiver from the county for the sidewalk. The sidewalk is going to appear in the drawings. Just for your edification, it goes to nowhere. It just goes on the street, across the path and into the woods, but we don't have to do it. We can get it for \$775 and get it waived so that's what we are going to do. Soil borings are \$1,100, which were not anticipated. Engineering costs have gone up to \$23,000 from the original \$10,000. We need to do some sprinkler replacements, tree removal, tree replacements, etc. The original project, although its put into various accounts Jason, was supposed to be around \$61,200. It's now coming in at \$78,500. This would be done in fiscal 2019, I presume. I just want the Board to be aware because of the County, we had to spend much more on this project than we anticipated and we need to allocate for that in our budget this year. By the way, we need to have Advantage rebid based on some recommendations from our friends at the county. We don't anticipate a significant change, but it could go up.

Ms. Schoonmaker: Jerry, could you breakdown, at the present, what the pluses and minuses are?

Mr. Darby: Sure. What we have is \$25,000 generously provided by the BCA. We originally allocated \$20,000 for the CDD. We then allocated another \$10,000 for beautification. So, there would've been a \$30,000 contribution from the CDD and a \$25,000 contribution from the BCA; however, that is now \$23,500 short of what we will need. Now some of the fees like engineering could increase and items like tree removals and other maintenance items could be eliminated. I think it's incumbent upon us as a Board to understand all of the costs involved in this kind of project, with the presumption that we are still going forward on it.

Mr. Showe: I haven't heard anything otherwise. I would think you have a good argument with the pavement program management money you have. It's the same type of work, same type of responsibility and ultimately you are going to have long-term maintenance of that pavement, which would fall into that Pavement Management Fund. So, I think if there's a shortfall that would be a source that I would identify to use.

Ms. Witcher: We just have that one corner that we can fix.

(b) Roadway Paving

Mr. Reiderman: We obtained and presented the additional paving quote from Atlantic Southern Paving & Sealcoating, which was revised for 1 inch to be on par with the other quotes. It was \$84,000. Rick Chiarullo Asphalt Paving & Sealing was \$60,000, Goodson Paving was \$62,000 and Asphalt Paving Systems just presented their quote for micro-surfacing. They could not quote on a small area, but they offered a quote on a large area for \$172,000.

Ms. Witcher: Is that half of the development?

Mr. Darby: Probably not. It's probably a third. In my opinion, the micro-surfacing looks like a very attractive possibility, but it would be more like a 2020 or 2021 project. I just don't think we are in the position to go into something of that magnitude at this point. Its \$100,000 just out of the ballpark.

Mr. Showe: If it was something you were interested in, I think what he is saying is you might just not do the resurfacing project that we had planned for this year. Wait a year or two because we have \$65,000 allocated. If he's saying that its \$400,000 for the entire community, we could do it in \$100,000 increments.

Mr. Darby: That's a four-year cycle.

Mr. Showe: Going forward and then after that, if its 10 years, you are going to have about six years of no work done. Then you just have to start the process over again, if you are happy with the results.

Mr. Darby: I think that's an interesting approach and worth pursuing. Just recognize the fact that we are postponing the speed hump program because we were counting on mobilization for that, but I'm not adverse to it.

Mr. Reiderman: We already went through the exercise of getting quotes and getting the speed hump. I think you already started in one direction.

Mr. Brown: Would we have the same mobilization costs just to do the speed humps?

Ms. Witcher: Yes.

Mr. Darby: Yes, I believe. That was the question we asked.

Mr. Reiderman: There's a difference between their mobilization costs and these other contractor's mobilization costs. Asphalt Paving Systems is a large company. I asked them to give me information for the repavement plan. I'm working on that now. The scale is different.

Ms. Witcher: If they put the speed hump in can they still do the micro-surfacing?

Mr. Reiderman: They can do the micro-surfacing.

Mr. Showe: They would do the micro-surfacing to where the hump is and then go over it. Do we know if Asphalt Paving Systems can do the speed humps?

Mr. Reiderman: Yes, but are you delaying the speed humps another couple of years?

Mr. Showe: I'm just trying to give the Board some options.

Mr. Reiderman: I can double check with them.

Mr. Darby: Let me make the following suggestion. I would prefer to postpone the paving and look at the micro-surfacing two years out, but at the same time, recognize the fact that we are not going to do paving now and look at what it would take to get the humps done by somebody at the lowest possible cost. Do you follow what I'm saying?

Mr. Showe: Yes.

Mr. Darby: We don't want to have a \$50,000 mobilization for two speed humps.

Mr. Showe: It shouldn't be that much.

Mr. Darby: So I think we can do both. It's a very attractive possibility of having all of the roads in this community look the same over a couple of years. The fact that you get 10 years of life out of them, in the long run, it's going to be much cheaper to go this approach.

Mr. Reiderman: The point that I did make was that some of the roadways should be done with mill and overlay and not just micro-surfacing.

Mr. Showe: The main entrance is the County's.

Ms. Witcher: The golf course is going to do theirs.

Mr. Showe: What they are looking for is the price just to do the speed humps by themselves and half of the community doing micro-surfacing in two years.

Mr. Darby: Yes. Either a half or a third. I think a third is probably a little more financially tolerable. It would be \$120,000 to \$130,000 per year. Look at a two-year sequence of the micro-surfacing. Over a six-year period for example, you can have everything resurfaced. You would have four years off, presumably, and then you can go through the cycle again.

Ms. Witcher: As our money still builds up.

Mr. Darby: Exactly.

Ms. Witcher: Without any interest.

Mr. Brown: It's the same amount. You are just reserving each year to cover it.

Mr. Darby: Exactly. Okay, let's follow that approach. I like that idea.

Ms. Witcher: Do we need to vote on that?

Mr. Showe: I think all you are doing is giving the District Engineer direction to bring back some proposals at the Board's direction.

Mr. Reiderman: That ends the roadway paving discussion. The next item is the lake bank restoration. Lake 1 is to be determined due to access issues with the equipment, which was brought up at the last meeting.

Mr. Darby: I noticed that. Sandy, do we have any access to that lake?

Ms. Schoonmaker: You guys were supposed to talk to the homeowner, remember? I suggested that you talk to them. Do we know for a fact that the brush on the other side of his property is under SJRWMD's control?

Mr. Darby: Here's what we know. If we can't get access through the homes according to Maryelen, SJRWMD will give us the right for a maintenance access through that conservation area at the end of the cul-de-sac.

Ms. Schoonmaker: Right.

Mr. Darby: So if we can't get access, we can go through there, clean that up enough so the boat can get through it and two weeks later the trees will grow in.

Ms. Witcher: You need to remove the Brazilian Pepper plants because that's mostly what's down there.

Mr. Darby: To Caroline's point, the reason we are not going to just do that is because it costs money to remove it so if we can get access through the homeowners, that's our first priority. If that fails, then SJRWMD at least says you can go in and tear it up.

Ms. Schoonmaker: I think the problem was we discussed it and the Board wanted to talk to the homeowner.

Ms. Witcher: I thought Mel was going to go.

Mr. Showe: I will follow up with him.

Ms. Schoonmaker: I explained to Jason at the last meeting that there was concern to us that the last time you guys did it they left ruts and a mess and the owner fixed it himself.

Mr. Darby: I understand.

Mr. Showe: I will note that if he would've submitted an invoice or let us know, we would've taken care of it. We have done that for multiple homeowners. If the CDD causes the issue, we would be more than happy to rectify it.

Ms. Schoonmaker: I dealt with him.

Mr. Showe: Now that we know that's the issue.

Ms. Schoonmaker: That's what he said.

Mr. Showe: I understand.

Mr. Reiderman: I believe Bill Anderson with the shoreline company caused the issue and offered to fix it.

Mr. Showe: I think that was the prior vendor we used. I don't think it was Bill. We can let him know. I will reach out to Mel and make sure we have the conversation.

Mr. Reiderman: I included the 2020 schedule, which includes Lakes 20, 19, 16, 14, 4 and possibly 1, depending on the response.

Mr. Showe: It's been submitted.

Mr. Reiderman: Bill can start in January. Regarding the tree removal permitting, we will be assisting Brevard County with small scale land clearing. Item 7 is a homeowner at 510 Royston Lane mentioned that their conservation area has grown into the lake, which we just discussed. I have a meeting on Monday with SJRWMD to walk along Lake 7. They said it would be acceptable for Baytree to clean out the south side of Lake 7 by clearing out two hardwood trees. There is some brush and some grass that had grown in on the other side of the lake. There is also silt on the lake banks that affects the water volume.

Mr. Darby: So Jeremy, would dredging be required if we need to create a land bridge to get access? Then of course you would have to do the clearing of the vegetation.

Mr. Reiderman: We are planning to do a land bridge. They could get fill and take a small excavator, but it is shallow right now to access it. They would bring the material onto the homeowner's property and then cart it away.

Mr. Darby: What would be the cost to do all of this?

Mr. Reiderman: \$10,000.

Mr. Darby: So \$10,000 to move vegetation, due to a complaint from one homeowner. Right?

Ms. Witcher: It's pushing the body of water up and affects our drainage.

Mr. Darby: Is that the case?

Ms. Witcher: Its filled in.

Mr. Darby: That is not the complaint of the homeowner. The homeowner said the vegetation was causing a decrease in his home value, not that the lake is overflowing.

Mr. Reiderman: Right, so it's a lake maintenance issue of poor access, but you could access through the District tracts and overgrowth. Do I think it's a flooding concern? I wouldn't.

Ms. Witcher: I think we can get in there off of Baytree Drive.

Mr. Reiderman: It's going to be more problematic.

Ms. Witcher: Is it going to continue to build up?

Mr. Reiderman: Yes. With typical stormwater pond maintenance, you get yard clipping runoff with vines and erosion settling into the pond instead of going downstream. Typical maintenance to remove those over time is not done as much in Florida, but in Virginia where I was an engineer, we dredged out the ponds and then removed it. It's worth it to do further research with stormwater maintenance companies as to the cost and recommended method of doing it.

Ms. Witcher: Will Bill Anderson do it?

Mr. Reiderman: I believe so.

Ms. Witcher: Is this lake on his list of things to do?

Mr. Bosseler: No.

Ms. Witcher: Can we shuffle them around?

Mr. Reiderman: I can look into that.

Mr. Darby: This is more than just lake bank restoration.

Ms. Witcher: While he's here and mobilized, maybe we could move one of the places that's not going to be impacted as much.

Mr. Reiderman: If it was me, I would do it manually.

Mr. Darby: Clear the brush manually?

Mr. Reiderman: Yes.

Ms. Witcher: Could we all take a shovel and go over and take some?

Mr. Reiderman: I don't know.

Mr. Showe: Maybe that's something, when Maryelen meets with Tropic-Care to take a look at. Without the trenching portion, I don't think it's that big of an effort. I think the dredging makes it incredibly difficult. I suggest having Maryelen look at the other issue of Kingswood and this item and include Tropic-Care so they could give us a proposal. At least we can make some effort.

Mr. Darby: Is there anything else?

Mr. Reideman: I provided a color exhibit with five to ten photos. I didn't know if you had any questions. The last item is that a homeowner indicated a mitered end section was attached between lots 935 and 945 along Chatsworth. It's unclear whether this is causing adverse drainage. We have to first put in the pipe to determine whether it is blocked. Otherwise you have to hire a contractor. Have you received any more homeowner complaints of standing water?

Ms. Witcher: Not that I am aware of.

Mr. Showe: Not that I'm aware of, but I don't think we had any strong storms in the last 30 days. If you needed a TV, you could get a proposal for us.

Mr. Darby: Replacing the pipe is very expensive so we have to find out if its clogged or not.

Ms. Witcher: Thank you very much for all of your hard work.

iii. District Manager's Report

1. Field Manager's Report

Mr. Viasalyers: Most of my items were already addressed during the meeting, but a couple of Supervisor's requests were brought up at the last meeting. We did use the transparent gloss to black out the guardhouse windows.

Mr. Showe: We did. It looks good.

Mr. Viasalyers: So that's taken care of. There was another request for an additional camera back there. It looks very good and covers the entrance and the exit on both sides.

Mr. Bosseler: They did do a good job.

Mr. Viasalyers: That was mobilized very quickly.

Mr. Witcher: What did you do to make them do it?

Mr. Viasalyers: I just kept asking them. Everything else is pretty much covered. If you have any questions or additional comments, just let me know.

Mr. Darby: That's good.

Ms. Witcher: What's the status of the concrete?

Mr. Showe: I know we tasked the District Engineer to handle that. We are trying to look at if we can get that repair done at the same time. So, if it ends up being just the speed humps, we have a couple of small projects. I think there's one on Sandhurst that we probably need to look at. We will try to do all of those little projects all at once.

Ms. Witcher: The pool never really drained towards the fence.

Mr. Viasalyers: So there's a difference between speed humps and concrete work. It has typical age cracking from aging. The reason why it doesn't drain is because it's a very flat area that has two different gutters coming in. It's not ideal for the age and state of it, but it's acceptable in my opinion.

Ms. Witcher: I don't think the purple water is going to do anything. It wasn't broken up until the fire hydrant went.

Mr. Viasalyers: The only other thing that I can think of is try to look at Google Street View.

Ms. Witcher: I did. Now he has a tree here and it covers it so I think we are out of luck.

Mr. Viasalyers: Structurally and legally it will work.

Ms. Witcher: I'm hoping that we can get it done before hurricane season.

Mr. Viasalyers: Drainage and structural wise, it's not an issue other than it will have half an inch of standing water.

Mr. Darby: Let's move on.

SIXTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Showe: In your General Fund, we have Checks 53456 through 53476 in the amount of \$289,415.29. In your Capital Projects Fund, we have Check 80 in the amount of \$7,424. For Community Beautification, we have Check 29 in the amount of \$1,483 and May Payroll in the amount of \$1,847 for a grand total of \$300,169.29. I know that's a high amount, but I will point out that \$253,000 of it are transfers from the General Fund to your Reserve Funds. I think everything else is standard. Will and I can answer any questions on those invoices.

Mr. Darby: That's good. I noticed that we have an \$89 charge every month for storage. When did we start it?

Mr. Showe: That's where we stored some of the old Christmas decorations as well as some of our field maintenance items.

Mr. Darby: Where is the storage facility?

Mr. Showe: At Viera Storage across the street.

Mr. Darby: Is there a way we can eliminate some of those items.

Mr. Showe: One of the things that Will and I talked about was how to get rid of some the stuff there. The problem is that we have very limited onsite storage.

Mr. Darby: We have the back gatehouse where we have stored some things.

Mr. Showe: Some items. I think the intent was to try to get rid of some of the stuff we have in the storage unit by moving some stuff over there so we have more room.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the Check Register for April 24, 2019 through May 28, 2019 as stated was approved.

B. Balance Sheet and Income Statement

Mr. Showe: Everything is falling in line on your Balance Sheet and Income Statement. We are 97% collected on your assessments through the beginning in April, so we are in great shape. Other than that, we can answer any questions on the financials if there are any.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe: One item that Mel wanted to bring up is that he has some concerns about the expense of Baytree. I think he tasked one of his friends who is a Real Estate Agent to compare other communities in the area and look at costs overall, combining different places of homeowners and CDD to give a prospective on what the fees are here versus other neighborhoods. Other than that, that was all he had.

Mr. Darby: Rick?

Mr. Brown: At the last meeting, George was going to look into transponders. Is there any update on that?

Mr. Showe: They are only able to hold, because of the number of cars that go through, several days' worth of reporting. We are trying to see if there is some method by which maybe if we can start recording those now, we can have a sampling over a few months or so of which transponders are being used and maybe eliminate some additional ones.

Mr. Brown: Someone said they could go back a year.

Mr. Showe: We thought they could. They tried, but sometimes that phone line drops out back there and every time they do, it drops their connection to the system and that's really where they are right now. We are trying to see if there are some options, either archives of the data they have now. We are trying to work it a different way.

Mr. Brown: George mentioned that there was a form that homeowners could fill out for a transponder.

Mr. Showe: We used to have a form. That's how we did them initially, but since Will and I have been doing them, we have been doing them on the iPad, which eliminates the error of filling them out or translating it back when we get back to our system. I think the iPad system works very well. Right now, Will or I install them. They get inputted into the iPad and then we put them into the system.

Mr. Brown: When you do it on the iPad, is there an opportunity to ask whether the person requesting the transponder is a homeowner or a lessee? If it's a lessee, then the information is transferred over to Fairway Management so Fairway knows and the BCA knows that it's a lessee as opposed to a homeowner. Secondly, some people are requesting that we have the ability to get transponders on weekends, like on a Saturday. Some of the Board Members said that they would be willing to do that, but we wanted to have a form to fill out for these people so we could eventually track them.

Mr. Showe: We have the old forms that we used and have no problem distributing those. As of right now, I'm not aware of anybody who is requesting a transponder that Will or I couldn't have accommodated already, but if one of the Board Members is willing to do that, we would be more than happy to show you how the process works and what information you need.

Mr. Darby: Jason, what we need to think about, especially when the part-time residents return in the fall or early winter, is a big push on getting residents to use transponders. If we have to make ourselves available on weekends and multiple people have to do it, we could just do a

general blast campaign to say, "Use the transponder to make your life easier." It's going to lighten the load on our security services as well.

Mr. Showe: I can assure you that if somebody calls and says that Monday at 10:00 a.m. is not a good time, Will and I will make every effort to accommodate them. I'm in the area probably four times a month and Will makes special trips out here. We make every effort.

Mr. Darby: I'm not saying that. I'm not being critical. I'm just saying that I think we need to have a renewed effort and send an e-blast to try to get as many people signed up for this as possible.

Mr. Brown: Mel expressed an interest that he would be available and I'm available.

Mr. Darby: I'm available.

Mr. Viasalyers: One thing that I've been talking to Jason about is switching one of the days during the month to a later window to allow residents who work a chance and an opportunity to come as well.

Mr. Darby: That's a good idea.

Mr. Brown: I just saw this as another opportunity to work with the BCA to identify those people who were leasing as opposed to owning.

Mr. Showe: What we can do is when somebody comes and their car isn't registered here, we require them to either bring proof that they bought the home with their closing or leasing documents. We can send an e-blast and see what information they can provide.

Mr. Darby: Sandy?

Ms. Schoonmaker: I think what Jerry is trying to say is that you should be at the front gate on Saturday with transponders and you do it at different times. People just don't bother calling Jason and that's the problem.

Ms. Witcher: We could have someone selling them at the pavilion, in conjunction with an event.

Mr. Brown: Art was also talking about doing a newsletter so I figured we could get people to volunteer on Saturdays so it all ties together.

Mr. Showe: We could do that.

Mr. Brown: Could we put a bigger sign out in front of the front guardhouse that says, "Please be prepared to show a Photo ID?"

Mr. Showe: Yes.

Mr. Brown: The one we have is very small. I've had people say, "Well I didn't know I had to show an ID."

Mr. Viasalyers: The current one is 12x18. Maybe we could get a 24x36 sign. I will bring a template. Do you want me to work with one of the Supervisors to approve it?

Mr. Showe: I think Jerry handles security. Why don't you get a proof and then we will send it to Jerry for approval?

Mr. Breitner: While you are doing that, you have a stop sign with no white line by the gatehouse. If you had a white line at the stop sign, it would indicate that people should stop and then proceed through the gate. That would stop people from rushing up to the gate and causing accidents.

Mr. Darby: Perhaps we can include that with the striping.

Ms. Schoonmaker: One gate bar is green all the time.

Mr. Showe: We called that in for repair.

Mr. Darby: Rich, do you have anything else?

Mr. Brown: That's it.

Mr. Darby: I have a couple of items. There are still excess funds showing in the Pavilion Fund that's going to go to the BCA. Would you handle that please?

Mr. Showe: Yes.

Mr. Darby: We don't know if Bella's liens have been satisfied.

Mr. Showe: I have not heard a response, but I have also had no further contact with them.

Mr. Pawelczyk: We are waiting for a Release of Lien.

Mr. Showe: We received lien notification from the vendors, but we haven't had anything else. No one requested anything else. Bella said that they were going to take care of them all.

Mr. Darby: I just want to be free and clear of all these liens.

Mr. Showe: I will follow up with them one more time and copy Mike.

Mr. Darby: We had a workshop on a Strategic Plan and we identified strengths, weaknesses, opportunities and threats, but I don't know that we actually put a plan together. In fact, I know we didn't, but we certainly identified many opportunities. In the fall, I would like to schedule another workshop to get closure. So, please place this item on the agenda following the August meeting.

Mr. Showe: So the October meeting?

Mr. Darby: Sure.

Mr. Showe: Do you want to put on the August meeting agenda to just select a date?

Mr. Darby: That's fine.

Mr. Showe: What we can do is at your August meeting, we will set next year's budget or the entire meeting schedule so you can set it at that time.

Mr. Brown: I thought George was going to send us a summary.

Mr. Showe: Let me find out.

Mr. Darby: That's all I have. Richard?

Mr. Bosseler: I'm good.

Mr. Darby: Carolyn?

Ms. Witcher: I'm done.

EIGHTH ORDER OF BUSINESS

Public Comment Period

Mr. Showe: Please state your name and address for the record.

Mr. Sherbin: At the end of Bradwick and Windsor, on the east end, we have a road going along a pond. Twelve homeowners complained about the fact that the area across the way, which is owned by us, has not been maintained. Recently, surveyors were out there. When I spoke to Mel Mills on his subject, he said we are not doing anything to those 12 people that are complaining. So why did we have the surveyors out there and why did we pay for it if we are not going to do anything?

Ms. Witcher: I was with them. We went out there to do a survey. They were also checking on the storm damage from the last hurricane that never got cleaned up. We are cleaning it up on the other side. We voted at the last Board Meeting that we are not replanting anything out there.

Mr. Sherbin: Obviously they weren't there and didn't know about it, but they are still upset that nothing is being done.

Mr. Showe: The Board did the survey with the intention of discovering how much property we own. They did get some landscaping quotes to do the work. What they determined is that they don't want to move forward with any of that landscaping. We did the due diligence of determining the property line first so we knew what we had to work with, obtained the landscape

plan and then the Board decided not to proceed. Are there any other audience comments?
Hearing none,

NINTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman