

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, August 4, 2021 at 1:30 p.m. at Baytree National Golf Links, 8207 National Drive, Melbourne, Florida.

Present and constituting a quorum were:

Melvin Mills	Chairman
Jerry Darby	Vice Chairman
Richard Bosseler	Assistant Secretary
Richard Brown	Assistant Secretary
Carol Witcher	Assistant Secretary by phone

Also present were:

Jason Showe	District Manager
Michael Pawelczyk	District Counsel
Peter Armans	District Engineer by phone
William Viasalyers	Field Manager
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 1:30 p.m. and called the roll. The Pledge of Allegiance was recited. Mr. Darby, Mr. Mills, Mr. Bosseler and Mr. Brown were present in person and Ms. Witcher was present via phone.

SECOND ORDER OF BUSINESS

Engineer's Report

Mr. Mills: Is our engineer on the line?

Mr. Showe: Peter is not on the phone. The only item we have is the new speed humps went in. We are having him review all of the signage to make sure that it is appropriate signage. So, the vendor hasn't been paid yet until we get a review from the engineer to make sure that the signage is in the right place.

Mr. Mills: Have you checked the height?

Mr. Showe: Yes.

Mr. Mills: They don't seem to be as high as the others.

Ms. Witcher joined the meeting via phone.

Mr. Showe: So, we will have him check that. If he doesn't join the meeting, let me know if you have any concerns and we will get them over to him.

Mr. Darby: Jason, one other thing. There was conversation about cutting the roots on Birchington Lane. What's happening with that?

Mr. Viasalyers: We are still working with Tropic-Care to come out to assess that, to make sure whether or not it is mature. We haven't received any feedback from them yet. I'm working on it though.

Mr. Darby: Okay.

Mr. Showe: Peter reached out to the county and the answer they got from the county is, *"We are not going to tell you what to do and we are not going to give you any advice. You need to find your own arborist."* So, that's why we are reaching out to Tropic-Care.

THIRD ORDER OF BUSINESS

Community Updates

A. Security

Mr. Showe: Security isn't here. Do you have any issues with security at this time?

Mr. Mills: Not that I know of.

Mr. Darby: Just a couple of follow-ups from the last meeting. One was the discussion about a sound system of some sort and body cams to record. Have we done anything on that?

Mr. Showe: I think Mike looked into the statutes related to the audio recording. So, Mike can talk a little bit about it.

Mr. Pawelczyk: Yeah. The law isn't especially clear on this, but we spent a little bit of time researching it. There is a Statute in Florida that prohibits any recording of oral communication unless all parties give consent, but that Statute is primarily here for when you have an expectation of privacy, for instance, in your home. You can't intercept someone's phone call and you can't record somebody in their home without a warrant. So, what we've done is if you're going to move forward with something like this, we recommend that you have appropriate signage there and then the guard be instructed if someone starts acting in a manner that is not appropriate they can say, *"Just so you know, you are being recorded. A sign is posted."* We can do that if it is the Board's direction. Once this is installed we can develop appropriate language.

Mr. Darby: Given some of the incidents we have, I think it would be appropriate.

Mr. Pawelczyk: The other thing is just like we maintain our video for 30 days, we also have to make sure we maintain that audio as well for at least 30 days in record retention. It shouldn't be a problem because an audio doesn't take up much space when you record it as compared to video.

Mr. Mills: If we could, I'm going to ask the Board to refrain until we get to our request in bringing up any old business. Let's just move through this.

Mr. Darby: Okay?

Mr. Mills: Security is not here. Is there anything that you want to add, Rick, regarding the BCA?

Mr. Brown: Somebody plowed through the visitor gate and it's got to be put back.

Mr. Viasalyers: I will get to that today.

Mr. Mills: Okay, because in the meantime two guests sped right through the visitor gate.

Mr. Viasalyers: I will put it back on today.

Mr. Art Breitner (Kingswood): Did they break it?

Mr. Brown: It's just knocked off. They drove right through it.

Mr. Breitner: They just went right through?

Mr. Brown: They wouldn't wait for the gate to go up.

Ms. Witcher: The front gate?

Mr. Breitner: These people are crazy.

Mr. Mills: On the guest side.

Mr. Brown: That's why we want to put audio and visual at the guest gate.

Mr. Breitner: Put spikes on the ground so they get flats.

Mr. Mills: I'm with you, Artie.

Mr. Showe: I don't think that our insurance company is going to like that.

Mr. Mills: Jason, when we have a tag number, can't you call and get the address from their tag number?

Mr. Showe: The Sheriff will not share that information.

Mr. Mills: He will not.

Mr. Showe: No. In those cases, we typically go to our transponder system just to see if they've been put in the system. We track them down that way. That's been successful in a couple of cases but not always.

Ms. Sandy Schoonmaker (Berwick Way): Are the back gates new or just repainted?

Mr. Mills: Just repainted.

Ms. Schoonmaker: I am having a hard time getting in. One time, thank goodness, Matt was watching on the monitor and he let me in.

Mr. Showe: He can't open that gate. So, he would've been able to let you in.

Mr. Mills: He has no control over that gate at all.

Mr. Brown: I am going to follow up with Will. When a visitor comes in they show us their license. Do we take a picture of their license?

Mr. Viasalyers: They scan it into the system with a bar code scanner.

Mr. Brown: Will that bar code give us a name and address?

Mr. Viasalyers: That would be a question for security. I don't know exactly, but I can find out.

Mr. Brown: That might be a way to identify them. In one of these incidents the guy gave us his license and he was somewhat intoxicated, then started beligerently attacking Matt and drove straight through. That's why I sent you, Jason. I think if we're taking the barcode, I wonder if that bar code information gives us the guy's name and address.

Mr. Showe: I think they just have a scanner. I think they are supposed to put it on the scanner and scan their driver's license.

Mr. Pawelczyk: It is my understanding there's certain information on that strip that is protected with confidentiality under the Confidentiality Statute, so if we collect it by accident, we need to make sure it's not released.

Mr. Showe: Yeah.

Mr. Pawelczyk: Because there's a penalty associated in releasing that.

Ms. Schoonmaker: Excuse me. Last week, when I went to the Great Outdoors, I gave them my driver's license and I was presented with a that had my picture, name and address. I put the card in my window and it said it was good for the areas of the Great Outdoors that I could go to and what the date was. It seemed to me like it was a very sophisticated system that I'm kind of surprised we don't have.

Mr. Mills: We do have that, if you're going to be a visitor in Baytree for more than a week, or even a week.

Ms. Schoonmaker: This was just for going in for nine holes of golf. You guys are saying that you want to know who these people are. Well obviously, if he's printing it out and giving it to me to put on the card in my window, he's got a copy. I know he's got a copy in his computer because I've been there before and he asked me if I come very often and I said no. Anyway, it just seems like there's other systems out there that would resolve some of your issues because my address was on there.

Mr. Mills: We give passes to people who are going to be coming in and out.

Ms. Schoonmaker: Does the pass have their name, picture and address?

Mr. Showe: I don't know whether that information goes on the pass that they hand out, but it should be in the computer system based on whatever information they got when they first came in. We will check with security to see what information they have.

Resident (Sandy Schoonmaker, Berwick Way): So then they do have the name and address.

Mr. Showe: I'll confirm with the security if that's something that's available, but it should be.

Mr. Brown: If not, lets find out.

B. BCA

Mr. Mills: Does anyone want to give the BCA Report?

There was no representative from the BCA present to give a report so no report was made.

Mr. Brown: I was on call. They are moving some of their money from their operating account to a money market account. They are still interested in working with us on potentially providing some funds for recreation. I know they are going to be redoing their social budget to try to put more money in the social budget, so we can have more events like the food trucks.

Resident (Sandy Schoonmaker, Berwick Way): If any of you want to write articles for the newsletter they're kind of anxious to get some new fresh ideas. We would give one to Ms. Stephanie Knudson.

Mr. Mills: Carolyn, from the Board, you are the next one to create an article for the newsletter. Everyone of us has already done so. So get your thoughts together when it comes to your duties and responsibilities and get that letter to Stephanie.

Ms. Schoonmaker: Her address is on the Baytree website.

C. Isles of Baytree

Mr. Mills: Joanne isn't here.

- **Engineer's Report (Item 2)**

Mr. Showe: Peter is on the line if you want him to give a quick update. Peter, we talked briefly about having you come out and inspect the repair that was done on Balmoral, the speed bumps and the sign and speed hump heights just to make sure they were done in accordance with the contract and the specs. I didn't know if you had anything else.

Mr. Armans: We are planning on doing it this Friday. I don't recall whether you closed the loop on the Arborist. I know you were going to check with your landscaping company.

Mr. Viasalyers: Yes, we already addressed that early on. We are working with Tropic-Care to have an Arborist come out to look at those roots and assess the tree.

Mr. Armans: Okay. I will do an inspection this Friday and then I'll let you know.

Mr. Brown: I have the name of an Arborist.

Mr. Showe: Perfect. Is there anything else for Peter?

Mr. Darby: Jason. I just want to make an observation. I don't know whether this falls under William's responsibility or the Engineer's responsibility, but when we do construction or maintenance kind of projects of significance, I think we need to have a representative. Not a Supervisor, but a representative to supervise that activity and make sure it's done according to plan. We had a situation where the humps were in Kingswood and discussion as to whether or not they are too short. When Atkins was our engineer, it was very simple. They would just drive down the block and they were here, but with this firm, it's a little more complicated. I know they have a very difficult schedule, but we just have to make sure somebody's here to supervise this activity. Since we're going to add several more of these activities, particularly in rec area as we go forward, it's all the more important that we have somebody responsible supervising.

Mr. Showe: Yeah. We can certainly coordinate a little better going forward. I know in this case he actually said he was coming out a day later then he came out. I was actually going to

be onsite that day while he was here doing the work, but they went a day early. So, it kind of threw the schedule off a little bit, but between William and I and the engineer, we can coordinate a little better.

Mr. Darby: You understand my point?

Mr. Showe: Absolutely. I think that's it, Peter.

Mr. Mills: Thanks, Peter.

Mr. Armans: Thank you so much.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the June 9, 2021 Meeting

Mr. Mills: Next is the approval the minutes for June 9th. We need a motion to approve the minutes.

On MOTION by Mr. Darby seconded by Mr. Bosseler with all in favor the Minutes of the June 9, 2021 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Agenda

A. Public Hearing

Mr. Mills: Jason, would you like to give the presentation?

Mr. Showe: Sure. I can go over the procedural process. The first item we have is if the Board is amenable, we would like to have a motion to open the public hearing on the budget.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor the public hearing on the Budget for Fiscal Year 2022 was opened.

i. Consideration of Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Mr. Showe: Our next item is consideration of Resolution 2021-06 which is adopting the Fiscal Year 2022 budget and also the appropriations in that budget. The resolution is in your agenda package and the main content, which is the budget attached behind that. It's the Proposed Budget for Fiscal Year 2022. We took into account the Board's direction on that going forward. So, we'll go through just a quick presentation for both the audience and the Board. For those who aren't super familiar with Baytree CDD, these are some items that we take care of:

landscaping, roads, lakes, recreation areas, wetlands and conservation, gate security, as well as the administration. We have a website set up at BaytreeCDD.com. On there you can follow our past audits, agendas, minutes. Everything related to the CDD is available on that website. We will make sure this presentation gets posted there as well, if you want to share that with any residents. We also want to go through some of the accomplishments that the District has gone through over the last year. We've done lake bank restoration with budget around \$30,000 a year to do that work, which covers about 750 linear feet. We've done some beautification projects such as the re-design of the front entrance. The redesign of the back entrance is planned for next fiscal year. We've done sidewalk repair. They added a gate access system for both the tennis court and the pool which has been upgraded. We replaced the front fountain in the golf course lake at the front. We increased the number of aerobic classes for water aerobics. We repaired drainage issues in the rec area. That was just done. We've had a lot of ongoing efforts to assist in traffic safety. We've upgraded and repaired the Phase 1 monuments, installed additional benches, improved the holiday lighting with some additional improvements slated for next fiscal year. We made some updates to the guardhouse. We also improved security by adding some additional cameras and microphones at the pool and the back gate. We added some bike racks at the pool. We upgraded some of the internet services to reduce some of the costs and the BCA reduced the cost to rent out the pavilion for residents to hold their own events. So, the proposed assessment, which is what you will see on your non-ad valorem section of your Tax Bill, it does show an increase in the proposed budget of a \$115.33. That equates to about 6% up to around \$2,000. This shows you the expenses by category within the budget. Obviously we've got administrative at around \$160,000. The operations and maintenance (O&M) of a District, which are our current bills and the things we pay on a day-to-day ongoing basis, is approximately \$540,000. Then they have got reserves of \$252,000. We kind of show you the difference between the current year and next fiscal year. You will see that the admin is little higher now. We are pretty conservative with our admin costs. We don't expect to spend that much, but in order to make sure we are sufficiently funded, we budget higher. It is similar with the maintenance, but you'll see those are slight increases over current. The big increase is in reserves and how much money the Board is putting into reserves for next year. That represents about a 23% increase over current year. These are the categories that we have in the capital reserves. We have roadway paving of \$100,000. That is split up proportionally between the Isles of

Baytree and the Baytree CDD based on an old agreement. We've got some general reserves of approximately \$80,000. There's community beautification and we are also re-balancing our operating reserve to make sure we're sufficiently funded for ongoing bills. We also want to provide a historical perspective on the O&M assessments. You can see from 2014 to 2018 the assessment was \$1,537 per home. There was a 23% increase in 2019 up to \$1,884. This increase approximately 6% up to \$2,000. If you annualized that out from 2014 to now, it equates to about a 3.3% increase annually. This is some of the reason for the increase. We've had increases in recreational opportunities. We will talk about it later today, but the Board is looking for some additional playground and recreation equipment. There is some refurbishment of the pool area. There are some slight contract cost increases in your operating and that's due to minimum wage going into effect. All of these things kind of flow down to all of our contracts. We are expanding holiday lighting and we're also continuing to fully fund road re-paving. About six years ago, we were only funding \$60,000 but because of the cost increases in all those materials and the supplies needed to do the road re-paving, the past engineer recommended that we go up to \$100,000 per year. So, in order to kind of keep that level of funding and make sure that we can maintain the roads, which is the biggest asset the District has, we've gone ahead and funded that fully at \$100,000. That's my presentation. We could turn it back to the Board if the Board has any questions. Otherwise, we can open it up for public comment.

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

Mr. Showe: For those in the audience, the way we do our budgets at GMS, we try to be as transparent as possible with our budget. Starting on Page 3 and all the way through Page 9, in your General Fund, you'll see that we try to detail out every account line. Where there are contracts, we try to provide you with back up so you know where we get those numbers from. Then there's also the Pavement Management Fund, the Community Beautification Fund as well as the capital reserves. We also have the Isles of Baytree Cost Sharing Agreement, which is in the agenda package as well. So that's just the background.

Mr. Darby: Jason, the golf course contributes 2.25% of the overall budget.

Mr. Showe: That is correct.

Mr. Darby: So they are involved as well.

Mr. Showe: Correct. Are there any other questions from the Board before we open up for public comment?

Mr. Mills: You may want to basically go over again that the reserves are actually capital reserves.

Mr. Showe: Correct.

Mr. Mills: They are not reserves as surplus money sitting in an account if something were to happen.

Mr. Showe: Correct.

Mr. Mills: So, it is actually capital reserves, like for doing the streets.

Mr. Showe: Right. As part of what we do with the capital reserves, we try to look at a 3 or 4 year time frame and we try to cashflow it out to make sure the next couple of years worth of items are fully funded using that. You can see that in the budget. So, with that we can open it up for members of the audience who would like to make any comments. We ask that you please state your name and address for the record. Please keep your comments to three minutes. We'll also note that this is a public comment period. It's not necessarily a question and answer session. When we're done with all the audience comments, if the Board would like me to answer any questions that were raised or they'd like to answer any questions, we'll take those all at once just to make sure we can get through everybody's comments. With that we will open it up. It's first come, first serve.

Mr. Rudy Salvaggio (Chatham Court): I got here a little late and I apologize. I hope that I didn't interrupt anything. I have a question about the budget and you might have mentioned it. Did we schedule any funds for the restoration of the bank along the lake behind our home?

Mr. Showe: So, the Board allocates \$30,000 for lake restoration every single year and the Engineer actually will assign a priority basis for how that \$30,000 is spent. I don't believe that your address is on the current schedule for this year, but we'll note it so when the Engineer reviews it for next year, we'll make sure that he evaluates that one in terms of priority.

Mr. Salvaggio: You don't need an engineer to figure out that the bank is falling into the lake. You've got common sense. I think the Board needs to be more aggressive about addressing this problem.

Mr. Mills: Okay. Anybody else?

Mr. Lou Cardinale (Royston Lane): Is any more work going to be done on the monuments?

Mr. Mills: Yes.

Mr. Cardinale: I hope so.

Mr. Mills: The medallions will get put back up like they used to be with a golfer on it. We're waiting for the sign company to put a dark background behind the letters, which will frame it out. There will be an inch on each side wider, top and bottom, like the one at Hamlet, except it will be a little bit larger.

Mr. Cardinale: I got a lot of complaints that nobody can read them.

Mr. Mills: Tell them to look at Hamlet's. Hamlet is what it is going to look like.

Mr. Cardinale: Thank you.

Mr. Mills: Anybody else?

Resident (Not Identified): I have a question. In an email that I received, it said for Phase 1, there are so many houses and then there's Phase 2, which has even more houses. Why isn't this cost of \$2,000 split proportionally? Phase 2 has larger homes than in Phase 1.

Mr. Showe: I can address that. The Board has determined that the benefit that each home receives is equal from the CDD. So, the size of your home it doesn't matter. You're getting the same benefit from stormwater and the same access to recreation and the same security services. Every home is getting the same benefit from the CDD.

Resident (Not Identified): Have we had our storm drains cleaned out yet?

Mr. Mills: They are always cleaned out prior to hurricane season. You may not see them, but GMS has a crew that comes in and cleans them. Next?

Resident (Stu Waldron, Southpointe Ct): I have been in support of the budget. I have been here for the past couple of meetings and saw the Board pull it together. It's a good plan.

Mr. Mills: Thank you. Anybody else?

Ms. Jan Hill (Balmoral Way): I'm happy to see that you're increasing our reserves proportionately. That's what happened before. We went so long without getting an increase and then got hit with all of it at once. So, I think this is very responsible.

Mr. Mills: If I may, for those of you who weren't here, the Board has had a lot of discussion whether this would be the appropriate time to raise fees or not due to the increases that we see worldwide. I just read recently that a lot of restaurants are taking lobsters off of their menu. They are taking scallops off of their menu because they blown up by 116%. They are not passing that on. They are just not going to have it on their menu. So, we were cognizant of that and the Board felt very strongly under the direction of our Board Member, Mr. Brown, that we

have to do it sooner or later. We polled some people in the audience like Artie and Sandy and they agreed that we should do that. I was the last to bow down and say, "*Fine, let's go ahead.*" So, I thank you for those positive comments. That's good to hear.

Mr. Showe: By the way, I know that we've discussed this particular assessment increase for the last several years. When we look at our budget projections and the things that you guys want to do in terms of capital, it has been a recommendation I think for myself. That's something sooner or later is going to happen.

Mr. Darby: I would just like to add Jason, that the original budget that was put together had a \$156 increase.

Mr. Showe: Correct.

Mr. Darby: We worked towards getting to \$115. We looked at a budget with no increase and that would've cut \$40,000 out of the Pavement Fund and we just didn't feel that was prudent. So, for \$115 a year, we thought that we can maintain the level of quality within this community, and yet not put everybody in the poor house.

Mr. Bernard Bryan (Chatsworth Drive): I want to commend this Board for the actual curb appeal and movement that I have seen over the last few years. When you drive into the entryway everything looks really nice and fresh. So, I think you guys are doing a very good job. My question is are you expecting any increase next year?

Mr. Mills: I think that's hard to determine right now. We're going to have to look at whether our costs and expenses are going to go up next year as a result of increased wages. All of those things will impact our vendors that we use, so we're going to have to be very cautious. Believe me, this Board is very conservative in their approach to making things as tight as we can make it, but yet make it presentable. So, I encourage you to come next year when we're doing the budget and give us your comments. I Appreciate that.

Ms. Joan Rotonda (Baytree Drive): I was wondering the money that's put into reserves, is it getting any interest? Is it in some kind of a fund that makes better interest?

Mr. Showe: We typically use the SBA, which is what most governments use in terms of investment. It's better than what you get in your checking account. It's 2% or 3% versus a tenth of a percent. We have to use it and we need to put it in a place that's insured and is liquid for us to get out if something happens and we need to get our hands on it. That's typically what our District use and that's what most city and counties use throughout the state.

Mr. Mills: I also see some new faces. We also have a line of credit for \$100,000 at a bank, should we ever need it, in case of an emergency. So far we've been fortunate to not have to use it, so that's good.

Resident (Not Identified): I don't know if I am calculating it correctly, but we are going up to \$2,000, which divided by 12 months is \$166 a month. Where else do you find a Homeowners Association (HOA) that collects that little amount of money?

Mr. Mills: You don't know how refreshing it is for the rest of the Board to hear positive comments. Because we usually get the opposite, so thank you, thank you, thank you. I've been on this Board for 12 years and this is the first time ever that I've heard compliments come from the community.

Resident (Not Identified): These are all fine people.

Mr. Showe: I'll note for the Board, before we close of the comments, we did not receive any opposition emails, phone calls or letters back from the memos that were sent out. We did get two comments back about people who received the letter, who no longer live here, but that's really due to a delay in us getting the information from the Property Appraiser. Other than that, there were no negative comments. Had we received any they would have been passed on at the Board meeting.

Mr. Mills: I don't know if any of you remember, but when there was a \$100 increase several years ago, that \$100 was strictly dedicated to landscaping and beautification of Baytree. That's all assigned to that. So, that increase will not affect that as it stands. So, that's good.

Mr. Showe: Are there any other public comments?

Resident (Not Identified): I sent an email to Wayne and Jason, but I didn't get a response. Last month, our neighbors in Crystal Lake hired trappers to pull alligators out of the lake. Do you recall that email?

Mr. Showe: Yeah. I think I talked to you on the phone.

Resident (Not Identified): You did talk to me.

Mr. Showe: That same day.

Mr. Viasalyers: They removed them.

Resident (Not Identified): Yes, that is true. The issue is you're trying to hunt an alligator that by definition is not a nuisance alligator by the State of Florida. It has to be according to Florida Law. Yes that was an incident. I reported it. That's not to say next month or three

months from now, they're not going to try again. What action are we taking as a community to ask these people to stop trespassing in our lake and improve the wildlife that a lot of my neighbors and myself enjoy seeing?

Mr. Mills: Let me bring you up to speed on what's going on with that. The Board, asked me to have a meeting with the manager of Suntree, the Master Homeowners Association. Several months ago, we had a Zoom meeting with myself and all of the residents on that side.

Mr. Showe: I was there too.

Mr. Mills: That's right. We had a resident that called the Sheriff and had the police arrest a resident across the lake. So, it's the Hatfields and McCoy's and we've got to stop it.

Resident (Not Identified): Yes.

Mr. Mills: We had a meeting with them and came to a mutual agreement. We originally were going to screen that whole bank. We decided just to let it lay now. Everybody seems pretty quiet and pretty happy. They were told about the alligator. That will never happen again.

Resident (Not Identified): Okay. The second time or the first time?

Mr. Mills: The first time.

Resident (Not Identified): Okay. Well it happened again.

Mr. Mills: I know, but we're trying to get things stable. We don't want this bitter fighting back and forth.

Resident (Not Identified): Okay. So, obviously, they did not hear the message.

Mr. Mills: I heard the message. I'll talk to Todd.

Resident (Not Identified): They are trying to trap an alligator that's less than two-foot-long.

Mr. Mills: Okay. No problem. Thank you.

Mr. Showe: Are there any other public comments? Hearing none, we can turn it back to the Board for comments or take a motion of Resolution 2021-06 as presented.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations was adopted.

Mr. Mills: Again, thank you audience.

ii. Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: This is second part of your budget adoption process, which is Resolution 2021-07. This is the instrument that actually levies the assessments on the Tax Bill. We've got a roll here. It's basically just an Excel spreadsheet. I could provide it for inspection for anyone, but it's essentially just an Excel spreadsheet with everybody's parcel ID and the \$2,000 that was just approved as part of the Proposed Budget, which gets transmitted to the Tax Collector. That's the instrument that levies the assessment you see on your Tax Bill. We can again, take public comments on this, but it's strictly on this resolution imposing those special assessments.

Mr. Darby: Jason, just a matter of clarification. Exhibit A that's referred to in this resolution, is it that spreadsheet?

Mr. Showe: Exhibit A is actually the Adopted Budget. We'll finalize the budget that is proposed. It'll say adopted. That's Exhibit A. Exhibit B is the Assessment Roll.

Mr. Darby: Okay.

Mr. Showe: If there are no further public comments, we'll bring it back to the Board for consideration of Resolution 2021-07.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Showe: We need a motion to close the public hearing.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the public hearing was closed.

B. Review and Acceptance of Fiscal Year 2020 Audit Report

Mr. Showe: We will note that in order for compliance for the State of Florida, we've already transmitted this to them. I think it was due on June 30th, but this is the first chance we've had to present it to the Board. On Page 29 is the Report to Management. I will note that there are no prior year audit findings. You have not met a financial condition emergency and all the items that they are required to look at is part of the Florida Statutes. It's a clean audit. Mike, do you have any comments about the audit?

Mr. Pawelczyk: No, I don't have any. It's a clean audit.

Mr. Showe: Okay. So, it should be our recommendation that the Board make a motion to accept the audit unless you have any questions or comments that we can clarify.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor the Fiscal Year 2020 Audit Report was accepted.

Mr. Mills: Thanks Jason.

C. Approval of Fiscal Year 2022 Meeting Schedule

Mr. Showe: We've presented that to you in your agenda. It's the same schedule we used for this year. You've got the first Wednesday of every other month plus December, which we moved to six o'clock at the Isles of Baytree as we typically do. We've made your budget hearing in August at 12:00 p.m. as we've done in the past. Then we've got four workshops throughout the year at 10:00 a.m. Obviously, we can take any changes at this time or however the Board would you like to proceed on this.

Mr. Darby: Jason, I thought we had a discussion shortly after last December's meeting saying with relatively marginal benefits, it's a very poor turnout and perhaps you want to forego the 6:00 p.m. meeting in favor of the regular scheduled time.

Mr. Showe: We certainly could do that. That's really up to the Board and I think this will be the time to make that recommendation if the Board's amenable.

Mr. Mills: Let me ask the audience. What are your thoughts on having a yearly meeting, which we had in December anyway to wind up what we've done over the year? Basically, having at night or just a regular day meeting.

Resident (Not Identified): I'm in favor of that.

Mr. Mills: What, a night meeting?

Resident (Not Identified): Yeah.

Mr. Mills: Anybody else?

Resident (Sandy Schoonmaker, Kingswood): I've attended every one and nobody comes except the same people.

Mr. Mills: I know.

Ms. Sandy Schoonmaker (Kingswood): It costs us money to do that. It's not like it's a free benefit to us. From my standpoint, with the Kingswood people who live the closest, it's easy for us to get there. It just seems like nobody comes.

Mr. Mills: Are there any other comments?

Resident (Not Identified): Normally, what date do you have? If it is close to the holidays, that is possibly why people don't show up. A lot of activity goes on in December.

Mr. Mills: That is what is on our schedule. It is December 1.

Mr. Showe: It is always the first Wednesday. So, it's always been December 1st, December 4th, December 5th. I think we've had three of them now and to Sandy's this point, I think there's been basically the same residents.

Mr. Mills: Yes.

Ms. Schoonmaker: The people who come to this meeting are the same. There aren't new people.

Resident (Not Identified): My wife and I meet a lot of new residents with the BCA. There's a fair amount of interest for new people that moved in to attend these meetings, but the time is very inconvenient. They are working. It should be easier for working families to attend.

Mr. Bosseler: I agree. We had a turnover in Kingswood with people buying and selling homes so there's a lot of new residents.

Mr. Mills: Why don't we just give it one more shot and see how it goes?

Mr. Darby: I think we should give it a shot, but if we don't get a good turnout this time because it's a little difficult for some people to make it in the evening, then we should seriously consider what we do in the future.

Resident (Not Identified): You start at what time?

Mr. Mills: 6:00 p.m.

Resident (Not Identified): For a working person that might be too early.

Mr. Mills: 7:00 p.m.?

Resident (Not Identified): Yeah, I would say at 7:00 p.m. I may be wrong. I'm not a working person, but I have other activities in the evening with working people and 6:00 p.m. is really rushing it if you don't get out of work until 5:00 p.m. So that might be a consideration.

Mr. Mills: Will 7:00 p.m. be a good number for you?

Resident (Not Identified): It would. You have to think about people coming home and eating dinner.

Mr. Mills: What are the Board's wishes? 7:00 p.m.?

Mr. Darby: I would ask the support people. Is that going to be okay for you?

Mr. Showe: I'm here for the Board.

Mr. Pawelczyk: It's up to you.

Mr. Darby: Okay. 7:00 p.m.

Resident (Not Identified): This is not a new problem. When we moved here, my husband was on a trip out of the area. He flew home for a 1:00 p.m. meeting that was empty and never came back again.

Mr. Mills: I hear you. Alright. Let's make it at 7:00 p.m. and we will determine after this one where we go from there. Is that okay with the Board?

Mr. Darby: Yeah.

Mr. Mills: Alright. Do the workshop dates look okay to the Board?

Mr. Darby: Yes.

Mr. Bosseler: Yes.

Mr. Showe: We need a motion to approve that meeting scheduled as amended.

On MOTION by Mr. Darby seconded by Mr. Bosseler with all in favor the Fiscal Year 2022 meeting schedule as amended was approved.

D. Discussion of Tennis Instructor License

Mr. Mills: Jason you want to address this?

Mr. Showe: Yes. I received an email from Ms. Demsy who is a tennis coach. She has requested that if the Board would be interested she would be willing to do some tennis lessons at the tennis courts as well as some clinic classes. I know in the past there's some challenges with tennis coaches especially in terms of if you have an agreement with water aerobics they can bring folks from the outside in. So, the Board needs to be aware of that. Again, I know there were some challenges in the past. We got a lot of complains at least from our end from the last tennis coach that was here, not really abiding by the timeframes. So, we didn't know what the Board wanted to do so we brought it here.

Mr. Mills: Richard? Do you want to comment since that's your area?

Mr. Bosseler: Jason, you reached out to the gentleman and sent him a sample package. Did he respond?

Mr. Showe: She said she'll be willing to do 10%. That's not a problem. She gave me some dates that she might want to do, but we have to bring the agreement back at your next meeting anyway. I wanted to see if the Board was even interested.

Mr. Brown: Is she going to do this for Baytree residents or anybody?

Mr. Showe: Typically you haven't really restricted it to just residents.

Mr. Brown: Remember when we set up the water aerobics? It was specifically for Baytree residents because it was brought up by Baytree residents, even though some of those residents invited their friends who lived outside of Baytree. But it never got to be an issue with somebody wanting to use the pool and ladies water aerobics was controlling the pool. I know we've had in the past history with a tennis instructor utilizing our courts and providing lessons for people who didn't live in Baytree. So, I'm not totally in favor of doing this.

Mr. Showe: What she requested was Monday, Tuesday and Wednesday from 5:30 p.m. to 8:00 p.m. each day.

Mr. Mills: That's in the evening.

Mr. Showe: You have really active players that play tennis. We did reach out to one of those and he said he doesn't play here anymore.

Mr. Mills: Carolyn, do you have a comment?

Ms. Witcher: I don't agree about having a tennis person giving lessons. It didn't work the last time and it's not going to work this time. We have a pretty good active tennis players and were talking about pickleball courts. You're going to tie the courts up for three or four days a week after work.

Mr. Bosseler: Carolyn, I don't see a lot of play especially in the summer, but maybe in the fall and winter in the evenings. Seeing this is my area of responsibility, my area of expertise so to speak, I would be willing to give it a try because I have grandkids that would like to take tennis lessons and this would facilitate that perfectly. So, I'm for it.

Mr. Showe: I'll also note that in your policies, if you're a resident you can bring a guest to the tennis court. There's no issue with that, so if your guest is a tennis instructor, nothing precludes her from teaching lessons if she's there as a guest. That becomes a kind of private transaction between you and your guest versus somebody who is actively using your facility on a continual basis. I just want to throw that out there.

Mr. Darby: I kind of feel that in our effort trying to expand the use of the recreational area that the more amenities we can offer to residents, the better. I know that's a dicey bringing in outsiders, but we can also put a contract together that is probational for three months or six months, evaluate after that period of time and then think about what we need to do on a full-time basis.

Mr. Mills: Maybe do a six month contract.

Ms. Schoonmaker: We are getting younger people in here. When Richard mentioned his grandkids the lightbulb went off in my head, I have some young kids and it is a possibility that that would be a way that we could get our kids together doing stuff too. I think we always think adults when we talk about activities here in Baytree, but we have to realize there are kids too.

Mr. Mills: Taking it a little bit further, Sandy, maybe we could have summer classes during the day for the kids.

Ms. Schoonmaker: Well that would be something to think about for next summer.

Mr. Mills: That could go in the newsletter.

Ms. Schoonmaker: Yeah. Personally, I would advocate for maybe not three days, maybe just have her here for two days rather than three. She wanted Monday, Tuesday and Wednesday. Is that what she said?

Mr. Mills: Yes.

Ms. Schoonmaker: Maybe that's a little excessive.

Mr. Mills: I know there's a team that plays on Monday night here on our tennis court. That I do know.

Ms. Schoonmaker: Maybe the thing to do is to reach out to the people that play tennis before you go any further and find out what their thoughts are about the timeframe that she could use, times and days and then go from there with negotiating with her.

Mr. Darby: Jason, I think she's only talking about to use of one court. Right?

Mr. Showe: We wouldn't allow her to use both courts.

Mr. Darby: Okay so somebody could still play tennis.

Mr. Mills: It would be limited to one, court.

Mr. Mills: I like what Jerry proposed that we do it for a period of time and see what happens.

Mr. Showe: There are several ways the Board can proceed if that's where you'd like to go. You can direct staff to go ahead and draft the agreement now, execute it and start it as soon as you'd like or we can draft an agreement and bring it back to you at the next meeting. Obviously if we do that, that's October the earliest. So, it's really up to the Board's pleasure. If you want to give us parameters to make an agreement with I think the District Council and I can work up an agreement.

Mr. Pawelczyk: I think the only thing I would want to know is what the term would be?

Mr. Showe: Correct.

Mr. Pawelczyk: Well obviously you can cancel at any time. Do you want to have it as a six month agreement? We would use the same form of agreement we've used for water aerobics.

Mr. Showe: Which days and which times would go into the agreement.

Mr. Darby: And just put a restriction stating the use of one court only.

Mr. Showe: Yeah.

Mr. Mills: I say six months. That would give them time to know whether it is going to work or not.

Mr. Pawelczyk: Six months renewable by mutual consent of the parties.

Ms. Witcher: Would this be for residents only?

Mr. Pawelczyk: We can't do that.

Mr. Mills: No we can't do that because it's actually public.

Mr. Pawelczyk: One of the things that we concluded in these types of agreements is they are suppose to report who are residents and who are not.

Mr. Mills: Right.

Mr. Pawelczyk: So that way when you get the report back, you can see they're not Baytree residents utilizing this service. Then you can terminate the agreement.

Mr. Mills: That's a good point.

Mr. Bosseler: Should we eliminate Monday because there's a group that plays on Monday?

Mr. Mills: They only use one court.

Resident (Not Identified): Only a comment from experience with my own granddaughter, when doing summertime, it should be done perhaps in the morning because the afternoon is hot.

Mr. Mills: Yeah.

Resident (Not Identified): Just from a safety aspect.

Mr. Mills: Okay. Are we all on board with that?

Mr. Showe: I think we would need a motion from the Board.

Mr. Mills: You're going to do a contract and bring it back to us at the next meeting?

Mr. Showe: We could do that, but lessons wouldn't start until after that contract would be approved by the Board or you can give some authority to the chair to execute the contract once staff has put it together in accordance with your rules. It's really up to the Board.

Mr. Darby: That's what I would suggest.

Mr. Showe: Okay.

Mr. Mills: You okay with that Rick?

Mr. Brown: If Richard's okay with it I guess I am fine. I'm hesitant, but I'll go with it.

Mr. Bosseler: I think it's worth a try.

Mr. Mills: Okay.

Mr. Showe: So let me draft the motion here and see if I've got what you guys want in that parameter. I think what we'd like is a motion to approve an agreement as drafted by staff for not to exceed a term of six months, renewable upon consent of both parties for Monday, Tuesday and Wednesday from 5:30 p.m. to 8:00 p.m. on only one court and delegate authority to the Chair to execute that contract as soon as it's executed by the vendor and after District Counsel has drafted it.

On MOTION by Mr. Bosseler seconded by Mr. Darby with all in favor the Tennis Instructor License Agreement as drafted by staff for Monday, Tuesday and Wednesday from 5:30 p.m. to 8:00 p.m. on one court for a term not-to-exceed six months renewable upon the consent of both parties and delegating authority to the Chairman to execute that contract upon execution by the vendor was approved.

Resident (Not Identified): Do they have insurance?

Mr. Showe: As part of the contract, she will need to have full coverage. The water aerobics instructor provides insurance liability as well.

Mr. Art Breitner (Kingswood): If we are going to have somebody use that one court from 5:30 p.m. to 8:00 p.m., I think some sort of notice should be put on the tennis court so if

somebody comes in that's a Baytree resident and doesn't realize that it's reserved, it's perfectly clear.

Mr. Mills: Good point.

Mr. Showe: We typically do that. We do that for water aerobics as well with a sign that says, *"This facility is utilized by these folks at these times."*

Mr. Mills: Perfect.

Ms. Schoonmaker: Jason or Richard, once this gets finalized, somebody needs to share it with the BCA so it's in their newsletter.

Mr. Mills: Right.

Resident (Sandy Schoonmaker, Berwick Way): Because people want to know about that, so they can start to think about it. I won't give any details, just that you are considering it. Even better, get it out to the DMs.

Mr. Bosseler: If the tennis coach works out and we know water aerobics works, maybe those two people could write an article for our newsletter.

Ms. Schoonmaker: Yes. I'm not the editor, but I don't think she's going to give you a hard time about that.

Mr. Mills: I think Stephanie would definitely put it in the newsletter.

Ms. Schoonmaker: I think so. She wants new information. Not the same thing over and over again.

Mr. Mills: Yes.

SIXTH ORDER OF BUSINESS

CDD Action Items/Staff Reports

A. CDD Action Items

Mr. Showe: I think we can quickly go through these. The lake bank repair is expected to start in November. The scope of that work was approved by the Board. Richard, do you want to go over the recreation improvements?

Mr. Bosseler: Let's do that. You have all been given a copy of the total. It's a total of all the equipment that we are suggesting that we do including installations. The same price when we started working with ARC, we have the same price for all of the equipment and the installation. The only thing that changed on the newest one is they allow for the increase in the material surcharge. They're getting a lot of stuff from overseas, so they have built in a surcharge. So, that increased our whole project probably about \$4,000 since we first started looking at it.

Nothing's really changed. We're going to do the dome and next to the dome we're going to put in a swing set. I met with the gentleman again this past week and he saw how we put in the drain and the new drainage is working great. He's a little concerned about having the swing set go over the drainage. The dome is now going to be closer to the swimming pool.

Mr. Darby: Okay.

Mr. Bosseler: Just south of that will be the swing set. It will go like that with the pavilion here and the swing set over here. Because the drainage is a little bit at an angle, the top pole would actually go over it. I kept trying to assure him that I didn't think it would be a problem because we are probably never going to touch that drainage again. It's working fine. The pavilion is dry. I was down there yesterday and today and they did a good job.

Mr. Mills: I have a question about the surcharge. What happens if they do not have a surcharge? Are they going to refund that money?

Mr. Bosseler: That's a good question. I'll find out.

Mr. Mills: I wonder if he's taken the surcharge and marking it up 20%.

Mr. Bosseler: Well I asked him how long this price was going to hold, and he said they only take an increase once a year on January 1st. So, he said we are good until January 1st, but I will ask him about the surcharge.

Mr. Mills: Yeah, I would. That could be a part of their profit.

Mr. Bosseler: Okay so the next thing is the timeline. We can approve it, but we can't do anything until October 1st because that's when our budget starts. So, if we do approve this project as is that we've been talking about for six months, I would go to the BCA and present it to them. So, we have to talk a little bit about what percentage we're going to ask them to pay and what we would pay. So, be thinking about that.

Mr. Mills: Richard, I just want to interject. I think in our budget we assumed \$40,000 from the BCA. So, I think that's what we got to have.

Mr. Bosseler: Okay.

Mr. Darby: Does this proposal include removal of the bocce ball court?

Mr. Bosseler: No.

Mr. Darby: It does not include the cost of permitting.

Mr. Bosseler: He has to get a permit for the exercise equipment in that area, but he said because you have a playground there and you can prove that you have a playground there that was permitted 25 years ago, you don't have to get a permit again.

Mr. Darby: My only concern is I think they were going to charge us \$1,500 for permits in the last proposal and we said, "*We can do it ourselves.*" So, there is no cost for permits in this proposal.

Mr. Bosseler: If we want to do it ourselves we can. He does have that in there for the exercise equipment.

Mr. Darby: Jason, you talked about that before that Jim is perfectly capable to do permits right?

Mr. Showe: I think as long as we have those signed and sealed drawings. That's the big thing we found on other projects, is you have signed and sealed drawings.

Mr. Darby: Yeah.

Mr. Showe: So, there may be some additional costs for us having the engineer to look at everything to make sure everything is processing correctly.

Mr. Mills: We might as well let them do it.

Mr. Darby: Yeah. Whatever's cheapest. I really don't care.

Mr. Mills: I think just let the contractor do it because they know what they are going to do.

Mr. Viasalyers: They can do all of that.

Mr. Mills: Exactly.

Mr. Bosseler: They know the lingo too.

Mr. Viasalyers: As far as the removal, we are going to pay for Tropic-Care for the removal of the pine straw.

Mr. Darby: Okay.

Mr. Bosseler: So, will GMS take care of that?

Mr. Viasalyers: We can't do it ourselves.

Mr. Bosseler: Why not?

Mr. Viasalyers: We don't have the ability.

Mr. Bosseler: So, I gave you the warranty information and it looks really good. The company is asking for a 20% good faith deposit. I'm going to meet with the gentleman again to

make him comfortable where we're going to put the swings in conjunction with the drains. It may require moving one of the Palm trees.

Ms. Schoonmaker: What is the total cost?

Mr. Bosseler: The total cost is less than \$60,000. They did show me that there was a misprint. They included tax and we are non taxable, so my rough cost is \$55,000 plus the removal of the bocce ball court.

Ms. Schoonmaker: You just said that somebody else is going to do that.

Mr. Bosseler: Yeah, but we kind of want to put that in the price. I don't know what that will cost. Maybe a couple of thousand.

Mr. Mills: Sandy, I think it's also important that when you do that, the money from the BCA is really not resident's money.

Ms. Schoonmaker: Yeah, we can. I'm just going to tell them to make a proposal with the BCA.

Mr. Viasalyers: Do you know if they were able to repurpose the timbers that we have?

Mr. Bosseler: No. He has better material. It will be 12 inches deep with mulch and surrounded by rubber all the way round. It's really nice. If you want to go see it, go out towards the wetlands. At the last neighborhood, take a left and go in there about a quarter of a mile and you will see how it is all laid out. All the equipment for the physical fitness will be in one area and then on the other side, both the swing and the dome will be circled in another area. He's going to try to make it low enough so we don't need a ramp. It would just gradually go down there.

Mr. Mills: Good.

Mr. Bosseler: So, Jason how do we we proceed from here?

Mr. Mills: I have a question. Jerry, when you did your survey for the community about use of the recreation area, do you recall whether or not there was a question in regard to the exercise equipment?

Mr. Darby: There was not. There were some people who made comments about the exercise equipment. I do recall that the number one thing is the swing set and number two was pickleball, but my recollection is that there was nothing specific about exercise equipment.

Mr. Mills: The reason I'm bringing it up is I'm not an exercise freak, but I've gotten some feedback from people that are saying, "*Why are you going to put exercise equipment over there*

if no one is using it?" I guess I'm betwixed and between when you are talking about \$20,000 and it is probably be half of ours and half of the BCA's.

Resident (Not Identified): I'm going to use it.

Mr. Brown: It doesn't matter to me.

Mr. Darby: Let me just expound on that. We had some discussion about the rec area at some point. I think it was after the survey was done. We had come up with the idea of exercise equipment around the community. There was a lot of enthusiasm at the time. It wasn't that I specifically included it on the questionnaire by oversight I guess, but it seems to have a lot of traction for those who are here. So, that's how we got to where we are.

Mr. Mills: Go ahead Carolyn.

Ms. Witcher: Is there any ADA requirements that we have for the recreational equipment and the play area?

Mr. Bosseler: No. They take care of all the ADA.

Mr. Darby: It just has to be accessible.

Mr. Bosseler: It will be totally ADA approved, including the mulch.

Ms. Witcher: Okay.

Mr. Mills: It will be their responsibility.

Mr. Showe: I guess process wise, if the Board is comfortable, you may want to approve authority for the Chair if there's 20% deposit. It sounds like you still need to have discussions with the BCA to confirm. If you don't want to wait until the October meeting, you could delegate authority to the Chair to just approve the deposit check if needed from the Baytree CDD. That way you could at least get the deposit down after Richard confirmed with the BCA their contribution and then we can email the Board to say, "Here are the conditions, here are the term, here is what we're looking at. Is there any opposition to proceeding at this point." I think that's the only thing that you are going to be able to do between now and the October meeting unless there's a hard number or a hard proposal.

Mr. Bosseler: Two things, if we can get this approve and ready to go by October 1, he committed to January for installation. There's a big lead time on ordering this stuff from overseas.

Mr. Breitner: You know in reality, with prices going up the way they are, if this down payment will allow him to order his material overseas, the chance of avoiding increases goes

down dramatically. Beyond any doubt. It's not labor costs that are going to go up. It is the material cost.

Mr. Mills: Exactly.

Mr. Breitner: So, the faster we get him to order his stuff, the better off we are.

Mr. Mills: Yes. Exactly.

Mr. Darby: The only thing that I would say is that this particular project is highly dependent on BCA participation. If BCA decides not to participate, that puts us in a a very unfortunate situation.

Mr. Mills: I thought they already passed it?

Ms. Schoonmaker: No, they're waiting to see what your proposal is.

Mr. Mills: Oh, okay.

Ms. Schoonmaker: There will be no action until you tell us specifically what you want.

Mr. Bosseler: Do we need to approve what I presented so far?

Ms. Schoonmaker: Right.

Mr. Bosseler: From the CDD, we've approved this.

Mr. Brown: Can we approve this to the standpoint that we authorize the Chair to deposit the 20%, after we get the approval from the BCA to participate?

Mr. Darby: That's what I would do.

Mr. Mills: When's the next BCA meeting?

Mr. Pawelczyk: Why don't you authorize the Chair to execute any agreements pertaining to agreements, permit applications, etc. pertaining to the playground equipment purchase and installation, subject to the BCA providing a contribution. That way we can have the agreement ready and if they approve it, they're going to give us the money. When I saying BCA contribution, we need at least their portion of the deposit to make sure that they are going to contribute. We don't want the community to get stuck, having paid the deposit and then have to try to find a way to get it back. Because that's very difficult.

Mr. Darby: I would agree with that.

Mr. Showe: And by my math you can give authority to the Chair to approve a not-to-exceed of \$12,000 or 20% of roughly \$58,000, which should cover whatever deposit they need for the material.

Mr. Mills: Well if they're coming up with \$40,000, that would be our share.

Mr. Bosseler: I wouldn't give them the deposit until I have the opportunity to meet with the BCA.

Mr. Pawelczyk: Correct.

Mr. Showe: When you get us the information from the BCA, I would circulate it out to the Board saying, "Here's where we are at. It's our intent based on approval today at the meeting, if it's made, that we're going to proceed with making the deposit unless anyone has an objection. Then, if there's an objection from the Board at that point then we'll hold it until the October meeting.

Mr. Darby: Yes. Sandy do you know when the next BCA meeting is?

Ms. Schoonmaker: Because of Rick and the ARC, they occasionally meet more frequently because they have to assess people.

Mr. Brown: Excuse me?

Ms. Schoonmaker: I would say to you that even though I can come up at the next meeting, they might have one in the interim and they've been known to throw business into those things. They are very flexible about meeting. They may even call a special meeting because I don't think they are quite as stringent as you guys are.

Mr. Darby: Having said that, do you know when their regular scheduling is?

Ms. Schoonmaker: July 8th is their next official one.

Mr. Mills: It is not until November.

Resident (Sandy Schoonmaker, Berwick Way): Actually, December 6th is their next budget meeting. You are probably going to have to ask them to call a special meeting. I'm sure that they will. They were doing it by Zoom.

Mr. Brown: November 15th is what I was told.

Ms. Schoonmaker: No, that's the budget meeting when we all meet. That's what I saw too, but that's the meeting that nobody goes to.

Mr. Mills: So, we need to get in touch with Wayne. Maybe they can do a phone call.

Mr. Bosseler: Yes.

Mr. Showe: So I think I can craft a motion here, if what I'm hearing is correct. I think the motion would be the authority of the Chair to execute up to a not-to-exceed amount of \$12,000 for the deposit, after confirmation from Mr. Bosseler that the BCA is still going to make their contribution for the deposit of the playground as they indicated.

Mr. Mills: If I have any issues, I'll let you know.

Mr. Showe: Well it's your authority.

On MOTION by Mr. Darby seconded by Mr. Brown with all in favor authorizing the Chairman to authorize up to a not-to-exceed amount of \$12,000 for the deposit for the playground after approval from the BCA for their contribution of \$40,000 was approved.

Mr. Pawelczyk: Can I raise an issue with what we just did? Not an issue per say, but the last time we did the pavilion, we had a Cost Share Agreement, which I believe, but Jerry would remember more than I do, that we incorporated something in there that would allow us to amend that agreement to add additional projects.

Mr. Darby: It wasn't additional projects. It was an opportunity to value engineer the project if the costs were exceeding the original budget.

Mr. Pawelczyk: The reason for bringing this up is I don't want to slow it down because we don't have our agreement with the BCA. We would need some additional authority to execute an agreement with the BCA, in the same form as the Pavillion Agreement.

Mr. Bosseler: Yes.

Mr. Darby: Nothing else is really going to change and this way the BCA doesn't have to pay their lawyer to look at it. They will just have to bless it, I guess, to provide for that contribution if it's necessary. I don't know if it's necessary or not. That's up to the BCA.

Mr. Mills: Jan you were you involved in that. Do you remember?

Ms. Jan Hill (Balmoral Way): I was trying to think.

Mr. Pawelczyk: It's really up to the BCA. We can accept the contribution. I think we have a great working relationship at this point, but that is really up to you as to whether or not the BCA or the lawyer recommends entering into an agreement in the same form to provide for that cost, that donation.

Ms. Hill: In that form, it was approved already once, so why would it not be approved again?

Mr. Pawelczyk: I would think the same. That's why I would need an additional motion.

Mr. Darby: Let me make a couple of comments. In the previous Pavilion Agreement, it was understood that they would fund that completely and if there was any reason to increase the

cost, we would jointly look at it and determine the cost. This is a little different. I think if I was the BCA, I want to have my investment of \$40,000 capped and any additional cost would be on the CDD. They would not be responsible for that. So, I would think they would want some agreement of that nature. At least I would, if I were the BCA.

Mr. Pawelczyk: Why don't we structure it to state that, if that's the intent.

Mr. Darby: Yes. Then the CDD would be responsible.

Mr. Brown: I would agree with that.

On MOTION by Mr. Brown seconded by Mr. Darby with all in favor authorizing District Counsel to draft an agreement with the BCA in the same form as the Pavillion Agreement and for the Chairman to execute was approved.

Mr. Showe: So, Beautification Fund for plants is the next item. Obviously, we are expecting to start that next year at the rear gate.

Mr. Mills: That is correct, but in the interim, I want to add to that. I need to get a quote on stoning the big monument in front.

Mr. Showe: Alright.

Mr. Mills: Then that front will be completely done.

Mr. Showe: The Board asked that we reach out to the General Manager of the golf course for larger stop signs. He reached out to his ownership and they do not have that in their budget for next year.

Mr. Mills: Surprise, surprise.

Mr. Brown: I'm shocked.

Mr. Showe: As far as the speed bumps, those are installed now. We will have the engineer review those before making the final payment.

Mr. Darby: Just a couple other questions. Did we get a closer on that pool gate?

Mr. Viasalyers: Not yet. We are still working on that one.

Mr. Darby: What about the timers in the pool bathroom? Is that taken care of?

Mr. Viasalyers: No. We talked about that last time. Those are actually hardwired. There is not a light switch in either one of those. We have to call an electrician out.

Mr. Bosseler: We're working on a mini remodel for the bathrooms with new divider walls and installed doors. William, we'll put that together with the electrical.

Mr. Darby: Okay. Was the access control for the front tennis gate?

Mr. Viasalyers: I tried them. They worked for me. I don't know if it's a card issue.

Mr. Darby: I don't know. This is a complaint that I received.

Mr. Viasalyers: We only received one complaint. I don't think we had any other complaints.

Mr. Darby: Okay. Good.

Mr. Viasalyers: I looked online at the program and it says that it is working.

Mr. Darby: Okay.

B. Additional Staff Reports

i. Attorney

Mr. Pawelczyk: I don't have anything to report at this time. There was a legislative update, but I think we intentionally cut that out of this meeting because of the budget public hearing. Jason, why don't you circulate that before the next meeting.

Mr. Showe: I think you did.

Mr. Pawelczyk: You did that already?

Mr. Showe: Yes.

Mr. Pawelczyk: If you have any questions, let me know. I doesn't really impact you at all.

Mr. Darby: Fascinating reading.

Mr. Pawelczyk: There are some administrative items.

ii. District Manager

1. Field Manager's Report

Mr. Viasalyers: I have a few updates. We worked with Tropic-Care to remove all of the Oak trees. That has been completed. We are working with the county to get the specifications for the replacement trees. We are going to be having those installed probably within the next few weeks or maybe a month or so. We also worked with the vendor to get the back gate repainted. They did a good job on that. The color made the monuments pop. It looks good. Jerry took time with me to drive around and look at the "No Fishing" signs and street signs. We made a list. We will be replacing half a dozen signs throughout the community to make it look better. The monument separations have been fixed. The eases at the guardhouse have been

fixed. I met with Florida, Power & Light (FPL). A couple of pole lights in the front are off right now. We are working on getting that corrected. In 2019, when we converted those over, they accepted ownership of the poles. So FPL will be incurring all of the costs.

Mr. Bosseler: Does that include the one on Kingswood that is blown out?

Mr. Viasalyers: I believe so. Yes.

Mr. Art Breitner (Kingswood): I just had a quick question on that. On Southpointe, some of the street lights stay on during the day. Is that something you can replace?

Mr. Viasalyers: Yes. I will let FPL know. At Saddleworth, the metal gates are going to be painted.

Mr. Mills: We are getting the wrought iron fencing between the columns and the pool painted.

Mr. Bosseler: We still need a phone at the pool.

Mr. Viasalyers: I have an update on that. The phone wasn't bad. For whatever reason, services were not added there. That was supposed to have been corrected.

Mr. Bosseler: Have we paying that every month?

Mr. Viasalyers: It shouldn't have been.

Mr. Bosseler: It would've shown up on our bill.

Mr. Viasalyers: I would have to look at that.

Mr. Bosseler: Did the floor mat come in yet?

Mr. Viasalyers: Not yet.

Mr. Bosseler: What happened to the drinking fountain?

Mr. Viasalyers: One of the residents broke the front position. So, it's stuck, but you can use the sides. We need to get a replacement part for that.

Mr. Bosseler: Somebody damaged our brand new \$1,000 drinking fountain?

Mr. Viasalyers: Yes. They got arrested.

Mr. Bosseler: What about the shelves in the ladies room?

Mr. Viasalyers: We are still working on that item too.

Mr. Bosseler: Okay. That's all I have.

Mr. Mills: Does anyone else have anything else for William?

Ms. Witcher: I have a question. What about the permit on the tree removal?

Mr. Viasalyers: I don't know if you heard me Carolyn, but the trees have already been removed and we are working on getting the replacement trees installed.

Ms. Witcher: Okay. What about the corner of Bradwick Way and Ashwell Court, the one right around the corner?

Mr. Viasalyers: The one at 494 Birchington?

Ms. Witcher: Yes.

Mr. Brown: Is this the guy that wants to remove the two Oak trees in front of his house at 551 Ashwell Court?

Ms. Witcher: I think so.

Mr. Viasalyers: That is not on the list.

Mr. Brown: We presented that to the ARC and they forwarded it to the county because those Oak trees may be specimen trees as defined by the county. Therefore, they are covered under separate requirements. We tabled that and gave the information on who to contact at the county to the homeowner.

Mr. Darby: Are they on CDD property?

Mr. Brown: No.

Mr. Mills: Neither one are on CDD property. The tree you are thinking of, Rick, is on Saddleworth, the first house on the right. One tree is on CDD property and the other one is not.

Mr. Brown: You're right. All of his trees are on his property.

Mr. Bosseler: I have one more thing. Jason, one of the bills is \$911 for Home Depot. Could you be more specific about what was purchased at Home Depot?

Mr. Viasalyers: We actually provided that receipt.

Mr. Mills: That was for the fan for the guardhouse toilet.

Mr. Viasalyers: It might have been a combination of things. We have the receipt that break down the costs.

Mr. Bosseler: Okay. We would like to see it.

Mr. Mills: I hate to put this on you, but in the future would you give us a list written out like we used to get from you?

Mr. Viasalyers: Yes.

Mr. Mills: That would be great.

SEVENTH ORDER OF BUSINESS

Treasurer's Report

A. Consideration of Check Register

Mr. Showe: In your General Fund, we have Checks 181 through 217 for \$84,488.15. In your Capital Project Fund, you have Checks 117 and 118 for \$23,760.55. Check 46 from your Community Beautification Fund for \$7,902.50 and June and July payroll for \$1,847 for a total of \$117,998.20. Will and I can answer any questions on those invoices if you have any.

Mr. Brown: We spent a lot of money with Eau Gallie Electric last month. Wasn't it a couple years ago when we first had the holiday lights and they were out more than they were on, and we had Eau Gallie Electric come in and redo all of those outlets and everything else?

Mr. Mills: That was Palm Bay Electric.

Mr. Brown: It seems like they were repairing the same thing we put in new two years ago.

Mr. Mills: No.

Mr. Viasalyers: This was something that we troubleshooted and replaced.

Mr. Darby: Jason, just one question. I see that we spent about \$5,200 again on transponders. I think we just ordered them recently. We spent two times the budget this year. Are we going through transponders?

Mr. Showe: We only order them when we are running out. You have to order about 200 at a time or else they are even more expensive. So, it's just kind of the nature of making sure that we have them. Will has probably given out 5 or 10.

Mr. Viasalyers: I have done an average of 10 per week.

Mr. Darby: Really.

Mr. Showe: We have been charging \$25 a piece on those.

Mr. Viasalyers: Yes.

Mr. Darby: Good. Make some money.

Mr. Mills: We have a lot of new residents.

Mr. Darby: Correlating with that, last time Rick made a comment that getting from DSI those residents who weren't on the Visitor Management System (VMS) and getting from you guys, who is not on the transponder system. Have we made any progress with that?

Mr. Showe: We can. I emailed Rick about that. The challenge with getting an address is that we are not always able to delete the old ones out. So, I would suspect that every address in here has a transponder registered to them.

Mr. Mills: If you can give me the list, I will share that list with Fairway. They may have a more up to date list from the BCA.

Mr. Showe: For a while the BCA was sending us updates but we don't really get those anymore. As an interim, what we do at some of our other Districts, is we give the guards a sheet of paper and if a resident comes up and doesn't have a transponder, they can just give them the piece of paper that has all the information about where to go and where to get one. That way you are really targeting the people who need them versus sending out a letter.

Mr. Brown: I can do that, but first I have to take your list and combine with Fairway.

Mr. Showe: We need to get Will's update.

Mr. Viasalyers: I will send it over.

Mr. Showe: We will get you the list.

Mr. Mills: Okay.

Mr. Showe: Are there any other questions on the Check Register? Hearing none, we need a motion to approve.

On MOTION by Mr. Darby seconded by Mr. Bosseler with all in favor the Check Register for June 1, 2021 to July 27, 2021 in the amount of \$117,998.20 was approved.

B. Balance Sheet and Income Statement

Mr. Showe: No action is required by the Board.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Mills: Richard?

Mr. Bosseler: Nothing.

Mr. Mills: Rick?

Mr. Brown: A couple of things. Did we ever find out the name, address, or phone number of the person that wrecked the wall?

Mr. Viasalyers: No. We reached out trying to get insurance information but have been unsuccessful.

Mr. Mills: Do we have a police report?

Mr. Viasalyers: We have the Police Report, but they didn't give us the insurance information. We requested it and they haven't responded yet. We are trying. We are just waiting to get their insurance information so we can go after their insurance.

Mr. Brown: Let him go after them and send him a bill.

Mr. Viasalyers: I don't know if we will be able to get his direct information. I know we can get his insurance.

Mr. Brown: Wasn't his name and address on the Police Report.

Mr. Viasalyers: The Police Report we received was very vague. It just had the date and time. I can forward to you the response that we received.

Mr. Brown: Every Police Report I have seen has name, address, phone number, date of birth, mother's maiden name, you name it. I can't imagine that this report didn't have it.

Mr. Mills: There was property damage, did you tell them that?

Mr. Viasalyers: Yes, we told them.

Mr. Mills: With property damage, I would think that they would give you the full report.

Mr. Brown: We talked a little bit about it at the beginning of the meeting and Mel asked to put it off but based on what Mike was saying regarding the audio and visual camera at the front gate and the signage that is going to be required, I would like to move forward on that project. I would like to order the cameras, get it wired in, Jason to check with Mike on what kind of language we should put on the sign and put it on the door on the gatehouse so every visitor coming in should be able to see it. Can I make that as a motion? We talked about last time about just going out and buying a camera.

Mr. Showe: Yes, I think just a motion to proceed with the camera and audio and we will work with District Counsel in getting the signs up.

Mr. Viasalyers: The incident was a hit and run.

Mr. Mills: That is not the information I received. I was told the cops had him stopped in a parking lot.

Mr. Viasalyers: According to the incident report, it says it was a hit and run. There may have been people also involved that got hit.

Mr. Bosseler: The vehicle as I told you was in the CVS parking lot and the bumper was laying in front of it.

Mr. Viasalyers: It could've been a vehicle hit them.

Mr. Bosseler: You're right.

Mr. Brown: Okay. The only other thing I have are the speed humps that have been separated at the front and rear gate. Are we going to re-glue those?

Mr. Viasalyers: Yes sir. Not to make excuses, but my work truck was rear ended a week ago and I haven't had my tools on me. That is the only reason it hasn't been done yet.

Mr. Brown: Okay. No sweat. That's fine by me. That's all I have.

Mr. Mills: Okay, Jerry?

Mr. Darby: Just one thing. I got a copy of a letter from July 14th to Jason from the golf course, indicating that they will inspect the wood bridge that is on CDD property. Do you know if they have done anything on that?

Mr. Showe: That is the last communication I received on that.

Mr. Darby: They said that they will perform any needed maintenance or repair. It might be worth in a couple months, following up and asking, "*If you did inspect it, what did you find and what are you going to do about it?*"

Mr. Showe : I will put a note on it and follow up.

Mr. Brown: I drove by it this morning and it was okay.

Mr. Darby: That's it.

Mr. Mills: Carolyn, do you have anything?

Ms. Witcher: Yes. Common area trees are hanging over the road. Are there any issues with trimming those? The homeowners that have their own tree between the road and the sidewalk, are now in the road again.

Mr. Brown: Carolyn, this is Rick. I sent an email to Paula and asked her that when she makes her next drive through the community, to take a look at the trees that are overhanging sidewalks and the road, to identify any of those that might be on CDD property overhanging the roads and to notify Jason or William. She sent back an email to me that they did Kingswood a week or so ago and sent Jason an email.

Ms. Witcher: But the homeowner is responsible for that.

Mr. Bosseler: Yes, but these are on CDD property.

Ms. Witcher: We have some trees that are hanging over homeowners' property.

Mr. Brown: If she finds any that are on homeowners' property over the sidewalk, she will notify the homeowner.

Ms. Witcher: I know what she is talking about.

Mr. Mills: Anything else Carolyn?

Ms. Witcher: Is FPL painting the light poles?

Mr. Viasalyers: We reached out to them and have not received a response.

Ms. Witcher: Okay. Thank you.

Mr. Mills: Anything else?

Ms. Witcher: That's it, thank you.

Mr. Mills: Thank you, Carolyn. I have several things. Have we gotten a water bill since I brought that up at the last meeting, the amount of the water bill for the guard shack?

Mr. Showe: I haven't seen one, but I will find it. I will get one for you.

Mr. Mills: The sliding glass door in the guard house that faces east, the guards have requested that they have those windows tinted really dark because it is so hot in there.

Mr. Bosseler: How big is the window?

Mr. Mills: It is a sliding glass door.

Mr. Bosseler: I will go take a look at it because I have an extra sheet. You can buy them at Home Depot.

Mr. Darby: I would like to have all of the doors and windows with film that is going to be impact resistant. So, I would just do it one way.

Mr. Mills: But we have to get it dark.

Mr. Darby: Yes. It's really dark. That is on the list.

Mr. Brown: I was supposed to give you the name of the company.

Mr. Mills: Do you have a price on the stone monument for the front?

Mr. Viasalyers: Yes.

Mr. Mills: We had discussed that Balmoral Park being used for yoga.

Mr. Darby: Tai Chi.

Mr. Mills: There was a concern that there was a fire hydrant and they couldn't do any parking. William and I went around and there and there are no fire hydrants in that circle. So, we could use that if they wanted to.

Mr. Darby: The instructor that Jason approached about Tai Chi, declined to take on our group.

Mr. Showe: He would be willing to do it if we said, *“There are 30 people showing up for you to teach a class and we are going to pay you this amount to teach the class.”*

Mr. Mills: Seriously?

Mr. Showe: He is not interested in an agreement like water aerobics where he tries to get the class there. He said that is not something he has had a lot of success with. I guess his travel here wouldn't be worth that unless we provided him the class. So, it is there as an option at some point if there is enough interest from the BCA and we want to help provide a site. If enough residents were to reach out to them and facilitate it, but he was not interested in an agreement similar to water aerobics.

Mr. Mills: The only other thing that I want to bring up and this is for all of the residents to know about, we are having issues with Tropic-Care getting caught up. They can't get employees. So, they are in the same boat as everybody else trying to get help. They will have a person come and work 2 hours and walk off the job. They caught one employee sleeping in the truck the other day. So, it is really an issue and it is not just them. Jason and I talked about this. It is across the spectrum with every landscape company. It is just unbelievable. So, I just wanted to bring you up to speed on that.

NINTH ORDER OF BUSINESS

Public Comment Period

Mr. Mills: We will open up the floor for comments.

Resident (Not Identified): This question is about your relationship with the golf course. This apparently is the original Land Use Plan and it shows walking and jogging trails across the golf course. Was that ever made official or agreement or is this just data?

Mr. Mills: I don't know. Our attorney would have to confirm.

Resident (Not Identified): Is there any way to find out if this is actually in the agreement and just forgotten?

Mr. Showe: There is no real agreement between us and the golf course dealing with any kinds of walkways or pathways.

Mr. Pawelczyk: There are easements against the property.

Resident (Not Identified): This is an original Land Use Plan for the community at the time and it clearly shows the jogging and walking paths across what is now known as the golf course property.

Ms. Jan Hill (Balmoral Way): There was something when you bought your house that said walking trails. Way back when.

Mr. Darby: What is the date on that?

Resident (Not Identified): It was in the 1990s. I would be happy to give you originals.

Mr. Showe: I'm sure that we have it somewhere.

Resident (Not Identified): I would be happy to explain what that it is. It is the original grant of the CDD by the county. It is not based on land utilization. The land utilization is listed on that drawing and it's specifically in the resolution that the county gave you when they approved the CDD.

Mr. Mills: Interesting.

Resident (Not Identified): Oh. I did a bunch of research and there is nothing that promotes that or changes that.

Resident (Not Identified): That would be good news as far as exercise options. There is actually a right to use some areas.

Resident (Not Identified): I want to be careful. It is not safe to walk around the golf course with balls flying around, but there are times when the golf course is closed. We specifically received a letter from the golf course that says we will be charged with trespassing if we are seen on the course.

Mr. Pawelczyk: You can't be charged with trespassing unless they warn you first.

Resident (Not Identified): I realize that too. Even if they do warn us, I have a resolution by the golf course that specifically says that they can't charge us with trespassing.

Mr. Brown: Well, I almost hit somebody on the second hole today that was walking on the golf course.

Mr. Mills: So, you're asking us to look into this. Is that what you're asking us to do?

Resident (Not Identified): To get a good understanding of what the actual legal agreement is and if we have a right to use those areas according to their original Land Use Plan or not.

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

Mr. Pawelczyk: No.

Mr. Showe: I'm looking now. I know where the map is and there's no trail there, so I don't know yet.

Resident (Not Identified): I've got bad news for you. There are golf course paths in certain areas and the fact that there's not physical trail for a walking trail, which was never there in those first drawings, is not an issue. It doesn't change the drawing.

Mr. Pawelczyk: The only thing I've been able to look at, which we looked at with a particular Parcel 22 or whatever it was, was the easements that were reported against the property. That's all I have. I don't think Jason has records back from when the District was formed because they weren't the manager then.

Mr. Mills: I doubt it.

Mr. Pawelczyk: So, it would take a substantial amount of effort to try to find what he is asking us to do. It's just going to take some time.

Resident (Not Identified): I'm not sure it's really necessary. I think a simple agreement between the golf course and CDD that after hours it will not be an issue for people walking the trails and so on. It would be made clear that it's very dangerous to be on the golf course walking the trails and trespassing.

Mr. Bosseler: Yeah, but when you say after hours, do you mean dark?

Resident (Not Identified): There are hours of operation for the golf course.

Mr. Bosseler: Yeah. They close at dark.

Resident (Not Identified): Actually the hours of operation are until dusk. Then after that, there are people out there. That's my recommendation. By the way, I'm doing more research with the golf course. There are some other information that I will bring in the future. If we want to take care of this now, we could or we can continue to just steam-roll this sidewalk.

Mr. Bosseler: I would never walk a dog on the golf course. There are too many chemicals. Your dog would get sick.

Resident (Not Identified): I don't have a dog.

Mr. Bosseler: Okay.

Mr. Darby: I think part of the problem is when we refer to hours of operation of the golf course, that's different than the time allowed for a legitimate golfer to be on the course. For example, the pro shop closes at 4:30 p.m., but a round of golf could take a couple of hours if

you're playing nine holes and the person doesn't get off until you can't see the ball frankly. So it's going to be a difficult thing to define. I don't know frankly if people want to go out on a golf course when it's really dark. That's a hazardous situation. I'm sure the golf course wouldn't be happy about it because of liability. So, I'm not sure how to get around this.

Resident (Not Identified): A lot of the golf courses have very low rates that start at 4:00 p.m., which means anyone who goes out at 4:00 p.m. is going to play golf until they can't see anything. Dusk doesn't do much.

Mr. Darby: That's my point.

Mr. Brown: Well I've seen them drive up to the 11th tee from my house and I couldn't see the golf ball next to the plank.

Ms. Sandy Schoonmaker (Berwick Way): All I know is that Suntree has concurrent with their golf course, a walking, hiking and bike riding trail. From my house and back, it is an 8 mile ride for us. I'm wondering if maybe that is what the intent was that this guy brought up. One time, they were going to do something similar so that we would be on the trail, not on the golf course.

Mr. Mills: Could be.

Ms. Schoonmaker: That would've been a model that they would've followed.

Mr. Mills: If it's okay with the Board, why don't we let Jason look into this.

Mr. Brown: I'm just wondering who was the management company when development first opened?

Mr. Mills: Fairway Management.

Mr. Brown: Well maybe they've got some records?

Mr. Mills: Could be.

Mr. Brown: Does anybody know who the law firm that represented the CDD way back then?

Mr. Pawelczyk: He was the sole practitioner. It's like 17 years ago. I don't know if he was the original lawyer, but he was not a CDD attorney.

Mr. Mills: No, but lawyers keep everything.

Mr. Pawelczyk: Not anymore, they don't.

Mr. Mills: Fairway Management was a Management Company.

Mr. Showe: Maybe we can reach out to Fairway.

Mr. Pawelczyk: If it's not recorded in the public records, that's going to dictate the use of the property. Just because it's in a brochure or attached to the Ordinance, it doesn't give the authority. It's not a public easement. It could be, but that document alone and site plan doesn't provide for a public easement.

Ms. Schoonmaker: Could we just go to the county and find out from the county?

Mr. Showe: I looked at the Property Appraiser's website. The trails that are indicated on this land use map from 1992 don't exist.

Resident (Not Identified): That's correct for the easements. I'll be happy to research that and send to Jason.

Mr. Pawelczyk: I'll be happy to look at it.

Mr. Brown: Then both are in the loop and we can get to the bottom of it.

Ms. Schoonmaker: From a resident's standpoint, I would love to be able to ride around here.

Mr. Mills: Moving on. Does anybody have anything else? Great. I want to thank everybody for coming today and giving us input. It is greatly appreciated.

TENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman