

**MINUTES OF MEETING  
BAYTREE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Baytree Community Development District was held on Wednesday, **February 2, 2022** at 1:30 p.m. at Isles of Baytree Clubhouse, 456 Glen Abbey Way, Melbourne, Florida.

Present and constituting a quorum:

Melvin Mills	Chairman
Richard Bosseler	Assistant Secretary
Richard Brown	Assistant Secretary
Carolyn Witcher	Assistant Secretary
Janice Hill	Supervisor-Elect

Also present were:

Jason Mills	District Manager
Michael Pawelczyk	District Counsel
Peter Armans ( <i>by phone</i> )	District Engineer
Alan Scheerer	Field Manager
Rich Hunter	DSI Security
Bob Eksten	President - BCA
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. All Supervisors were present.

Mr. Mills: I hate to keep bringing bad news to the meetings, but we had another resident pass away yesterday. She lived on Bradwick Way. Her name was Ms. Tracy Bacon. She has been a long-time resident of Baytree. So, if you would all just take a moment of silence and pray in the way that you would like to pray, I'd appreciate it. Thank you.

**SECOND ORDER OF BUSINESS**

**Engineer's Report**

Mr. Mills: Alright. Engineer's Report, we have Peter on the line.

Mr. Armans: Yes. Just a quick update. We did have a site visit at the beginning of last month for the lake bank restoration. We made recommendation, prepared a quick report and delivered that. We also delivered two quotes for the speed humps. One of them is still being updated. I'm not sure if both of them or either of them are actually in front of you?

Mr. Showe: Yes. They have both of them.

Mr. Armans: Okay. One of the two quotes do not include the thermoplastic paint that we require. We did ask the contractor if he can provide it and update the quote with that information. They're working on that. It will increase their quote by \$1,250. That is our update.

Mr. Showe: So, that would increase All Paving's estimate to \$8,390 with the thermoplastic.

Mr. Mills: Is this estimate for the speed humps for Balmoral Way?

Mr. Showe: Correct.

Mr. Mills: On the back page it says \$10,220.

Mr. Brown: That's the second one. This is the quote that he was talking about.

Mr. Armans: The higher quote is the one by the company that recently completed some speed humps for the District. We tried to reach out to another contractor. We found one. We haven't worked with them before, but it looked like this was right at their wheelhouse. They provided the lower quote.

Mr. Showe: We can take any discussion from the Board?

Ms. Witcher: Who did we use before?

Mr. Showe: The ones that were done before were done by Atlantic Southern.

Mr. Mills: They were contacted?

Mr. Showe: They have a proposal. You have a proposal from All Paving and a proposal from Atlantic Southern. The proposal from Atlantic Southern has all the detail in the backup. So, you can see the images. They were \$10,220 or approximately \$5,100 per hump. For All Paving, we estimate with the thermoplastic, the cost would be \$8,390. Again, as he indicates, we've never had any experience with that company.

Ms. Hill: Is that for each hump or for both?

Mr. Showe: That's for both. So, we can take any discussion from the Board on that. When the engineer is on the line, is probably the best time to have those discussions. Do you want to move forward or hold these? What is your pleasure?

Mr. Mills: I think we have quite a few residents in the audience that are here to talk about this. So, could we defer this to the end of the meeting?

Mr. Showe: Sure. If you want to take those comments now, you could do that individually. Again, it's up to the Board's pleasure.

Mr. Mills: Do you want to do it now?

Ms. Hill: Yes.

Mr. Mills: Do you have a question, Jan?

Ms. Hill: Yeah. I was at the meeting when Jeremy came before the Board and asked for a speed hump when you turn off of Old Tramway Drive onto Balmoral Way. He said that he thought his children and the neighborhood children were in danger. Did you get a request for the other part of Balmoral Way?

Mr. Showe: I think these were the ones requested by the Board. I know the engineer looked at all of Balmoral Way. It has to be in compliance with FDOT, so that's likely too close to that turn-off to really be an effective place. There's already a stop sign there. You can correct me if I'm wrong, Peter, but I think these were the places you felt like it would be most effective.

Mr. Armans: Correct. We evaluated the entire street and proposed these two locations. If you want to add more than two speed humps, we can look at the next most optimal location.

Ms. Hill: All I'm saying is there was a request for a speed hump and I was asking if there a request for the second one.

Mr. Brown: No. I think the engineer was asked to take a look at Balmoral Way. An issue came up from a resident who lived in the upper portion of Balmoral Way closer to Arundel Way and Old Tramway Drive as opposed to Balmoral Way and Southpointe Court.

Ms. Hill: Right.

Mr. Mills: There are none located beyond Bedford Drive.

Mr. Showe: Correct.

Mr. Mills: Does anyone in the audience have any comments?

Resident (Maureen Ksiez, Balmoral Way): I don't want to see any more speed humps or stop signs or any signs at all because Balmoral Way is not a thoroughfare. The traffic that comes onto Balmoral Way are from residents and their visitors. It's a very quiet street. Hardly anybody goes back there. The speed humps to me are unsightly. The signs are ugly. The signs are necessary, but they give Baytree a distinctly unpleasant urban feel. I feel it takes away from the

beauty of the Baytree community. The speed bumps themselves, increase the noise in the area, the deceleration. Even if you don't see it, just hearing it is unpleasant. The cost, \$10,000 seems like a lot of money. I know that's just the initial cost, let alone with the upkeep and maintenance that I know these things would require. Since it's not a thoroughfare, the traffic from the golf course doesn't impact us. In addition to the street noise, property values are reduced, not by a large margin, but they are. That's something that research tells us. In addition to property values being reduced, the unpleasant look, the unpleasant sound, they also slow emergency response times. Since we've been here, we've seen many stop signs go up. We've seen several speed humps go in and it's cumulative. If you give it 10, 20 seconds for each one, it's a couple of minutes and those minutes can make a difference in saving somebody's life. There are a lot of very nice cars in our neighborhood where the suspensions are relatively low to the ground. I'd hate to see some of my neighbors have their suspensions damaged due to the speed humps. Regarding damage, I would want to make sure that for the existing speed humps, that the CDD has insurance. I'm sure you guys have looked at liability insurance for this. They are unpleasant. Balmoral Way is a quiet street. Very few people go back there. Just ask the residents. I really don't want to see them. I really don't want to spend our money and I don't want to see them there.

Mr. Brown: I agree with you from the standpoint of in the back part of Balmoral Way down by Southpointe Court. I disagree with you as it relates to the speed humps themselves because I live on Old Tramway Drive and I've seen cars doing 45 to 50 miles-per-hour (mph) in a 25-mph zone right past my house. I've got grandkids. Speed humps may be unsightly, but if everybody in this community did 25 mph, we wouldn't need speed humps.

Resident (Maureen Ksiez, Balmoral Way): I don't disagree with you at all, sir. I'm just not sure that putting speed bumps on Balmoral Way was the solution.

Mr. Brown: I don't dispute what you're saying. It was brought to us by a resident of Balmoral Way, so we asked our engineer to check into it.

Mr. Mills: There were actually two residents.

Mr. Brown: I'm sorry. You're right.

Mr. Mills: There's one further down than where these two were planned to go. So, I think we have to be reasonable both from your perspective and from our perspective.

Resident (Maureen Ksiez, Balmoral Way): It's not just me. I'm sure that there's plenty of them here.

Mr. Mills: This is a safety issue for children. This community is turning over from a senior community to more of a younger neighborhood. I think we have to be, as a Board, very careful. I don't want on my hands and I'm sure the Board does not, if a child would get hit and be killed, that's going to come back on us and reflect on us. That's what we have to look at. Are they pretty? No. Do they make noise? Yes. I agree with all of that, but I have to and the Board has to weigh what is the most important, possibly saving a child's life or the unsightly speed humps. That's why we are putting stop signs in, to try to slow people down for safety so that we wouldn't have to put more speed humps in. I live in Chatsworth and I see people come in through Old Tramway Drive, not even stop at those stop signs doing 35 to 40 mph. He has a detector that also records the sound. We have to look out for everybody in this community.

Resident (Maureen Ksiez, Balmoral Way): I guess the issue is more of Balmoral Way. Baytree Drive certainly gets a lot more traffic than Balmoral Way. Old Tramway Drive does too. I understand but putting speed humps at every house that has a small child, I'm sure you guys wouldn't agree is the solution either. So, I don't disagree that safety is a priority and that we and you have a responsibility to ensure the safety of our residents, but we need to balance that with the quality of life of the residents in the community.

Mr. Mills: I'd like to address the property values as well. Right up the street, a house across the street just sold for \$1,020,000. As far as a speed hump deterring the value of your home, I don't think so. One on Chatsworth just sold for \$1,100,000. So, I disagree with speed humps decreasing property values.

Resident (Not Identified): I've been a resident of Baytree for 22 years and I'm waiting for somebody to do something about the speeding on Kingswood Way. Somebody came in and put speed bumps in. One of them is great by Mr. Bosseler's house. The other one is pointless and a waste of money. You put it at the end of the street just before Isles of Baytree (IOB).

Resident (Maureen Ksiez, Balmoral Way): I live there. I disagree.

Resident (Not Identified): You can disagree. That is past Berwick Way. If someone is coming out of Isles of Baytree, they're coming slow anyway, so they get on their gas, but now with that speed bump, they get on the gas anyway. There's nothing between his house and the end. I'm in the middle. I have grandkids and great grandkids at my house all of these years and it has been scary. You try and load children into the car out front and people don't care how close they come to you. They don't care if you have children. I have a radar gun and I clocked people

going over 50 mph past my house. If she thinks that bump at the end is good, great leave it, but you need another one halfway between the two. Please.

Mr. Mills: Excuse me. Sandy, do you want to say something?

Resident (Sandy Schoonmaker, Berwick Way): Actually, I just wanted him to realize that he shouldn't go after the speed bump that's coming out of IOB because Joann will guarantee her people are slowing down. They hit that curve and take off.

Resident (Not Identified): I live in the first house. I've been almost rear-ended at least 15 times by people coming out of IOB. That's the only thing that slows them down.

Resident (Not Identified): Good. I don't want to take it away.

Resident (Not Identified): Okay.

Resident (Not Identified): I live four houses up from you. When they come around that curve, when I start to back-up in my driveway, I look both ways, start backing up and somebody's coming at me at 30 mph.

Resident (Not Identified): That's exactly the situation.

Resident (Not Identified): The speed limit on Kingswood Way is 20 mph, not 25 mph. So, do something. Please.

Mr. Mills: Alright. Yes, ma'am.

Resident (Not Identified): We live on Balmoral Way too and it's a dead-end street. I don't see people driving fast on that street. I would like to understand. Maybe you have a long of series of roads on the right or left or that continues on to someplace, but Balmoral is a dead-end street.

Mr. Mills: I get that. The reason we brought this to the engineer was the fact that we had two residents that asked us to do something about the speeding on Balmoral Way. So, that's the reason for the discussion today.

Mr. Brown: But I think the focus was more on the upper part of Balmoral Way than the back part.

Mr. Mills: Yeah, all of the upper part, not the lower part.

Mr. Brown: That doesn't make a very strong statement to the people who live back there because someone would interpret that as saying you guys are all speeders.

Mr. Mills: Yeah. There was nothing mentioned about the lower portion of Balmoral Way at all.

Ms. Witcher: But that's what we don't know, if the engineer looked at several spots. We only heard the location of one.

Mr. Mills: Are you familiar with Bedford Drive?

Resident (Not Identified): Yeah.

Mr. Mills: Okay. This is all prior to Bedford Drive. There's nothing past Bedford Drive. When you come in, you'll see a yellow mark. That's right as you come in. There is only one, that will be in front between two houses.

Mr. Mills: I emailed you the diagrams.

Mr. Mills: That's Number 1. Number 2 is down by Southpointe Court.

Ms. Hill: Number 2 is what they are addressing.

Mr. Mills: Number 2, I got it. Yeah.

Ms. Hill: Coming in off at Old Tramway Drive going to Bedford and Andros.

Mr. Brown: Down towards the 16<sup>th</sup> tee box as you're heading down towards Southpointe Court. There are only about six houses.

Ms. Hill: Yes.

Mr. Brown: Plus Southpoint Drive.

Resident (Not Identified): The other point is for every speed bump that you put in, you have to put up four signs. Pretty soon you won't have any space for signs. It's very unsightly.

Mr. Mills: I agree. That's because the government tells us we have to put the signs up.

Mr. Mills: That's the law. Unfortunately.

Ms. Hill: Also, not to be rude to anybody, but I'm now a vulnerable senior, according to the CDC. It's slowing down emergency vehicles such as ambulances.

Mr. Brown: No, it doesn't. My son's a paramedic. It hasn't slowed the ambulances down that much.

Ms. Hill: I did some due diligence. Everything I've read from the Police to the Fire Department, says it slows the vehicles down 20 to 30 seconds at each bump. That's coming in and then going out.

Mr. Pawelczyk: Those are speed bumps, not speed humps.

Mr. Mills: Speed bumps are higher and much shorter.

Ms. Hill: So, you're telling me what we've got, doesn't slow down emergency vehicles. It slows down my vehicle.

Mr. Mills: You can go over those at 25 mph.

Ms. Hill: If go over them at 10 or 15 mph, it slows me down.

Mr. Mills: But an ambulance has better suspension and can go over those at 30 to 35 mph. They are not going to be doing 50 mph hour down Old Tramway Drive or Balmoral Way.

Ms. Hill: What do they do to the drainage? Has anyone been down there?

Mr. Mills: Nothing, because the engineers have designed them so that it doesn't stop the drainage.

Mr. Showe: The speed humps don't go into the curbs to stop the drainage.

Mr. Mills: If you look, it does not go into the gutter where the rainwater collects.

Ms. Hill: So, the gutters still run free?

Mr. Mills: Yeah, they still run free.

Ms. Hill: I don't care how the water runs. I still don't want one in front of my house.

Mr. Showe: Understood.

Mr. Mills: Understood.

Resident (Not Identified): There are no children playing over there. There are no children up and down Balmoral Way. Going in and out, I have never seen a child on the sidewalk or playing in the park in all of Balmoral.

Ms. Hill: I have one suggestion that may or may not help. Where you turn into Bellmore, there are the two ponds, which incidentally are a huge hazard for children, but if you put a sign there, "*Slow Children at Play...*"

Mr. Mills: There's a 25-mph speed limit sign that nobody pays attention to, unfortunately.

Ms. Hill: Is the speed hump actually slowing down people?

Mr. Mills: In most cases, yes.

Mr. Brown: Those low suspension cars like the Porches, if they go over those speed humps at 35 mph, they are going to impact that suspension.

Ms. Hill: How big a distance? I mean a child isn't going to play right there at the speed bump.

Mr. Brown: No, he's going to play probably before or after it. So, do you want to take the chance before or after somebody is doing 50 mph?

Ms. Hill: What about putting up the signs that show people the speed?



Mr. Brown: We've done that before. We did that on Baytree Drive and we've done it on Old Tramway Drive.

Ms. Hill: You can't do it periodically?

Mr. Brown: No one pays attention.

Ms. Hill: The Sheriff used to park there occasionally and that did some good.

Mr. Brown: We were spending \$10,000 a year.

Mr. Showe: We requested that multiple times. They will not bring it up.

Mr. Brown: No.

Ms. Hill: Why is that?

Mr. Showe: I don't know. You have to ask the Sheriff's Office. We requested it and they say it's not available.

Mr. Mills: Yeah, we had it before and I don't think they use them anymore.

Resident (Not Identified): We've been here since 2003. We were the first homeowners. We have over half a dozen families here that live on that street. I'm not sure I understand why you insist we have them.

Mr. Mills: We're not insisting.

Resident (Not Identified): I don't really care what the engineer says.

Mr. Mills: We aren't insisting that we have them. We are discussing the issue because it was brought to us as a suggestion that we do it. Now we're hearing from you that you don't need it.

Resident (Not Identified): We're hearing more that don't want it.

Mr. Mills: I don't disagree with you, but what I'm trying to say is don't point the finger at the Board and say, "*You're forcing us to do this.*" We aren't. We are here to listen to both sides of the story. We have to decide today or the next meeting which route we are going to take. I sympathize with every one of you. I would not want a speed hump at my house either.

Mr. Brown: But I've got one in front of mine and he's got one in front of his.

Resident (Not Identified): Let me just point out in this room today, are most of the residents on Balmoral Way who are speaking for Balmoral. You are the decision-makers. You have to take into consideration what we have to say.

Mr. Mills: I totally agree.

Resident (Not Identified): I can't see all the way behind me, but I suspect I've got 75% or more of the people being affected sitting in this room today.

Mr. Mills: I don't disagree at all. I appreciate that. Yes, ma'am.

Resident (Maureen Ksiez, Balmoral Way): The other point I want to make, is in front of my house, that you slow down when you go over the bump. There's ample opportunity to then get up to speed again. It's not going to help the people in the area that you're discussing, I think.

Mr. Mills: We've had these discussions before with regard to the ones that are currently there and we hear exactly what you're saying. I agree that he's right. There are more people here today that are affected than the ones that wished to have it. Does anyone have any other comments?

Mr. Brown: Well, let me ask a question. Do you live near where the second speed hump was going to go down towards Southpointe Drive or by Old Tramway Drive?

Resident (Maureen Ksiez, Balmoral Way): The second one. I'm not sure that the residents of Balmoral are aware. One of the things I just want to ask is, other than seeing it on the agenda a couple of days before the meeting, how do residents know the topics that are going to be discussed? I tried to find the minutes from the last meeting and I couldn't find them.

Mr. Showe: Just for our purposes, the minutes aren't posted until they are approved by the Board. They were just approved. You can always contact our office. We have a recording of every meeting.

Resident (Maureen Ksiez, Balmoral Way): I understand that a resident has to contact you to find out what the meetings were about.

Mr. Mills: Sandy, do you want to address that?

Resident (Sandy Schoonmaker, Berwick Way): Yes. I don't know that I would put the speed humps on Balmoral Drive. I'm the lady who writes this stuff that your Voting Member (VM) sends out.

Resident (Maureen Ksiez, Balmoral Way): Mine didn't.

Resident (Sandy Schoonmaker, Berwick Way): Well, that's a problem. I don't know who your VM is. Is Janice your VM?

Ms. Hill: Not anymore.

Resident (Sandy Schoonmaker, Berwick Way): Who is it?

Ms. Hill: I don't know.

Resident (Sandy Schoonmaker, Berwick Way): I don't either. Anyway, I know you have one because it's on my website. I send it to all the VMs and they are supposed to send it out to their residents.

Ms. Hill: Do you record these meetings?

Resident (Sandy Schoonmaker, Berwick Way): I do.

Mr. Mills: Yes, she does.

Ms. Hill: Okay. I thought it was just the BCA.

Mr. Mills: Who is the VM in Southpointe?

Mr. Brown: I don't know, but I know that there is one.

Resident (Not Identified): We've asked the residents of Balmoral how they view their speed bump because nobody ever asked me.

Mr. Mills: We had the situation before when the other ones went in and the Board decided before any action was taken, all residents would be notified.

Resident (Not Identified): Well, I don't know if that's happening.

Mr. Mills: Wait a minute. We haven't approved that it's going to take place.

Resident (Not Identified): I guess my point is that maybe it would be beneficial, once you guys decide to put those two in there, to notify the residents.

Mr. Mills: It isn't because you are here telling us that you don't want it, so the Board's got to decide. Do we do it for two people or do we go for a mass of people? That's the decision the Board has to make.

Mr. Brown: The history of this entire speed hump issue started probably about five or six years ago, when a vast majority of the community said, "We got to do something for the safety of everybody in this community to 'slow people down.'" We invested \$10,000 a year to have a Sheriff here. I think in one year, they issued one ticket because he'd have to go to court on his own time. Instead, we put the signs up. Saying "*You're doing 50 mph in a 25-mph zone,*" didn't do anything. So, we finally got to the point of where the BCA and the CDD set up an Ad Hoc Committee of representatives of the Homeowners' Association (HOA) to come up with recommendations on how to control and enhance safety within the community. They came back with speed humps on Kingswood Way, speed humps on Baytree Drive, and speed humps on Old Tramway Drive. The first set of speed humps that went in, went on to Baytree Drive. One or two residents specifically had the same issues that you had after the fact. They said it was noisy,

decreased home values and everything else. I went out there and spent 18 hours at different times on different days of the week with an odometer, tracking the decibels of every vehicle that went over the speed hump. Okay? Of the 900 cars that I tracked, 950 were below 65 decibels.

Resident (Not Identified): I'm not sure what that means.

Mr. Mills: That means you could listen all day and it wouldn't impact your hearing.

Resident (Not Identified): Okay, so we won't go deaf.

Mr. Brown: The loudest sound were the landscapers with their lawnmowers.

Resident (Not Identified): I don't like those either.

Mr. Mills: That's the history.

Resident (Not Identified): You are saying that it doesn't go over a certain threshold.

Mr. Brown: What I'm trying to say is that those were the streets that the committee recommended through the BCA and the CDD and that's what we've done. No one at any point in time had ever mentioned Balmoral or Southpoint, until most recently when a new homeowner with young kids brought it to us and another homeowner said, *"I'm worried about what's going on at the upper part of Balmoral, not where you all live, but the upper part near Old Tramway Drive."* That's when we said to the engineers, *"Take a look at Balmoral and come back with recommendations."* His recommendations were for two speed humps. Now we're hearing that you don't want the second one down by Southpoint. Correct? *The audience chanted yes.* Okay. I'm not hearing anything from the people on the upper point of Balmoral, which were the ones that said they'd like the speed hump.

Resident (Not Identified): Why did you say the upper part?

Mr. Brown: I'm saying that the upper part is the straightaway before you get to Old Tramway Drive.

Ms. Hill: By the two ponds?

Mr. Brown: Yes.

Resident (Not Identified): Is that's what you call upward?

Mr. Brown: That's what I'm defining as upward.

Resident (Not Identified): I don't think we have any problem with that area.

Mr. Brown: You're talking back down towards the 16<sup>th</sup> tee box.

Resident (Not Identified): That's right.

Mr. Brown: That's what I'm hearing.

Resident (Not Identified): In other words, don't add any more.

Mr. Mills: Correct.

Ms. Witcher: Well, we can put one in. We don't have to put both in. This is just his recommendation on where to put them.

Mr. Mills: No. We haven't decided on anything.

Resident (Not Identified): After you turn on to Balmoral.

Mr. Mills: There's no speed hump. It's not there yet. That's what we're talking about.

Resident (Not Identified): I'm just confused with all this upper and lower.

Mr. Mills: Sandy?

Resident (Sandy Schoonmaker, Berwick Way): Okay, I just explained that this is simplistic. It doesn't sound like at this point that you have a lot of Balmoral residents that want speed hump, but not all the Balmoral residents. You're totally correct, 90% of them, besides you guys probably know what is happening. Why don't you just have Ms. Dee Waldron send stuff out? I know she does this as she and I are friends. Have her or somebody make a survey or you guys go up and down the streets and knock on doors and say, "*Get the peoples opinion*" and then make a decision. Make sure that you're honest and say that there are concerns about safety for children that some of you know about and others don't know about. It just seems like, if the people don't know about it, you're right, they're going to be really annoyed if you put that first one in no matter what because they have to go over it to get home. So, I think you should allow people in that community to make sure that their voices are heard before you make a decision.

Mr. Mills: Are there any other comments from the audience? Yes, sir.

Resident (William Reed, Balmoral Way): I've lived on Balmoral Way for a little over 10 years now. Sure, I have seen some cars come through speeding, but it's not to the point that I would think would require a speed hump. I have seen a few kids, but not many. I haven't seen a need for speed bumps.

Ms. Witcher: What part of Balmoral do you live on?

Resident (William Reed, Balmoral Way): Just before you get to Southpointe.

Ms. Witcher: Okay.

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

Resident (Sandy Schoonmaker, Berwick Way): I just want to make it clear. I didn't want you to remove any speed bumps. I'd like to see another one right in front of my house.

Mr. Mills: Do you have approval from Sandy? Can we have a discussion from the Board at this point in time?

Mr. Showe: Yeah. I think it's time to go back to the Board.

Mr. Mills: Richard, do you have anything to say? You lived on Balmoral Way?

Mr. Bosseler: I have a speed hump and it's not a problem. Not a problem at all. The noise is minimal. Most of the cars stop. A few don't and try to fly over it. Our bedroom is perpendicular to the road. It's not a problem. I'm not saying that we need to do it. I'm just saying that there's been a lot of negatives over the last couple of years about speed humps and they are not a problem. Right, Rick?

Mr. Brown: It's in front of my house.

Resident (Not Identified): The hump itself is not a problem. The unsightly signs are ugly.

Mr. Brown: It doesn't bother me and it hasn't impacted my property value.

Resident (Not Identified): I disagree with that completely, sir. I think that's an inaccurate statement.

Mr. Brown: Well, I'm sorry.

Resident (Not Identified): If you were saying that the houses were selling for a good amount of money more than a couple of years ago, I think that that's a reflection of the market in general. It's very difficult to determine what the actual selling value or price point is.

Mr. Brown: Your point is well taken. However, the person that bought the house across the street from me for \$1.1 million said that he was glad to see the speed hump near his property.

Resident (Not Identified): I'm just telling you what the research indicates.

Mr. Showe: I think we need to keep it to Board discussion at this point.

Mr. Mills: Let's put this to the Board so we can make a decision. All right, Carolyn.

Ms. Witcher: The homeowners that live on Balmoral have not been contacted by the BCA. I'd like you to talk to Sandy if you could, to get the name and address of the lady that is your VM, so you can contact her. Give her your email address. Otherwise, you won't know what we're going to discuss. You will find out what we discussed at the last meeting. Sandy sends out very good information. We don't know what happened, but you need to contact her before the end of the meeting.

Resident (Not Identified): I have never received anything from Dee. Once Jerry resigned, we received nothing.

Mr. Mills: There is always a lack of communication. I sympathize with all of you, believe me, but we try very hard to be as transparent as we can. I say that word cautiously because look at our government today. It's a transparency that we're after. We want you to know what's going on. The sad part of it is, the reason Sandy does what she does, is because we can't put the official minutes online until, as Jason said, they are approved by the Board.

Resident (Not Identified): Right.

Mr. Mills: So, it's after the fact.

Resident (Not Identified): So, 30 days or so.

Mr. Mills: Right. I'm glad to see all of you here because it tells us that you have an interest in our community and that's great. I applaud you for being here to let us know how you feel. Alright? Do you have anything else Carolyn?

Ms. Witcher: No. Sandy is taking notes.

Resident (Sandy Schoonmaker, Berwick Way): The VM for Balmoral is Dee Waldron. Her email is [VMBalmoral@BaytreeCA.org](mailto:VMBalmoral@BaytreeCA.org).

Resident (Not Identified): The alternative to that is just to put it out as an email.

Ms. Witcher: That's what she's doing.

Resident (Not Identified): You don't have to wait until it's approved to set that up. Make sure you say, "*This has not been approved yet,*" but let us know.

Resident (Sandy Schoonmaker, Berwick Way): What does the Board want me to put in my report for this meeting?

Mr. Mills: We haven't made a decision yet. That is what the Board is trying to do now.

Ms. Hill: Can the Board vote independently on each one?

Mr. Showe: Absolutely. I will note that the pricing may vary because there is some cost to get the vendor out. So, I wouldn't say that you couldn't split the cost in half. Now you might be able to, but I don't know. We couldn't commit that you could cut the price in half and that's the cost.

Ms. Hill: Obviously, the people who brought it to our attention initially had a concern, but they are not represented here. They asked for one in front of their homes, and all these people that are represented here today are saying they don't want one.

Mr. Mills: Jason, do you have from our last meeting the addresses of where these speed humps are?

Mr. Showe: Sure.

Mr. Mills: So that they know we are at number 1, which is the closest one.

Ms. Witcher: Number 1 is 962 and Number 2 is 1043.

Mr. Mills: Is there anybody before 962 or around 962?

Mr. Brown: No. They are all in the back.

Mr. Mills: Alright. Is there any more discussion?

Ms. Witcher: No, I think that's it.

Mr. Brown: Alright. Then I would like to hear a motion for a speed hump near Southpointe.

Mr. Brown: I would make a motion that we not put one in based upon the discussion.

Mr. Showe: Then you don't need a motion.

Mr. Mills: We just don't do it.

Mr. Bosseler: I think we should table this issue until the next meeting and give those folks a chance to get on the same page.

Mr. Mills: Okay.

Mr. Brown: I agree with you.

Mr. Mills MOVED to table consideration of the speed bump proposal until the next meeting to allow for further resident feedback and Ms. Witcher seconded the motion.

Mr. Brown: Is there some way that we can communicate to the residents that live, in my definition, the upper part of Balmoral, which would be 901 through whatever?

Mr. Mills: 962.

Ms. Witcher: Maybe a little farther than that; Old Tramway Drive to Ambrose.

Resident (Sandy Schoonmaker, Berwick Way): The problem is with the email addresses for those individuals. I don't believe you folks have them.

Mr. Showe: No, we don't. The reason we don't is everything the CDD has is a public record. So, if I have your email address and some banker calls and says, "*I need all of the email addresses you have,*" I have to give it to him. There is no other requirement, but I've had contact with Ms. Waldron and I can certainly put something together. I'll provide a draft to the Board. If



you guys are okay, I can send it to her and hopefully, she'll be able to get it out to the residents. That way, we don't have public record.

Resident (Sandy Schoonmaker, Berwick Way): That's what I was going to suggest. In the meantime, those of you who feel you're not hearing from Ms. Waldron, contact her because she may not have your email address. Dee probably got with Jerry. People change their addresses, they move, whatever. So, we are putting the onus upon you as the residents to give her your email address and then make sure spam doesn't pick it up.

Mr. Showe: If that's the Board's pleasure, I can put together something from the CDD, send it to her, and that way she can send it out. I will collect any comments that we get back from residents.

Resident (Not Identified): Are the minutes posted online?

Mr. Showe: Correct.

Resident (Not Identified): I'm looked online and I see that the last minutes are from August 4<sup>th</sup>. Maybe I'm looking at something incorrectly.

Mr. Mills: There should be one for December.

Mr. Showe: The December ones were just approved.

Mr. Mills: That's right. We're going to approve them today.

Resident (Not Identified): So, there was no meeting in September, October or November?

Mr. Mills: No.

Ms. Witcher: We had workshops, but those minutes are not posted. You have to come to the meeting and listen to us.

Mr. Mills: So, is it the Board's wishes that we table this item until all of our neighbors have been notified in the area?

Ms. Witcher: Yes.

Ms. Hill: Sure.

Mr. Mills: Does that meet with your expectations? Before we make any decision, we want to hear input from all of you; yay or nay. You don't have to give us the reasons why because we already know. We've been through this before. I'll support the one at the upper end, which is the near Old Tramway Drive. I don't support the one down near Southpointe.

Resident (Sandy Schoonmaker, Berwick Way): I guess I'm just confused. Are you asking us to go get the feedback or is the Board going to take responsibility?

Mr. Showe: I'm going to send an email to Ms. Waldron and she is going to circulate it to you guys. It will have my email address on it and you can respond to me directly.

Ms. Hill: It's our responsibility to contact our VM. Sandy just told us how to do that. So, in order to get the information that's going to be passed around, it's our responsibility to contact the lady and give her our email address so that she has it.

Ms. Witcher: She's speaking as a homeowner now, not as a coordinator.

Mr. Pawelczyk: I don't want to interrupt, but there's a motion on the floor to table this item. You have to table to a date certain.

Mr. Mills: He said, the next meeting.

Mr. Pawelczyk: That date, sir, is April 6, 2022.

Mr. Showe: Correct.

Mr. Mills: Right.

Mr. Pawelczyk: I'm only bringing that up because at that meeting, people will have the same opportunity to voice their opinions.

Mr. Mills: That's correct.

Mr. Showe: I'll put that in the exchange that, that would be the date the Board anticipates reviewing discussion.

Mr. Pawelczyk: Exactly.

Resident (Not Identified): How will the people who are not at this meeting know?

Mr. Mills: He is going to approach your VM to get the information out to all of the residents.

Mr. Pawelczyk: You can tell your neighbors.

Mr. Mills: If you don't have an email, ask your neighbor. Did you get an email from Ms. Waldron about this?

Resident (Not Identified): I guess. I think I hear you saying that it's the residents' responsibility to make sure they're getting communications.

Ms. Witcher: Yes.

Resident (Not Identified): We already gave our email address to Mr. Jerry Darby.

Resident (Sandy Schoonmaker, Berwick Way): He gave it to Dee. You're passing that from person to person. To be on the safe side, you folks should just go ahead. You say, how are we supposed to know that? When we had the Baytree Living newsletter, it went out in every

newsletter she sent out. There were instructions telling people what to do. Before Stephanie passed away, it was in every newsletter that she sent out informing residents that it was their responsibility is let their VM know their email address. People have been told. They're just not reading it. That's the problem.

Mr. Mills: I know some of you have sat through this and I think now's the appropriate time for those who haven't been here. There's a big difference between the CDD and the BCA. The CDD is in charge of all the common area in Baytree; tennis courts, swimming pools, sidewalks, streets, streetlights, monuments, landscaping, security. That's where it stops. The BCA is what is responsible for all of you, not us. So, that's the reason there's a VM for each community. That VM must report to you on anything, activities that are going on in the community. Sandy does, excuse my language, a hell of a job putting it together, and she makes sure before she writes it that the Board is okay with it. So, the VM is your responsibility, not the CDD.

Resident (Not Identified): But what you do affects the VM and affects us.

Mr. Mills: It does.

Resident (Not Identified): The buck doesn't just stop in one spot. You're the ultimate one.

Mr. Mills: That's why the CDD and the BCA work closely together now because it didn't before. We share information back and forth. Bob's the new BCA Chairman and we communicate regularly back-and-forth. So, the BCA is actually where you need to start, but at the same token, since it is a CDD issue, you do need to come and you did. I greatly appreciate it.

Ms. Witcher: The signs that are at the front and back gate, saying that there's a meeting, is usually the HOA or CDD. It tells you where the meeting is at. We welcome you to come and see us. Because we will sit here and have a meeting and there will be two people.

Mr. Mills: There's a motion to table this item until the April meeting to allow more resident feedback.

On VOICE VOTE with all in favor consideration of the speed bump proposal was tabled until the next meeting to allow for further resident feedback.

Mr. Showe: Is there anything else, Peter?

Mr. Armans: Do you have any questions for me at this point?

Mr. Mills: No.

Resident (Not Identified): I have a question. I'm just wondering with the speed bump that you already have in place on Old Tramway Drive and Baytree Drive, do you feel that the speed bump will slow cars down?

Mr. Mills: It does.

Mr. Brown: Did it solve it? Not totally. But more and more people are slowing down when they get to the speed hump and 99.9% don't gun it after they get over the speed hump.

Mr. Bosseler: A lot of our speeders are vendors, not necessarily residents, a lot of Amazon and delivery people,

Mr. Mills: FedEx.

Resident (Not Identified): When a lot of golfers leave late in the afternoon, they speed through. I see it all the time when I go to the mailbox at night to get my mail. Where you turn off of National Drive from Old Tramway Drive, they go zipping through the stop sign and tear up Old Tramway Drive.

Mr. Brown: We should inform the Sheriff to send someone to sit about 30 yards onto National Drive to ticket those that don't stop on Old Tramway Drive and National Drive.

Resident (Not Identified): I live just off of one of the speed humps too and I don't like the ugly signs, but I do see people slowing down. So, it has had an impact. Maybe half of the people now are stopping at the stop sign at the corner of the National Drive and Old Tramway Drive, not necessarily the golfers late in the afternoon, but I do see a big improvement. I didn't want to see those put on my street, but I recognize the need for it and I do see that it has a positive impact. It's a safer street than what it was.

Resident (Not Identified): What does it take for you guys to look at putting another speed bump on Kingswood Way?

Mr. Mills: That will also be addressed.

Resident (Not Identified): Okay.

Resident (Not Identified): It sounds like they're not working. He wants another one.

Mr. Mills: Well, they were a long distance away.

Ms. Hill: No, it's not. Its four houses away.

Mr. Mills: I'm talking about four houses from where the first one is to where the second speed hump is. There are more than four houses.

Mr. Showe: We can certainly have the engineer to look at it. I will tell you again, there are FDOT's regulations that we have to follow. There are distance requirements between those speed humps. They are typically aligned in such a way that it's supposed to regulate you keeping that top speed. So, if you slow down for one, you're supposed to be able to not get to the speed again until you hit the next one. So, there are distance requirements. There are all FDOT regulations that are beyond what this Board can just say, "*We want to add something there.*" We've got to look at the alignment.

Ms. Witcher: That's why we had the engineer evaluate them. So, we don't get in trouble with the county.

- **Consideration of Work Authorization (Added)**

Mr. Armans: I had one more item regarding the Stormwater Needs Analysis.

Mr. Showe: We have that item on the agenda. Do we want to just cover that now, Peter?

Mr. Mills: Well, wait a minute. You're welcome to stay. If not, you can leave, but we'd like for you to stay.

Mr. Showe: This is part of your agenda, Item D, consideration of Work Authorization 2022-1. I know Mike's referred to it before. It is regarding some new legislation that is required. Peter, if you want to touch on it.

Mr. Armans: Correct. This is a new requirement by law for all Special Districts to prepare a 20-year Stormwater Needs Analysis Plan with a five-year project plan for all CDDs. It would require us to do a lot of inspections on all of the infrastructure maintained by the CDD. That plan is required to be submitted to the counties at the end of June. So, in order for us to have enough time to get that work done, we probably need to move right after this meeting, if you guys approve it. Again, if you don't approve it, you will have to figure out another way to get that work done and submitted by June. If you postpone it to another meeting, that might put us in a time crunch to do that work. So, that's the background. It's a new requirement by law, which all of the CDDs have to abide by.

Mr. Mills: For the sum of \$17,000.

Mr. Showe: All of our engineers are all in that range.

Mr. Mills: This is something that we did not budget for.

Ms. Witcher: You have a budget of \$35,000 for your engineering, but through December, you haven't used a whole lot of it. So, I think there's enough capacity there to cover this. Once every five years you have to do this report. So, it's definitely something we're going to keep track of. This is a Florida Law and there's not a whole lot of flexibility.

Ms. Witcher: There's no wiggle room.

Mr. Brown: I don't think we have any other choice.

Mr. Mills: We don't have a choice.

Mr. Showe: You have a choice, but I'm not sure what that would be.

On MOTION by Mr. Brown seconded by Ms. Witcher with all in favor Work Authorization 2022-01 to prepare the Stormwater Needs Analysis Report in the amount of \$17,000 was approved.

Mr. Mills: Jason, I know you're under a lot of pressure right now, but I would appreciate if some of these handouts could be given to us in our booklet.

Mr. Showe: They arrived within yesterday. A lot of these came within the last day or two, so I didn't have a chance to include them. If we had them in advance, we certainly would include it.

Mr. Armans: We have been trying for a very long time to get quotes. All contractors with no exception are behind on everything. We are lucky to even get quotes. I told Jason that, we may not have quotes until the following meeting, but we did everything we can to at least have a quote by now. We have contractors before December that are still not able to provide quotes. Everybody is very busy. There is a shortage of materials. Costs are changing all the time. The cost of asphalt today is not going to be the same. After the next meeting, even the speed humps, if the cost of asphalt goes up drastically, they might increase the price by the next meeting. We're doing our best to get quotes to you as soon as possible. I'm sorry if we can't always provide it a week in advance, but again, we're doing everything we can for you to have enough time to look at it.

Mr. Mills: Okay. Thanks, Peter.

Mr. Armans: Thank you guys.

**THIRD ORDER OF BUSINESS**

**Community Updates**

- **Isles of Baytree (Item 3C)**

Mr. Mills: Alright. moving along. I'm going to ask that we go to the Isles of Baytree first because Joanne needs to leave.

Resident (Joanne Wagner, IOB): Thank you, Mel. I just wanted to thank security because we had an issue in IOB last quarter with some residents that were out of control. One guy had to be escorted into his house. A resident did call security to keep someone from coming in and they never did get in unless they were with the police. They followed the instructions that they were given from the police and everything else. The resident wanted me to thank you for that because it's been resolved. So, we got that taken care of. We got our zoo fence finally finished after one year. We just have to pressure clean it. We did both sides. We worked with the zoo on that. I asked them to do that going forward because when they mow, they usually throw all of that mud against that fence. So, we worked with them on that. That is finally finished. We have no homes for sale in IOB right now. There is one that's coming up, but it's already got a contract. They are going for at least \$400,000, for smaller houses than what you guys have. We had one just sell for \$495,000.

Mr. Mills: Wow.

Resident (Joanne Wagner, IOB): They are selling for a lot in there.

Ms. Witcher: Almost double the cost.

Resident (Joanne Wagner, IOB): Exactly. Those were the ones in the front. It wasn't even the ones on my street on the golf course back there. Those are way over \$500,000. There are some that are listed at over \$500,000. Whoever thought that would happen? But it did. Our landscapers have finally increased their fees. After five years, we did get an increase for \$10,000. It's pretty much expected with the price of gas and we had to pay more for Work Comp and pay his employees more. One of our projects this year is to replace all of our pool chairs because they are just about dry rotted. We are going to take care of that. Another Board Member has asked to come on the Board. So, now we have four people. I'm happy about that. Other than that, everything's going pretty smoothly.

Mr. Mills: Are there any questions?

Resident (Joanne Wagner, IOB): I just want to make a comment on the speed humps. When we went through this discussion, I was on that committee and we had the same thing going

on. Everybody was against it, especially in IOB. Once they were put in, I've only had one person complain about that from our subdivision out of 104 houses. That person is the worst speeder we have. So, it worked out. They all thanked us.

Mr. Mills: Thank you. Security?

**A. Security**

Mr. Hunter: I'm happy to be here today. We have had six visits from field and administrative staff to the officers here since the last meeting. Matt has done a good job on the in-house training. I've given the parameters of COVID. We all know what we are doing. Matt dealt with customer service and the Visitor Management System (VMS) with his officers. I feel like the relationship between Baytree and the security staff has vastly improved since we first started. I would like to thank the Board for that and the residents. We are seeing a lot less incidents at the gate. I think people are buying into having security here.

Mr. Mills: Are there any questions from the audience that they would like to pose to security? Okay, great.

Resident (Sandy Schoonmaker, Berwick Way): Are you still doing the letters if we get somebody? You are still going to take care of that, right?

Mr. Hunter: It's generated through the Board and GMS, but they do ask us.

Resident (Sandy Schoonmaker, Berwick Way): So, if I had someone ask anything like that, we will just give it to Jason or whoever.

Mr. Showe: Well, the way it works is they run a report. If there's a note in the report that somebody was belligerent or abusive, we go to security and say, "*Hey, do you think this has risen to a level that we need to send a letter?*"

Mr. Brown: Yeah. We've sent letters to homeowners and we've also sent letters to vendors whose representatives have not been overly courteous to the guard who's just doing his job. I had a meeting with the security company before the meeting and they have presented a proposal to increase the rates for the guards and the supervisor about \$10,000 a year over what their present rate is. They are having difficulty maintaining some of the guards at \$13 an hour and are recommending increasing the rate to \$14.50. The net impact on the budget is basically half of the \$10,000 because we're already into our budget, but I've asked Val to redo the proposal. When we get it, I'll get it to Jason and we can discuss it at the March meeting and the



workshop and then finalize it in April. If there's a way that we can approve it before that, it's going to happen. We've got a cadre of security officers that have been here for two to three years. They know everybody and I don't want to upset that at this point in time.

Mr. Mills: Well, I think we can take \$5,000 from Val.

Mr. Brown: We could.

Mr. Mills: And \$5,000 from Bill.

Mr. Brown: I only need \$5,000. So, \$3,000 from Val and \$2,000 from Bill.

Mr. Mills: Okay that will work.

Mr. Brown: But another issue did come up and I don't know whether this is the appropriate time to bring it up or not.

Mr. Showe: It's regarding security, so I think it's a good time to bring it up.

Mr. Brown: One of the things that has come up recently is that there was a resident who approached the security guard at the main gate indicating that their significant other had been arrested for beating him or her. She didn't want this individual coming back into the community. So, it was kind of be on the lookout. I don't know what we can do about that because it's a public street. My sense is that we can't do anything unless there's a court order that says John Smith cannot come near this particular address. Is that about it?

Mr. Pawelczyk: You are absolutely correct.

Mr. Brown: So, if a resident comes up to the guard, the guards don't have the authority to stop somebody from coming in. They can check their license and everything else and pretty much that's it.

Mr. Pawelczyk: I think so, unless the court directs them otherwise. If they have a transponder and have the ability to get in, what is the guard supposed to do?

DSI Representative: When we discussed this, I think the appropriate thing for the officer to do so we don't have any irritated residents trying to record something that's very personal in nature to them, is that we give them a slip of paper with GMS management's number on it and they contact GMS.

Mr. Mills: Okay.

DSI Representative: They instruct us if there is a court order so we would be able to ask the person that came through the line to please turn around or we will be calling the Sheriff.

Mr. Pawelczyk: But even then, it would be doubtful that a judge would prohibit someone, especially a government on the street.

Mr. Mills: Especially if they are part owner of the property.

Mr. Pawelczyk: Exactly. They can prohibit them.

DSI Representative: For the one that I was discussing, there was a court order that he wasn't allowed to come into that residence without a police escort. So, that was the case for that one that I was discussing.

Mr. Pawelczyk: That court order would need to go to whoever needs to see it.

Mr. Hunter: Its only limited to the residence.

Mr. Pawelczyk: To the residence or the units.

DSI Representative: That is correct.

Mr. Brown: So, we couldn't stop that person from getting into the community?

DSI Representative: No.

Mr. Brown: We are caught between a rock and a hard place.

Resident (Not Identified): So, the conclusion is you can't do anything.

Mr. Mills: No.

Mr. Showe: It's a law enforcement activity.

Mr. Pawelczyk: If someone comes in and they're irritated and are presenting an aura that they are going to do violence to somebody, I will assume the guards are going to call the police.

Mr. Hunter: Absolutely.

Mr. Pawelczyk: So, it's not like they can't do anything. They are going to assess a threat, but we can't tell them that they can't come in, just like you can't tell me, I can't come into the community because there is government on the streets.

Resident (April Simmons, Daventry Drive): I have a three-year-old foster child. At the gate, I have given pictures of the parents to the guards. Should I give them the court order?

Mr. Hunter: Are they court ordered not to be around the child?

Resident (April Simmons, Daventry Drive): Around the child, yeah.

Mr. Hunter: Okay, so that court order is for your residents, but that's not saying the officers at the gate can't call law enforcement.

Mr. Pawelczyk: Correct.

Mr. Hunter: I would like for you to understand that everybody has different interpretations when they see a picture. They will sit there and say, "*Was that him, was that her?*" The officers will do the best job that they can with what they have. Certainly, if we see somebody that is not supposed to be here and in your case, they have a picture of it, we will certainly call law enforcement.

DSI Representative: So, I should say to the residents, "*If you have any concerns about individuals who are accessing your house, please report ask the security guard to give you the contact for the GMS.*"

Mr. Hunter: For GMS.

DSI Representative: And they will handle the situation.

Mr. Hunter: Yes.

DSI Representative: Okay.

Mr. Pawelczyk: They will respond. If I were you, I wouldn't even put it in the report because it's not a matter of the Board acting.

Mr. Showe: No.

DSI Representative: Alright. It is just a matter of interest for us sitting here. Okay. That makes me happy.

Mr. Mills: I agree with you Mike. If the person's agitated, the guard should call the police.

Mr. Showe: The guard always has the ability to call the police. If he feels something is going to happen notify law enforcement, but we also cannot deny access.

Mr. Pawelczyk: We also use this same example. We've done this in other communities. Let's say it's a new community and you've sold 20 of the 1,000 homes and there's a white truck coming in at 2:00 a.m. The guard can tell them "*No.*" Why? Because that truck is coming in to steal appliances. Maybe not here, but in Miami-Dade County, that's what happens. So, the guard will just say, "*No you can't come in because there are only 20 homes.*"

Mr. Showe: Right.

Mr. Pawelczyk: Or they immediately call the police and say, "*Suspicious white vehicle arriving at 2:00 a.m.*" There are a lot of homes in here that are built, furnished, yet no one's living in them. Then the police will send somebody else. So, while you're not prohibiting them, you are responding to potentially illegal activities.

Mr. Mills: What we don't want is a domestic situation.

Mr. Pawelczyk: Correct and it happens. Jason has had examples. I've had examples that I don't like to share here in public particularly in Miami-Dade and Broward. There's been some bad activity.

Mr. Mills: Is there anything else for security? By the way, Matt and the officers are doing a great job.

Mr. Hunter: Thank you. It's always a pleasure to hear that.

Mr. Mills: Yes absolutely. Matt is probably one of the finest officers we've had.

Mr. Hunter: He's a great guy. He's been with DSI for a while. He worked with us at a hospital down the road that we no longer have the account. When Matt left that hospital, he sought DSI out and it just happened to work out that we needed a Site Supervisor here. I'm very happy that it's working out for everybody. Matt is thrilled to be here.

DSI Representative: He's getting his five-year pin today when we leave here.

Mr. Mills: Good. If nothing else thank you very much.

## **B. BCA**

Mr. Mills: Bob?

Mr. Eksten: First of all, we have our next meeting on February 14<sup>th</sup>, which is Valentine's Day. I would encourage everybody to come. For the folks that are not getting word from what's happening at our meetings, unfortunately we don't often have many VMs that come to the BCA meetings. I think they rely too much on Sandy and that may be part of the problem.

Resident (Not Identified): What time and where?

Mr. Eksten: 1:00 p.m. here at Clubhouse on February 14<sup>th</sup>. What we are working on currently is we decided to revisit our mission statement, not that there was something terribly wrong with our mission statement. We thought that it's good to refresh that once in a while and look at where our focus should be as a new group. We also have unfortunately a couple of ARC issues. One of which will be, my going to court on the 16<sup>th</sup>, two days after the meeting over a homeowner issue that has been very difficult to resolve. The last thing that we want to do is collect fines. That's not what we're about. What we are about is protecting everybody's property values. So, we do have to have inspections. We do have to have somebody going around and spotting things that in most cases, is a good reminder for a homeowner that may have not been

aware of the fact that their roof was getting bad and needs to be cleaned or whatever. Some people take it as, a gestapo tactic on our part, but we're really not the gestapo. We're doing this to protect everybody's homeowners' values. So, that's the purpose of it. Believe me, we don't like to get into fining situations, but as Rick can tell you, it does happen and it seems to be something that we can never get rid of. Some people simply do not like to have rules. To that point, I would ask Mel, if the BCA will pay for it, to put a sign where we have the one sign on the last island before you get to the gatehouse saying that this is a deed restricted community. Because sometimes we hear that people think, "*Well, I was never told that we had to get approvals for doing this or that.*" That is in your deed when you sign it over. Perhaps relators are not doing their job and saying that this needs to be done. So, maybe that little extra reminder would help so people understand that there are rules to protect all of our property values and to please follow them.

Mr. Mills: Do we know what happened to that sign?

Mr. Eksten: I don't.

Mr. Mills: If we had one before, it's gone. I don't know when we re-landscaped the islands, if it was taken out. Where it says, "*Be Prepared to Show ID,*" right below it, it should say that it is a deed restricted community.

Mr. Eksten: On the same signpost.

Resident (Not Identified): Maybe they can do a welcoming basket or something.

Mr. Eksten: We do.

Resident (Not Identified): They do, along with the letters about the CDD and BCA.

Resident (Not Identified): I'm glad to hear that you're considering putting it on at least an existing sign and not adding yet another sign to the community. If people are not aware, I'm not sure they're going to know what deed restricted means.

Mr. Eksten: When you move in here, you legally signed that.

Resident (Not Identified): I know, but I'm just not sure that putting another sign is going to make a difference. Maybe there needs to be more communication.

Mr. Eksten: People come to us all the time saying, "*I didn't know I had to do this.*" It's just a reminder that this is a deed restricted community. So, look at things before you decide to paint your house without telling the ARC that you want to paint your house.

Resident (Not Identified): I guess my point is I'm not sure everybody's going to put together the words, "*Deed restricted*," meaning that I need to get permission to change the color of my house.

Mr. Pawelczyk: It's standard HOA Community Association language in the State of Florida. That's really a BCA issue. I think what the Board is saying is if you wanted to use our ID sign, and put up a deed restricted sign, it's okay.

Mr. Showe: Yes.

Mr. Mills: Also, realtors are not telling new buyers what deed restrictions really mean. They sign a paper that they shove underneath them and say, "*Please sign here*" and that's it. So, we're saying if a person comes looking for a piece of property and they see that it's a deed restricted community, they're going to ask the realtor, "*What does that mean?*"

Ms. Witcher: Mel, they're buying the houses online. They don't even see the house. They have a realtor and say, "*I bought a house in this development.*"

Resident (Not Identified): We have a neighbor who bought a house and paid over a half a million dollars, but never saw it.

Mr. Pawelczyk: That's beside the point. Before they sign anything, their real estate lawyer, if they're smart enough to hire a lawyer, will go through all of the title exceptions with them, which includes the Declaration of Covenants for the BCA and the CDD.

Resident (Not Identified): I'm just not sure if a sign is going to make a difference.

Mr. Pawelczyk: Because realtors don't do that. When you sign your deed and you sign everything else, you acknowledge receipt of all this information. If you didn't read it, even if you've never looked at it, that's your fault. I say that as a lawyer because when I bought my first house in 1995, I didn't look at all that stuff and I'm a lawyer. Luckily, it didn't bite me in the butt, but now as a CDD lawyer who deals with communities like this with BCAs and HOAs and CDDs, I tell everybody, "*You have to look at your title work and if you don't understand it, you ask your realtor.*" Your realtor probably doesn't know what anything means, so you've got to ask somebody who knows something about real estate or who has already bought a house in a community like that.

Mr. Mills: Bob, it's all taken care of and we'll get the sign.

Mr. Eksten: Thank you.

Mr. Mills: Did you have anything else?

Mr. Eksten: No.

Mr. Mills: Okay. Then we will move along.

**C. Isles of Baytree**

This item was discussed.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Minutes of the December 8, 2021 Meeting**

Mr. Showe: We've received some minor corrections and if there aren't any others, we can take a motion to approve as amended.

Ms. Hill: The only thing is the time of the prior meeting was not 1:30 p.m. It was 7:00 p.m.

Mr. Showe: Got it.

Mr. Mills: While we're talking about that, since there were not very many people at that meeting, which has been the fourth night meeting that we've had, I would like to see us not have any more evening meetings. How does the Board feel about that?

Mr. Bosseler: I agree.

Mr. Brown: Fine by me.

Ms. Hill: I agree.

Ms. Witcher: I agree.

Mr. Showe: That's fine. When we do your schedule in August, we'll make sure it reflects that.

Mr. Mills: The December meeting will be at the regular time. Very good.

Mr. Showe: Got it. We need a motion to approve the minutes as amended.

On MOTION by Ms. Hill seconded by Mr. Mills with all in favor the Minutes of the December 8, 2021 Meeting were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Agenda**

**A. Discussion of Porter Proposal**

Mr. Mills: Jason, you want to do the discussion of the porter proposal?

Mr. Showe: Sure. Actually, this is another one that we just received yesterday. We did reach out to the guy who does the custodial work at the pool. I handed out an email. He basically walked from Wickham Road to the guardhouse. He figures it would take him about an hour-and-a-half to walk and pick up any trash or debris. It would be \$37 each time. So, for four times a month, it would be \$150, if the Board wanted to do that.

Mr. Mills: That is strictly from the front?

Mr. Showe: From Wickham Road to the guardhouse on both sides.

Ms. Hill: Just to the guardhouse?

Mr. Showe: Correct.

Ms. Hill: Just to the entrance?

Mr. Showe: Correct.

Resident (Sandy Schoonmaker, Berwick Way): Just to pick up trash?

Mr. Showe: Yeah. That was the request from the Board. It hasn't been approved. It's really up to you guys to discuss.

Mr. Mills: Sandy, you and your husband walk a lot. You see trash, beer cans, everything.

Resident (Sandy Schoonmaker, Berwick Way): Yeah. It's disgusting.

Mr. Mills: It's a mess.

Mr. Showe: I figured it's a pretty reasonable cost and you can try it out for six months and see if it makes a difference.

Mr. Mills: How does the Board feel about that?

Mr. Bosseler: I think we should give it a try.

Ms. Witcher: See if it improves, especially during this busy time.

Mr. Mills: Exactly.

Mr. Showe: Is there a particular day the Board would like for him to do that?

Mr. Mills: Mondays probably would be good.

Mr. Showe: Yeah, that's what I was thinking.

Mr. Mills: After the weekend.

Mr. Showe: I'm just making sure.

Ms. Hill: There are tons of beer cans everywhere.

Mr. Mills: I know.

Ms. Witcher: They don't want them in the car when the police stop them.



Mr. Showe: We need a motion to approve. Do you do it for six months?

Mr. Mills: Yes.

On MOTION by Mr. Hill seconded by Mr. Bosseler with all in favor the proposal for porter services to pick up trash from Wickham Road to the guardhouse four times a month for six months in the amount of \$150 was approved.

Ms. Witcher: Can you let him know that we are just going to do it for six months?

Mr. Showe: Yes. He's real flexible.

**B. Discussion of Speedhump Proposals**

This item was discussed.

**C. Consideration of Amendment to Pool Services Agreement**

Mr. Showe: We were notified by the pool vendor that they had to increase their fees, basically due to chemical costs. I think Alan can attest that we have seen this pretty much with every pool vendor we deal with. This would have an impact of about \$1,000 on their account line, I think, for the remainder of this year. Obviously, we'll adjust the budget next year. I think they do a really good job. So, this would be our recommendation. Again, we're seeing this with every pool vendor simply for chemical costs.

Mr. Mills: Richard, since that's under your jurisdiction, how do you feel about that?

Mr. Bosseler: I'm satisfied with this company.

On MOTION by Mr. Bosseler seconded by Mr. Brown with all in favor the Amendment to the Pool Services Agreement with Beach Pool Service was approved.

**SIXTH ORDER OF BUSINESS**

**CDD Action Items/Staff Reports**

**A. CDD Action Items**

Mr. Showe: Sure. I know that one item we were working on was the proposal for the pickleball court. We did have the old proposal revised to reflect the correct amount of fencing, which increased it to \$35,600. Similar to what Peter said, there's a vendor that we typically use

for sports varsity. He got sick and just hasn't been able to get to it. He expects to have it shortly. So, what I would anticipate if the Board wanted to, is to bring these back to you at your budget workshop to see how you fit these in. Obviously, \$40,000 is a lot. Also, Alan, I were talking. Is there a desire from the Board to look at temporary pickleball striping just to see if there is an interest? I hate to have you spend \$40,000 and not have it get used. I don't know if there's been a whole lot of interest.

Mr. Bosseler: You mean putting stripes on one of the tennis courts?

Mr. Showe: It's an option.

Mr. Bosseler: We tried to go that way and we were asked not to by the tennis players.

Mr. Showe: Alright. Understood. They are not going to like it.

Ms. Witcher: But there are other people in the development besides the ones that play tennis that say no. It's a temporary item, just to try it.

Mr. Bosseler: Alan, how would you do it? With tape?

Mr. Scheerer: Yeah. We have to bring out one of the sports court's companies and they would have to lay it out. Usually, it's just a temporary tape.

Mr. Mills: You're probably talking, what \$5,000?

Mr. Scheerer: I've never done a temporary tape. We've always done permanent.

Ms. Witcher: Why don't you get us a price on that?

Mr. Showe: We could do that.

Mr. Scheerer: Yes, ma'am.

Ms. Witcher: Get a price and then we can decide whether we want to spend the money.

Mr. Brown: Can you put it on the agenda for the workshop?

Mr. Showe: Yeah. We expect to have the proposal from the other company at the same time. Other than that, we just have the beautification plan. They already started on the conservation areas now.

Mr. Mills: Okay.

Ms. Witcher: What is the cost going to be on that?

Mr. Eksten: I was just going to make a quick comment on the pickleball. I don't use the Baytree tennis courts. There are only two tennis teams and we play elsewhere. The problem with pickleball is it is a very loud distractive noise. It's mostly ladies that are playing. Every Thursday

morning when I go by, it's full. There are probably 15 ladies out there playing. If you ever had pickleball going on where they ever had any kind of a tennis match, I'll go berserk.

Mr. Mills: Yeah.

Mr. Eksten: The pickleball court is one thing, putting it next to an existing tennis court if there are tennis players playing tennis is another.

Resident (Sandy Schoonmaker, Berwick Way): I think the other consideration too is right now snowbirds are here and you're going into the summer session. Pickleball is my age, people, let's be honest, and we are not really out in the summertime and you can't do it now. You've got a lot of time to worry about it.

Mr. Mills: Well, I was going to suggest that we table it again. Go ahead and get a quote and then we'll discuss it at the workshop.

Mr. Showe: Sure.

Mr. Scheerer: Yes sir.

Ms. Hill: When we did the survey, wasn't pickleball very high on the list of things that people want?

Mr. Mills: Yeah.

Ms. Witcher: It still is.

Mr. Mills: We keep tabling it. Sandy's got a good point.

Resident (Sandy Schoonmaker, Berwick Way): Yeah. You're running out of the season.

Mr. Mills: We are. Probably to get somebody to do it now, it could be months getting to it.

Mr. Showe: If you approve it now, you might have it by next season. That's the reality of construction.

Resident (Sandy Schoonmaker, Berwick Way): Exactly.

Mr. Scheerer: We will price it.

Mr. Showe: Other than that, they started doing the conservation trimming.

Mr. Mills: Also, if you've noticed at the bottom of the stop signpost, there's white paint. That's primer. The person that painted it the last time didn't prime the metal before they painted it, so it's peeling off. So, we're having all of the stop signs in the entire community re-done. They are going to go out six inches from the base and put a black rim and fill it with stone so that the

weed eaters will not take off the paint on the stop signs. We're going to do that for all of the signs. Then I have some things that I'll go over when it's my turn.

Mr. Showe: That's all that we have.

**B. Additional Staff Reports**

**i. Attorney**

Mr. Pawelczyk: I don't have anything further unless the Board has any questions for me.

Mr. Mills: Nothing coming out of Tallahassee?

Mr. Pawelczyk: Well, the session just started. There's a bunch in there, most of which will probably disappear by the time we get to talk about it.

Mr. Showe: Hopefully.

**ii. District Manager**

**1. Field Manager's Report**

Mr. Showe: I would like to introduce everybody to Alan. William is no longer with GMS, so Alan is back. We can have him go through his Field Manager's Report.

Mr. Scheerer: I don't have a formal report prepared for the meeting today, but it's good to be back in Baytree. I have to tell you what an amazing turnaround this community has had. It just continues to improve. I see the stonework. I see the flagpole relocation. I've seen everything that's going on. It wasn't going on when I was here and it's made quite a difference in your community. So, good to you, good to your Board and the residents for supporting all of the work that has been done out here. Every Monday, I'm out there about 7:30 a.m. or 8:00 a.m., doing a light review. We inspect all landscape lights and make some repairs. We installed two new flags on Monday in one of the flag locations. That was done. We had a request to replace the trash can in the ladies' room. That was completed. We're making some repairs to the petitions in the restrooms where the doors don't close and they're a little offset. So, that's ongoing. Some of the candle lights at the rear guardhouse weren't working, so we've replaced all of those. We will be looking for the future to remove the candlelight rings and install candlelights under the soffit from the guardhouse. They make an LED adaptor kit for that. So, we are pricing that. We will get rid of those ugly metal rings and put in some nice plastic rings that will last a lot longer and the lights will be LED. We will be working on that. Transponders are being installed every

Monday. The turf will be fertilized this week throughout the community. We've got some questions regarding the shrubs as well. So, we will follow up on that. We meet with Tropicare every other week. We drive around with their manager and will continue to do that and point out some items that need to be corrected and then follow up in the next two-week visit with Tropicare. We still have some ongoing projects with Tropicare. There are some cutbacks in Chatsworth that we reviewed on Monday with Supervisor Mills. We are meeting with Tropicare again on Monday to make sure we walk that area to get that on their radar and get that completed. There's also a pond in the back of Chatsworth that they can't get a boat to. We met with the resident, Mr. Mills, Jason and me. ECOR was supposed to come out today to take a look at that and see what the easiest way was to get a little skiff boat in there. There is some torpedo grass growing on the wetland side of that needs to be hit. They can't do it from the land, so we're working on that with them. A section of flooring in the guardhouse has a hole. I believe that was repaired today. Also, a chair mat was brought for the officers up there, which will help keep the wood floors from getting any more holes in it for long-term use. We checked the pool and it looks good. The pavilion looks good and the tennis courts look good.

Mr. Mills: Alan, he did do the floor today because I talked to him.

Mr. Scheerer: That was my understanding.

Mr. Showe: He sent me an email this morning saying that they were coming out today to do it.

Mr. Mills: Really? I talked to him last night and he said he was coming on Friday.

Mr. Scheerer: We will double-check that before we go.

Ms. Hill: I noticed a piece of foam on the monument on Arundel. The foam got fixed, but it's not patched. It's not the same color.

Mr. Scheerer: Well, I haven't been there today, but I know when we were here on Monday, we notified the holiday lighting company. We believe when they pulled the lights off, they caused damage to the foam on the Arundel monument. So, we are in contact with them.

Ms. Hill: Okay. Well, the foam got fixed.

Mr. Showe: There is a special technique that they have to use to paint those. Because it's foam that looks like stone.

Ms. Hill: That's what I figured.

Mr. Showe: There are some other monuments that need to be painted. We're coordinating those so we may have to touch it up at that point.

Mr. Mills: They probably did the base and couldn't wait for it to dry.

Mr. Showe: It could be. There is a special technique to paint foam to make it look like stone.

Mr. Scheerer: I will swing by on my way out of here today and take a look.

Mr. Mills: The front monument was also destroyed.

Ms. Witcher: The landscaping by the monument on Bradwick and Baytree Drive in Turnberry looks dead.

Mr. Scheerer: That's the Italian Cypress. We believe in our discussions with Mike and Tropicare, it's contracted some scale or some disease. We are trying to see if it comes back. We don't think it's going to come back.

Ms. Witcher: It's dead all the way to the top. Usually, it's just intermittent. I have them in my yard.

Mr. Scheerer: Yes, ma'am. We are aware of that and are working with Tropicare. We will obviously talk to Supervisor Mills about that.

Mr. Mills: Are they actually spraying those trees with an insecticide? Do you know?

Mr. Scheerer: I don't have any report.

Mr. Mills: You might want to find out if they are.

Mr. Scheerer: I don't have any reports from Tropicare yet on what they are doing.

Ms. Witcher: The minute it rains or the sprinkler hits them, it washes that right off. So, they need to be putting the liquid underneath it on the roots.

Mr. Scheerer: Well, the problem is, when you get something like that, that scale gets on the entire tree. You can't spray the roots to kill it.

Ms. Witcher: No. It's a liquid that you pour.

Mr. Scheerer: I understand, but if you're familiar with Magnolia trees, when it gets black scale on it, they have to spray the whole tree. You can't just spray the base of the tree. We will work with Tropicare and if it's not right, we'll figure out the next step. Thank you.

Ms. Witcher: You're welcome.

Resident (Not Identified): I'm not sure if this is the right time, but the monuments, the new ones that we just repaired, look great. That was a huge improvement.

Mr. Mills: Thank you. They are not finished yet. The medallion, the circle with a golfer in the center, have to go on.

Mr. Showe: I think she's talking about the Phase 2 monuments.

Mr. Mills: Those letters need to be painted black. I was going to address that to Justin.

Mr. Showe: There are some that need a whole paint. They typically do that when they paint it.

Mr. Mills: Remember the letters aren't standing out. They are recessed.

Mr. Showe: Yes.

Mr. Mills: We have enough paint to paint those black.

Mr. Showe: When we have them repainted, they spray them black first and then they do the rest of the paint. If Justin wants to do that portion, we can do that or we can find a vendor.

Resident (Not Identified): Are there plans to update the larger ones at Balmoral?

Mr. Mills: As far as?

Ms. Witcher: To make them match the other one?

Resident (Not Identified): Yes.

Ms. Witcher: They wanted to do their own and they did their own back there.

Mr. Mills: They are totally separate from Phase 1. Phase 2 is different.

Ms. Witcher: Yeah.

Resident (Not Identified): So, there is a plan to address the way they look?

Mr. Mills: No.

Resident (Not Identified): There isn't.

Mr. Mills: There isn't.

Resident (Not Identified): When you say Phase 2, you mean the housing construction.

Mr. Mills: Right.

Mr. Showe: Phase 2 is from Old Tramway Drive on.

Resident (Not Identified): I understand.

Mr. Mills: They cheapened up Phase 2. They looked like stone. They're not. They are Styrofoam.

Resident (Not Identified): If there was an interest in making those look as attractive as the other ones, how does that happen?

Ms. Witcher: We had the ugly ones for a long time. They wanted to have the fancy ones in the back.

Mr. Mills: This conversation is going back and forth. Right now, it's not in the budget. It will be very costly to replace those. Unfortunately.

Mr. Brown: Are they Styrofoam?

Mr. Showe: Oh yeah.

Ms. Witcher: They are Styrofoam. All of the things on your house like your extra pieces and all, that's all Styrofoam. That can be repaired. There's a company that does it.

Mr. Mills: Going out the front, that one edge on the monument also was destroyed.

Mr. Showe: They were notified.

Mr. Scheerer: They've been notified, sir.

Mr. Mills: Alright. Anything else, Alan?

Mr. Scheerer: No, sir.

Ms. Witcher: Thank you.

## **SEVENTH ORDER OF BUSINESS**

### **Treasurer's Report**

#### **A. Consideration of Check Register**

Mr. Showe: I can go through the Check Register. In your General Fund, we've got Checks 291 through 305, Check 121 from the Capital Projects Fund, Checks 51 and 52 from the Community Beautification Fund and December payroll for a total of \$73,908.42. There are a couple that I do want to point out. There is an ACT bill for gate maintenance from November 17<sup>th</sup> for \$1,100. That was the UPS or the postal service truck that hit that. We've been fully reimbursed for that.

Mr. Brown: You've got to a check from the government?

Mr. Showe: I got a check from the United States Post Service. Everything else, I think is pretty normal. I don't see a whole lot in there. We could take any questions or comments.

Mr. Mills: Anything for Jason?

Mr. Bosseler: Jason, there was a bill from December 21<sup>st</sup> from GM. It had your monthly fee on there and then it had \$1,044 listed under Home Depot, Hinge Outlet and Global Industry. Do you have any idea what that was for?



Mr. Showe: I can get the receipts on those, but that's typically things that we buy when we're out in the field. It was probably under Will. We'd have to get the receipts on those. I can get those.

Mr. Bosseler: Okay. That's all.

Mr. Showe: All right. We need a motion to approve.

On MOTION by Mr. Brown seconded by Mr. Bosseler with all in favor the Check Register for December 1, 2021 to December 31, 2021 in the amount of \$73,908.42 was approved.

**B. Balance Sheet and Income Statement**

This item was not discussed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Brown: Rick?

Mr. Brown: Just one thing. You should have in your packets, copies of proposals for holiday lights for next year from two companies; Holiday Lightscapes, which is our present vendor and Merry & Bright, which is a local new vendor. I don't need a decision now, but at our workshop, we need to come up with a decision whether we stay with our present vendor or go with a new vendor. One of the biggest problems we've had with holiday lights is if it gets moisture or it rains, they all go out. How many times have you driven in the main entrance and none of them are on? This happens because the ground fault indicators sense moisture and they click off. The new company that I've talked to has what he calls '*coax waterproof connecting cables*,' which should alleviate that problem unless it's a major downpour. We're spending about \$15,000 a year for those holiday lights. There's a couple of other things that I'd like to do for next year, but that's going to increase it by about another \$3,000 to \$4,000. I'm getting to a point where what's the right number? What do we want them to look like? How much are we willing to spend? So, that's one of the things that I'd like to have us discuss at the workshop. If we decide to go with the local vendor, I need to give him the go-ahead by mid-March. I will say, the holiday lights are a wonderful example of the working relationship between the CDD and the BCA. The BCA contributes \$4,000 out of their budget to defray the \$15,000 for the holiday lights. For the CDD, your assessment is covering \$11,000. When you think back, remember I

said earlier, we were spending \$10,000 a year to the Sheriff's office to ticket speeders, but they never did, so we stopped that. That \$10,000 is now going towards the holiday lights. It's basically budget neutral except for \$1,000. A lot of people have said that we live in a beautiful community, so why don't we show what a beautiful community looks like when you come in during the holiday season. We added the two Oak trees on either side of the main entrance this year and it set off the Queen Palms, the tall palms and the garland around the walls. As you drive down, the first island you come to right after the flagpole, there's an Oak tree in the island and another Oak tree in the island. If you look on the sidewalk, there's an Oak tree and another Oak tree. So, one of the things that I've asked both companies to quote on, is to wrap the trunks and put icicles in those two Oak trees on the sidewalk, creating a canopy over the second island as you're coming in. It's about \$3,000. So, again, it comes to the point of how much do you want to spend? What do you want it to look like? It's somewhat of a delicate balance because I don't want to spend a lot of money, especially if we're looking at whether we have enough money in our roadways and the lake bank as everything is going up. The security company wants more money, the pool maintenance people want more money. That's the way it is, so what's the value added and does that really enhance the residents or not?

Ms. Witcher: Can I ask you a question on this Merry & Bright? Did they give you any references as to other communities they've done that we could talk to?

Mr. Brown: I haven't gotten that far with them. I just found them. He's done a number of homes in Baytree.

Ms. Witcher: I just wanted a scale. Maybe we could talk to their HOAs or whatever and see their responses.

Mr. Brown: The lighting company that we use now is out of Boynton Beach. So, if something goes wrong, they have to come up. I looked at his recent proposal that I got this afternoon and the address is now Satellite Beach, which is totally different. I want to check with the holiday lighting guy, the one we're using now to see if he is using the coax waterproof connecting cables. Because right now his lights are connected just like my lights on the outside. One plug goes into the other and you wrap it with electric tape and pray.

Ms. Witcher: See if they already moved up to Satellite Beach.

Mr. Brown: That's what I want to find out.

Ms. Hill: Are these proposals in front of us both for next year?

Mr. Brown: Yes. They would end up being a three-year contract because they give us a discount if we sign up for three years.

Mr. Mills: Carolyn, Merry & Bright did my neighbor's house. I went to see him and told him the issues we were having. Theirs never went off the whole time. I asked him and Merry & Bright does a lot of the Viera celebrations.

Ms. Witcher: It would be nice to know if he's done a whole entrance rather than just someone's house.

Mr. Brown: I will say that the company we are using now, if anybody's been to Universal and Disney World over the last holiday season, did the lighting for all that. He goes seven days a week from August 8<sup>th</sup> to December 10<sup>th</sup>.

Mr. Mills: They all do.

Mr. Brown: He's got a lot of business and we think \$15,000 is a lot of money, but when you compare it to a million lights in Orlando, where are you going to go first. Whereas the other guy, Merry & Bright, is relatively new. He may not have a lot of larger facilities or communities, but he's local. Now maybe the other guy is local.

Ms. Witcher: Does he have the stuff on hand because you know how it is trying to buy anything?

Mr. Brown: The new guy has said that he needs to know by mid-March because he's having issues ordering stuff. He says if I wait until April or May, I may not get the stuff.

Mr. Mills: Richard, do you have anything?

Mr. Brown: That's all I have.

Mr. Bosseler: No.

Mr. Mills: Carolyn?

Ms. Witcher: No.

Mr. Mills: Janice?

Ms. Hill: No. I'm good.

Mr. Mills: I do, as always.

Mr. Pawelczyk: Can I raise a question on what Rick just said? Your next meeting is not until April?

Mr. Brown: Right.

Mr. Pawelczyk: .So, you can't approve anything until April unless you do it tonight. Usually, as you know, we'll do an agreement with whoever we have that does this service. So, if you want to approve an amount-to-exceed for approval purposes, at least have that top number. You're going to discuss it again at the workshop without taking any action. At least you'll have that approval there. You can spend up to \$20,000 for a contract, assuming you're getting \$4,000 from your BCA.

Mr. Brown: It's already in their budget.

Mr. Pawelczyk: That would allow us, as soon as you accept a final or see a final proposal at the workshop, Jason could basically say, "*Mike, prepare the agreement,*" and you'll get it signed. Just a thought.

Ms. Witcher: I have a question. This one says \$14,000 and the new one says \$19,000?

Mr. Showe: Well, we received a revised proposal from Holiday Lightscares as I was driving over here. I couldn't print that one out, but it's about a \$100 less than Merry & Bright.

Mr. Brown: Right.

Mr. Showe: If you compare the two, there's an additional area on Merry & Bright's proposal that's not included in your handout for Holiday Lightscares. That was the addition. With apples-to-apples, it's about \$100 cheaper with Holiday Lightscares.

Mr. Brown: If we go with just what we have this year and do nothing for next year, just repeat this year, Merry & Bright is about \$1,000 more for the coax cable primarily.

Ms. Witcher: So, are you going to ask Holiday Lightscares about the coaxial cable?

Mr. Brown: Exactly. There are two questions. Do you want to spend the extra money, which is about \$4,000 or do you just want to repeat what you've got this year and then decide whether we stay with the present company or go with a new company? That's basically the two issues. Then we can discuss it at the workshop.

Ms. Witcher: No, we need to do it.

Mr. Pawelczyk: The reason I brought it up was I was thinking a motion authorizing the CDD to enter into an agreement with a vendor to provide holiday lighting services in an amount not-to-exceed \$20,000, which shall not be entered into until after the workshop and subject to the approval of Supervisor Brown.

On MOTION by Ms. Witcher seconded by Mr. Bosseler with all in favor entering into an agreement with a vendor to provide holiday lighting services in an amount not-to-exceed \$20,000, which shall not be entered into until after the workshop and subject to the approval of Supervisor Brown was approved.

Mr. Pawelczyk: After the workshop, Rick can take all of your recommendations and make a decision. If he doesn't take your recommendations, I guess you can yell at him.

Ms. Hill: We are not committed to the \$20,000.

Mr. Pawelczyk: It is a not-to-exceed \$20,000.

Mr. Brown: Jason, the first question that comes up at the workshop is if we decide to do this, where are we going to pull an additional \$4,000 from?

Mr. Showe: I'm not going to say anything.

Ms. Witcher: When you do the workshop, the only thing that I look at, says that something's going up higher than it was last year.

Mr. Brown: Everything's going up.

Ms. Witcher: So, I'm reluctant to add something more to it.

Mr. Brown: That's fine.

Ms. Witcher: Until we see what happens a year from now. Inflation is not good.

Mr. Brown: No. I guess it just comes to a point, what do you want the main entrance to look like. That's all. If everybody is fine with the main entrance the way it looks now, just repeat it.

Ms. Witcher: It would only be for a year until we decide how the inflation's going in our next budget.

Ms. Hill: I thought it was quite beautiful.

Ms. Witcher: It was beautiful.

Ms. Hill: It's so much better than it used to be. Oh, my goodness.

Mr. Brown: I think the two Oak trees just added something.

Ms. Hill: It's definitely an improvement and the BCA's help is definitely appreciated.

Mr. Mills: Maybe you can give us \$10,000 this year.

Mr. Eksten: We have an agenda for some additional things, but we'll always consider helping the CDD when we can.

Mr. Mills: You and I need to have a talk.

Ms. Witcher: Do we know when the concrete guys are coming back?

Mr. Showe: We don't at this point.

Mr. Scheerer: Not at this point, no.

Ms. Witcher: Would you let me know when he's coming?

Mr. Showe: We can let you know when we get a schedule. I will tell you that what happens with him is he's doing so much big work and our work is relatively small. What happens is he will contact us and say, "*Hey, Jason, I'm out here and I'm doing it now.*" If that. Sometimes we just show up and the work's done. We will do our best.

Mr. Mills: I have some loose ends about that, that I would like to bring up that William was supposed to do and apparently has not gotten done. Did we get another price on the pickleball? We've only gotten one quote.

Mr. Showe: There's a vendor that has called me three times. The guy got sick. I expect it by the workshop.

Mr. Mills: William was going to get us a price on doing the complete bathhouse dividers.

Mr. Scheerer: The restroom partitions?

Mr. Mills: Yes.

Mr. Showe: Alan touched on that. We did make some adjustments. I think they're much better, but we're going to try to make what we have work.

Mr. Bosseler: It works. The locks work.

Mr. Showe: Yeah. We made some adjustments.

Mr. Scheerer: I will get a price.

Mr. Scheerer: Alan has done more in one week than somebody else did in one year. Thank you, Alan.

Mr. Scheerer: You're welcome, sir

Mr. Mills: For the pool deck, was he getting a price on resurfacing?

Mr. Scheerer: We are on that. It's on our radar.

Mr. Mills: At the last meeting, we talked about meeting with St. John's to discuss some of the situations that we ran into. My idea was that we sit down with them. Do we want to go ahead and do that or do we not want to do that?

Ms. Witcher: Is it opening a can of worms? You know how St. Johns is.

Mr. Mills: That's my opinion.

Mr. Showe: Yes. That's the reality of it.

Ms. Witcher: You're opening a can of worms.

Mr. Scheerer: Be careful what you do with the Water Management District.

Ms. Hill: If they were looking over your shoulder, what are they going to do?

Mr. Mills: I brought that up at the December meeting and it seemed that we were going to have a meeting.

Ms. Witcher: I don't want a meeting.

Mr. Scheerer: Since I wasn't here, what was the issue?

Mr. Mills: We had a resident across the lake, again, our fabulous Crystal Lake, who invaded the preserve area to cut down a huge maple tree. Then, there was dead vegetation. She wanted to know who is liable for that. Mike in his wisdom says, "*The arsonist.*" She was afraid that lightning would hit it and catch on fire. Would we be the ones responsible? The answer to that question is no.

Mr. Showe: We're not responsible for lightning.

Mr. Mills: Anyhow, there's further vegetation that this person has cut back into the preserve. So, Mike sent us a document on the boundaries.

Mr. Pawelczyk: Correct. Which aren't clearly defined. It was from the Property Appraiser.

Mr. Mills: I have not heard a word from the person across the lake. I don't know if William talked to that individual or not.

Mr. Scheerer: I'll look at that on Monday.

Mr. Mills: Anyhow, I don't want to disturb anything. I prefer that we don't have a meeting with St. John's because I think you're right, it's going to open a can of worms.

Mr. Scheerer: They usually will come out and start looking at a lot more than what you want them to look at.

Mr. Mills: That's exactly what I said.

Mr. Scheerer: There's a wetland conservation there and in perpetuity, you typically have the responsibility for maintenance and if nothing's been done...

Mr. Mills: Yup.

Mr. Pawelczyk: Frankly, we're not sure if the area is actually in the conservation easement or it's part of a lake tract.

Mr. Showe: Right. Without the survey...

Mr. Pawelczyk: Without a survey, you can't tell where this line is. So, we don't really know where that tree or vegetation is exactly.

Resident (Art Breitner, Kingswood): I want to reiterate what everyone else is saying. Maybe 17 years ago when I was on this CDD Board, St. John's came out and it turned out to be a nightmare. They were all over everything, absolutely everything, finding every little fault that they could find.

Ms. Witcher: Maybe you should talk a little bit about St. John's because many people don't know what it is.

Mr. Showe: They are the Water Management District. In essence, they regulate everything dealing with that. If they're brought in, they have a pretty broad scope.

Ms. Hill: Or even when we did the pavilion, we had a plan for one thing and then they came out and required more.

Mr. Showe: On top of that, the county changed the plan multiple times as well.

Mr. Mills: There was a mat that was supposed to be ordered for the ladies room.

Mr. Scheerer: Done.

Mr. Mills: I'm just going by what was in the minutes.

Mr. Showe: There's actually one in the men's room too.

Mr. Mills: No fishing signs?

Mr. Scheerer: Not yet. I do need to get a count of those. I'll do that on Monday. In the meantime, I can order a half a dozen of them.

Resident (Not Identified): I have a neighbor who has adult children that fish in our pond. At one time, I asked either the BCA or you guys to write a letter to them. They come in there, not every week, but they occasionally come in and catch some fish. They throw them back, but they are usually dead by the time they throw them back. Who do I notify?

Mr. Mills: You should notify Jason.

Mr. Showe: Ultimately, the Sheriff's Office would enforce the trespassing.

Resident (Not Identified): I'm not going to call the Sheriff on them.

Mr. Mills: Could we called the guards and let the guards call the Sheriff?

Mr. Showe: You certainly could.



Resident (Not Identified): They are standing in my backyard. The only one who can see them is me.

Mr. Mills: You have neighbors that will see them.

Resident (Not Identified): The question is, are you going to put a sign on my pond?

Mr. Mills: Yes.

Mr. Scheerer: Mel said yes. We can put one right behind your house.

Mr. Mills: They need to be on every lake that we own.

Ms. Hill: We don't care about fishing, but what you get is people throwing them back and you've got dead fish.

Mr. Showe: It's trespassing. It could be potentially dangerous. There's wildlife there.

Resident (Not Identified): Are you allowed to go fishing?

Mr. Scheerer: No, not here.

Mr. Mills: I came in the back gate the other day and right at the no fishing sign, there were two people standing and fishing.

Resident (Not Identified): I guess my question is, if you saw two people fishing and there is sign already there, are the signs really effective? I feel there are a lot of signs.

Ms. Witcher: That's okay. I would allow one to be in my backyard. I don't mind.

Mr. Pawelczyk: If you don't have the signs there you can't deal with them.

Mr. Scheerer: You can't trespass them or anything.

Resident (Not Identified): Maybe we can put one in the front.

Ms. Hall: Can't you put one that says, "Alligators?"

Ms. Witcher: How about snakes?

Mr. Mills: Okay. I want to let everyone know on the big monument, all of the letters have come off. They should be starting on the stone this week.

Ms. Witcher: Oh, okay.

Ms. Hill: Thank you.

Mr. Mills: That should be done.

Mr. Showe: Then the letters will be put back up.

Mr. Mills: The pad by the mailbox on Bradwick as you turn left, don't tell me that was done?

Mr. Scheerer: I'm not saying a word.

Mr. Showe: No. It's the same one we were talking with Carolyn about.

Mr. Scheerer: Since Mel is in the position to be right, I just received a text from Bill. The flooring wasn't prepared today, so I guess it is going to be on Friday. Thank you, Mr. Mills.

Mr. Mills: I haven't seen the preserve area. Have they trimmed it back?

Mr. Scheerer: I don't think they're done. That was one of the conversations I had with Mike on Monday. We will continue that. He was starting in the back, in Southpointe, I believe. This is what he indicated to us a couple of weeks ago. I talked to him about some of the debris that's been left in the areas where they cut. I am meeting with him again on Monday. It's not our normal meet day, but we are going to review that area in Southpointe and Chatsworth.

Mr. Mills: They need to prune that back. The more we get them to prune it back, the less money we'll have to spend in the future to keep it under control.

Mr. Scheerer: Right.

Mr. Mills: Because this is going to cost a bunch to get this done.

Mr. Scheerer: Understood.

Ms. Witcher: Do you have it in your budget to do it?

Mr. Mills: Yes.

Ms. Witcher: Okay. Is that going to deplete your budget?

Mr. Mills: My budget is going to be blown strictly on this probably.

Ms. Witcher: So that will be done by?

Mr. Mills: I have no clue.

Ms. Witcher: This year or next year?

Mr. Mills: Hopefully, this year if they get enough employees.

Mr. Scheerer: It had better be done in the next few months. We are going to need to get most of this work done. My recommendation is before we get into the season. Because once we get into season and they're back to mowing weekly and all the other stuff, some of these special projects are going to go by the wayside.

Ms. Witcher: Up until this last week, they have been mowing weekly because the grass is still growing.

Mr. Scheerer: You've got the only grass that I know that is growing right now. None of my other properties have that.

Ms. Witcher: Well, not the last week because of the freeze.

**NINTH ORDER OF BUSINESS**

**Public Comment Period**

Mr. Mills: Are there any audience comments? Artie.

Resident (Art Breitner, Kingswood): Two questions. Does Baytree own the streetlights in front of our house? Are they responsible for the maintenance of those?

Mr. Mills: Florida Power & Light (FPL) is responsible.

Resident (Art Breitner, Kingswood): Okay. I have one in front of my house. I don't know whether it's from the weed whacker, but on the bottom, the pole has been cut about 25% around. A column or something needs to be put in. So, how do we take care of that?

Ms. Witcher: FPL.

Mr. Showe: We can reach out to them. What is your address?

Resident (Art Breitner, Kingswood): 8042.

Mr. Showe: Thank you. We'll put it in a request.

Resident (Art Breitner, Kingswood): Okay.

Mr. Brown: You might hear back in six months.

Resident (Art Breitner, Kingswood): We have a lot of poles that have 25% cut around it.

Mr. Mills: We might want to have them come out and evaluate the entire area.

Mr. Showe: Okay. I'll put the request in.

Resident (Art Breitner, Kingswood): If I go out there, it's only about 45% or maybe 30%, but if you push on the pole, it will start to move.

Ms. Witcher: It's a safety issue.

Resident (Art Breitner, Kingswood): That's exactly what that is. I was out walking the dog last night about a week ago. It was really late. One of the residents on Kingswood mentioned to me and I verified it was true that as you come into Baytree, the Kingswood letters were out.

Mr. Scheerer: Yeah.

Resident (Art Breitner, Kingswood): Oh, you know about that.

Mr. Scheerer: Yeah. It's a photocell. We'll handle that.

Mr. Brown: Okay, I just want to make sure of that. We are aware of it.

Resident (Art Breitner, Kingswood): Okay. That's it.

Mr. Scheerer: I'm sorry that I didn't report that earlier. My apologies.

Resident (Not Identified): I have a quick question. Is there a mechanism in place for a resident if they see safety issue to bring up to either you or whoever is in charge?

Mr. Mills: Yes. Either me or Jason.

Mr. Showe: Or Alan. We take safety issues very seriously.

Ms. Witcher: Alan's going to be here every Monday.

Resident (Not Identified): There is a stop sign that is moving in the wind. The brackets are lowered so far over two inches from the stop zone. This has been going on for a couple of years and upset a couple of people.

Mr. Scheerer: Where is it?

Resident (Not Identified): Balmoral and Old Tramway Drive. I have a picture. The sign has actually been blown off in the past and it was reinstalled with two 5/16 zip screws. If a three-inch bolt few off, what does that 5/16 zip screw going to do in a 70 to 80-mile an hour wind?

Mr. Showe: We got it.

Mr. Mill: Alan, Justin is replacing all of the screws on all of the stop signs with stainless steel.

Mr. Scheerer: Okay. So, we just need to make sure that Justin gets this probably right away. It sounds like it's more of a safety concern.

Ms. Hill: Speaking of which, when we held our workshop, we were talking about replacing the bolts on the tables that are rusty.

Mr. Showe: Yup. They're coming out I believe in the next week or so. We've got GMS maintenance crews coming out there to replace all of those.

Ms. Witcher: That's the picnic table and the pavilion.

Mr. Showe: Yeah, we've got that lined up.

Resident (Not Identified): While we're talking about signs, I agree, the hump signs are horrible. Are we going to ever get the black signs to match because right now we've got the stainless steel?

Mr. Showe: I think they were replaced this weekend, I believe. We will have to double check.

Resident (Not Identified): The one on Kingswood are still silver.

Mr. Showe: We will double check.

Resident (Not Identified): I thought that you talked about getting nice looking signs to make those signs look a little bit better.

Mr. Showe: I will double check. I know that they were ordered.

Resident (Not Identified): Okay. I don't think they got installed.

Mr. Showe: We will check.

Resident (Not Identified): At least you know about them.

Mr. Mills: Alan, also on Monday, I mentioned to you about the boots around the stop signs.

Mr. Scheerer: Yup.

Mr. Mills: Justin told me probably six. You might want to make sure there's not more.

Mr. Scheerer: Okay. We'll double-check because I spoke with Fausnight before the meeting after talking with you. Jason found the work authorization that was approved for the installation of the three-way stops. So, I sent that over to BJ, my contact at Fausnight, and they're going to order six sets. If we need more, I know who to get them from.

Mr. Mills: Okay. Very good.

Ms. Witcher: Are you going to be at the back gate about 10:00 a.m. on Mondays?

Mr. Scheerer: We will be back there, yes ma'am.

Ms. Witcher: Okay. If you need to contact him on Monday, he is going to be over there.

Resident (Not Identified): Just email Jason.

Ms. Hill: We do both.

Resident (Not Identified): Jason is unbelievable. Honest to goodness.

Ms. Witcher: I know that they are there on Mondays.

Mr. Mills: How many communities do you have, Jason?

Mr. Showe: Approximately 15 right now.

Mr. Scheerer: I have 20.

Mr. Showe: Any there any other audience comments? Before we adjourn, I will remind everyone that March 8<sup>th</sup> is the workshop and April 6<sup>th</sup> is the next meeting.

Ms. Witcher: You all are welcome to come to the workshop.

Mr. Showe: The March 8<sup>th</sup> workshop is at 10:00 a.m. We do those in the morning. For those that have never gone to a workshop, it's intended to be a working group of the Board. They

can't make any decisions. It's just a chance for them to discuss items that might come up on future agendas, so that when we get to those agendas, the meetings run a little more efficiently.

Ms. Witcher: We are not allowed to talk to each other outside of this venue.

Mr. Pawelczyk: Regarding work.

Resident (Not Identified): You don't want opinions from the audience at workshops. Am I correct?

Mr. Mills: Normally not.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman