

MINUTES OF MEETING
TISON'S LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tison's Landing Community Development District was held Thursday, January 5, 2017 at 11:00 a.m. at England-Thims & Miller, 14775 Old St. Augustine Road, Jacksonville, FL 32258

Present and constituting a quorum were:

Doug Maier	Chairman
Fitch King	Vice-Chairman
Dan Plourde	Assistant Secretary
Carman Pagano	Assistant Secretary
Wade Nasset	Assistant Secretary

Also present were:

Dave deNagy	District Manager
Gerald Knight	District Counsel
Brian Stephens	Riverside Management
Emma Dobrie	Riverside Management Services
Daniel Laughlin	GMS
1 Resident	

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 11:00a.m..

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed

THIRD ORDER OF BUSINESS

Affidavits of Publication

Mr. deNagy stated this is in your agenda package. It noticed today's public hearing we are having regarding policy changes.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Oath of Office of Newly Elected Supervisors

Mr. deNagy stated Dan Plourde and Carman Pagano ran for Seats 3 and 1 unopposed in the November 2016 general elections. I administered the Oath of Office to Dan and Carman just prior to the meeting. I do want to ask if you would like to accept or waive compensation as a board member. You are allowed \$200 per meeting up to \$4,800 per year.

Mr. Pagano waived compensation.

Mr. Plourde waived compensation.

B. Consideration of Resolution 2017-03, Election of Officers

Mr. deNagy stated the current slate of officers has Doug Maier as Chair and Fitch King as Vice Chair. Dan Plourde, Carman Pagano, and Wade Nessel all serve as Assistant Secretaries. I serve as Secretary/Treasurer as well as Jim Perry in our office who serves as Assistant Secretary and Assistant Treasurer. Also from GMS, Jim Oliver and Patti Powers serve in the position of Assistant Treasurer. The GMS people serve as officers to sign checks and initiate contracts. Does anyone want to make a change to the slate of officers?

On MOTION by Mr. Pagano seconded by Mr. Plourde with all in favor Resolution 2017-03, Election of Officers was approved, and the current slate of officers will remain the same.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the October 26, 2016 Meeting

Mr. deNagy stated a copy of the minutes is in your agenda package. Are there any revisions to the minutes? Note that on Page 1, Gerald Knight is District Counsel (not Council).

On MOTION by Mr. King seconded by Mr. Maier with all in favor the Minutes of the October 26, 2016 meeting were approved as corrected.

SIXTH ORDER OF BUSINESS

Public Hearing Regarding Non-Resident Fee and Policy Changes

On MOTION by Mr. Maier seconded by Mr. Pagano with all in favor the Public Hearing is Open.

A. Discussion of Amenity Center Policies

Mr. deNagy stated under Section VI in your agenda packet, behind Tab A is a copy of the policies, and behind Tab B is a copy of the resolution. Tab B shows the changes that are suggested in the Resolution in Section 2. The first change has to do with the non-resident fee. The non-resident fee is currently \$1,250 for an annual membership in the District. That would provide a non-resident all the rights of an assessment-paying resident of Tison's Landing. It has been suggested we change the rate to \$1,800. Typically the fee is tied to where assessment levels are in the District. On the high end we have \$1,725.12 that are paid by residents, and the low end is \$1,196.28. I think \$1,800 is a reasonable rate given the high rate is \$1,725. Obviously at \$1,250, the non-resident is paying less than what someone is paying is CDD assessments. I think we have about 10 non-residents now. I will open it up for discussion. The Public Hearing notice was to change the fee to \$1,800. We can change it to \$1,800 or less. We can't go higher because of the noticing, but if you want to make it something less than \$1,800, we can do that.

Mr. Maier stated so right now we have 10. So it is an extra \$12,000 a year because of those. We will probably lose 50 percent if we go up to \$1,800?

Mr. Dobrie responded roughly, yes.

Mr. Maier stated the community is getting bigger, so do we really want to encourage more outside members? I would think on a busy Saturday, Sunday, or holiday weekend the place is going to be packed. I think it should be more directed toward the residents.

Mr. King stated for the residents that pay \$1,700 plus every year.

Mr. Pagano stated I can't see someone outside my neighborhood paying less than I do to get the same services that I do.

Several board members stated their agreement.

Mr. Knight stated I think it is in the range of where you can have the non-resident fee.

Mr. Maier asked Mr. deNagy is this is consistent with the other Districts that you manage?

Mr. deNagy responded it is. This would fall in line with what we do at our other Districts.

Mr. Plourde stated with this latest bond issue our assessments did go up. I don't think they have had an increase since day 1. Has the \$1,200 been increased since the start of this development?

Mr. deNagy responded no.

Mr. Plourde stated all the neighbors have been getting assessment increases, and the non-residents have not. They need to catch up.

Resident Dan Beatty stated I agree wholeheartedly with what the observation is. I am fine with it.

Mr. deNagy asked are there any other questions on the non-resident fee? Is everyone comfortable with \$1,800?

All board members agreed.

Mr. deNagy stated the second part of this public hearing has to do with the general swimming pool policy. It has to do with the language regarding loud, profane, or abusive language. The suggested change is "loud, profane, explicit, or abusive language or music as reasonably determined by the Amenity Manager or his or her designee, is prohibited." I think it gives more "oomph" to the policy. I will open it up for discussion.

Mr. Maier stated some people are unruly and abusive, and we can't tolerate that as a community.

Mr. deNagy stated it gives Emma more authority to take whatever action is necessary as the Amenity Manager. I think you have always had that, but this puts it in black and white.

Ms. Dobrie stated this backs up what I have been doing just a little more.

Mr. Maier asked how do we notify the residents of these changes? Do we send out something or is it on our website?

Mr. deNagy responded this was all noticed with the language changes in the community newspaper. Depending on what the board does with the Resolution, we will update the policies and post it on the website.

Mr. Plourde asked do these also get posted on the bulletin board by the gym?

Ms. Dobrie responded these will, yes.

Mr. deNagy stated I think if we post specifically the changes we are talking about today so everyone is aware of what happened, that would be good. This is very similar to other Districts.

Mr. Plourde stated so no one can say you changed this policy because of my party, we are changing it because that is what the standard is for other Districts?

Mr. deNagy responded absolutely.

Resident Mr. Beatty stated he agreed.

On MOTION by Mr. King seconded by Mr. Pagano with all in favor the Public Hearing is Closed.

B. Resolution 2017-04

Mr. deNagy stated that is included in your agenda package.

On MOTION by Mr. Plourde seconded by Mr. Pagano with all in favor Resolution 2017-04 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals

A. Security Cameras

Mr. deNagy stated Dan Plourde and I were talking a little before the meeting about these. As you know, we have about \$200,000 in new money that we took out when we refinanced the bonds here at the District. We have about \$187,000 left of that. There will be another \$17,000 that will be posted to the financials for the pool upgrades. That will leave us about \$160,000. These two items obviously can be paid for with the new money that was given the District as part of the refinancing. I will turn it over to Brian. He has proposals for the security cameras.

Mr. Stephens stated in your packet are two proposals – one from Atlantic Companies, and one from Kentronics.

Supervisor Wade Nasset joined the meeting at this time.

Mr. Stephens stated both proposals are very similar. Both are for 12 cameras in the exact same locations. The Kentronics proposal does include a new 20" monitor as well as they are utilizing Cat 6 cable as opposed to the Atlantic Companies who are using Cat 5. The Cat 6 cable is a benefit further down the road. There is a price difference of just over \$2,000 with Kentronics being a little cheaper.

Mr. Plourde asked about a warranty.

Mr. Stephens responded the Kentronics devices are all warranted for one year for parts and labor. It will cover defective workmanship and materials. The Atlantic Companies warranty was the same, but I don't see it on the proposal. The camera quality is the same. Kentronics is a 3.2 mega pixel as opposed to Atlantic is a 3.0.

Mr. Pagano asked Mr. Stephens do you have a preference.

Mr. Stephens responded my recommendation would be the Kentronics.

Mr. Plourde stated I have seen Kentronics on the Navy Base, and usually to get a government Navy contract, you have to have a QA, you have to have insurance, standards are pretty tough to even get on there. I have only seen Kentronics. I haven't seen the other company.

Mr. Stephens stated Kentronics does a lot of DOD work as well as municipality work.

Mr. Knight stated we have what we call a small project agreement that we use for vendors like this that has all the insurance requirements. If you approve, we will do a small project agreement with them. The proposal would be an attachment to the agreement for the Scope of Work.

There was discussion of a not-to-exceed amount, and the board decided to allow a NTE amount of \$10,000.

On MOTION by Mr. Pagano seconded by Mr. King with all in favor the Kentronics bid for security cameras NTE \$10,000 was approved.

B. Fencing at Amenity Center

Mr. Stephens stated there are three proposals in the agenda package that are separated out into sections. The proposal for \$14,870 is for both sides of the patio. We are tax exempt, so that would be \$13,918. We have a proposal for \$6,729.75, which is for the pedestrian gate as well as short pieces on either side of that. That will be a heavier duty gate. It includes disconnecting all of the electrical system for the access cards as well as reinstallation of such. The last proposal is for \$23,566.35. That is for 420 linear feet of 8' tall aluminum fence to go around both kids pool and the adult pool.

Mr. Maier stated I don't know about 8' tall fencing. It is not a prison yard.

Mr. Plourde stated no, but at 6', they can easily jump it.

Mr. Maier stated I think 8' will look really bad. I have never seen an amenity complex with an 8' fence around it. I think an 8' fence is too tall. With 6', you can still get in, but I think you are going to get a lot of complaints if you put in an 8' fence. I would say 6', I wouldn't go any higher than 6' fence.

Mr. Plourde stated I would go higher than 6'.

Mr. Pagano stated I think you need higher than 6 for what is going on down there.

Mr. Nessel stated I think a 6' would be too easy to jump as well, especially if we don't have any ornamental stuff on top of it.

Mr. Maier stated what if you did a 6' with spears on top?

Mr. Plourde stated other communities have that.

Mr. Maier asked do you have any other pool complexes that you manage that have an 8' fence around it?

Mr. Stephens responded yes, I have one at Eagle Harbor.

Mr. Nessel asked what is there right now?

Mr. Plourde stated 4', and they have been jumping it all summer. There has been damage and mischief there. People that don't belong can easily get in.

There was some discussion about doing landscaping on either side.

Mr. Stephens stated that would probably be a \$10,000 to \$12,000 cost to landscape both sides. You can do a 7' fence, but the price difference is very nominal. He will still have the same number of sections but just less scrap. Maybe we can do a model and have him bring out a 7' and an 8' section. This is a big item and not an insignificant price. It could visually create some challenges for the board with the residents if they don't like it. We can have the contractor bring out two sample fences and physically look at it.

Mr. Maier asked can you arrange a meeting that staff can set up, and the board can go out there and view it on that particular day. Just notify is by email. We can make a decision at that time.

Mr. deNagy stated if the board is going to get together, more than one board member, we need to publish a notice.

Mr. Maier stated can we have staff put up the two pieces, and we go up there independently and look at them?

Mr. deNagy responded yes.

The board members wanted to view the sections of fence independently to save the publishing costs.

Mr. Knight stated this board would have to come back and approve the contract next meeting.

Mr. Maier asked can we set it where we can give the staff direction?

Mr. Knight stated after each of you look at it, call Dave and tell him which one you want.

Mr. Maier stated it is an item we would like to get fixed as early as possible.

Mr. King asked what is the worst case cost?

Mr. Stephens stated the total of these \$44,214.10, and that is all three proposals combined.

Mr. Maier stated we could have staff move forward with a contract based upon our input up to \$50,000.

Mr. Plourde stated if we do \$50,000 for the fence, \$10,000 for the security cameras, and another \$40,000 for the pool stuff going on, we are down to \$100,000. How much are we reducing the \$100,000 for the gym?

Mr. deNagy responded we had estimated I think \$75,000 to expand the fitness room and to replace all the fitness equipment another \$17,000. Another \$4,000 is for the carpet. It is all pretty much going to be spent. We won't have any money left for resurfacing the tennis courts, the basketball courts, or installing the ADA lift.

Mr. Pagano stated I think we wanted to level out and do something to the soccer field too.

Mr. Plourde stated with that said, would that be a different subject, the soccer field?

Mr. deNagy responded yes, we can finish up on the fence here. We can talk about the money and how that all – prioritizing items. We do have in our General Fund budget this year capital outlay of \$44,000, so you do have another \$44,000 and another \$40,000 for reserves that we will be setting aside as savings. We don't want to touch the \$40,000, but the \$44,000 we can use if needed.

Mr. Nasset asked do you know the price difference if we do choose a shorter section like a 6' instead of 8'?

Mr. Stephens responded he did not give me a price on a 6'. He said the price difference is very nominal. Do you want to see models of 6' and 8' or 7' and 8'?

The board members responded 7' and 8'.

On MOTION by Mr. Maier seconded by Mr. King with all in favor The Gate Store fencing proposal NTE \$50,000 was approved with staff authorized to proceed with agreement subject to board's physical review of 7' and 8' fence sections.

Mr. Stephens stated the front gate and both sides of the patio will be 8' high.

Mr. Knight stated all three proposals will be put under the small project agreement.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Plourde stated I wanted to discuss the soccer field maintenance. I requested at last meeting the contract with I-9, and Brian was telling us the repair right now is almost \$15,000 if we were to make a repair on that. According to the contract that we have with I-9, they are responsible every year to make repairs or fund repairs. Have they ever in the past done anything?

Mr. Stephens responded not to my knowledge. They have brought in some dirt in some of the low areas.

Mr. Plourde stated it might behoove us to make them pay for damages to the field.

Mr. Maier stated let's request it. If they refuse?

Mr. Plourde stated we can call the contract on them. I am not looking to kick them out, but I am also not looking to foot the bill for them to run a program either.

Mr. Pagano stated I-9 is only there for a certain amount of weekends. Children use that soccer field others days and times. One of the families that tends to use it a lot talked to me about it, and he is concerned that some of those holes and depressions will cause someone to twist an ankle, and then we have other issues.

Mr. Maier stated I think it is part of our responsibility of maintenance over the years. We haven't been taking care of the field, and we need to take care of it.

Mr. deNagy stated why don't we have Lawnboy take a look and give us their thoughts on what needs to be done.

Mr. Plourde stated we had a movie night out there, and there are ant hills all over the place.

Mr. Maier stated we need to hold those two companies accountable for maintaining those properties.

Mr. Stephens stated we treat ant mounds weekly too.

Mr. Pagano stated a resident approached me about lights at the bus stop. With the time change, it is very dark at that bus stop. I don't know if that is a JEA thing or if it is something we would look into.

Mr. deNagy stated I can check with Preston to see.

Mr. Stephens will contact JEA about adding additional lighting at main street and amenity center entrance.

Mr. Plourde stated at the last meeting, Mr. Pagano brought up another concern with alcohol at the community center. Has there been any information on that?

Mr. deNagy stated I touched based with Gerry's firm, and between myself and Michael, neither of us have any Districts that have alcohol served outside the scope of what is required in the Amenities policies. If somebody wants alcohol at a party, they need to have insurance. They have to petition the board to serve alcohol. One thing we can do if people are interested in having alcohol, it does need board approval, perhaps we can authorize one of the board members to give that approval between meetings so they are not held up waiting for a board meeting to get approval for use of alcohol at a party.

Mr. Plourde stated I know the social community was trying to get a wine and tasting night at the community center for the adults. With something like that, you would need some type of approval. Can we do a paint night where you bring you own bottle of beer or wine where it is not a party, but yet it is a gathering of adults?

Mr. deNagy stated in the case of a wine tasting, you would want to get somebody who is licensed to go ahead and serve, and I don't think that would require board action, but in the case where people are bringing alcohol, I am not sure. Typically we have parties that people request to serve alcohol.

Mr. Plourde stated I don't think it has ever been abused. If we have paint night, would it be something that they could bring their own alcohol?

Mr. deNagy responded I would say not under the policies. We don't allow alcohol. How we could allow it, I am not sure. I know we have cases where there are wine tastings. I have a District that is licensed to serve alcohol because they have a restaurant. We don't have a license to serve alcohol.

Mr. Plourde asked can we set up a wine and cheese tasting?

Mr. Knight stated the Amenity Center can be used for that kind of function. Are you talking about the CDD sponsoring such an event?

Mr. Plourde responded no, not sponsoring, the use of the Amenity Center.

Mr. Knight stated to allow it to be used for that purpose.

Mr. Plourde responded right.

Mr. deNagy stated the vendor that is coming in would have to show proof of insurance and add the District as additional insured.

Mr. Maier stated we are talking about the residents.

Mr. deNagy stated that is different.

Mr. Maier stated can we do it on a case-by-case basis.

Mr. Knight stated you wouldn't want to have that come before the board every time.

Mr. Maier stated we could have one board member do the approval.

Mr. Knight stated yes, you could do that or a staff person or amenity center manager to make that decision. There would have to be some guidelines in place.

Mr. Pagano stated I would prefer to take them out of that decision because then somebody is going to have a party and want to have alcohol, I would rather have one of the board members do it.

Mr. Knight stated there should be some criteria or guidelines for that in the rules that would govern that situation.

Mr. deNagy if it is on District property and it is not being hosted by anyone in particular, you are just having people bring alcohol, I understand – I would have to check with our insurance carrier to see how that would work.

Mr. Knight stated there are a number of places in the rules that talks about no alcoholic beverages being allowed. So depending on where they want to use it. Right now the rules say no alcohol around the pool and BBQ grill.

Mr. Maier asked can you tweak it to where it is by the discretion of the board?

Mr. Pagano stated we need clear cut rules of when you can have it and when you can't and where.

Mr. deNagy stated if someone is having a party, that is where we could give a board member authority to approve that between meetings. But in the case where people are just bringing alcohol up for a social event and there is no one person hosting that event, I am not quite sure how that would work. My concern is the safety of the residents, and I want to talk to our insurance company to get their thoughts.

Mr. Nasset stated if we do this, we need to convey it very clearly to everybody what the changes is and what it means. I am in favor of it, but it is going to be a can of worms.

Mr. deNagy stated let me check with the insurance company to find out with the District how it is covered and we are clear in our policy about what happens when somebody wants a party.

Mr. Plourde stated maybe we can break this down, instead of one big group alcohol at the community center, in the community center itself, the pool, whatever where you have an outside contract like Bacardi to come in for paint night, and they provide their insurance with their alcohol. Okay, the next group is the Social Committee is going to do a Christmas party, and they have wine, so would that be a different category? There are different levels.

Mr. deNagy stated I don't have any District where alcohol is allowed in that fashion.

Mr. Maier stated if we have some ideas, email them to Dave and maybe collectively we can put something together.

Mr. Knight asked what part of the facility would you be in favor of allowing the use of alcohol?

Mr. Maier responded inside the social room.

Mr. Knight stated the social room or outside on the pool area? Some areas it is prohibited. The volleyball court alcoholic beverages are prohibited. So there are explicit prohibitions in here. I don't know if you want to change those prohibitions or do you want to limit this to certain areas in the facility. That is one issue and under what circumstances you will allow the use of alcohol.

Mr. Maier stated the staff needs to be able to monitor it and if it gets out of the control the staff was the right to end the event.

Mr. deNagy stated in the Amenity policies, under General Provisions, "Alcoholic beverages shall not be served or sold or permitted to be consumed on the Amenity Center premises except for pre-approved special events. Approval may only be granted by the District Board of Supervisors, present a request to the Amenity Manager at least 48 hours in advance of the meeting, and will be hinged upon providing event insurance with the District being named as additional insured." Do we want to authorize instead of the District Board or in addition to the District Board a specific board member to give that permission between meetings?

Mr. Knight stated so we would amend this rule to allow the board's designee. I think this would be a temporary thing, and we would have the rule in process and bring it back to the next meeting. We will have to advertise it and all that.

Mr. deNagy asked is everyone okay with that. We would have to have another public hearing like we had today.

Mr. Knight stated right now it says the Board of Supervisors will approve it, so that means the whole board gets to make that decision. So if you are delegating it to one of the board members, that it is not in the rule today.

Mr. Plourde stated as long as we are moving forward, I am happy.

Mr. Nettet stated in the interim, could you do it where you sent out an email to the board members? Do you actually have to have a meeting to vote on it?

Mr. deNagy asked Gerry, weren't you saying that we can have it delegated and in process to change the rules.

Mr. Knight you authorize us to go ahead and start the rule making process to provide that that authority can be delegated to a board member. You can go ahead and start allowing that.

On MOTION by Mr. Pagano seconded by Mr. Plourde with all in favor for Dan Plourde and Wade Nettet to give permission to allow alcohol for events between meetings and provide for a Public Hearing at the April meeting to revise the policies was approved.

Mr. Plourde stated another thing we discussed at our last meeting was the greeting signs and updating the one at the main gate and trying to install one at the Yellow Bluff gate. Doug

had a recommendation of electronic signs. Brian was telling me before the meeting there are a lot of questions on this.

Mr. Maier stated Brian and I did speak about it as well. I basically directed him to keep it simple as possible to keep the costs down. All you want to do is just display the message. You don't need all these colors. You are not advertising something, you are just presenting a message. I think it can be a very simple board – basically you can have the message in white letters with a black background. If there is no message, then the community logo is up.

Mr. Plourde stated let's at least do something. Maybe get the electronic on the main street entrance, and take the old one and put it on the Yellow Bluff entrance. Move forward and try to get something going.

Mr. Stephens stated the sign would have to go, as you are coming in Main Street, it would be on the right hand side right before the pavilion where the bus stop is because we do have power on the back side of the existing sign. We could run that below ground and access it that way. I have a meeting set up with Prestige Signs, and I will get accurate proposals.

Mr. deNagy stated we will bring that back to the April meeting.

Mr. Maier stated did we make any headway on the speed limit. We were going to talk to the engineer to see if we could actually change it and what steps we need to do to actually change it. I know there are a lot of residents really concerned about it being 30.

Mr. deNagy stated I spoke to the Engineer about that. I believe the City will come in and do a study. There is a possibility they would raise and not lower the speed limit as a result of the study. I need to get some clarification from Preston. I will follow up and send all board members an email.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Knight stated I have no report.

B. Engineer

There was no report from the Engineer. Mr. deNagy stated he will get with Preston about the speed limits.

Mr. Pagano stated we were talking about the rights of ways to the ponds, and some people had put fencing or obstructions in those. There was discussion around making sure that

going forward the HOA, when they approve fences, would make residents aware of those existing right-of-ways. Has that been taken care of?

Mr. Maier stated I had a discussion with Alice at the property management company. We talked about it, but we just talked about it. I will follow up with her again as well as Katherine.

C. Manager

Mr. deNagy stated our next meeting on April 6 will be our FY18 budget approval meeting. It will be at the Amenity Center at 6:00. We will have the budget adoption meeting in July. It is a two-step process. We need to approve a budget by June 15. I would ask members to take a look at your General Fund budget, and if you have thoughts for items for FY18, let me know. I will be working with Daniel, Brian and Emma on our budget and have that back to the board sometime in March. We will look at approving our budget in April. We had an increase this year, so the goal is not to have an increase for FY18. Once we approve the budget in April, in July we go through the process of adopting our budget. When we approve our budget, we want to approve it on the high end even if we intend to lower it when we adopt it. If we do increase our budget, there are noticing requirements, which we did last year.

Mr. Plourde stated a lot of people have mentioned to me that when they look at the budget, they don't understand each column. Maybe put some laymen's terms in there or better itemize it because people look at it, and they don't understand.

Mr. deNagy stated we include line item descriptions for everything, but you are talking about the columns?

Mr. Plourde responded no, with your description a lot of people think, for example, that Emma gets \$42,000, and we know that is not true. We need to break that down a little more on where the money goes for wages or whatever. That would help a lot of questions with people. Just itemize it or laymen's terms on where it goes.

Mr. deNagy stated okay. You are talking about beefing up the line item descriptions.

D. Operations Manager

Mr. Stephens stated we replaced one light bulb and ballast on the patio of the Amenity Center as well as light bulb and ballast in the parking lot. The loose coping pavers on the ADA ramp have been re-secured. Crown Pool has completed the resurfacing of the spray pool, and it is back open. Lawnboy, at no charge to the District, installed approximately 100 sq. ft. of

sod on the south side of the Amenity Center. I would like to ask the board about changing our mulch to something similar to that. It is called Designer Brown. It kind of has the same appearance as pine bark, however, it does not float like pine bark does. I have a proposal to re-mulch the facility as well as both entrances and by the parks. That is what I would like to change it over to.

Mr. Plourde asked does it come in several colors?

Mr. Stephens responded it does. The bright red doesn't last very long. It is one of the first ones to fade. I was trying to find something that will match close in color to the pine bark so that we don't have to remove that pine bark. This can go right over the top of the pine bark. The proposal for all those areas is \$9,990.

Mr. Maier asked is it in our budget?

Mr. deNagy responded no. This would be an addition too.

Mr. Maier asked can we absorb it in our budget?

Mr. Stephens stated I did have them break it down. The Amenity Center is \$2,790. All of the pocket parks are \$2,655. Both of the front entrances would be \$4,545. So if you want to break it down and do one section per year, that can be done as well.

Mr. Pagano asked what do we do now. Do we replace the mulch every year?

Mr. Stephens responded no. Ideally it would be every year, but it is a cost issue.

Mr. deNagy stated we only have \$2,000 in our landscape contingency. We did reduce our Repairs and Maintenance budget by almost \$5,000. Our general facility maintenance budget is the same. I don't think we have a lot of wiggle room in our budget.

Mr. Plourde stated planting flowers every four months, is that something if we went to a seasonal plant, then we could free up some of that budget for the mulch?

Mr. Stephens responded that is kind of what they are doing. They are typically doing annuals in the fall and in winter. The ones that will survive the real cold weather won't survive that transitional period in October and November. In the summer months we are using perennials. So at the end of March/April, they will put in a perennial that will last all the way up until they change them out in October and November. So we have already cut out a lot of those rotations.

Mr. Plourde asked is there a year-round plant?

Mr. Stephens responded not that is going to flower that can handle the extreme heat and the potential for extreme cold.

Mr. Pagano stated I say if we are going to do it, we do it one at a time. Maybe start with the Amenity Center.

Mr. Stephens stated the Amenity Center was \$2,790. The Amenity and pocket parks are within \$100 of each other.

Mr. Pagano stated so we would do one this year and one next fiscal year?

Mr. deNagy stated yes. And keep in mind that will take all of our contingency landscape and then some. Either that or we could postpone it and budget for it for FY18.

Mr. Pagano asked what have we typically used the landscape contingency for in the past?

Mr. deNagy responded extra flowers, any additional shrubs around the fences. We have new fencing coming in, and we will probably want some landscaping. We can include that as part of the \$6,000 in the Not to Exceed amount approved for the fencing. The amount for the Amenity Center is \$2,790, so we could use part of the \$6,000.

Ms. Dobrie stated the pools are finished now after the hurricane hit in October.

Mr. Plourde asked when do we expect to have the pools again have maintenance – 5 years, 10 years?

Mr. Stephens responded hopefully 10 to 15. It would 10 on the short side, 15 is a realistic goal.

Mr. Plourde asked should we start saving now?

Mr. deNagy stated I am going to recommend when we do our FY18 budget to have a Capital Reserve Study done. We will let the capital reserve specialist come in and let us know what their recommendation is. We will start saving money for that contingency down the road as well as the other major assets of the District.

TENTH ORDER OF BUSINESS

Supervisor Request / Audience Comments

Mr. Nettet asked when you do that Capital Reserve Study, would it cost us any more money for them to run a scenario if we take all the appropriate steps to gate the community, how much capital reserve we would have to have. I think if we have that number, we can get

the residents off the want and persistence with can we get a gated community. I think if we have that number and the amount it would cost them, we can lay it to rest once and for all.

Mr. Plourde stated everybody has been hot and furious on Facebook about trying to get this community gated. If we can throw a cost out there, it might squelch that.

Mr. Nessel stated the ownership of the roads and sidewalks become ours.

Mr. deNagy stated if you are going to hard gate the community, you would have to take over maintenance of the roadways. As far as getting estimates for the gates, I don't think the reserve person would be the one to necessarily do that. We would have to get a firm that specializes in that to come out.

Mr. Nessel stated would it cost any more to have them run the numbers if we were gated?

Mr. deNagy stated I would think it would. We would have to check with the reserve specialist to make sure.

Mr. Maier stated I will put together a cost to put the gates in and what the annual maintenance for the gates would be.

Mr. Pagano stated I am not for the gates because I think it would be outrageous cost.

Mr. Nessel stated it is very expensive.

Mr. Plourde asked is it possible to put a camera at the front entrance and one at the back entrance?

Mr. Stephens stated we have looked at that in the past. The Main Street entrance we would have to have a whole new set-up, new DVR, cameras, power, everything run out to that camera. I believe it was \$10,000 or \$12,000. Cameras are wireless for short distances. The better quality is wired systems.

Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Mr. deNagy stated these are as of November 30, 2016.

B. Assessments Receipt

This is as of November. In December we started collecting money from the County.

C. Check Run Summary

Mr. deNagy stated the total of the check run summary is \$846,684.35.

On MOTION by Mr. Maier seconded by Mr. Plourde with all in favor the Check Run Summary in the amount of \$846,684.35 was approved.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. deNagy stated the next scheduled meeting is April 6, 2017 at 6:00 p.m. at Yellow Bluff Amenity Center

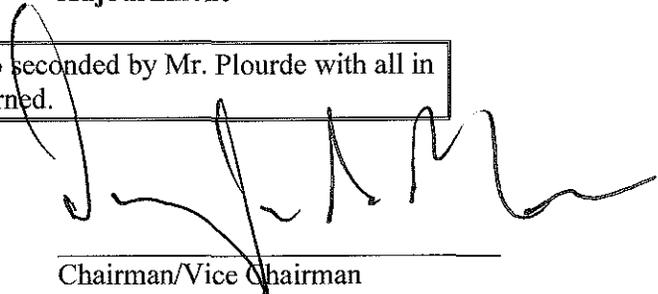
THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Pagano seconded by Mr. Plourde with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman