

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, April 5, 2018 at 6:00 p.m. at Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, FL.

Present and constituting a quorum were:

Doug Maier	Chairman
Brandon Kirsch	Vice-Chairman
Brian Richardson	Supervisor
Dan Plourde	Supervisor
Monica Taylor	Supervisor

*Also present were:*

Dave deNagy	GMS
Gerald Knight	District Counsel
Scott Lockwood	District Engineer
Brian Stephens	Riverside Management
Christopher Hall	Riverside Management
Amanda Ferguson	Riverside Management
Ernesto Torres	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 6:07 p.m.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

Mr. deNagy took this time to welcome new board member, Monica Taylor. Ms. Taylor confirmed she received paperwork from the office. Mr. deNagy briefly described the documents Ms. Taylor is required to complete for Duval County Supervisor of Election. She has agreed to accept compensation. Mr. deNagy also went over the Sunshine Laws with Ms. Taylor.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2018-02,  
Approving the Proposed Budget for Fiscal  
Year 2019 and Setting a Public Hearing  
Date for Adoption**

Mr. deNagy stated the Public Hearing date would be at our next scheduled meeting of July 5, 2018 at 11:00 a.m. at the offices of England-Thims & Miller. We will get into our resolution once we end our discussion about the budget.

Mr. deNagy stated I sent an email where I outlined that we are proposing an increase this year, albeit a small one, of about \$4.00+ a month. I put in front of you a slightly revised budget, and I will point to the items highlighted in blue that we are asking the board to change. What that will do to our budget is increase our engineering for FY19 from \$5,000 to \$7,500 and increase our Capital Reserve budget to \$69,100. The overall increase would be \$5.00 per month, \$60 per year. The O&M assessment currently paid is \$778.64. That would push the assessments to \$838.58, which is about \$5.00 per month. The principal reason for asking for the increase has to do with cash flow. If you look in the budget on Page 3, you can see that we have a beginning balance of cash of \$44,000, and we are estimating excess cash at the end of the year of \$30,000 leaving us with just under \$75,000. Well that is an indicator of shortfall of cash because at the beginning of the fiscal year, which is October 1, we look to have 2.5 to 3 months worth of cash on hand. You don't start receiving assessment income until late November or into December. That would be \$122,000, and you can see we are only showing \$74,000 with no change at all at the end of the fiscal year. That was a red flag to me, and that is something we need to look at in our budget. I would recommend to the board that we do have an increase this year. I also gave you an outline showing where we put some of those monies for the increase. The first and biggest one is our Capital Reserve. We don't currently have a Capital Reserve other than the small dollars that we have budgeted, and I would recommend we increase our capital reserve and keep our capital outlay in our budget and have a formal reserve study done to determine how much we should have in our operating budget. Once the budget is approved, we would have the money for the reserve study that will cost probably \$3,000 to \$5,000. We would get that reserve study one and have it brought back to the board. We would then be able to tweak our budget in the future for FY20 and put money aside to maintain our assets – the Amenity Center, the fitness equipment, the pools, etc.

The next big item for increase was Repairs and Maintenance. This is one of the most difficult line items to budget because we have no idea when things are going to break. It is always a good idea to have some money set aside repairs. Our repairs and maintenance budget is at the bottom of Page 1 and is currently \$25,800. We are proposing to push that up to \$36,000. Our projected for the end of this year is \$42,000, but when I went back into what we spent money for, there were some non-recurring items in there that I backed out because those were one-time expenses. We think an increase to \$36,000 would be sufficient.

The next item would be landscape contingency. That is anything we have to do with landscape. We might need some extra flowers, trees, plants, etc. that are outside the scope of our landscape contract.

The next item is our recreation center seasonal assistant. We are asking some additional hours for the seasonal assistant here at the recreation center. We started that this year, and it has been very successful. We are proposing \$3,300 more for more hours for a seasonal assistant.

We are looking at our utilities increasing a couple of thousand dollars, which is not unusual. I am not aware of any increases that JEA has, but for usage, it is always good to have a little cushion for our power bills. The rec center attendant, this is an increase in the management staff here at the Amenity Center, which is going up 5.5%. We are proposing a \$1,000 increase in our special events budget. Those have been very popular here. If we can do more of that, I think that is a good thing for the community. The rest of the items are pretty self-explanatory. There are small increases in lake maintenance and the audit. We have some decreases in our utilities for our water bill. We are proposing that to go down about \$8,500. Our capital outlay, which is money we are budgeting to spend for items like a new pump or something, is going to be decreased a little bit.

So for everyone who is not familiar with CDD assessments, there are two components to the assessments. I just went over the O&M budget. Again, we are proposing that to go up about \$5.00 per month or \$60 per year. The other portion of your CDD assessment has to do with your debt service, which is paying back the bonds. That was the money that was borrowed here by the developer to build all the infrastructure, the Amenity Center, the landscaping, the stormwater ponds, and so forth. That is a fixed amount and is \$779 a year. That will not change unless we refund the bonds again. We just refunded the bonds a couple of

years ago. We actually reduced the assessments on the debt side a couple of years ago and took some money out for some capital improvements here. The CDD assessment is made up of debt and O&M. The only one we are proposing an increase on obviously is the O&M as I mentioned. That is all I have unless you have questions.

Mr. Plourde stated I have questions dealing with the landscaping. I think we have paid quite a bit of money, and we don't get the product for what we are paying. Flowers have been dead, weeds have been higher than some of the kids in the neighborhood, the trees are atrocious. We are paying a lot of money for that. Either we find somebody that can do the job, or we just take the money away because they are not doing the job. I have been hearing a lot of complaints from people around my area of the neighborhood who are rather disappointed.

Mr. Kirsch asked we are paying \$3,900 a month for Lawn Boy?

Mr. deNagy responded yes.

Mr. Plourde stated we are just not getting the quality.

Mr. Richardson stated what this could go back to – we want to outlay some money for Capital Reserve, right?

Mr. deNagy stated yes, we want to set more money aside for Capital, yes.

Mr. Richardson asked can we get some kind of resource to go through and do an audit on our vendor services, anything that we are writing checks for? I mean we are asking for more money on the O&M side, but can we stop the bleeding from the actual expense on the operational side?

Mr. deNagy responded absolutely. Yes, much like we did with the audit, if you want for landscape services, we can go out for bid on that. Get an idea of contractors who might be interested in coming here and bidding.

Mr. Plourde asked are the contractors voted in for a year, or can we get rid of them halfway through the year?

Mr. deNagy responded we have a 30-day out clause in most of our agreements.

Mr. Knight stated yes, the agreement usually has a 30-day termination out clause.

Mr. Plourde stated I think some of the trees coming in on the 17 are dead, and I think we need to address the landscaping company now. Either we get rid of them now or they start producing.

Mr. deNagy stated I can get with staff, and we can put them on notice and just note the fact that it was brought up tonight. If you have specific things, I would appreciate that so we can get them to Chris or Brian, and we can get with Lawn Boy.

Mr. Plourde stated I will take pictures, and I will email them to you.

Ms. Taylor stated definitely in the front entrance, that has been dead for months on end. Driving in, you are paying this type of money, I know for me I want to feel the effect. If we homeowners have dead grass, we get notified. If something is wrong we get notified, so I want that same notion being conveyed in the front. All of the common areas that we have to utilize on a daily basis, I myself support removing this company and going with somebody else that is going to give us a great product.

Mr. Kirsch stated no matter how we are with a contractor, I think it is still a healthy practice to go through and take bids.

Ms. Taylor asked why do we need it for the winter months? I saw that man cutting the grass, and there was nothing to cut. I am looking at it, and there is literally nothing to mow. So we are utilizing them a month, \$3,900 and for those months that the grass is dormant, why are we paying grass?

Mr. deNagy responded typically, and I can't speak for Lawn Boy, but landscape companies do cut back their service in the wintertime. I don't know whether they do that here or not. It is spread out over 12 months. If it okay if we at least put them on notice, at least give them a chance to clean up the items that you bring to our attention. If it is still a problem, say by the July meeting, we can go ahead.

Mr. Plourde stated or sooner.

Mr. Maier stated I would recommend that District staff get together with Lawn Boy and have a sit down meeting with them and address all the issues, and if we don't see a quick response we can certainly evaluate other bids.

Mr. Kirsch asked can we get a copy of the contract to see the list of services.

Mr. deNagy responded yes. You all can get me your pictures and list of items.

Mr. Stephens stated I want to make sure they are accountable for the things that are under contract. Death of flowers and so forth are in addition to their contract. If the District staff plant new flowers, that is District staff trying to save dollars.

Mr. Richardson asked how long have they had the contract?

Mr. Stephens responded they have been here for a long time. They have been very responsive every time I ever asked them to address things. They are a very knowledgeable group of guys. They respond better than a lot of other companies that are out there. You can constantly go through landscapers. They start off great and then they peter out, and these guys they do deal with it. You just have to sometimes guide them back to where they need to be.

Mr. Richardson said I think the entryways are the first thing. Our families and guests come in, and I have had a lot of comments. There are some developments that are a lot less massive than ours and yet have entryways that are attractive from the standpoint of maintenance and color.

Mr. Plourde stated all you have to do is drive by other neighborhoods and developments, and you see all the color and how clean it is and how neat it is. Then you come here, and it is very bad.

Mr. Stephens stated the median has always been challenging with the material that has been out there, and I think by trying to save dollars, we haven't continually upgraded the plant material in there. I think with the adjustment in budget, we haven't really had the capital to do these improvements.

Mr. Plourde asked what type of improvement would you be talking about at the entrance?

Mr. Stephens responded more flowers, and if the plants are not performing well, replacing the plant material. If the trees aren't performing well, then removing the trees and planting new trees. We just haven't had the capital to do the replacements, and they are necessary. We have always tried to fertilize and water and so forth. Coming out of the winter months here, it really shows that those kinds of plants are suffering.

Mr. Kirsch said I think we need to get a list individually, get some items together. Go ahead and put them on notice but have a construction 2-way meeting to discuss our concerns. We can discuss items all day long. I have an issue with the easement and who is responsible for that, but on top of how well they performing the current scope of work and what they can do better, and what we think needs to be included. Go that route and maybe take bids at the same time to see what else other companies are willing to do and at what cost.

Mr. Maier said we can have one board member coordinate with Brian and represent the board and discuss what the community goals are and bring it back to the next meeting.

Mr. Plourde stated I agree with that but do we want to wait to the next meeting to be able to make a decision if we are going to keep them or not?

Mr. Maier responded no, I think that comes out of your discussion with the contractor. That is what we have the staff here for. I think we can support the staff's recommendation.

Mr. Plourde stated okay, I am in favor of that.

Mr. deNagy stated I think we can do that before the July meeting so if we need any action, we can take it at that July meeting. So we can set up a meeting with Lawnboy and one of the board members. Dan volunteered, is that okay with everyone. We will do that as soon as we can. Send you email to me, and I will give it to Chris or Brian, and we will set up the meeting. Dan, if you want to be at that meeting, then you will have all the ideas on the table. If another board member wants to meet with Lawn Boy there can be two meetings. In the meantime if everyone would get me your ideas, I will pass those along to Brian.

There was consensus among the Board to provide Lawnboy contractor notice for issues throughout District. Board designated Supervisor Plourde and Supervisor Richardson to meet with Lawnboy at separate times to discuss areas of dissatisfaction.

Mr. Richardson asked about the seasonal attendant and what hours are expected out of the attendants.

Ms. Ferguson responded this will be my first summer here. Right now we are 9 to 5 Monday through Friday, but we are going to work the weekends. Basically we will work whatever the season is. If the high times are 12:00 to 5:00, we will be staffed 12:00 to 5:00. We will wait and see once we pick up, but we will have a weekend schedule.

Mr. Plourde asked will we need to increase the hours if it becomes a real hot summer and everybody is here, and we have a lot of people? Can we change the hours?

Ms. Ferguson responded yes.

Mr. Plourde asked do we need to change the amount, do we need to increase the amount? Do we want to have another vote later?

Mr. Richardson stated July would be a good time to do it.

Mr. deNagy stated keep in mind this is FY19, this will be summer of 2019. This summer we are still under our FY18 budget. But again, if we need more hours, I can get with Mandy, and we can figure out how many we need, and we can come back and say and we need "X" more dollars, and I will work with how we can fit it into our budget.

Mr. Kirsch asked regarding repairs and maintenance, can we get a separation on what on what is considered maintenance and what is like a one-time repair?

Mr. deNagy responded I can get a breakdown from the general ledger that shows what we paid for.

Mr. Maier stated on the clubhouse income, it looks like you had some higher projections than what you got for the approved budget, what is the norm for other clubhouse income?

Mr. deNagy responded it varies a lot from District to District. It depends on the amenities with the District, but we have seen an increase in usage at that clubhouse for use of the amenities, for rentals, for social events and parties, etc.

Mr. Maier stated so that is a pretty conservative number?

Mr. deNagy responded I think it is.

Mr. Kirsch stated he would like to see Special Events increased to \$12,000 a year.

Mr. deNagy stated do you want to offset that difference from the Capital Reserves. It is \$3,500, so we can reduce Capital Reserve by \$3,500. That will keep the assessments at \$838.58.

Mr. Kirsch responded yes, we can take it out of that. I feel the income from the clubhouse will offset that.

Mr. deNagy responded yes, we can do that.

Mr. Maier asked what do we have remaining in the budget from our bond refinancing.

Mr. deNagy responded it shows \$132,000 right now as of February 28. When we have our reserve study, they ask what our beginning balance is, so that would be our beginning balance, and we would build on that. It is in a savings that is authorized for CDDs or governments. There are only certain investments we can make with high returns. We are in the Small Business Administration fund that is low risk. It is for governmental entities. It earns some interest but not a lot.

On MOTION by Mr. Maier seconded by Mr. Kirsch with all in favor Resolution 2018-02 for the proposed FY19 budget was approved as amended with an overall increase to residents/homeowners under \$60 per year in O&M, and a Public Hearing date for adoption was set for July 5, 2018.



Mr. deNagy stated when we meet on July 5, we will consider adopting the budget. We set the level of the budget at a \$60 a year increase. Notice will go out to all the residents to let them know. They will know about the public hearing on July 5. We cannot increase the budget anymore. We can decrease it if we want to, but we cannot increase it past the \$60 that we have approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the January 4, 2018 Meeting**

Mr. deNagy stated a copy of the minutes is in your agenda package.

On MOTION by Mr. Kirsch seconded by Mr. Richardson with all in favor the Minutes of the January 4, 2018 meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Minutes of the January 4, 2018 Audit Committee Meeting**

On MOTION by Mr. Plourde seconded by Mr. Kirsch with all in favor to accept the minutes of the January 4, 2018 Audit Committee meeting was approved.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Recommendation from the Audit Committee**

Mr. deNagy stated this is the board motion to accept the recommendation of the Audit Committee for the ranking. The ranking was Berger Toombs #1, Grau & Associates #2, McDermitt Davis #3, and Carr Riggs #4.

On MOTION by Mr. Plourde seconded by Ms. Taylor with all in favor to accept the recommendation from the Audit Committee was approved.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Knight stated I have nothing to report.

**B. Engineer – Consideration of Work Authorization No. 11**

Mr. Lockwood stated we submitted a Work Authorization. Preston Doub has resigned. I had actually worked on this project with him. The Work Authorization is really updates. The fee schedule was based on 2011, and we are trying to update it. I was looking at the budget for next year, which was talked about earlier. I am also working on the annual report, which is due in January. I will have that ready and provide that to Doug as Chairman of the Board. I will get that ready for you to accept.

Mr. deNagy stated that is due in July, so that would be at your July meeting.

Mr. Lockwood said I will get it to you in draft form, and you can look at it so we can present it to the board next month.

Mr. deNagy stated the Work Authorization that is in front of you is for this fiscal year. This is the same as our budget. It is just recognizing the change in hourly rates, so it is more of a housekeeping thing. The FY19 proposal that he is suggesting would be brought to the next board meeting. That would be the \$7,500 that you saw in your budget that we just approved. All we are looking for now is a motion to approve this Work Authorization for this current fiscal year for \$5,000, which is our current budget.

On MOTION by Mr. Kirsch seconded by Ms. Taylor with all in favor Work Authorization No. 11 from England-Thims & Miller in the amount of \$5,000 was approved.

**C. Manager**

Mr. deNagy stated I want to introduce Ernesto Torres. He is going to be a District Manager here with GMS. He will fill in for me. I am retiring in November, so we have Ernesto training and working diligently with several Districts. Feel free to contact Ernesto at our office.

Mr. deNagy stated I do have one other thing. We are going to be sending a notice out to everyone to advise them that we do have the general elections this November. We have

three seats for board members, and we will be asking residents if they are interested they can put their name in with the Supervisor of Elections. The period of time that takes place is during June. If you go to the website for the Supervisor of Elections, there are instructions about what to do. We will be sending that out to residents. The seats expiring in November would be #4-Doug Maier, Brandon's seat expires, and Monica's seat expires as well, Seat #2. Dan and Brian's terms don't expire until 2020. We will be sending notices out for any residents who are interested in being a CDD board member. If you are interested, your name can be placed on the ballot. People just within Yellow Bluff Landing will be voting for CDD board members.

**D. Operations Manager**

Mr. Hall's report is located in the agenda package behind Tab VII-D. He briefly spoke about individual items listed in the report. Clearwater is proposing to put 250 fish in the ponds to help with the weeds. That would be at a cost of \$9.00 each.

Mr. deNagy stated I do recommend the grass carp, they are very beneficial to the lakes. If everyone is in agreement, I just need a motion to accept the proposal from Clear Waters.

Mr. Hill stated this is a proven technique and is probably the least expensive choice.

Mr. deNagy stated this would come from the Lake Maintenance budget, but we would do a budget amendment at the end of the year to take the dollars where we under-spend to where we over-spend. This typically occurs about every three to five years.

Ms. Taylor asking about putting a sign up stating no fishing.

Mr. deNagy responded what we have found at other Districts is we wait and see what kind of a problem we have and if it warrants action. Even signs are not effective frankly. We can certainly monitor it, and I would recommend that we do that.

On MOTION by Mr. Kirsch seconded by Ms. Taylor with all in favor the Clear Waters proposal to stock grass carp on ponds not to exceed \$2,250 was approved.

Mr. Hill stated I have one more thing, and it is the patio stain. I have talked to the concrete specialist, and we can pressure wash it off and paint it over a solid color. If we go back with a stain, you will be able to see all these patches. The material is about \$1,600, and labor will be about \$1,600 or so.

Mr. deNagy asked are we looking at a NTE of \$3,500?

Mr. Hill responded \$3,500.

Mr. deNagy stated we would pay that out of Capital.

Mr. Maier asked for Riverside to really clean and prep it well, and stated it really needs to be done.

Mr. Plourde asked if the facility would be shut down.

Mr. Hill responded we wouldn't shut it down. We would paint half and basically make a walkway through the fitness center and then do the other half.

On MOTION by Mr. Maier seconded by Mr. Kirsch with all in favor to have Riverside pressure wash and paint the Amenity Center patio NTE \$3,500 was approved.

Mr. Stephens gave a brief update on the athletic field. Two applications of herbicide have been completed, and all the existing irrigation has been marked. The dirt work is supposed to start next week. They are going to come in and till it and level it, and the Bermuda sprigs will be here the 16<sup>th</sup> of April.

Mr. Kirsch asked have you explored replacing the sod around that?

Mr. Stephens responded we have not explored that because of the field. It certainly could be done. With the foot traffic and those outlying areas aren't 100% irrigation coverage, so it looks great when we get a lot of rain, but when we go through the first drought, it starts declining quick, and then you put foot traffic on top of it. If we were to do that, we would have go through and revamp the irrigation.

Mr. Kirsch stated since we have the grass being killed and the area exposed, is there a way to explore coverage of those areas.

Mr. Stephens responded there are. It would entail additional zones. That would be pretty expensive.

Mr. Maier asked could you look at the price of that? It might be to our benefit. We have some capital dollars that we could possibly use for that, and it is such an important area.

Mr. Stephens stated the only issue you do have is the irrigation window that we have to work with. Only so many hours of daylight and dark. You will notice during the summertime, especially during drought, the irrigation may come on at 7:00 p.m. and not turn off until 8:00

a.m. If we add additional zones, obviously that window will expand, and if people are out there trying to use the field or the pool or wherever and the irrigation comes on, that will not be good. It is irrigated by a well.

Mr. Plourde asked about the foot traffic that was mentioned. Is it 90% I-9 sports?

Mr. Stephens responded no, I would say probably 50/50. Maybe 40% I-9, 60% residents.

Mr. Maier stated water could just be the answer to that spot of grass.

Mr. Stephens stated water may not be THE answer, but it is a big key. I will say if we choose to amend the existing irrigation, the field has no effect on that. If you wanted to do that next year, we can do that, and it wouldn't affect the field whatsoever.

Mr. Maier asked can you look at possibly putting a pump over by the pond and have a separate irrigation system that supplements that so it could be on the same time clock? If you have a problem with the existing well, it might be another solution.

Mr. Stephens responded yes, we would look at probably another well.

Mr. Plourde stated you can't get a suction off the pond?

Mr. Stephens stated I don't think we can legally do that. I could be wrong, but I know a lot of Districts in the St. John's River water management will not let you do it.

Mr. Lockwood stated you would have to get a permit. There are some ways to harvest storm water. You would have to get a permit to do it.

Mr. Stephens stated dropping a shallow well wouldn't be too problematic. You don't need a big well for irrigation.

Mr. deNagy stated can we jump back to Scott, and I have one more thing.

Mr. Lockwood stated I apologize, I mean to say this earlier. I just want to mention this. It is an ongoing issue that you have in your community, and as it fills in it will be more. People have gated up around the ponds. In some cases your access is almost blocked off. It will be more and more of an issue as you try to get equipment and people in there as they block off these easements. There are certain easements that are supposed to be open. It is not uncommon in CDDs for people to do that. I am not saying it is right, but there are easements that are unobstructed. The City does not own the ponds. You, as the CDD, own the ponds. You may want to put out a notice to the owners. I don't see the CDD making them tear it up, but they ought to be noticed that if you are blocking the pond access, and we need to get

machinery and equipment in there for any reason, it is on the them to remove the fence and put it back. It is not the CDD's responsibility.

Mr. Plourde asked if they have to get into the pond or if they have to get into an easement, and they tear the fence up, is that at the owner's expense?

Mr. Lockwood responded it is at the owner's expense, but you wise to notice the people. Inevitably people will say I did not know. If I was going to do it, I would find the people that are specific on the easements and notify them specifically and have it recorded it somehow that we told them. It is something ongoing as you deal with the ponds, and it will be an issue for you. I don't think the ponds are totally blocked, but the easements are totally blocked. The City's owns the roads, and the City drains into the ponds, but the City doesn't own the ponds. So the City has a right to get in there, but they don't have the obligation to get in there. It is a CDD thing because you kind of have the responsibility. In some cases the easements are blocked completely, but you can get to the pond by another route, but only because there is not a fence there yet. That could happen eventually where people totally block it off. Right now you can get to all the ponds one way or another.

Mr. Plourde stated but to put up a fence, you have to go through the HOA and get permission from the HOA.

Mr. deNagy asked Mr. Lockwood to get a list of properties with fences across easements. When we get the addresses, I can get out that information to the HOA and let them know.

Mr. Knight stated I would also recommend that we send letter to those owners once we get their names and tell them their fences are on CDD property without the CDD's permission. Tell them if it is necessary to remove the fence to gain access to the pond, it will be removed at their expense. And the architectural review committee, whoever approves these things, should be told that they cannot approve fences on CDD property. They don't have the right to do that. If they have already done that, I think you should send them a letter saying that the fences are there without CDD permission. It is up to the board on if you want to try to make them remove it, but we at least should tell that if it is damaged during the cleaning of the lakes or mowing of the lake banks or whatever, it is at their expense, and they will not be able to replace it without CDD approval.

Mr. Lockwood stated I need to amend something. The easements are not owned by the CDD. The easements are owned by the property owners.

Mr. Knight asked where does the lake parcel begin? It doesn't begin at water's edge, it begins at the top of the bank.

Mr. Lockwood stated that is correct. It begins at the top of the bank. Obviously I don't have a survey when I am out in the field, but most cases people aren't going down into the pond.

Mr. Knight asked without going onto CDD property, it is blocking the maintenance easement.

Mr. Lockwood responded right. I am not going to say 100% they are or not because I would have to get a survey to figure that out. I am saying your access is via those easements.

Mr. Kirsch stated I don't think you need to do surveys, just do a drive through and see which ones are impacted, notify First Coast Property Management and have them send out a letter, just a general statement that basically says if you are blocking an easement, you are in violation of ingress and egress. We just need a list of which ones are being blocked and put a generic letter together.

Mr. Lockwood stated the easements for ponds are generally what is called unobstructed. You can plant grass there, but you are not supposed to plant something that is blocking people from accessing it. So the fence is obstructing. Many times the CDD will remove it, but they will not put it back.

Further discussion among board members was for the HOA to provide mail notice to homeowners whose fences are located in District's easements.

Ms. Ferguson stated I am here Monday through Friday, 9 to 5. We have food truck Fridays. We had about 500 people at the Easter event this past Saturday, and we have food trucks tomorrow. I have scheduled a yard sale for May 5 and 6. I had about 14 or 15 resident volunteers for our Easter event. Everything ran very smooth. We are planning a mother/daughter event for May. We are going to try to do a little more activity at less expense. I have coordinated with the social committee, and they will be meeting Sunday, April 22 to go over some future events and funding. In the summer we are going to work on scheduling for weekend staff, but I don't have a set time right now.

Mr. Richardson asked what more do you need from us to make it look like we are getting our money's worth?

Ms. Ferguson responded we need to repaint. From my perspective, it is very visual. People at the fitness center are looking at the equipment, and we are making sure that it looks good and clean. Coming in here and rearrange the furniture or repaint in here a couple of different colors to make it look more inviting. It is just maintenance – trying to keep everything that is old maintained and make it look good again.

**NINTH ORDER OF BUSINESS**

**Supervisor Request / Audience Comments**

Mr. Plourde asked about I-9 Sports, were we supposed to do a vote last meeting on if we are going to extend their contract? I know we talked about it two meetings ago, and I missed last meeting. We talked about we were either going to extend them or we were going to do away with them.

Mr. deNagy stated we are going to contribute I think \$2,500, and I think we have an agreement with them through the end of this year.

Mr. Kirsch stated I believe it was the July or October meeting, we said the end of their current season, which would have been February.

Mr. deNagy stated at the October meeting, we extended the I-9 agreement to February 28, and that was also contingent on receiving \$2,500 for repairs. I got an email from Doug Ramsey saying that he would pay that, but they are currently not under an agreement with us.

Mr. Maier asked about entry cameras. Where are we on that?

Mr. Hall responded we are trying to find cameras with the technology that will capture tags. I have had two companies come out and look. The problem is finding a true tag capture camera that isn't \$40,000. They said we can get you what you want, but I am trying to find an economical way to do it. That is where we stand.

Mr. Richardson asked about getting some uplighting on the oaks on the entry islands. I know there is a challenge getting underneath the road, but can we use some low voltage lighting. Mr. Hall was asked to provide low voltage lighting on trees along entrance for July's meeting.

**Audience Comments**



An audience member had an I-9 concern. We have been in the community for a long time. We use the amenities all the time. I come here on Saturday, and it is crazy. You can't find a spot to park. There are people crowded all over the sidewalks just standing there. People are throwing water bottles on the ground. It is crazy all over the fields. I feel like I pay to use our amenities, and you have people just flooding in from all over Jacksonville.

Ms. Taylor stated he never gave us how many people from Yellow Bluff actually utilize this service, and he does not give us a really good discount either.

Mr. Plourde asked can we make a motion to even have it discussed to have them dropped. A lot of my friends who are older and don't have kids don't want them. They are a hassle, and they are not worth it. We had Doug Ramsey here in October. He was supposed to have someone police the parking lots and police our facility. That never happened. So it is a false promise from that organization. I would like to make a motion to have them dropped.

Mr. Knight stated right now they have no agreement with you I don't believe. Our latest action was extended to February 28.

Mr. deNagy stated they are done.

Ms. Ferguson stated they have taken everything off site.

Mr. Kirsch stated let's not extend. There are other leagues in the area that will provide them with a sporting opportunity.

Mr. deNagy stated there needs to be mutual written agreement if we are to extend the agreement. As I understand it, there is nothing mutual at this point. The contract has expired, so we are done with I-9. As a courtesy, I will let Mr. Ramsey know.

## **TENTH ORDER OF BUSINESS**

### **Financial Statements**

#### **A. Balance Sheet and Statement of Revenue & Expenditures**

Mr. deNagy stated these are as of February 28, 2018.

#### **B. Assessments Receipt**

This item is located in the agenda package.

#### **C. Check Run Summary**

Mr. deNagy stated the total of the check run summary is \$90,724.23.

Mr. Kirsch asked about the rental attendants, those are for above and beyond any kind of contracted items, right? This is January.

Mr. deNagy responded I will have to check on that. It is Check # 2041.

On MOTION by Mr. Maier seconded by Mr. Richardson with all in favor the Check Run Summary in the amount of \$90,724.23 was approved.

**ELEVENTH ORDER OF BUSINESS                      Next Scheduled Meeting**

Mr. deNagy stated the next scheduled meeting is July 5, 2018 at 11:00 a.m. at the offices of England-Thims & Miller. Is that okay with everyone since it is a holiday. We could do the follow week, the 12<sup>th</sup> instead, would that work for everybody? We would have to check with ETM, but it would be at 11:00 at ETM's office.

Mr. Plourde asked can we change the time a little to 12:00 or 1:00?

It was decided to meet on July 12, 2018 at 12:00 p.m.

Mr. deNagy stated I need a motion to amend Resolution 2018-02 to set the Public Hearing for July 12 at 12:00 p.m.

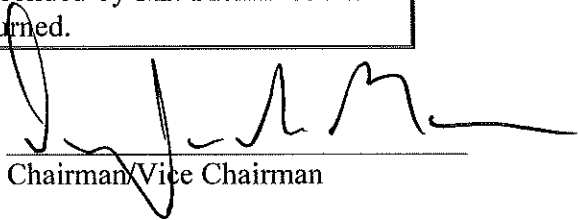
On MOTION by Mr. Plourde seconded by Mr. Kirsch with all in favor to AMEND Resolution 2018-02 for FY19 Public Hearing notice, previously approved, to be conducted on July 12, 2018 at 12:00 p.m. at ETM was approved.

Mr. deNagy stated we will get notice out that the meeting will be July 12, 2018 at noon at ETM's office.

**TWELFTH ORDER OF BUSINESS                      Adjournment**

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman