

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 Wednesday, October 26, 2016 at 4:00 p.m. at Yellow Bluff Amenity Center, 16529 Tison's Bluff Road, Jacksonville, Florida 32218.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 4:00 p.m.

Mr. deNagy introduced Daniel Laughlin, who is with GMS. He is aspiring to be a District Manager.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Filling Seat No. 5

Mr. deNagy stated we received the resignation letter from Zenzi Rogers, so we have a vacancy for Seat #5. Two resumes are in your agenda package. One is from Michael Dougherty, and the other is from Wade Nessel. Wade had previously presented himself to the board. Michael and Wade will introduce themselves again.

Mr. Michael Dougherty, 16414 Tison's Bluff Road. We moved into the community a little over a year ago now, and I just want to see this community grow, get bigger, and improve. I have three small children and plan to stay a long time. I am current employed with Progressive Insurance as a repair manager. Prior to that I was a manager with Liberty Mutual Insurance. I have a lot of background with expense control and cost reduction. I am interested in filling the seat to help improve the community. I have a Bachelor's Degree in Political Science.

Mr. Wade Nessel, 156 Asbury Hill Ct. I have a Bachelor's in Finance, and I have a background in finance. Before I was in the Navy, I was financial advisor for American Express. I think it would be a great responsibility to influence the direction of the community in the future.

Mr. deNagy stated I will turn to the board and we look for a motion from the board to nominate one of the two gentlemen.

Mr. Maier stated I will nominate Mike Dougherty.

Mr. King stated I will nominate Wade Nessel.

Mr. deNagy stated do we have a motion to appoint either Wade or Michael?

On MOTION by Mr. King seconded by Mr. Pagano with all in favor to appoint Wade Nessel to fill Seat #5 was approved.

B. Oath of Office of Newly Appointed Supervisor

Mr. deNagy administered the Oath of Office to Mr. Nessel. Mr. Nessel responded I will. Mr. deNagy stated I have some paperwork for you to sign, and after the meeting I will do another oath. As a board member, you are allowed compensation of \$200 a meeting up to \$4,800 per year. I ask if you accept or waive compensation as a board member.

Mr. Nessel responded I will waive compensation.

Mr. deNagy gave Mr. Nessel additional handouts, and went over the Sunshine Law.

Mr. Knight stated the limitation on communicating with other board members applies to communications regarding matters that may come before the board.

Mr. Nessel responded I understand.

C. Consideration of Resolution 2017-01, Election of Officers

Mr. deNagy stated we currently have Doug Maier as Chair, Fitch King as Vice-Chair, Daniel and Carman serve as Assistant Secretary. I would ask the board for any changes to the current slate of officers and if you want to appoint Mr. Nettet as Assistant Secretary. You can change the slate of officers, we can do that at this time as well. I serve as Secretary-Treasurer for the District for the purposes of signing checks and agreements. Jim Perry from our office serves as Assistant Secretary and Assistant Treasurer as well as Jim Oliver as Assistant Treasurer and Patti Powers also serves as Assistant Treasurer. This is all for the purpose of signing checks and what have you to expedite the business of the District.

On MOTION by Mr. Maier seconded by Mr. Pagano with all in favor to keep the current slate of officers and appoint Wade Nettet as Assistant Secretary was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes

A. July 28, 2016 Meeting

Mr. deNagy stated a copy of the minutes is in your agenda package. Are there any revisions to the minutes?

On MOTION by Mr. Plourde seconded by Mr. King with all in favor the minutes of the July 28, 2016 meeting were approved.

B. August 10, 2016 Special Meeting

Mr. deNagy stated a copy of the minutes is in your agenda package. Are there any revisions to the minutes?

On MOTION by Mr. Maier seconded by Mr. Pagano with all in favor the minutes of the August 10, 2016 special meeting were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-02,
Amending the General Fund Budget**

Mr. deNagy stated a copy of the amended budget is in the agenda package. What we are doing is taking line items in the FY16 budget where we were over budget and are taking those over budget items and blending them in with the under budget items to show we had sufficient funding for the District. There was a small shortfall of funds of \$40,447. We have cash in the bank, but the District shows a carry-forward surplus to cover all those expenditures. This is really for audit purposes when the auditor takes a look at the financials. Unless there are any questions on the amended General Fund budget, I would ask for a motion approving Resolution 2017-02.

Mr. Pagano asked when will we start seeing the funds from the tax roll.

Mr. deNagy responded you will start to see those towards the end of November or the first part of December.

Mr. Plourde asked about the funds for I-9 Sports.

Mr. deNagy responded that would most likely come in from clubhouse income.

Mr. Plourde stated of \$3,000?

Mr. deNagy responded actually there was an increase of \$9,216. We had a budget of \$3,000, but there was a total of \$12,260 come in.

Mr. Plourde asked is that a combination of the I-9 sports and the outside residents that use the community center also?

Mr. deNagy responded yes, if there were any fees that were paid for non-resident fees, that would be included. Any rentals of the facility would be included in that line item as well.

Mr. Plourde asked do you have a breakdown of that or is that just a lump sum?

Mr. deNagy responded I can get you a breakdown. We don't have it here, but I can certainly get you a breakdown.

On MOTION by Mr. King seconded by Mr. Maier with all in favor Resolution 2017-02 amending the General Fund budget was approved.

SIXTH ORDER OF BUSINESS

Discussion of Storage Space for Social Committee

Mr. deNagy stated Daniel wanted this item on the agenda.

Mr. Plourde stated this was one of my items to bring to everyone's attention is that there was storage space here that I-9 uses but we are not charging them. I also wanted to find out how much I-9 is being charged per player and discuss about increasing it and using that to offset the damages to our grounds and buildings and hiring people to assist the people by keeping open the bathrooms. I came up here one day, and the gate was wide open with kids all over the place. I want to see if we can control that a little bit more. They are parking on both sides of the road, which is illegal and difficult to maneuver through that road, and they are also parking on the grass.

Mr. deNagy stated let's talk about the storage space first because we do have a separate line item for I-9.

Mr. Plourde asked is this something that they use our space? Do we charge them? Is this free? What is going on with that?

Mr. deNagy responded my understanding is I-9 is not supposed to be using the Amenity Center I think except for the restroom facilities, otherwise they are not to be using this. They are only supposed to use the field.

Mr. Plourde stated but they are using storage.

Mr. Stephens stated they do use part of the outside closet.

Mr. Maier asked how much stuff is in there?

Mr. Stephens responded it depends on the season. Honestly sometimes it is very little, sometimes it is a third of the closet. There are trophies during the tail end of the season and things like that.

Mr. deNagy asked do we need to amend the contract to ask them not to store that stuff there?

Mr. Plourde stated or charge them.

Mr. deNagy stated I have a copy of the agreement, and I didn't see anywhere in the agreement where I-9 is supposed to be paying the District. There is a provision for what they charge District residents, which is to be a reduced rate, but not less than \$10 per participant.

Mr. Plourde asked is this a non-profit organization, this I-9, or is this for profit?

Mr. deNagy responded I don't know, I would have to look.

Mr. Plourde stated if this non-profit, it should cover the cost of having the program, the trophies.

Mr. Knight stated it doesn't say it is non-profit. The agreement is with an LLC of Florida.

Mr. Plourde stated so I would venture out to say it is profit.

Mr. Knight stated they have really done a great job growing the activities for kids. The idea is do you want to have activities for kids out here or don't you? If you do, then I would support this kind of program. If you don't want to have this kind of activity, then I would cease it. I have worked in sports programs, and I have been coaching for years, so I think it is great. I think if you want to establish additional guidelines with the renewal of the agreement, we can set up a committee and come up with some ideas and some additional guidelines.

Mr. King asked how long is the agreement for?

Mr. deNagy responded we are in a new fiscal year, so we will have to negotiate a contract with I-9.

Mr. Plourde stated I am all in favor of programs for our kids, but when it is starting to affect the neighborhood where you can't drive safely on the roads because of the overflow of parking, there is damage to our fields, damage to the building, and the costs the residents have to pay, and we pay for the people that stay here, that shouldn't come out of our pocket, that should come out of their pocket. If we are going to have to have someone to stay open the different bathrooms, that shouldn't come out of my pocket.

Mr. Maier stated I agree with that. When it first started it was pretty small. Now it has gotten big. We have a lot of people coming from out of the area. We need to look at how big we are getting and then we limit it to a certain number, I am not sure I would do that. We can get you a copy of the agreement and have a meeting to discuss the specifics or we can take it and give our comments to Dave what the problems are and potential solutions.

Mr. deNagy stated I was going to suggest that since we meet again in January, which is fairly soon, I would offer to have the board send me ideas about how you want the contract amended. I would need an individual email from all of you and not copying any of the board members. I can get with Gerry, and we can come back at the January meeting and talk about amending the contract for this upcoming sport season.

Mr. Plourde stated we need to do something because we can't keep going the pace we are going now. It is only going to get worse, bringing in more cars, they are parking all over the place.

Mr. Maier stated does I-9 have any issue with it. Is there any feedback? Do ya'll hear anything?

Ms. Dobrie responded just the parking issue and the gate being left open. That happens in the summer. I told them they can't do that. Now they know not to leave the gate open. It is more of I-9 not communicating with their own group of people.

Mr. Plourde asked what are the typical hours and how often are they here?

Ms. Dobrie responded they are here and setting up by 8:30 and not leaving until 4:00 or 4:30. It is Saturdays only. And then I have rentals, and when the parking lot is packed with people that are just here for I-9, the rentals can't park.

And the community that wants to use the gym or the pool can't park.

Mr. Maier stated I think when they first started it, it was 8:00 to noon, just the morning hours. It seems like it has really expanded. If you can give us the I-9 contact as well, maybe we can talk to him about that. Maybe we shouldn't have I-9.

Mr. Plourde stated or provide some type of parking. Maybe we can build extra parking where the easement for JEA is.

Mr. Maier stated you can park on the JEA easement. It is a stabilized road.

Mr. deNagy stated if you are in agreement about sending ideas to me for the January 5 meeting. You could also include ideas about the storage space, whether you want to charge I-9 or not charge I-9 and ask them to store their stuff elsewhere. I will send copies of the agreement to all board members so you can read for yourself what is in the current agreement. I would also suggest for the residents that if you have ideas too that you reach out to either Dan or Carman or Doug, any of your board members here, with ideas you have about I-9 as well so they can get that back to me.

Ms. Katrina Plourde, audience member, stated I know they use it for practice sometimes. Sometimes two or three days a week they are practicing. I didn't know if that was part of their contract, but they use our fields to practice too. I have seen them out here. It is not as long as on Saturday, but it is a couple of hours.

Another audience member asked is it an organized practice?

Ms. Plourde responded yes, there are cones.

The audience member stated I know I come up here with my kids, and we set up cones and balls and I know a couple of other residents do, but I have never seen a practice.

Ms. Dobrie, if they are practicing, their child is a resident. That is the only way.

Ms. Cedeila Alford, an audience member, stated there is the tree line in the middle, and you have cars parked on both sides of the tree line, and a fire truck can't get through. That is an issue.

Ms. Emily DelRio, an audience member, stated \$300 for a season, that doesn't seem like it would even cover the excess cost of water when using the facilities. It is a great idea to have it here, but is it at a cost to our community to host them?

Mr. Plourde stated at one time it was mostly our kids that were involved in it. It sounds to me like it has really grown, so we need to share in some of the profit and a significant user fee, and then they have to control that parking issue. Maybe they can't control it. There is the wear and tear of the field and the expense, which needs to be shared.

Mr. deNagy stated if you wouldn't mind shooting your ideas to one of the board members so they can get that back to me, we will talk about that. Any more discussion on I-9?

Mr. Plourde asked what are we doing about the storage? I thought we were going to break it up into three sections. One was storage. One was I-9 use of the field and cost for each player, I am confused there.

Mr. deNagy responded is I heard you correctly, you have an issue with I-9 storing in our facility, so that would be another issue raised for how we are going to tweak the upcoming contract. So that goes along with fees any other issues you have with I-9. We can bundle that all together for the January 5 meeting and bring that back for discussion. That would be how we would want to approach that.

Mr. Pagano asked a question about the social committee.

Mr. Plourde responded they have a different closet. The social committee is residents of the community. Should we charge them, no, we shouldn't charge ourselves. Should they have some storage? That is again us. HOA is us. We shouldn't be charging our own groups.

Mr. deNagy stated I don't think we need a board motion if everyone is in agreement for the social committee. We have an agreement to have the social committee use the storage here without charge.

Mr. Plourde asked do you want to expand that from social committee to CDC committee to neighborhood watch committee or any other community committee?

Mr. deNagy stated I think any community function.

Mr. Plourde stated so instead of just saying that one group, that we allow all the neighborhood groups.

Mr. deNagy stated we will have to revisit it if it gets to be an issue. I think the intent is understood. If there is no further discussion on Items VI or VII we will move to Item VIII

SEVENTH ORDER OF BUSINESS

Discussion of I-9 Sports Fee Increase

This item was addressed under Item VI.

EIGHTH ORDER OF BUSINESS

Discussion of Increasing Non-Resident Fee

Mr. deNagy stated the non-resident fee is a fee that non-residents can pay to have access to the Amenity Center. The fee is currently \$1,250. It is within the board's powers to increase that fee. The caveat is that we have to have a public hearing in order to raise that fee. It is noticed in the paper once the board decides on how much they want to charge for a non-resident fee.

Mr. Knight stated there is a guideline in terms of not being in excess of what the residents contribute. So if the residents are paying in their assessments or whatever for the cost of the facility and the operation of the facility and all that, that the public fee should be comparable to that.

Mr. Plourde stated I think the highest is around \$1,800.

Mr. Knight responded something like that.

Mr. Plourde stated so if anything, we should have the outside non-members pay that highest fee, not the lowest fee.

Mr. Knight stated we need a motion to initiate the process for increasing the non-resident fee.

Mr. deNagy stated asked is there any discussion and would the board like to take audience comments?

An audience member stated I do like the idea of raising the fees, but right now it is income that we don't normally have. Is it \$1,250 a year? If we raise that to \$1,800, we are not going to get people paying \$1,800 a year to use our pools. It is not going to happen, so we are

probably going to lose a majority. That is my opinion. I wouldn't pay \$1,800 a year to use a pool. So you will be spending money advertising in the newspaper and setting up a special session. So we are spending money to lose money ultimately. That is my opinion.

An audience member asked how many outside residents are allowed in?

Mr. deNagy responded as many as pay. There is no limit. The non-resident fee allows all the rights that as a resident has.

An audience member asked how do we go about fees for non-residents, are there guidelines or just anybody can come in?

Mr. deNagy stated anybody who is interested. I think most of the people we have here are local.

Mr. Pagano stated so a lot of discussion will be at the next meeting, do we have to have a special meeting?

Mr. Knight responded no, it can be a regular meeting. We will just have a public hearing on the agenda. We have to go through a notice requirement so we will probably shoot for the January meeting. We will start the hearing process so that the hearing will be on the January meeting. For purposes of advertising, since we are talking the maximum will probably be \$1,800, we can put in the notice that fee if we need a number, and I think we do.

Mr. deNagy stated we can always lower it at the Public Hearing.

Mr. Plourde asked can you elaborate on what they do in other Districts, how it is structured.

Mr. deNagy responded it is very similar. A lot of the Districts take a look at what the assessments are, and they don't want non-residents paying less than what the residents are paying in assessments. Typically is at that level of assessment or even a little bit higher than what they are paying in assessments when you talk about non-resident fees. There is nothing exorbitant out there where it can be construed that you are trying to keep non-residents out. I think there are laws in effect that you can't discriminate, per se.

Mr. Knight stated in most situations like it is here, they only allow annual memberships. They don't allow monthly or weekly memberships. It is comparable to, if you add up everything the residents are paying, it is comparable to what that amount is.

An audience member so if we increase the gym, that will increase our pay, so that will increase their pay, what they are paying for the Amenity Center?

Mr. Maier stated there is no intent in increasing the fees, the annual assessments will stay the same.

Mr. Plourde stated but our assessments are going up because we are taking on this bond. I think they are going up by \$35 or something?

Mr. Knight stated the only ones you will look at for setting the amount of this fee is what is paid and goes to paying the debt on this facility and the cost of operating it.

Mr. deNagy stated to answer the resident's question, if the O&M assessments were raised here, that doesn't automatically raise the non-resident fee. Once the non-resident fee is established, that has to be changed by the process we are about to go through with a Public Hearing.

An audience member asked how often do non-residents use the facility because we have been here quite a bit, and we have spoken to a lot of people that come here, and I have never met a non-resident. Do you have any idea Emma?

Ms. Dobrie responded it is mostly during the summer that the non-residents come in. So from spring break to roughly around this time is when they are here.

Mr. Pagano stated I would simply support making it as reasonable as you can. You go with a higher number, you jeopardize losing membership. You keep it in the middle or raise it a little bit and see where it goes.

Mr. Nasset asked can we limit the number of non-residents or is that not permitted?

Mr. deNagy responded no.

Mr. Nasset stated we can't establish a count based on the capacity of the facility or anything like that.

Mr. Knight stated once you reach capacity, you can stop anybody from coming in to the facility or to the pool. We can't limit the number.

Mr. Maier stated the facility is sized for the number of residents.

Mr. Pagano asked does any increase need a special meeting?

Mr. Knight responded it is not a special meeting. It is just a hearing. It will be on our regular meeting. You have to go through a hearing process to change a fee.

An audience member asked is there an additional fee for these hearings?

Mr. deNagy responded there is an advertising cost that is associated with the hearing, that you normally wouldn't have because you are not going to have a Public Hearing if you are not doing the process.

On MOTION by Mr. Pagano seconded by Mr. Plourde with all in favor to initiate the process to increase non-resident fee was approved.

NINTH ORDER OF BUSINESS

Consideration of Revising Amenity Rental Agreement Regarding Noise/ Language at Amenity Center

Mr. deNagy stated I would note in the Amenity policies under general swimming pool rules, Item 25, there is language that states "loud, profane, or abusive language is prohibited." I think there was interest in adding language regarding loud music. I will open it up for discussion. We can change the policy language today, take a motion, and it would be in effect immediately.

Mr. Pagano stated I brought this up for the agenda because a few months ago a resident got very upset about a rental that was occurring out here one evening. A lot of off-color music was being played. I don't know how you define that. There was profanity. Emma apparently talked to them about the situation and asked people to tone it down. They cooperated. It is hard for them or anyone else to be the arbiter of profanity. What we have currently, is that enough?

Mr. deNagy stated I was thinking in addition to language, we could just put "slash music," so you would have "loud, profane, or abusive language/music is prohibited." That is general in scope I know, but it goes to your point about how do you define all this, and I don't know that we want to get into that in the Amenity policies unless counsel has some language he recommends.

Mr. Knight stated it is subjective to a large extent. You can obviously add to this provision to prohibit excessive noise or loud music, but then you have to get into possibly the decibels and at what distance can you hear it. You can make it in the reasonable determination of the manager of the facility.

Mr. Plourde asked how about a guide, like a TV guide, you have ratings on TV shows or movies. They also have profanity you can't use on TV shows, for instance PG13, PG17.

An audience member stated rap music is 99.9% profanity and equated with women, so should that be prohibited at all?

Mr. Plourde so you are not allowing the person to determine what is profanity, you are using a guide.

Mr. Knight stated but the problem is you are delegating that guide to somebody else who makes those rules as to what the rating standards should be.

Mr. Plourde stated but it is already pre-set ratings.

Mr. Knight stated so they can change it too, I assume.

Mr. Plourde asked how is that any different from saying the management of the facility, now you are using that person's judgment?

Mr. Knight stated I agree with you. There are pros and cons, but it would be letting someone else, in effect, set the standard that you don't have control over. You do have control over the management.

Mr. Pagano asked how often does something like this happen. The one incident a lot of people got upset and took their kids and went home because it was pretty obnoxious. Does that happen a lot?

Mr. Stephens stated it does happen from time-to-time. You have to respect more people. They were just very selfish about their own issues, and they don't care what you think. The facility manager has to have some ability to say okay, you have to take your party and your music and whatever, you guys are out of here.

An audience member asked do we have an agreement for the resident or non-resident to sign when they come in stating that? That would give you the right and authority if that happens.

Mr. Pagano stated the rental agreement is typically for parties and events, you could have that in your rental agreement that any noise or music or discussions that are inappropriate, the manager can cease the event.

Mr. Knight stated you can put it in the rules and in the rental agreement. You can expand on it some to say include excessive noise in the reasonable determination of the Amenity manager.

Mr. deNagy stated we can go ahead and craft some language and bring it back to the January 5 meeting. We will look at both the Amenity policy as well as the rental agreement.

Mr. Pagano stated when we are looking at the I-9 agreement, we should probably have something in the I-9 agreement about participants being respectful.

Mr. Plourde stated it is at the discretion of the manager, by putting that in there, if you said that slang is terrible, you are using your judgment. Am I taking that correctly?

Mr. Knight I think you get off into a very subjective situation in that case, but I think you can certainly use, we have profane in here and even that is a subjective term, but as long as it is in the reasonable judgment by the manager of the facility. There are terms that don't have definitions like slang, you can get into a big argument about what is slang and what isn't. We will take a look at it and see if there is a word we can insert that will do the trick.

TENTH ORDER OF BUSINESS

Other Business

Mr. Pagano asked about discussion regarding alcohol use at the Amenity Center. There is a lot of interest in it. People want to drink wine down here all the time. I wanted to put it out there for discussion among the board and get some feedback from the residents.

Mr. deNagy stated we have a policy in place already in the Amenity policies about alcohol at events. This is outside of that?

Mr. Pagano responded yes. For instance, the social committee has a little meeting up here, and they want to have some wine. Right now that is against the rules.

Mr. deNagy responded right. Is it more of a question of endorsement?

Mr. Pagano stated I don't know if the residents want to change the rule.

Mr. Plourde stated opening it for discussion, if there is enough interest, what are our options to change it?

Mr. Pagano stated a friend of mine lives in Julington Creek, their board opened up alcohol distribution at the Amenity Center and the pool this year. She hasn't said if it is a problem yet.

Mr. Plourde should we do a survey of some sort with the community?

Mr. Nasset asked are there other Districts that have an alcohol policy in the Amenity facilities.

Mr. deNagy responded I have a District at Eagle Harbor in Clay County where they serve alcohol.

Mr. Nasset stated should we look at their policy and see how it works.

Mr. Plourde there would be some type of safety where you can't have a glass, it would have to be plastic.

Mr. deNagy stated they are licensed. They sell alcohol.

Mr. Plourde they want to bring it in to have a beer at the pool or a function, let's say, Super Bowl night. We have a Super Bowl party here, would you be allowed to bring your own. We are not looking to sell and make a profit.

Mr. deNagy stated I don't have any Districts where we have anything. I would have to do some research on that. Gerry and I can look at that.

Mr. Knight stated we will take a look at what other Districts do.

Ms. Kaye Washington, an audience member, stated I don't drink, but the discussion is should we consider the fact that when there is going to be drinking or an event where there is drinking that there is an age limit where children can't be present?

Mr. deNagy stated I think what we will do is take a look at the policy at other communities and bring that report back to the board for consideration. Is there any other business to be brought before the board?

Mr. Plourde stated I would like to bring out some of the properties that the CDD is responsible for like the community board when you drive in at the main gate. You have a welcome board. Is that something we can make different because I can't read it? Half the time the lettering doesn't even spell out. Do we need to find more letters? Can we get bigger letters You have some older people in here that wear glasses that can't see it. When we get a bigger board, maybe move that board over here because we don't have a board over here where a lot of people come in and out.

Mr. Maier stated what you are seeing in a lot of communities is electronic signs. They are expensive but we do have reserve funds that we could go ahead and ask Brian to investigate what it would cost.

Mr. Stephens stated we would have to find a new location since there is no power there. I could move it up closer to main street where we could pull power off that breaker.

Mr. Maier said another thing is speed limit signs. They flash at you when you are going over the speed limit to get your attention, and most people slow down. Maybe we can look at that as well.

An audience member stated if JSO knows there is a speed problem, and they put those signs out there, and they record the data, maybe they will enforce it more and then we wouldn't need to have the expense.

Mr. Pagano stated maybe the issue is the speed limit itself. I think it is too high.

Mr. deNagy stated Brian, will you get some information for the board?

Mr. Plourde stated are we going to talk about what we want to approve for our improvements around here?

Mr. deNagy stated I was going to bring that up under my report.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Knight stated I have no report.

Mr. Pagano asked how did the refunding go?

Mr. Knight responded fine, no problems. We closed, and everything went as expected.

As indicated earlier, you should see a reduction before long.

B. Engineer

There was no report from the Engineer.

C. Manager

1. Resignation of Dissemination Agent

Mr. deNagy stated we did get a resignation from the dissemination agent, Prager & Co. With the bonds, there are certain requirements for providing information to the bond holders. That is something Prager was doing, and they have resigned. The correspondence is located in the agenda package. They did recommend your District Manager, us, to serve as dissemination agent. We serve as dissemination agent on many of our District, so we are very familiar with that process.

2. Consideration of Proposal from GMS for Dissemination Services

Mr. deNagy stated I would like to move to the proposal located in the agenda package to serve as the dissemination agent. The fee is noted on Page 3, which is \$1,500. This is

consistent with what is in our budget and is no more or less than Prager & Co. was charging. This would be for the 2016 A1 A2 bonds.

On MOTION by Mr. Maier seconded by Mr. Pagano with all in favor for GMS to serve as Dissemination Agent was approved.

Mr. deNagy stated we do have \$200,000 now for capital improvements. I believe we need to spend that within 2 or 3 years. I did want to ask the board about direction for how we want to go ahead and spend that money. I think some of that money we earmarked for fitness center improvements. We have the small pool outside that needs to be refinished as well. We also have security cameras, security gate, and fence. Is there a priority that the board has for how we want to proceed.

Mr. Maier stated the priority has to be, given our history here, security first. There is no point in spending that \$200,000 on improvements that is just going to get trashed. I personally would vote for raising the fences to 8' fences all the way around. It is a lot of money.

Mr. Plourde stated why spend \$200,000 if we are going to have people from outside our neighborhood jumping the fence, using the pool, smearing fecal matter all over the place, and making costs for us. There are things that we need to do security wise to improve our cameras so if the straight down, you are not blinded by the sun. You got people jumping the fence, and you don't know who it is. We have to make this place secure before we do any big expenses.

Mr. deNagy stated okay, so security cameras.

Mr. Stephens stated the number I gave you was to propose a complete new system. It wasn't using anything we currently have.

Mr. deNagy stated if you want to bring that back to the January meeting, then we can present that to the board.

Mr. King stated I agree on the fencing. We can look at a 6' fence because this fence here as a lot of issues with it.

Mr. Stephens stated when I got the prices, we proposed a 7' or 8', and the cost difference in the extra foot was very very low. We are proposing a much heavier grade.

Mr. deNagy stated we have a couple of audience comments.

Mr. DelRio, 15017 Tisons Bluff. I would like to add two cents about the fence with spears. I know it is very secure. We just moved from Europe about a year ago, and those fences are almost next to impossible to jump. A 6' or 8' fence that has any kind of horizontal bar on it, it can be jumped right over. If you have the spears that don't have the horizontal bar, it is a very secure fence, and you cannot get over it.

Mr. Dougherty, 16414 Tisons Bluff. How many times have you had to fix the gate because it has been kicked in. It is something that is a very big concern with the residents, and I feel we need commercial grade.

Mr. deNagy asked do we want to bring back security cameras as well as the fencing for the next meeting.

Mr. Stephens stated I have all those numbers. I want to call them and make sure they are still good numbers and bring those to the January meeting.

Mr. deNagy stated I think we want to finish up our pool resurfacing as well. We can do that during the off season. Brian, if we can get Crown back out here to get a cost estimate.

Katrina Plourde, an audience member, asked Mr. Stephens about the security, I know you are talking about the fencing, is that just for the pool and around the subdivision, is there any option about getting gated in the front of our entrance?

Mr. Stephens is very difficult because these are county-owned roads. So it would have to be, correct me if I am wrong, a maintained gate or what they call a soft gate. Since they are county roads, we have to allow the public access.

Mr. Knight stated if the county allowed it, they would say okay, we will abandon the roads, you take them over and maintain them at some cost.

Mr. deNagy stated then you are looking at reserves for resurfacing. Okay, so we have security cameras, the fencing, and then the pool resurfacing. We will have those proposals back in January.

Mr. Pagano stated given what happened last year with the pool resurfacing that went into late May, is January enough time to make sure it is done before spring break?

Mr. Stephens responded if Crown Pool, who would more than likely be the one to do it, they were the ones that did the adult pool, if their schedule is so that they can start almost immediately afterwards, then yes. We did another District last year, and they started the first part of February, and they were done at spring break.

Mr. Pagano stated why don't we go ahead and approve it now?

Mr. Knight stated you can approve it with a Not To Exceed amount.

Mr. Maier stated with the contract we have in hand, if Crown honors the contract, let's get Crown scheduled for early December.

Mr. Stephens stated I would give a little bit of room in there for increases for materials. They may not be able to hold to the penny, so if you did do a NTE, I will try to get them at that number.

Mr. deNagy stated do we want to go ahead and just include in the motion to give the chairman authority to approve price Brian comes back with.

Mr. Knight stated it still has to be a NTE number.

Mr. Stephens stated I would say \$35,000, they would come in under that, so if you did a \$35,000 as a NTE, we would be okay.

Jason Wills, 16240 Tisons Bluff, I know it would be difficult to change the speed limits. Is there any way we can install speed bumps on the roads? Some of the issues we are having is people are cutting through the back gate to go through to the front because it is a short-cut around, I think that is Yellow Bluff, so they are cutting through the neighborhood to go out the other way.

Mr. deNagy stated the roads are actually owned by the county. That is not something the District can do.

Mr. Maier stated we can talk to our District Engineer about the process to change the speed limit in Yellow Bluff. We can approach the city. We just can't go out there arbitrarily.

Mr. deNagy stated we were talking about pool resurfacing and an amount NTE \$35,000.

Mr. Stephens asked can we amend that? I just went back through some of my emails from Brad at Crown Pool. He said \$36,000 to \$38,000 was his best estimate. So you might want to make it a NTE \$42,000 to \$45,000 just to be safe, whatever you are comfortable with.

Mr. Knight stated the contract you have with them to do the large pool is over. So we will enter into a new contract to do the small pool. It is be basically the same form as the prior contract for an amount NTE whatever the board approves.

On MOTION by Mr. Maier seconded by Mr. Plourde with all in favor for the small pool to be resurfaced NTE \$45,000 was approved.

Mr. deNagy stated that amount will come out of the \$200,000. So we will move forward with the pool resurfacing, and we will bring back proposals for the security cameras and the fencing to the January meeting.

Mr. Plourde stated also at the January meeting we are going to bring back information on the electronic welcome signs also.

Mr. deNagy responded yes. Anything else on the capital improvements at this point?

Mr. Plourde asked is it possible to gate one entrance? Would that make you a gated community? It would be to prevent traffic through?

Mr. Knight responded as I understand it, you can't do anything to them unless you get county approval. They probably will not allow what they call a hard gate to block their road.

Mr. Maier stated I have a CDD community that I have developed in St. Augustine, and they are putting in virtual gates. We have normal gates, and the resident has an ID card in their car, and they can drive through. For their guests or anybody that comes to the gate is basically the same as an unauthorized person. We can't close the gate on them because it is a CDD, but they pull up to the gate system, and there is a camera there. They talk to the camera. The camera takes a picture of them and a picture of their license plate front and back. The gate opens up, and we have an operator that sits at a desk and opens the gates for us. Let me get that tested, and if it all works the way we expect it to work, then I would bring it back to this board to look at.

Mr. Knight stated we have that also at some other District that we represent, but that is when the CDD owns the roads, so I don't what your situation is.

Mr. Maier stated they are community roads. We took on responsibility of the road system because we wanted the gates.

Mr. Knight stated so they are soft gates really because ultimately anybody can come in that wants to come in, but in those cases I am familiar with, the roads are actually under the jurisdiction of the CDD as opposed to the county or the city.

Mr. Maier stated but the vehicle is being monitored, and the person is being monitored.

D. Operations Manager

Mr. Stephens stated we have repaired the front access card reader on the front gate. All the patio handrails, the ADA ramp handrails, and the bike rack have been repainted. Both fire extinguishers have been re-certified for an additional year. We replaced one computer board on one of the treadmills in the fitness center, and we also had to replace the condenser coil for the fitness center air conditioner unit. Lawnboy installed three pallets of sod along Pond Run. They just installed new winter annuals. That is all I have.

TWELFTH ORDER OF BUSINESS**Supervisor Request / Audience Comments**

There were no supervisor requests.

Audience Comments

Mr. Mike Dougherty asked do you know how much they quoted for the fencing? You just approved \$45,000 for the pool.

Mr. Stephens responded I don't remember well enough to state, because I could be way off. It was not cheap, I remember that. That is the best I can tell you. It was within the budget that we have.

Mr. Maier stated in my experience, if you have a 6' commercial grade fence, it is anywhere between \$35 and \$40 a hundred foot.

Mr. Stephens stated the pricing I did get was just for the patio and the front entrance. It did not encompass both of the pools. If you would like me to get that as well, we can certainly do that. Chain link would be a big difference in price, but being that is the first and last thing you see when you are at the Amenity Center, I would recommend the aluminum. It is going to last longer in the long run if it is heavier gauge material being aluminum.

Mr. Plourde asked can you get us prices on both and some picture of how it looks?

Mr. Stephens responded sure.

Ms. Katrina Plourde, president of the social committee. This has to do with Christmas coming up. I would like to see more Christmas lights lit up. It is so dark and gloomy coming in comparing to other neighborhoods. I know we have power in the middle of these trees here.

Mr. Stephens asked the center island?

Ms. Plourde responded yes, do we have power that goes into that?

Mr. Stephens responded not to my knowledge. If there is, it is buried. If there is power, we certainly can.

Ms. Plourde stated and the front entrance to as well, and also around the rotary, it is really dark, and people are almost getting hit. If we could have some nice Christmas lights there, they can be white. They are not that expensive to buy. If we can just get some lights out there.

Mr. Stephens stated I do know there is no power there.

Ms. Plourde asked is there something we can do, or can we get power to that?

Mr. Stephens stated I will look into the feasibility of solar lights to see how long they are going to last. I know at one time when they first came out the solar lights looked fantastic for the first 45 minutes after it went dark, and then they dimmed and in an hour or two they were off.

An audience member stated I was wondering if we have a neighborhood watch, and if so, how can I become a part of that, and what is the condition of the tennis court?

Mr. Stephens stated both the tennis and basketball courts is something we were looking to do with the \$200,000.

Mr. Jason Wills stated somebody mentioned we have an engineer within the CDD. If that is true, then why do we keep deflecting stuff to the city? It seems like every time something is brought up about handling something about the speeding, neighborhood, or something like that, we are told it is the city. If we have an engineer with the CDD group, why aren't we referencing these questions to the engineer? Why aren't we being told that these type of questions are going to be passed to him.

Mr. deNagy stated we are going to pass that along to the engineer to get his advice on how to proceed with that. This is the first time it has been brought up.

Mr. Wills stated okay, I can accept that. Since the gates are hard to do, did you guys ever think of street corner cameras where you may not be able to prevent crime, but at least there is surveillance on the cars entering and leaving the neighborhood. It might be a cheaper option than to put up gates on each one.

Mr. Stephens responded we did look into pricing to do gates at both entrances, and it was a little over a year ago. I don't remember off the top of my head. As far as throughout the neighborhood, we have not looked into any of that. I don't know how feasible that would be. I

want to say it was \$20,000 or so for either entrance for the cameras, for cameras good enough that it is going to capture a license plate. Typical gates cost, depending on what you do, anywhere from \$55,000 to \$100,000 per gate. Putting in columns and how you transition the gates to fencing and so forth. There is a lot involved in doing gates.

Ms. Emily DelRio asked are there any plans for other amenity centers on the other side or any playgrounds or any other facilities towards the back.

Mr. deNagy responded not that I am aware of, no.

Mr. Maier stated if that is what you are wanting, we can talk about it and look at it.

Ms. Cedeila Alford asked with this \$200,000, how are we going to determine, because we have some great ideas for security and improvements, how are we going to determine once we hit that cap how we prioritize what comes first?

Mr. Maier stated well I think security came out on top today, and we have to fix the kids' pool, that is a top priority.

Mr. deNagy stated when we redid the refunding, and we said we needed \$200,000 out of the refunding, we told the trustee here are things that we want to spend money for in the Engineer's Report. Those are things when we go to the Trustee to pay for, they are going to look at the Engineer's Report and say that is okay to use the money for that we approved. The fencing, we were just looking at the list, and it was not on the list. It may be a challenge with the Trustee, but it is something we can talk to the trustee about.

Mr. Plourde stated if I heard you correctly, we have two years to spend this, so we don't have to spend it right off, so we get security, we get the pool, then we can re-evaluate. We can get with the neighborhood and say what is our next priority. I want some thought into this.

Ms. Kaye Washington asked is it possible to get an itemized budget besides what we get passed out? Sometimes the numbers on that budget seem very large for what we see is actually happening.

Mr. deNagy stated those are items in our budget for landscaping for example, you can ask for copies of the agreements we have with the contractors so you can see what is built in with regard to plantings and that sort of thing. Those are negotiated during the budget process. They are all rolled into the big number that you see. If you want to dig down into the agreements, you can certainly take a look at those.

Ms. Washington stated I think there are people that don't feel like that we know enough about what is going on besides just those rounded numbers. I am not asking for every line item for those contracts, but I just think people would like to know more about how our money is being spent.

Mr. deNagy stated we only have a handful contracts frankly for the O&M budget. The money that is in the budget was put together based on past expenditures.

Ms. Washington stated I have a question about how bids are made. With the pools, you approved a no greater than cost, will there be inquiries into other companies to see if we can get a cheaper one?

Mr. Stephens responded when we initially looked at doing this last year, we did get three quotes. Crown Pool was awarded the adult pool. They were also the cheapest on the kids pool.

Ms. Washington asked could we get a new bid to check out to see? The contract has expired, and you are saying there might be additional fees for their product, why not continue to make sure we are getting the best deal, especially for doing it off-season.

Mr. Stephens stated that is actually their busiest time.

Mr. Maier stated we did solicit all the commercial guys last year that do amenity projects like this. Crown did give us the lowest price, and we basically told them we only have the funding for Phase 1, and when we do Phase 2, we will go ahead and extend that contract to you. I think the bid they gave us last year was a good bid. I would be hopeful that they will honor that same number. Brian asked for additional funding just in case they had material increases, but my gut tells me that Crown will honor their price and finish this project.

Mr. Stephens stated there is some value in continuing with them because of the relationship with them and the warranties and maintaining it. If we start going back out for bid, they may push us back longer into the season because that is going to take six weeks or more probably. I understand what you are saying, but we feel like we have done some pretty good due diligence in getting to where we are.

Ms. Cedeila Alford asked is it feasible to consider having someone to patrol the area? With all the things to fix and repair, would that be something that would be worth considering?

Mr. deNagy responded we have at other Districts off-duty sheriffs. They patrol only the CDD property, which is essentially the Amenity Center. The HOA, on the other hand, can

engage an off-duty sheriff to patrol the neighborhood, but if the CDD hires an off-duty sheriff officer, they are only allowed to patrol CDD property.

An audience member asked are there any plans to replace gym equipment?

Mr. deNagy responded yes, that is part of our capital improvement plan. The timeframe will be sometime in the next two years.

Mr. Pagano stated given our history of something happening, I can't see spending any money to improve stuff without improving our security first.

THIRTEENTH ORDER OF BUSINESS Financial Statements

A. Balance Sheet and Statement of Revenue & Expenditures

Mr. deNagy stated these are as of August 31, 2016.

B. Assessments Receipt

This item is located in your agenda package and shows we are 100% collected.

C. Check Run Summary

Mr. deNagy stated the total of the check run summary is \$122,795.78.

On MOTION by Mr. Maier seconded by Mr. Plourde with all in favor the Check Run Summary in the amount of \$122,795.78 was approved.

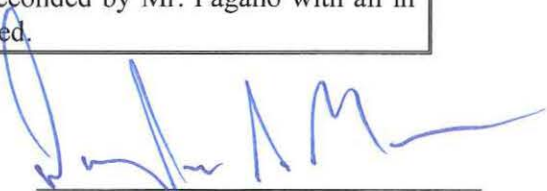
FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting

Mr. deNagy stated the next scheduled meeting is January 5, 2017 at 11:00 a.m. at England-Thims & Miller. We will be back here on April 6, and it will be our budget meeting at 6:00

FIFTEENTH ORDER OF BUSINESS Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman