

MINUTES OF MEETING  
LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, November 20, 2019 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

Alan (Bud) Sabol	Chairman
Camille Stephens	Vice Chair
Joe Szewczyk	Assistant Secretary
Pina Chichelli	Assistant Secretary
Rena Koontz	Assistant Secretary

Also present were:

George Flint	District Manager
Jason Greenwood	GMS
Sarah Sandy ( <i>via phone</i> )	District Counsel
Brent Burford	District Engineer
Nathan Trates	Facilities Manager
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present.

- **Agenda Modification (ADDED)**

Mr. Flint: I was just speaking with the Chair and suggested that we re-order the agenda, because at the last meeting, we talked about having a closed security session. I suggested moving the District Engineer's Report before that that way Brent doesn't have to wait while the Board is having that discussion. I don't know how it will take, but at least, that way, we can let Brett go on his way. So I suggest we amend the agenda to first take audience comments, then the District Engineer's Report and finally the closed security session. Is the Board okay with that?

Ms. Stephens: Yes.

Mr. Flint: We need a motion to amend the agenda.

On MOTION by Ms. Stephens seconded by Mr. Szewczyk with all in favor amending the agenda as stated was approved.

The pledge of allegiance was recited.

- **Audience Comments on Specific Items on the Agenda (Item 3)**

Mr. Flint: If any members of the audience have comments on a specific item on the agenda, now would be the opportunity to provide comments to the Board. If not, we also have a “General Audience Comments” section later on in the agenda, to bring items to the Board’s attention that are not on the agenda. Are there any comments on the agenda items? Hearing none,

- **District Engineer’s Report (Item 4)**

Mr. Burford: Good evening. I have a couple of items that I wanted to touch on, which was the concrete pad that we placed around the electrical panel at the tennis courts. That was completed. We have the drainage in place. I checked on it after the last rain we had last Saturday, and everything was draining like it should. We got a little bit of sod that we are going to be putting in there. I think the contractor is taking care of that to finish that project. The lake bank restorations are underway. All of the riprap repairs that are part of this project, have taken place. For Lake 5, a small riprap repair was completed. The other lakes are in the process of having the geo-bags put into place and filled with sand. I spoke with Matt today and they should finish filling the bags with sand in two weeks. Once they complete that process, it’s a two-tier system, that has a bag on the bottom to provide protection for the shoreline. The second bag is what is called, a “sacrificial bag.” The top of it will actually be cut down and laid open and the sand inside of it, is spread out to fill in the lake bank slope. Sod will be placed on top of that. So they will get all of the bags in place and then come back and open the hags up and place the sod. I have to ask Matt. Once they get all of the bags in place, we are supposed to come up here and meet with him, to discuss a couple of void areas on the back side of the bags. I want to make sure that we have enough sand placed there to cover those areas. It will probably be the first of the year to complete the sod work. That’s all I have to report.

Mr. Sabol: Once that is completed, Brett, will you be able to see any of that black covering?

Mr. Burford: It will all be covered. Actually, when they cut that top bag to expose the sand, the plant that goes across the bottom into the lake will actually provide a little more protection.

Ms. Koontz: Does the bottom hag stay intact?

Mr. Burford: The bottom bag stays intact. Yes. That is what provides the protection. That is all I have to report unless there are any other questions.

Mr. Flint: Are there any questions for the District Engineer?

Mr. Szewczyk: No.

Ms. Stephens: No.

Mr. Flint: Thanks Brent.

*Mr. Burford left the meeting.*

## **SECOND ORDER OF BUSINESS**

### **Closed Security Session**

Mr. Flint: Sarah, do you want to make any comments for the record before we move into the other room?

Ms. Sandy: Sure. At a prior Board Meeting, I requested a closed-door session. According to the public records and Sunshine Laws, for the Board to discuss specific items in the security plan has to be done at a closed session. The Board Members will attend, as well as George and I will attend by phone. Other than that, unless other District Staff needs to be part of that discussion, they should be present.

Mr. Flint: I suggest that Nathan be involved in the conversation just because he interfaces with the security company and is the most familiar with their schedule and ours.

Ms. Sandy: Yes, that makes sense.

Mr. Flint: If there is nothing further, we will recess the meeting.

*The meeting was recessed at 6:10 p.m. to hold the closed-door session.*

*Mr. Flint reconvened the Board of Supervisors meeting at 6:32 p.m.*

**THIRD ORDER OF BUSINESS**

**Audience Comments on Specific Items on the Agenda** *(Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting)*

This item was discussed.

**FOURTH ORDER OF BUSINESS**

**District Engineer’s Report**

This item was discussed.

**FIFTH ORDER OF BUSINESS**

**Unfinished Business Items**

Mr. Flint: We don’t have any specific items. Was there anything that the Board wanted to discuss? Hearing none,

**SIXTH ORDER OF BUSINESS**

**New Business Items**

**A. Public Hearings**

Mr. Flint: There are two public hearings.

**i. Consideration of Resolution 2020-01 Adopting Amended and Restated Rules of Procedure**

Mr. Flint: The first public hearing is to adopt the Amended and Restated Rules of Procedure. First, I would ask for a motion to open the public hearing.

On MOTION by Mr. Szewczyk seconded by Ms. Stephens with all in favor the Public Hearing on the adoption of the Amended and Restated Rules of Procedure was opened.

Mr. Flint: I will now turn it over to District Counsel to introduce this item.

Ms. Sandy: It has been four or five years since we amended the Rules of Procedure. We advise our Districts to adopt certain items in regard to the procedures of the District. This includes the officer structure of the Board of Supervisors, voting, rules, public meetings, hearings, workshops and the requirements for those. Under Chapter 190, which is the governing Chapter for Districts, CDDs have the authority to adopt rules for the operating procedures of the District. The petition has previously adopted rules. These amended rules would make them up to date with changes in the law over the past few years. I think at the prior meeting, you had a copy

of the Amended and Restated Rules of Procedure, showing a redline of the changes. It looks like the copy you have in front of you is a clean version. I'm happy to walk through the changes if the Board would like me to, but most of them are administrative in nature and nothing that you do on a daily basis, having to do with public records requests as well as the meeting materials that we post on the website. That would necessarily include updates, different procurements, requirements and complying with the Florida Statute. If the Board has any questions, I would be happy to answer those.

Mr. Sabol: Does the Board want a better explanation?

Mr. Szewczyk: I'm fine as I read through the clean version, but I do have a question. On Page 3, 1A says, "During the term of office, if any Board Member vacates their office, the remaining members of the Board shall fill the vacancies." Does "shall" mean that it's mandatory?

Ms. Sandy: How it's provided in Chapter 190 is, "The remaining members of the Board shall fill vacancies."

Mr. Flint: It doesn't talk about the term.

Ms. Sandy: "Shall" indicates that it's mandatory.

Mr. Szewczyk: That's why I was asking because we have had times when we decided not to fill a vacated spot, but according to this, we have to.

Ms. Sandy: That is what Chapter 190 provides. We had similar situations when a Board transitioned from a developer to a resident Board. Sometimes there are developer seats and resident seats, and the Board is mandated to appoint a resident to that seat. If there's nobody to appoint, it could remain vacant. Again, Chapter 190 provides that it shall be a qualified elector.

Mr. Flint: It says, "shall," but it doesn't say, "Shall do it within 60 days or 90 days."

Mr. Szewczyk: Okay.

Mr. Flint: There have been situations where Boards decided to leave it vacant for a period of time. I think District Counsel advised you that is okay, but if it said, "Shall fill within a certain timeframe," then you are obligated. However, there are no penalties or timeframes specified. I know in the past, the Board decided to leave it open because of an upcoming election and the Board may decide not to fill them in those situations, but typically it's in the best interest of the Board to fill them, because of quorum issues and other reasons. Occasionally, there are situations where it may be left vacant for some period of time.

Mr. Szewczyk: Okay. I just wanted to make sure.

Ms. Sandy: Only Board Members are allowed to appoint the replacement for that vacant seat, there is not a special election or something of that nature. It is up to the remaining Board to fill it.

Ms. Koontz: I have one question that comes under the category of curiosity. On Page 13 it says, "The District has not adopted Roberts Rules of Order." Do we follow some other rules of order?

Ms. Sandy: Not necessarily. The reason we specifically state that the District has not adopted Roberts Rules of Order, is because those serving on the Board are residents. This is something that you are more or less doing on a voluntary basis in your free time, so we don't want something that the Board does to not be effective because Roberts Rules of Order were not followed.

Mr. Flint: Are there any other questions on the rules? If not, are there any comments from the public on these proposed rules? Hearing none, we need a motion to close the public hearing.

On MOTION by Ms. Stephens seconded by Mr. Szewczyk with all in favor the Public Hearing on the adoption of the Amended and Restated Rules of Procedure was closed.

Mr. Flint: You have Resolution 2020-01 in front of you and we need a motion to adopt it.

On MOTION by Mr. Sabol seconded by Ms. Stephens with all in favor Resolution 2020-01 Adopting Amended and Restated Rules of Procedure, was approved.

Mr. Flint: We have a second public hearing to consider the adoption of a rule for the purpose of setting a rate for fees related to drainage improvement installation applications. At this time, we need a motion to open the public hearing.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the Public Hearing on the adoption of a rule for the purpose of setting a rate for the fee relating to the drainage improvement installation applications was opened.

**ii. Consideration of Resolution 2020-02 Adopting a Rule for the Purpose of Setting a Rate for the Fee Relating to Drainage Improvement Installation Applications**

Mr. Flint: You have Resolution 2020-02. Any time the Board proposes to collect a fee, you have to go through a rate making process for the development of a rule to allow you to do that. District Counsel prepared Resolution 2020-02, which is in your agenda package. Sarah, do you want to present the resolution to the Board?

Ms. Sandy: Certainly. It is a pretty simple resolution, accepting the rule and setting a rate for the drainage improvement installation application. If you remember, we discussed a range between \$100 and \$200 to be paid at the time that the application was submitted to the District, to cover District costs in processing the application, reviewing a license, getting it recorded as well as having the District Engineer review it. After the rule is adopted, we need to decide as a Board what that fee will be initially. We used a range so that we could just adjust it in case the cost ends up being more than originally contemplated.

Mr. Sabol: Didn't we talk about setting the fee at \$150?

Mr. Szewczyk: Yes.

Mr. Flint: You can adopt this resolution, which gives you the flexibility to go out to \$200 without having another rule hearing. After that, you could consider a separate motion to set the rate at \$150. In the future, if you wanted to increase it somewhere between \$150 and \$200, you would be able to do that without having another public hearing.

Ms. Koontz: Did we make the range enough to cover the administrative costs?

Mr. Flint: Yes. That was the concept, but we talked about doing it based on actual costs. If you did it based on actual, you actually don't have to go through a rate making process. I think we talked about trying to have a uniform rate, and not have a rate vary from application to application. I believe that the Board agreed with that concept and that's why we are setting the range. I think if you decide to set the range at \$150, we can monitor what our actual costs are on average. If our actual costs appear to be higher, then you would have the flexibility to increase it or decrease it if it was lower. Are we ready to take public comment? Is there any public comment on the proposed fee for processing the drainage applications?

Deborah Johnson, 1505 Scarlett Avenue: Yes. Is this the fee that the CDD pays for?

Mr. Flint: No. Typically, it comes into play with gutter systems, if someone wants to put in a yard drain.

Ms. Johnson: Do you mean a French drain?

Mr. Flint: No. It would be a pipe from the downspout on their house into one of our ponds. The issue has come up in the past where homeowners dug a trench to put in a black corrugated pipe that is connected to their gutter system that discharges into the ponds. The problem with doing that is if you don't do it correctly, it can actually exacerbate the erosion issue if it's too shallow. If it doesn't terminate far enough into the pond, there are a number of different things that can actually increase erosion, versus having beneficial effects. So the District Engineer put together a schematic of how it needs to be installed. We put together an application and there would need to be a fee paid, basically covering the legal and engineering costs to process the application.

Ms. Johnson: So it really has to do with individual homes that want to do this?

Mr. Flint: Right. It would only apply to someone who wanted to put in a pipe from their gutter onto property that the District owns.

Ms. Johnson: Okay.

Mr. Flint: Is there any other public comment? Hearing none, we need a motion to close the public hearing.

On MOTION by Ms. Stephens seconded by Mr. Sabol with all in favor the Public Hearing on the adoption of a rule for the purpose of setting a rate for the fee relating to the drainage improvement installation applications, was closed.

Mr. Flint: We need a motion to adopt Resolution 2020-02.

On MOTION by Mr. Sabol seconded by Ms. Stephens with all in favor Resolution 2020-02 Adopting a Rule for the Purpose of Setting a Rate for the Fee Relating to Drainage Improvement Installation Applications, was approved.

Mr. Flint: We need a motion to set the fee at \$150.

On MOTION by Mr. Sabol seconded by Ms. Chichelli with all in favor setting the fee relating to drainage improvement installation applications at \$150, was approved.

**B. Presentation of Landscape Report**

Mr. Flint: Ms. Koontz?

Ms. Koontz: I hope all you noticed how nice the Boulevard looks and how nice the grounds and end caps look. I am submitting a report for informational purposes, except for the last item on the landscape report. Pina asked us to look at a tree at 2484 Magnolia. We went over there with Blooming's, and they said that it is dead and a hazard to the home beside or to anyone walking on the sidewalk or on the street. Blooming's does not have the equipment to remove it, so we have to hire somebody to come and remove it if we are so inclined.

Mr. Sabol: Who decided that the tree was dead? The arborist from Blooming's?

Ms. Koontz: No. It was the General Manager that I was with.

Mr. Sabol: What happens with these trees is sometimes they look dead, when they really are not dead. Maybe it is dead. I don't know.

Ms. Koontz: It's dead. I saw it myself and it's dead.

Mr. Sabol: Okay.

Mr. Flint: If we identified a tree that is dead and poses a health, safety issue and now it's on record, we need to take action. We don't have any numbers for the Board to take action on tonight, so it sounds to me like we need to get a couple of bids from tree companies that have the equipment to remove it and we can bring that back at a future meeting. Because I don't know what the not-to-exceed would be if we were to set one at this point.

Ms. Koontz: I'm fine with that.

Mr. Sabol: I'm fine with that.

Mr. Szewczyk: I'm fine.

Mr. Flint: Is there anything further under the Landscape Report?

Ms. Koontz: No. That's all I had.

Ms. Chichelli: I just really want to thank Rena for helping on the landscaping. It really looks good.

Ms. Koontz: Thank you.

Mr. Szewczyk: This is the first time I've received positive comments about the end caps in a long time. It looks good.

Mr. Flint: It looks good.

Ms. Chichelli: I had one more question. Are they going to be placing the mulch soon?

Ms. Koontz: I'm not sure when they are going to mulch because they have to rake it out. I thought you were going to ask about the flowers. I told them not to change the flowers yet. There will be pretty geraniums closer to Christmas, but I'm not sure when that will be.

Mr. Sabol: Rena did mention something. When you pull the old plants out that look so nice now, maybe we can give those to residents because they look like a fall foliage plant. So if Blooming's would pull them out and set them on the sidewalk, is there a problem with residents just picking them up if they want them?

Ms. Koontz: George, do we have a liability problem if we do that?

Mr. Flint: I don't think its issue as long as wherever they are placed, can be safely accessed without being out in the street. I have another community where they send a note out every time, they switch annuals out and anyone who wants to get the old ones can. However, they are not going to last very long. The reason why there's a four time of year change out, is because the annuals are seasonal. You have some that like heat and some that like cold, but some people like to get them. If Blooming's is willing to set them aside for a period of time, you can do that.

Ms. Koontz: They said that they would leave them in a designated area in the parking lot for only a few days and then they will come out and get them. So residents would have to come up and get them.

Mr. Flint: It's up to the Board if you want to allow that.

Mr. Szewczyk: I think it's fine.

Ms. Koontz: Let's try it at least this year and see how it works.

Mr. Sabol: I think it's a good idea.

Mr. Szewczyk: I would like to see Blooming's. I know the timing is coming up. Things are looking so good so let's not push it. If things are really looking good, maybe we can hold off on the geraniums. Really, why replace them if they are looking good. Let's wait until they start dying off and then yank them.

Ms. Chichelli: These kinds of plants last long.

Ms. Koontz: Don't they come back.

Ms. Chichelli: Yes, they come back.

Ms. Koontz: So anybody who takes one to plant in their yard, it will come back.

Mr. Sabol: So do perennials.

Ms. Koontz: Annuals die. They only last a certain amount of time.

Mr. Flint: Some of these are actually perennials, but up north, they may last longer. They are not cold tolerant, so when it starts getting cold, they may start fading, but they could come back.

Ms. Koontz: We can try it. If it's a bust, I will take responsibility.

Mr. Flint: Okay.

Mr. Szewczyk: That's alright.

### **C. Discussion of HOA Request - ADDED**

Mr. Flint: We added a new item. I sent an email out that I received from the Management Company for The Villas. I guess in January, they are going to be starting to replace the roofs on all of the buildings in The Villas. It's going to be a four-month project for them to do that. The contractor has three trailers that they are using to store their equipment in, so they do not have to haul it back and forth. I don't know where they are coming from, but the HOA for The Villas asked the Board if he would consider allowing the contractor to park those trailers in the Clubhouse parking lot overnight from January through April 15<sup>th</sup>.

Mr. Sabol: Under normal conditions like in the summertime, I wouldn't see a real problem with that, but in the wintertime when there are more people visiting, I can see where that would be a problem.

Ms. Stephens: Yes, with the seasonal people coming down.

Mr. Szewczyk: Do we know what kind of trailers these are. Are they landscape trailers?

Mr. Flint: I'm assuming they are enclosed 8x14 trailers. Pina is on The Villas HOA. I don't know if she has additional information.

Ms. Chichelli: They are movable trailers.

Mr. Szewczyk: You need to have those ones that are the real heavy metal. When I worked on a construction site, I kept my stuff in one and no one was getting those things. That's far different than a landscape trailer that are dropped down on rollers.

Ms. Chichelli: You know what, I don't know.

Mr. Szewczyk: Well, the only reason I'm asking is that definitely sways my opinion. I emailed George when I first saw this. I would want to help the HOA out, but maybe not

necessarily in our parking lot. I emailed George and said, "Is there some CDD property around The Villas that they can drop the trailers down on and just leave them there?"

Ms. Chichelli: Yes. We have one or two places that we feel is adequate. The Villas is a small area to have all of them there. So it's up to you guys, but I understand that we would have those trailers in the parking lot, so if we have an event, it doesn't look good. It is up to you. They would understand that.

Mr. Sabol: Could they not look into renting space like from across the road at the U-Haul parking lot? Would they let them put them there for little or nothing?

Ms. Chichelli: Well, we talked about it and I said, "Let's try this. If not, then I believe they can find a closer location."

Mr. Sabol: Okay.

Ms. Chichelli: So it's up to you.

Ms. Koontz: Before you say no, we can find someplace else.

Ms. Chichelli: I think there's a vacant lot.

Ms. Koontz: It's only three spaces.

Ms. Chichelli: My concern is if someone is having a party on the weekend. It's going to be only from 6:00 p.m. to 7:30 a.m.

Ms. Koontz: Then the trailers would get moved into The Villas?

Ms. Chichelli: Yes. The trailers would only be on CDD property on Saturday and Sunday nights.

Ms. Koontz: I just think part of the issue would be the amount of time. It's four months.

Mr. Szewczyk: Yes. That's a long time.

Ms. Koontz: I understand, but then if we tell residents they can't, we are setting a precedent.

Ms. Chichelli: It's okay.

Mr. Sabol: What happens if you allow three trailers out there and Jo Blow comes along and wants to put two trailers over there and you let them put it there? That's where you start setting a precedent.

Ms. Koontz: Yes. It's a Pandora's box.

Ms. Sandy: If the Board wants, we could have a License Agreement with the HOA that would provide indemnification for the District to allow the HOA to have the trailers onsite.

Mr. Szewczyk: As well as eliminating the timeframe maybe.

Mr. Flint: It could.

Ms. Koontz: For four months.

Ms. Sandy: A License Agreement is only in place as long as the District provides the space.

Mr. Sabol: How much is the HOA willing to pay?

Ms. Koontz: What is it worth?

Ms. Chichelli: Do you want to know much we are paying for them? Like I said, this was just an option. I understand because it's not going to look good.

Mr. Sabol: If it were for a week or something, I wouldn't have a problem with it.

Mr. Flint: I also looked to see if there was any open area, but there really isn't, at least within the confines of The Villas.

Ms. Chichelli: They are going to be there for four months and they need to make sure the landscapers are able to cut the grass. So that is going to be a big problem. That's why we are trying to work on this.

Mr. Flint: It sounds like the message would be unfortunately you are not in favor, but I think it should be relayed in a way that it's not the Board that is not sympathetic with their concerns. I just think the period of time is the issue.

Ms. Chichelli: I told them that would happen.

**SEVENTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of October 16, 2019 Meeting**

Mr. Flint: I received some corrections from Ms. Chichelli and Ms. Koontz. On Page 4, the fourth line down, should say, "It will be mowed this week." The next line that starts with, "You asked last month," Ms. Chichelli indicated she made that statement. What ended up happening here is I think Ms. Chichelli and Ms. Koontz were both speaking, and it got combined into one paragraph that identified Ms. Koontz as speaking. Then towards the end of that paragraph where it talks about preventing weeds, that was Ms. Chichelli again. So we will clean that up. On Page 19, towards the bottom, right after I spoke, Ms. Chichelli said, "So if The Villas accept that, that means they will receive," not "There will receive." On Page 25, halfway down the page, right after I spoke Ms. Koontz said, "A service dog isn't going to attack," instead of "Is

going to attack.” Then after Mr. Sabol spoke, Ms. Koontz said, “I was here this week.” That was actually a resident who made that statement. I don’t remember the resident’s name, so we will identify that as “A resident stated.” Are there any other comments or corrections? If not, we need a motion to approve the minutes as amended.

On MOTION by Ms. Stephens seconded by Mr. Sabol with all in favor approval of the minutes of October 16, 2019 meeting were approved, as amended.

**B. Approval of Check Register**

Mr. Flint: We have the October Check Register for the General Fund, Capital Reserve Fund and automatic drafts for the utility accounts, which total \$42,631.845. The detailed register and invoices are behind to the summary. Are there any questions or comments?

Mr. Szewczyk: Yes. Did we miss a North Port Solid Waste District payment?

Mr. Trates: The payments were straightened out by GMS.

Mr. Flint: Were there two in one month? Is that what you were looking at?

Mr. Szewczyk: Yes. There was a past due amount, but I didn’t see any late charges.

Mr. Flint: I can check into that. It could just be a timing issue.

Mr. Szewczyk: Okay. For BMI, do we have to pay a fee for people to play other people’s music?

Mr. Flint: Yes. It’s one of the licensing companies that you end up having to pay an annual licensing fee to.

Mr. Szewczyk: Are we done with the midge treatments for the year?

Mr. Trates: Yes.

Mr. Szewczyk: I saw this one FPL bill that was up \$210 from the previous month. Do we have any idea why it went from \$382 to \$622?

Mr. Trates: What was the timeframe for that?

Mr. Szewczyk: It was from August 23<sup>rd</sup> to September 24<sup>th</sup>.

Mr. Trates: It could just be between the heat we had on during that time, but I can double check.

Mr. Szewczyk: Okay. That was a pretty big jump for one month. It was hot from March until two weeks ago, so I would expect them to be approximately the same. That’s it.

Mr. Flint: I will look at that. That's the electric account for the fountain at the front.

Mr. Szewczyk: Okay.

Mr. Flint: I don't know why the amount would've jumped like that, but we will look at it. Are there any other questions? If not, we need a motion to approve the Check Register.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the October Check Register was approved.

**C. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financial statements through October 31, 2019. This is the first month of the new fiscal year. You will note on the revenue side, there is not a lot of activity. Again, we don't start getting the assessment revenue in until late November/early December, so our prorated expenses are in line or under our prorated budget. So far on the expense side, we are in good shape. Are there any questions on the financials?

Mr. Szewczyk: No.

Mr. Sabol: No.

**D. Discussion of Refinancing - ADDED**

Mr. Flint: At the last meeting, I presented information from MBS, which is an underwriting company. They are the successor to Prager, Sealy, the original Underwriter for the District. I said at the last meeting that there are two companies in the state that handle 95%. It's probably 98% or higher of all the CDD financings and refinancing in the state. MBS is one of them. The other one is FMS Bonds. Sarah and I both spoke with Jon Kessler who is the principal of FMS Bonds. I provided him the Assessment Roll and some other information from the District. He reviewed it. We had a conference call and he sent me an email saying that he did not believe it was a viable candidate for refinancing. So we exhausted what we believe our resources are as far as the CDD refinancing goes. These two companies are familiar with all potential people that are going to be purchasing bonds. They are familiar with banks that would do bank financing deals that understand CDDs. So between both of them, they have done billions of dollars' worth of deals on CDD financings. One has given you a horderline indication that there are minimal savings. The other one said that they don't believe there could be a deal.

Mr. Sabol: I remember in last month's minutes we had some prices of \$34 and \$27 for The Villas and \$34 for The Villages. We talked about at the time, that there was a savings of \$16,000. Where did that come from?

Mr. Flint: That was from MBS. They ran some numbers assuming we did a bank financing, not a public offering. Again, they would have to go out. They did not have a bank or a Letter of Intent from a bank saying they would do it based on the numbers they ran. They ran a scenario, which would be contingent upon them being able to get a bank that would agree to the terms that they included in their analysis.

Mr. Sabol: What are the costs to refinance?

Mr. Flint: On a public offering, the Underwriting Fee is typically 2% of the par amount and then the Cost of Issuance (COI) is anywhere from \$150,000 to \$200,000.

Mr. Sabol: Two percent is quite a bit.

Mr. Flint: So it's \$150,000 to \$200,000 plus 2% of par. The numbers they provided are net of the costs. On a bank financing, the costs are typically in the \$100,000 range. So it's less expensive, because there are not many attorneys involved in a bank financing than a public offering. I'm sorry Sarah, but the attorney's kind of drive up the fees. So we've spoken to the two entities that probably have done 98% of the CDD financing deals in the state, and I don't have any new information for you other than what the initial analysis was for MBS, which showed borderline savings. Again, that would be contingent upon being able to get an actual Letter of Intent from a bank. The other firm, FMS Bonds indicated that they didn't believe it was something that could be done. The main reason is you have a short remaining duration on the 30-year bonds, meaning in the CDD financing world, you have a relatively small amount of outstanding principal yet. I think it's \$1.4 million, which to you and I seems like a lot of money, but on a refinancing like this, that does not get the interest of the banks that typically would do these. So it's too small for a public offering. One of the main issues is on your commercial property, you have two parcels that have outstanding tax certificates. One has over \$300,000 and the other has about \$80,000. That comes into play because at some point someone is going to stop buying the tax certificates on the \$300,000 one. What happens then is the taxes don't get paid and the bondholders or the bank does not get paid. So when they see something like that, if you just had the small dollar amount and small duration, you might be able to get a deal, but if you couple that with the fact that you have a default history with the townhomes and the issue

with the commercial property, it's likely going to drive away any potential bank that might do it. I'm not trying to be pessimistic here.

Ms. Stephens: You are being a realist.

Mr. Flint: I'm relaying the information from the people that do this.

Mr. Sabol: Are there any rules, George, if 10 of us raised \$1,700,000, formed a company and we kick the rate from 6.95% to 5% and all of us make a profit?

Mr. Flint: I don't know. Sarah, could private investors refinance the bonds, take out the \$1.4 million and reduce the interest rate from 6% to 4% or 3%?

Ms. Sandy: I don't know, Bond Counsel would need to be consulted.

Mr. Flint: The problem is you still have to deal with all of the legal documents.

Ms. Sandy: Are they asking if you can do a private investment separate from the District?

Mr. Flint: That is basically what it would be. Bud is saying if there were 10 people that had \$1.4 million if they could do it.

Mr. Szewczyk: Bud wants to do it.

Mr. Flint: Yeah, he wants to do it. Is that something that could be done?

Ms. Sandy: You have tax exempt bonds and taxable bonds. The tax-exempt bonds are more advantageous. I think the answer is yes you can issue bonds as a private investor, but you must go through an Underwriter. I don't think that is going to reduce your COI.

Mr. Sabol: I don't think that's going to happen so I'm ready to move on.

Mr. Flint: Is there any other discussion or questions?

Ms. Stephens: No.

Mr. Szewczyk: No.

## **EIGHTH ORDER OF BUSINESS**

### **General Audience Comments**

Mr. Flint: Are there audience comments on anything that they want to bring to the Board's attention? Please state your name and address.

Ms. Johnson: Can you share with us what commercial properties are in default? I don't understand. Does that mean they haven't paid their taxes?

Mr. Flint: They are not in default, but two property owners have not paid their taxes.

Ms. Johnson: Which properties?

Mr. Flint: One is right across from the gas station behind the fountain, on the corner with the "For Sale" sign. I think that's the one that has \$350,000 outstanding. The other one, I believe, might be behind the gas station, before Imagine Schools.

Ms. Johnson: They are trying to sell the property so they will be able to pay off that.

Mr. Flint: I'm not a realtor, but it's possible for someone to buy that property and pay the outstanding taxes, but I don't know if the value of that lot is even what the outstanding taxes are. If they were, someone may say, "I'll buy it for the outstanding taxes." If it was to be sold, the taxes would have to be paid off. So if they don't pay their taxes, then the Tax Collector has a tax certificate sale where someone can come in and pay the taxes on behalf of the landowner. Then they are entitled to a certain interest rate return on that money. So every year for a number of years, the taxes haven't been paid and people have purchased certificates. So the certificates are hanging out there. We still get paid because we get paid from the proceeds of the person who purchased the tax certificate. It is possible at some point, that people will stop buying the tax certificates, and at that point, we won't get the debt service money and we wouldn't get the operation and maintenance (O&M) money either. However, from a refinancing perspective, that's something the potential bank or bondholders look at because of the risk involved. So MBS tried to address that risk by setting aside a Reserve Fund, so the bank or bondholder, if those properties ultimately stopped paying, would have a Debt Service Reserve there that would compensate them for whatever the outstanding principal amount was on that property. So MBS was trying to get around that, by having a reserve set up an equivalent to what the outstanding debt is on those lots to protect the bank. So what ends up happening is everyone in community ends up having to fund a reserve to address the risk from those two lots. So it's pretty complicated, but both of these entities looked at it. One is borderline and the other one, doesn't believe we can do it.

Ms. Johnson: When they went bankrupt with the townhouses, is that when they were first building them?

Mr. Flint: The townhouse issue is not as big of an issue now because there is enough time between when that occurred and now.

Ms. Johnson: At least 10 years.

Mr. Flint: Yes, it's just when you are telling a story and then you combine these other factors, it is something that makes it not as clean as you would want it to be. When they were

originally being developed, that was all one parcel paying CDD debt service. When the market went down, it was before my time, but the original developer stopped paying their debt service assessments. So what ended up happening is it wasn't on the tax bills being direct billed. The CDD actually foreclosed on the townhouse project property, took title to it on behalf of the bondholders and that wiped out the debt. Then they sold it to Standard Pacific who ended up building on it. So that's why the townhouse owners don't have that debt service assessment on their property, because the CDD foreclosed and it actually wiped the debt out. Then they sold the land and the proceeds of the sale went to the bondholders to pay the outstanding debt. So there's enough time between then and now. It's just that when you combine that with these other factors, it's something you mentioned.

Ms. Johnson: I even spoke to my bank about it and it wasn't impeccable credit, but they thought that probably wouldn't go through.

Mr. Flint: A normal bank is not going to do one. There are only four or five banks that handle these.

Ms. Johnson: I just wanted to know what was involved.

Mr. Flint: Only a handful of banks will do a CDD deal. They understand what CDDs are and have the documents set up. The people that underwrite these deals, know who those banks are and know who is not going to do it. They also know who might be more risk adverse than others, who was not going to do a deal less than a certain dollar amount or less than a certain timeframe.

Ms. Johnson: Did you say the townhouses debt service was written off?

Mr. Flint: Yes.

Ms. Johnson: How much money are you talking about? Is that something on your tax bill?

Mr. Flint: No. Your tax bill has a debt service assessment, unless you paid it off already. On their tax bill, there's no CDD debt on it because the debt was actually wiped out when the CDD foreclosed on that land.

Ms. Johnson: Okay.

Mr. Flint: So the proceeds from the sale when we foreclosed, paid the bondholders and the bondholders no longer get any debt service money annually. They received it when the land was sold.

Ms. Johnson: Thank you.

Ivan Shlossberg, 1539 Scarlett Avenue: We have a problem here. We don't have lights on in a couple of corners and have had a few accidents. A cat was killed because it was just too dark. You could plan on lights coming from homes, but most of them are not lit. Secondly, when you drive on Plantation Boulevard, you have a couple of streets where there is light after light, but it's dark over here on Scarlett Avenue. What can be done about it because it's dangerous?

Mr. Flint: The streetlights we have are on Plantation Boulevard. We don't have any on Scarlett Avenue or any of the side streets. Plantation Boulevard is a city street. We maintain landscaping and basically, the streetlight poles and fixtures. So that's the limit of our involvement in streetlighting. Under Action Items, we will be talking about the entrance to The Villas and briefly talking about that entrance where there's a concern about the lighting there. There was an existing pole that was not replaced, but I'm not aware of any other areas where we would add additional poles, unless the Board directs us to look at it.

Ms. Stephens: A few years ago, it was brought up about putting up lights. I would love to have a light, but some people were complaining about having a light in front of their house. The second thing was it's very costly. So that's why it was never implemented. I understand what he is saying, but what are you going to do?

Mr. Schlossberg: Simply say the reason. There are a lot of kids and someone will get killed.

Mr. Flint: Are there any other audience comments? Hearing none,

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Flint: Sarah, do you have anything else for the Board?

Ms. Sandy: No.

Mr. Flint: Are there any questions for Sarah?

Mr. Sabol: No

Mr. Szewczyk: No.

Ms. Stephens: No.

**B. District Manager – Action Items**

Mr. Flint: The preserve maintenance and playground drainage projects are complete. We will remove these from the Action Items List. I think we determined the folks on Scarlett Avenue did not identify any issues. The center pruning was completed. The contractor was paid. Ms. Chichelli voiced concern about the light at the corner of Tara Drive and Plantation Boulevard. The Board reviewed some proposals for solar lighting at the last meeting, and you were not satisfied with the style of the light and made a decision not to proceed with it, but to keep it on the Action Items List. I met with Ms. Chichelli before the meeting and we looked at it. The light previously was on at the east side of Tara Drive, in the outbound side. The existing conduit that went from the median to that location was damaged, probably by a lightning strike. So that light was never replaced because it would've required directional boring under the road or cutting the road open. She suggested putting in a light on the opposite side of Tara Drive. If you continued down Plantation Boulevard, the electrical panels are actually located right there. It's probably 100 feet, but it might be slightly farther or a little less. The electrical panels that actually power the streetlights are on that same side of the road. So she was suggesting that maybe we could get a quote to put the light on the other side of Tara Drive and then trench and install conduit tying into your electrical panel there. So if there are no objections, we would try to get a proposal to find out what the cost might be, and we could bring that back for discussion.

Mr. Sabol: That's not a bad idea. If you replace it with the same light and you have the source for electricity, that could work.

Mr. Flint: Yes. It would just be the cost of permitting, trenching and tying in directly with the panel, versus running from the median back over. So if there is no objection from the Board, we will work on getting a proposal to see if we can figure out the cost for a contractor to do it and the Board can decide at that point.

Mr. Sabol: That's fine.

Mr. Flint: The District Engineer gave you an update on the lake bank restoration and the tennis court drainage repair. Were there any items that the Board wanted to add or discuss on the Action Items List?

Mr. Sabol: Yes. Let's talk about the benches. We put new benches out here and we ran into a real rust problem. For some reason, they are rusting at the ground level. They are only two or three years old. I don't know what happened and why it rusted. That's one problem we have.

Mr. Flint: I don't know why the benches are rusting. We had a rust issue with the bench by the playground. I think irrigation was spraying directly on it. The company that we bought these three benches from is the same company that provided the original benches. I think we had one or two over there. Those lasted 10 to 15 years.

Ms. Stephens: Right.

Mr. Flint: After a few years, we ended up having to replace parts of it. Those benches are fairly expensive, between \$3,000 and \$4,000, and we were able to buy all of the parts to repair that bench for \$250. They sell all of the components separately for these benches, so I asked Nathan and Brad to try to identify the specific components that are rusted, and we will price out the components. I think we are much better repairing those than trying to replace them because of the cost. The manufacturer said that the same manufacturing and powder coating process used now was used 10 or 15 years ago. He is not sure, other than maybe irrigation being directly on it, why it deteriorated so quickly.

Mr. Sabol: It seems like you can get those in plastic or something to last longer.

Mr. Flint: They are powder coated, but I noticed right off the bat when we installed them, that there were areas where the powder coating was already starting to delaminate. There is no warranty at this point, so I believe our best course of action is just to try to repair them.

Mr. Sabol: Okay. Let's talk about the tennis courts. There is \$20,000 in the budget for 2020, but that was to put a mirror finish on the tennis courts and fix them better, but after talking with some of their advance players, they are saying there's no problem. Since Dennis has been on board, the tennis courts are in much better shape, so I don't think they need anything at this time, but there is a problem out there because a lot of our posts are rusted. Approximately 8, 9 or 10 of them that are rusted off. Someday, a good windstorm is going to blow them over. There's a problem that we should be looking into.

Mr. Flint: Are you talking about the lights?

Mr. Sabol: Not the lights. All the way around, there's a fence.

Mr. Flint: You mean the fence posts?

Mr. Sabol: Yes, some of the fence posts. Maybe 8, 9 or 10 of them are rusted off and the others are holding the fence up. So it's a problem.

Ms. Stephens: I mentioned that a few months ago. Brad had taken me around to show me.

Mr. Sabol: I think we should be looking into that and bid it out eventually. I don't know.

Ms. Stephens: It should be taken care of. It's rusting. It's corroding.

Mr. Sabol: It is. Another problem is we have to make a decision one of these days on the lights. A couple of rows of lights don't even work and I don't know if we should be fixing them or doing away with them altogether and just have tennis from dawn until dusk. Maybe that would be an option. I don't know. We could look into what it is going to cost to repair those. I don't think the poles are that bad. I think the problem was with the lights themselves and the wiring was bad. What do you think, Nathan? Is that what's going on there?

Mr. Trates: Yes. The ballast needs to be completely replaced on the ones that are having issues. They don't make refurbished parts for those lights anymore. Did we get prices?

Mr. Flint: We can look at swapping them to LEDs or something more energy efficient.

Mr. Sabol: I think we should be looking into that. I think the lines and everything are okay on the tennis courts.

Mr. Trates: Correct.

Ms. Stephens: So Bud, is your thinking that there was \$20,000 set aside to resurface the tennis courts and maybe some of that money could be directed towards that?

Mr. Sabol: There's no reason we couldn't take some of that money and use it that way, because I don't think you will have to do anything with the courts for a couple of years. Some of the older professional players say there's no problem at all.

Ms. Stephens: But even having said that, those poles need to be fixed. They need to be replaced.

Mr. Szewczyk: The fence poles.

Mr. Sabol: Yes, the fence posts.

Mr. Szewczyk: Wasn't there an issue awhile back, Nathan, when we were concerned with the light poles and were discussing whether we wanted to replace them.

Mr. Sabol: Correct.

Mr. Szewczyk: Just like Bud said, maybe we wanted to have dawn to dusk on maybe only two of the courts. What are the conditions of the light poles? If we are going to look at replacing the lights in general, was it the condition of the poles themselves? Do you know?

Mr. Trates: They have some rust on them, but when I had a contractor come out to look at the poles, the stability of it, they said it was more just the superficial look of it and not the actual integrity of the poles. The fence posts are something that we need to look into.

Mr. Sabol: So if we can get some prices on the ballasts, maybe we can come up with a figure on what it would cost to fix those. If that was an enormous amount, I don't think it would hurt the membership at all. I don't see anyone playing out there at night. Only once in a great while.

Mr. Trates: We have six members that sporadically play at night.

Mr. Sabol: That's all I had.

Mr. Flint: Well, we can find out the cost and then the Board can decide at that point whether you want to eliminate half of it. We will figure that out.

Ms. Stephens: Okay.

Mr. Flint: I will add to the Action Items List, the bocce ball courts, bench repair, tennis court fence post repair and tennis court light refurbishment. Is there anything else? Hearing none,

### **C. Amenities Manager – Monthly Report**

Mr. Trates: This month we hired a new Tennis Pro for our tennis programs. The spa chemical feeder computer was replaced by DART Pool Solutions. That does the correct chemicals and keeps the pH correct in the hot tub. The wiring and circuit breaker were repaired for sections of Plantation Boulevard streetlights by Sergeant's Electric. I also reached out to DART regarding a solution to the pool equipment box. It was mentioned last month by Rena about alleviating the possible flooding issue and the breakers being tripped or losing power. We could either leave the job to our landscapers or drill holes and add drainage in-house. I'm going to look into other actions besides DART, because unfortunately they would not take on that job. The December calendar and newsletter will be out at the end of the week. We have some exciting events planned for December including our New Year's Eve dance, which will be on December 31<sup>st</sup> from 8:00 p.m. until Midnight. There will be a DJ so definitely come and sign up on December 1<sup>st</sup> for that because space is limited. Under Amenity Management, I have two quotes for the Board's review. Both of these quotes were submitted to me by SOLitude Lake Management per their recommendations for a restoration assessment of Lakes 9, 10 and 14. This is for in-depth testing of these three lakes that SOLitude brought to our attention, to further hone in on a diagnosed treatment for algae control. The full cost for this assessment is \$2,556 for those three lakes. The second quote is also from SOLitude, dealing with the midge fly survey on Lake 3. Again, this is an in-depth survey to address midge fly issues and come up with the best plan of

treatment. The cost \$594. Again, these were just brought up by SOLitude, and I just wanted to relay that to the Board. The recommendations are based on new options that they are offering within their company at this time. Those are the only amenity management quotes that I have for you and I'm happy to take questions and discuss this further.

Mr. Szewczyk: Nathan, I saw the new Tennis Pro when he got hired. What is he going to do that is any better than the previous one?

Mr. Trates: I can't say if any event was better or worse. I just know that interviews were held for him and a lot of the tennis teams were involved in those interviews. He was the one that tennis members and residents that played tennis seemed to like the most. He will actually give free lessons to see if everything works out well. That was their favorite.

Mr. Szewczyk: What is he going to bring to the community, other than just what the tennis teams are going to provide?

Mr. Trates: He offers lessons to everyone. So it's open to the full community, not just tennis members. It's kind of like our swim instructor. That's open to everyone in the community or those that teach, like our Silver Sneakers class. These are vendors that are independent from us, but we bring them in to create more of a wellness management in our community.

Mr. Szewczyk: I appreciate that. I know our previous one, when I called them up one day to ask, "Are going to run any clinics for beginning tennis players," he basically told me that I have to bring the group to him before he would consider it.

Mr. Trates: Okay.

Mr. Szewczyk: I figured if you are the one being hired, you should at least be offering, "Hey, I want to start this and I want to start that," and bring the community in. I would hope that the Tennis Pro is going to be a little more proactive when it comes to that.

Mr. Trates: He should be. I've had many discussions with him.

Mr. Szewczyk: Okay.

Mr. Trates: Regarding the two quotes, they are just recommendations from SOLitude and not something that's a pressing issue.

Ms. Koontz: Is the algae a problem that they brought to our attention?

Mr. Trates: They brought it to us because they have been doing those treatments. Since they have grown their company a little more, they have a Marine Biologist within the company, doing more in-depth, deeper testing to pinpoint what is causing the issue. SOLitude is out here

every two weeks. Chris is the Service Tech for our community. They will usually come in for about 20 to 30 minutes and break down everything that is found in the lakes. He's noticed and visited lakes where algae are building up a lot quicker than any other lakes and suggested that this be brought to our attention to see if it would be feasible to better alleviate issues, because there is a heightened issue of algae in these three lakes.

Mr. Sabol: Does the algae in the pond start in April and May and get very severe? It's not now, is it?

Mr. Flint: It's usually worse when it's hotter. In the winter months, it usually gets better because it's cooler.

Mr. Sabol: Right.

Mr. Flint: I don't want to be negative, but I really see this as a marketing issue. If our lake maintenance contractor doesn't know how to deal with the algae without us having to pay them to do a special study to treat it, maybe they need to get a different technician that understands how to deal with it. We manage a lot of communities and we never had to pay a special fee to have a lake maintenance contractor do special testing to develop a specified program for the ponds. If they are good, they will understand what it takes to treat that particular pond. They have been doing these ponds long enough that they should likely understand what the issues are without having to do this, because it's a lot of money.

Mr. Sabol: He has The Vistas right here. Those materials can be purchased. I used to do that for my livelihood. That could be purchased for a couple hundred dollars and tested. You don't have to pay that much money.

Mr. Flint: It's up to the Board, but I wouldn't recommend it right now. If we end up getting down the road and it gets really bad and they are treating them, there are some types of algae that are very hard to treat. You have to be careful of how you treat them because if you are too aggressive, you end up with fish kills and other issues. You may decide in the future that this is something that makes sense, but it's up to you.

Mr. Sabol: Since you put the probe in the hot tub, it works much better. Two weeks ago, an alligator died on the premises. So I came in and spoke to Nathan and a couple of other people. The wildlife people were notified. The nuisance people were notified, and the police were notified that a dead alligator was half in the refuge/half in the yard. All he did was pass a bucket

and went around in a circle. That’s all he did until the buzzards came and took the alligator away. That’s basically what happened.

Mr. Flint: That’s right.

Mr. Sabol: That was a funny thing, but it really wasn’t funny if you lived there.

Mr. Flint: Are there any other items for Nathan? Hearing none,

**TENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Is there any other business that the Board wanted to discuss that was not on the agenda?

**ELEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

Mr. Flint: Are there any Supervisor’s Requests?

Ms. Chichelli: I have something. I know I spoke to Nathan about the gym. It needs to be cleaned. Someone is leaving nail clippings on the stationary bike and around it.

Mr. Trates: I will step up the cleaning even more and will check the cameras again to see if I can find the person doing it.

Mr. Chichelli: You mentioned that the door was going to be painted.

Mr. Trates: Yes. That is going to be done. We just had to get specific sandpaper for a machine that we have. We also have to figure out a day where we have to close the gyn down so that work could be done.

Ms. Chichelli: Some of the gym equipment doesn’t look good.

Mr. Szewczyk: At a minimum, re-label the weights.

Mr. Trates: We have.

Mr. Szewczyk: I noticed one of the machines went from 10 to 100, but with the other machines, I have to get down on my knees to see the numbers. Just update those.

Mr. Trates: We have more labels coming in. I will look at the labels to make sure that they are correct.

Mr. Szewczyk: George, as I’m walked through the townhomes, do we own the stop and street signs?

Mr. Flint: Yes.

Mr. Szewczyk: Now I noticed that the townhomes have a lot of other signs attached to those street signs. Should they have asked us permission? Does that negate the enforceability of the sign? Do we know?

Mr. Flint: The answer to the first question is yes. The second one is it depends. I would defer to our District Engineer. Typically, you don't want to attach other signs to a stop sign, unless it's a street name at the top. I will have to get with Brent to go through and look at it. When we entered into the agreement with the City of North Port, our District Engineer did a comprehensive survey of all the District signage. Because we had to do that as a precursor to the North Port Agreement to enforce traffic regulations, they wanted to make sure that all of stop signs, stop bars, speed limit signs, everything was in accordance with DOT standards, so if they enforce them, it would be valid. At that point, with a couple of minor changes that we had to make, everything was enforceable and within standards. So we will have to look and see if anything the townhomes have done would negate our ability to enforce the stop signs.

Mr. Szewczyk: Okay.

Mr. Flint: If they are going to put anything on those signs, they should've notified us. I can see how they may not have thought about it and it's probably an honest mistake.

Mr. Szewczyk: I was just concerned about the enforceability of the stop sign.

Mr. Flint: We will look at that. That's a good point. We will add that to the Action Items List for tracking purposes.

Mr. Sabol: I have one more item. The people at 1580 to 1582 are drilling a well down there. Did they get the proper permits? I know this is not an HOA meeting, but they are drilling down there.

Ms. Koontz: Sarah, am I allowed to answer that question?

Mr. Flint: Ms. Koontz is the HOA President. Since it's not a Sunshine issue, it may be better to discuss this offline.

Mr. Sabol: I will ask her the question after we adjourn.

Mr. Flint: Are there any other items? If not, we need a motion to adjourn.

**WELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Sabol seconded by Ms. Stephens with all in favor the meeting was adjourned.



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Secretary/Assistant Secretary



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Chairman/Vice Chairman