

**MINUTES OF MEETING
CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Cory Lakes Community Development District's Board of Supervisors was held on **Thursday, April 21, 2016 at 6:00 p.m.**, at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

Present at the meeting were:

Dr. A. Cyril Spiro
Joyce Hepscher
Jorge Castillo
Bob Woodards

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Tonja Stewart (*via telephone*)
John Hall
Wendy Darbot
Rory Harding
Rich Carpenter
A.J. Forbes
Seth Weightman
Bill Brickley
Hicidro Ortiz
Captain James (Jaime) Enemark Jr.

District Manager
District Engineer
Facilities Manager
Office Administrator
POA Manager
Resident, LAF Committee Member
Resident, Security Committee Member
Republic Services Municipal Manager
Republic Services General Manager
Republic Services Operations Manager
US Security Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Dr. Spiro called the meeting to order at 6:05 p.m., and noted, for the record, that Supervisors Spiro, Woodards, Hepscher and Castillo were present, in person. One seat remained vacant.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Dr. Spiro prepared a timeline on the discussion items, using the same methodology as the last three meetings and estimated adjournment at approximately 10:00 p.m.

THIRD ORDER OF BUSINESS

**Public Comments on Agenda Items [3
minutes per speaker]**

There being no public comments, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Minutes

A. March 17, 2016 Regular Meeting

Dr. Spiro presented the March 17, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following changes were made:

Line 310: Change "holes when breaking" to "black lines when breaking"

Line 658: Change "breaking in" to "outside"

Lines 351 and 352: Delete "Instead of purchasing the property outright,"

B. March 30, 2016 Joint CDD/POA Meeting

Dr. Spiro presented the March 30, 2016 Joint CDD/POA Meeting Minutes and asked for any additions, deletions or corrections.

C. April 1, 2016 LAF Committee Meeting

Dr. Spiro presented the April 1, 2016 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

D. April 4, 2016 Security Committee Meeting

Dr. Spiro presented the April 4, 2016 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

E. April 4-15, 2016 Sunshine Board *(to be provided under separate cover)*

Dr. Spiro presented the April 4-15, 2016 Sunshine Board Minutes and asked for any additions, deletions or corrections.

<p>On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the March 17, 2016 Regular Meeting Minutes, as amended, and the March 30, 2016 Joint CDD/POA Meeting, April 1, 2016 LAF Committee Meeting, April 4, 2016 Security Committee Meeting and April 4-15, 2016 Sunshine Board Meeting Minutes, as presented, were approved.</p>

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

This item was presented following Item 5.D.

B. Office Administrator

Mr. Adams introduced Ms. Wendy Darby, the new Office Administrator. Ms. Darby has extensive experience in customer service, exceptional organizational skills and a full complement of office software programs. Ms. Darby starts next week. Ms. Linda Harrell, with Evergreen Lifestyle Events (Evergreen), filled in, on an interim basis but Ms. Harrell's last day is Tuesday. Ms. Lisa Kagan will help train Ms. Darby.

Ms. Darby stated that she is happy to be here. This is a great opportunity and she is looking forward to continuing the success of the District and serving as an asset to the community.

C. Facilities Manager

Mr. Hall indicated that road repairs were underway. The area in front of Dr. Spiro's house was repaired. Mr. Hall received multiple calls about people driving on sidewalks to get around the construction area, since the road was closed. Dr. Spiro stated that it was a temporary situation.

Mr. Hall reported that two new speed monitoring boards were installed. The tracked data would be provided to Mr. AJ Forbes, the Security Committee Chair.

Mr. Woodards asked about the roads, as they are in poor condition. Mr. Hall is obtaining proposals and hoped that, when the roads were repaired and repaved, they would hold up better. Mr. Hall noted that people are driving fast and the roads were not designed for that speed, regardless of whether repaired.

Mr. Hall presented proposals for the volleyball courts. Welch Tennis Courts, Inc., (Welch) was the lowest, at \$31,640 and Gallagher Construction proposed \$62,000. Welch can complete the work in two phases; build the court first and then install the lighting.

Regarding a proposal from Landscape Maintenance Professionals, Inc., (LMP), to install sod around the tennis courts, Mr. Hall stated that, originally, the landscaping was supposed to be in front. LMP was going to remove sod from the side of the entrance and relocate it; however, when the landscaping layout was changed, it was missed.

Dr. Spiro asked when the landscape layout changed and who made the decision to change it. The Board understood that everything was included and, now, LMP is providing another proposal. Ms. Stewart indicated that, when she toured the tennis courts with LMP, LMP said that all four corners of the courts would be landscaped. On the back side, it made more sense to install sod because of washouts; mulch would constantly wash out. Dr. Spiro asked if the sod was on the back side of the fence. Mr. Hall replied affirmatively, noting that sod was included in LMP's original proposal but LMP did not understand that they must re-sod where the underdrain was placed.

Mr. Hall presented a proposal for the Capri Isles sidewalk concrete work and lighting, from RB Concrete Services, Inc., (RB Concrete), for \$7,633, for concrete work and excavation. Dr. Spiro indicated that the proposal was in line with what was estimated.

Ms. Hepscher asked if consideration was given to the cleaning company cleaning the pool bathrooms and adding to their contract. Mr. Adams indicated that the cleaning company can deep clean, periodically but the pool attendants are responsible for cleaning the pool bathrooms. The pool attendances did an initial cleanup and then Mr. Hall trained them and made them aware that this must continue. Changes were made in management.

Mr. Hall spoke to the cleaning company about not cleaning the kitchen, once the café is opened. The cleaning company will clean the pool bathrooms instead, twice per week, and the pool attendants will maintain the bathrooms on the remaining days. The concern is an outside service cleaning the kitchen and contaminating food.

Ms. Hepscher indicated that, according to the Security Report, kids put soap in the Cross Creek fountain. Dr. Spiro noted that they did it twice. Mr. Hall explained that Mr. Bubbles was poured into the fountain and there was 10' of foam; as a result, the fountain was shut down to pump out the water and clean the fountain.

Ms. Hepscher heard that kids had a party in the pool area at night. Mr. Hall concurred, noting that the guards were told that, the next time they observe activity, at night, at the pool, to call the Sheriff and have the Sheriff issue trespass warnings. Dr. Spiro indicated that there was an infrared camera but it could not be seen, at night. Ms. Hepscher reported that the security guards caught the kids.

Ms. Hepscher stated the Radar Report was provided to security but, according to the Security Report, they did not receive it. Mr. Forbes confirmed that he received the Radar Report.

D. District Manager

i. Approval of Unaudited Financial Statements as of February 29, 2016

Mr. Adams presented the Unaudited Financial Statements as of February 29, 2016. The Board received the current general ledger and P&L.

ii. NEXT MEETING DATE: May 19, 2016 at 6:00 P.M.

The next meeting is scheduled for May 19, 2016, at 6:00 p.m.

SIXTH ORDER OF BUSINESS

**Discussion with US Security
Representative(s) Regarding Operations,
Officer Training and Post Orders**

Dr. Spiro indicated that, for several months, there were issues regarding the back gate. Residents had concerns about their experience entering through the back gate at night and problems with the system. The system problems must be addressed but there were also problems with how the security guards were handling the back gate. Dr. Spiro called the guard at the front gate about a problem at the back gate and the guard did not know where the rover was. It was his first night and the guard was not properly trained. According to a report, Dr. Spiro was demanding, which was not the case. Dr. Spiro felt that many reports belittled residents, making it appear that residents were rude, impolite or unreasonable. Residents reported no clear pattern of service regarding guests and identification requirements.

Dr. Spiro introduced Captain James (Jaime) Enemark, Jr., of US Security Associates (US Security), who is in charge of the guards at Cory Lake Isle (CLI). Mr. Keith Herrera was supposed to attend but asked Captain Enemark to attend; however, Captain Enemark was not prepared and did not have a great deal of background in this matter, other than being local.

Mr. Adams spoke with Mr. Herrera, via conference call, to discuss funding, as the funding levels on the contract had not changed in several years. Mr. Adams asked Mr. Herrera if security services were sufficiently funded for US Security to provide the quality of security guard that the District desires and the level of service that the District requires. Mr. Herrera very promptly confirmed that the District's security services were sufficiently funded and there were

no concerns about hourly rates and the level of guard that US Security could secure for that amount of money met the level of service desired.

Regarding training, Captain Enemark indicated that, before guards are hired, he and a Lieutenant interview them. The guards are trained by the Lieutenant at the Morris Bridge Road and Cross Creek gates. The guards know what they were trained to do. In response to Ms. Hepscher's question, Captain Enemark indicated that the guards shadow the Lieutenant. Mr. Adams noted that this was the typical standard. Ms. Hepscher wanted two security guards on duty at all times. Captain Enemark concurred.

Ms. Hepscher complained about incidents not being recorded, as in the past, and not receiving itemized reports, each month, showing every incident that occurred throughout the neighborhood. Ms. Hepscher recalled calling the security guards about a security matter but never saw it documented.

Dr. Spiro indicated that he receives electronic reports between meetings and asked what was not included in the report. Ms. Hepscher referred to an incident of drag racing in front of her house; the security gate was called but nothing was documented.

Mr. Woodards asked if Captain Enemark has the authority to fire a guard. Captain Enemark replied affirmatively but, if he fired someone on the spot, someone must cover that shift. There was an issue where Ms. Bercan requested that a rover be moved so Captain Enemark ended up in the rover detail on the weekends. Captain Enemark understood the Board's concerns about reporting and acknowledged that US Security had a lot of turnover within the past year. Some guards provided the proper notice but others gave anywhere from no notice to three days notice. In response to Ms. Hepscher's question, Captain Enemark indicated that the security field has a high turnover rate.

Ms. Hepscher recalled that the Lieutenant in CLI for the five years that Ms. Hepscher lived here was consistent, across the Board; however, everyone else fluctuates. Captain Enemark felt that the Lieutenant was a good officer; she helped Captain Enemark discipline several people. The office is bringing us another person to train.

Dr. Spiro asked if Corporate was responsive to Captain Enemark's requests and suggestions. Captain Enemark indicated that sometimes the response times are quick and, other times, not as quick, as they should be.

Mr. Castillo voiced concern about anyone gaining access through the gates. In the past week, Mr. Castillo had a rental and, when passing through the gate, the guard requested his license, even though they were familiar with him. Mr. Castillo requested the schedule for the Morris Bridge commercial gate. Ms. Hepscher was told that, for security reasons, US Security does not present that information.

Captain Enemark discussed with the Lieutenant and Mr. Adams about what the Board wanted, in terms of the rover on Friday and Saturday nights. Since that was not communicated to the Lieutenant or Captain Enemark, by Ms. Bercan, Captain Enemark requested something in writing from the Board or Mr. Adams. Mr. Adams indicated that the Board expected that a rover man the Morris Bridge Road gate between 10:00 p.m., and 6:00 a.m. The rover will be responding to calls, as needed, and, at the very least, provide a random hourly patrol. Captain Enemark advised that the rover can cover the entire community in eight hours; every hour, the rover will cover the common areas, check the pool, etc.

Ms. Hepscher asked if communication with staff must come directly from Mr. Adams. Mr. Adams replied affirmatively; Staff directives are provided after every meeting. Ms. Hepscher requested that Mr. Adams provide them at every meeting.

Dr. Spiro felt that now was an opportunity to establish processes, particularly for communication, since there was a new Office Administrator but, ultimately, the Manager was responsible. Dr. Spiro does not want the community to be in a situation where the security company must rely upon hearing something directly from the District Manager but the District Manager is not available.

Dr. Spiro asked why the internet connection is often down between buildings. Captain Enemark did not know. Mr. Hall indicated that Bright House is the provider at the gate. Verizon wanted to change every phone number.

Captain Enemark will provide a report and list all of the challenges.

Mr. Castillo asked if the automatic arm at the exit is helping the situation. Captain Enemark replied no because it must be timed between a certain time and, by the time he arrives, at 5:00 a.m., there are many cars at the gate. It depends on what time the arm is closed and how it is going to function. Mr. Castillo asked how far the lines at Morris Bridge are backed up. Captain Enemark replied out to SR 82. Dr. Spiro indicated that the purpose for the arm was at

night, when there was no guard; not during the day. Captain Enemark recalled that the same challenge occurred in 2015.

Dr. Spiro requested that system failures be addressed by Mr. Hall and that a monthly report be provided to the Board. In response to Dr. Spiro's question, Captain Enemark indicated that the guards would prepare the report; most traffic was between 10:00 a.m., and 1:00 p.m.

Ms. Hepscher asked if the rover ever logged when the virtual gate worked. Captain Enemark indicated that the guard notes the gate as working when the rover goes through it. When the gate does not work, on the Cross Creek side, the rover must be sent over to reboot or assist. Dr. Spiro asked if this was during the night shift. Captain Enemark responded affirmatively.

Mr. Castillo asked if there was a camera. Captain Enemark replied affirmatively. Mr. Castillo asked what happens if the camera works but the audio does not. Captain Enemark indicated that, on weekend nights, the rover is dispatched. On week nights, the rover is on patrol. Dr. Spiro believed that the rover was stationed at the gate every night. Mr. Adams stated that, per the Board's request, the rover is only stationed at the gate on Friday and Saturday because weekends had the most issues. Mr. Castillo asked if Captain Enemark felt that the rover was necessary on other nights. Captain Enemark replied no.

Mr. Woodards asked what can be done to make things better. Captain Enemark believed that there were expectations of how the virtual guard would operate and suggested testing the virtual guard. Captain Enemark reported that fingerprint scanners at the pool and workout rooms work. Ms. Hepscher tested it when it was first installed. Dr. Spiro did not understand why residents would use their fingerprint. Captain Enemark stated that residents would, if they were driving a different car.

Mr. Castillo felt that there were many areas for improvement. Dr. Spiro had all of the information he needed. Ms. Hepscher stated that often times, minimum wage employees were constantly micromanaged. Captain Enemark pointed out that he had great employees but they left for higher paying jobs.

Captain Enemark reported ten to 12 incidents per month, when he started but the incidents significantly decreased to three or four. Residents must be willing to show their

identification but the guards would not argue with them, as the longer it takes, the more traffic backs up.

SEVENTH ORDER OF BUSINESS**Discussion with Republic Services
Regarding Remediating Hydraulic Oil
Spills on Certain Roadways**

Mr. Bill Brickley, General Manager of Republic Services (Republic), in Tampa Bay, introduced Mr. Seth Weightman, Municipal Manager, and Mr. Hicidro Ortiz, Operations Manager. In January or February, one of Republic's trucks sprung a hydraulic leak in CLI, leaving an oil trail at each house on each street serviced that day. Republic took responsibility but the challenge is cleaning the street. Any time there was a spill or leak, Republic uses the company ETRS to clean spills and leaks; but ETRS only cleans asphalt roads and CLI has pavers; however, Republic has a solution.

Mr. Brickley indicated that Republic obtained bids from two companies that are willing to lease the equipment. Mr. Hall's concerns were whether cleaning would suck up the sand imbedded in the pavers. Mr. Brickley indicated that Republic was not in the paving business but, if there are sanding cycles to re-sand the streets, they could clean the stains at the same time. The plan is to use a hand-held unit that holds 450 gallons of water. It could clean 40,000 square feet until it fills up and then the water would be dumped into tanks. There would be improvement but it would not be 100%. Mr. Brinkley acknowledged that all of Republic's drivers are trained and are supposed to look for oil leaks. Since the driver should have seen the leak, he was fired by Republic.

Mr. Carpenter stressed that it was not the fault of the driver. Two men were behind the truck, walking and picking up trash, and either of them should have seen the leak. The driver should not be blamed when there is a man behind the truck.

Mr. Weightman discussed the operation of the hand-held unit.

Mr. Brickley noted that there were spots in front of every mailbox. Dr. Spiro asked if sand could be placed on the spots. Mr. Brickley did not know.

Ms. Hepscher recalled that the Board has been discussing how to clean the streets for several months and then this incident happened. She asked if Republic was agreeing to clean

and re-sand the entire neighborhood, not just the damaged areas. Mr. Brickley replied that Republic planned to fix what was stained; if there is an opportunity to clean and re-sand the entire neighborhood, Republic will provide a quote. Republic's intent is to clean those areas with the hand-held unit.

Mr. Castillo voiced concern about having a nice clean area, different from the rest of the pavers. Mr. Brickley pointed out that there will be a section of new pavers and, over time, sunlight and rain would even it out. If the Board was interested, their vendor could clean the entire neighborhood. Mr. Castillo asked if the proposal was the lowest. Mr. Brickley indicated that one bidder was non-responsive. Bids were received from Washco and Envirotech Surface Restoration and this was the lowest. Mr. Weightman stated that Republic is willing to do what it takes to make this matter right.

Dr. Spiro stated that the streets must be cleaned, regularly, and, if the streets were cleaned, all of the streets would be cleaned, not just parts. Mr. Brickley indicated that Republic has an interest in using this vendor. The quote was based on the hand-held cleaning technology and the estimated square footage. Ms. Hepscher asked if it is possible for the vendor to provide a quote for Republic's portion and one for the entire community. Mr. Brickley replied absolutely.

In response to Dr. Spiro's question, Mr. Ortiz indicated that it did not matter if the street was asphalt or paved or concrete. It is something that, with time, will fade. A bio-degradable solution will extract oil to the top. It is not harmful. The paver colors, over time and with wear and tear, will lighten and return to their normal colors. Mr. Weightman pointed out that it will not bring the pavement back to its original condition but it helps expedite the process. With sunlight and the rainy season, the natural course will take the oil away.

Mr. Castillo voiced concern about any chemical placed on the pavers going into the ponds. Mr. Weightman noted that the water would be captured to prevent a fish kill. Mr. Brickley suggested trying this method for 30 days and measuring the results.

Dr. Spiro referred to his earlier suggestion about the District cleaning the roads and Republic reimbursing the District. The damage was done and the District must receive compensatory restitution because the District would have the stains on its streets for two years. Residents will be told that there is nothing that the Board can do about it and request their patience. Dr. Spiro did not think it would be fair for Republic to pay for cleaning all of the

streets but believed Republic should pay more than what it would cost to repair the road. Mr. Brickley requested that the Board try what is being proposed and meet in a month for further discussion.

Ms. Hepscher asked if the road would be scrubbed. Mr. Brickley spoke to an expert, today, and indicated that the road would be cleaned by a hand-held unit.

Ms. Hepscher discussed using bleach to remove a stain on her driveway. Mr. Brickley did not know if the company would use bleach but it was worth trying.

Mr. Hall had concerns about the lack of coordination with Republic's vendor. Mr. Brickley explained that this was why two quotes were obtained from more reputable vendors. The previous vendor introduced the technology but could not deliver.

Mr. Castillo was in favor of allowing Republic to perform a test. Mr. Brickley will provide before and after photos. Dr. Spiro indicated that, if the test was before the Sunshine Board, the photos could be uploaded and the Board could discuss it. Mr. Brickley felt that, due to the delivery of the equipment, two weeks could be a stretch. In response to Dr. Spiro's question, Mr. Brickley indicated that prior to next month's CDD meeting was feasible.

Dr. Spiro requested quotes for full street cleaning, from two companies, to determine the cost for the full street cleaning, so the Board can discuss restitution.

Mr. Brickley asked if the roads were ever re-sanded. Mr. Adams did not recall the roads being re-sanded and surmised that the technology used was similar to what was used on golf courses, when top dressing tees and greens. Mr. Weightman asked if the original bricks were sanded. Mr. Adams indicated there was sand but it has not been re-sanded in the past six or seven years.

Mr. Brickman will obtain two quotes.

Dr. Spiro stressed that the brick paver needs to coordinate with the company performing the cleaning.

▪ **District Engineer**

******This item, previously Item 5.A., was presented out of order.******

Dr. Spiro informed Ms. Stewart that the Board discussed, briefly, an LMP proposal for approximately \$4,900 for installing sod around the tennis courts. Ms. Stewart indicated that she was not prepared to discuss the proposal.

Dr. Spiro asked if LMP said that they needed to place sod on top of the underdrains. Mr. Hall understood that the Board wanted the bare areas sodded. Mr. Adams clarified that the proposal was for restoration of areas outside of the courts. Mr. Hall confirmed that no one priced sod for covering the underdrain. Dr. Spiro stated there was a spot above the underdrainage that supposedly was not planned to have sod and the sod was for the area next to the tennis courts. Mr. Adams recalled that, in the underdrain contract, there were no requirements to restore sod in areas outside the limits of the landscaping package.

Ms. Stewart preferred to stay close to the aggregate and re-sod over the underdrains. She was not aware of this and wanted to look at it first thing tomorrow morning. Dr. Spiro requested an update by the Sunshine Board, which is the first week of May.

Mr. Castillo noticed white clay sand on top of the grass and asked if, when the landscaping was installed, whether it would cover most of that area. Ms. Stewart indicated that the tennis courts were set away from the landscaping because they did not want the landscaping to get into the piping system. Because of the underdrain, aggregate was placed all the way to the ground line. Rarely was sod placed on top. Ms. Stewart recalled conversation about the aesthetics but could not recall the details. She was unsure if the \$4,900 proposal included sod for the underdrains but, if not, Ms. Stewart will negotiate with the contractor. In response to Dr. Spiro's question, Ms. Stewart indicated that aggregate was a rock placed around a pipe and, as water seeps through the rock, the aggregate goes into the holes for the pipe and drains out.

Dr. Spiro voiced concern that people want to use the fields where there are rocks that are 10' away from the tennis courts. Ms. Stewart agreed that it was not aesthetically pleasing. If it creates a problem, she will reexamine it.

Ms. Hepscher asked Mr. Carpenter if he saw the area. Mr. Carpenter replied no.

Mr. Castillo asked what is done in other areas where a tennis court is built like this. Ms. Stewart indicated that Westchase placed rocks and, at Meadow Pointe I, in between a basketball court, tennis court and a playground, sod was installed to control drainage below the ground, versus above.

Dr. Spiro asked if a marker can be placed delineating the underdrain. Ms. Stewart indicated that, as long as the underdrain was documented, there was no reason to place a marker.

Dr. Spiro inquired if the sod was within budget. Ms. Stewart suggested reducing the scope of the landscaping to offset the price of the sod.

Dr. Spiro recalled that, at the Sunshine Board, buffering behind the playground was discussed, extensively. Dr. Spiro, Ms. Hepscher and Mr. Castillo did not want to proceed with the bamboo, as suggested, because City Ordinances on volume suggest that it is unlikely that the noise exceeds the limit or is relevant. For \$600 to \$800, a noise study can be performed, if the homeowner is willing to pay for it. The Board can assist the resident with downloading the data and analyzing it. If the noise exceeds 55 decibels, for 10 to 20 seconds, the District will reimburse the resident for the devices and take ownership of any future studies.

Mr. Woodards suggested setting a not-to-exceed amount of \$600. Mr. Castillo asked if a professional company can perform the noise study. Dr. Spiro indicated that two decibel readers, with double tri-pods, were being purchased. One will be set in the resident's backyard and one on the playground. Every 24 hours, for three or four days, the readings will be downloaded and graphed. Dr. Spiro recommended a cost not-to-exceed of \$750, as each device cost \$300.

Mr. Forbes suggested a private company that performs noise studies for free. Ms. Hepscher suggested giving Mr. Forbes one week to provide the information.

On MOTION by Mr. Woodards and seconded by Mr. Castillo, with all in favor, authorization for the purchase of two decibel readers, to conduct a noise study to determine the impacts of the playground on adjacent property owners, in a not-to-exceed amount of \$750, contingent upon exhausting a potential opportunity of a free noise study, was approved.

Mr. Woodards requested that the data be provided to Mr. Hall, so he can prepare a one-page report to present to residents.

Mr. Hall is looking for a pool vendor to maintain the slide, pool and perform equipment maintenance, as a complete package. The company maintaining the pool slide is in Gainesville and only sends someone when they are working in the area. The slide has not been maintained. Friday, the pool motor broke and the contractor had to be pushed to repair it in one day. A vendor had the motor in stock and was willing to deliver it within the hour. Initially, the pool

company said that they could not install the motor until tomorrow or Monday but, after pushing, the pool company came out within the hour.

Mr. Castillo asked if this was the pool company that was hired six to eight months ago. Mr. Hall replied affirmatively.

Mr. Hall discussed additional issues with the pool company.

Dr. Spiro asked if the District can terminate the contract. Mr. Adams indicated that there was a termination clause.

Mr. Woodards asked about the life expectancy of the pumps. Ms. Stewart indicated three to four years.

Ms. Stewart did not evaluate the feasibility of placing a deceleration lane in a right turn lane at the entrance of Morris Bridge Road but spoke with the County about permitting and estimated costs. Mr. Adams agreed with having a deceleration lane but not an acceleration lane.

Dr. Spiro reported a drainage issue at the exit of the Morris Bridge Road gate, which is constantly flooded. Mr. Adams indicated that there was flooding on the median behind the guardhouse. Mr. Hall explained that an irrigation valve, further up the hill, was broken, causing water to run underneath the ground. The water was draining like it was supposed to but was draining too much water into the island.

Dr. Spiro requested a schematic diagram of the Capri Isle sidewalk, with plants around it, for the Sunshine Board. Ms. Stewart will provide the diagram.

Dr. Spiro asked if the quote from RB Concrete Services was the only one or if others were expected. Mr. Hall indicated that he used this company before and they are consistently cheaper.

******Ms. Stewart left the meeting.******

******The meeting recessed at 8:21 p.m.******

******The meeting reconvened at 8:25 p.m.******

EIGHTH ORDER OF BUSINESS

Committee Reports

A. Security

Ms. Hepscher asked if citations are issued to vehicles parked on the streets overnight. Mr. Forbes replied affirmatively.

Ms. Hepscher stated after midnight, vehicles were supposed to receive a sticker. Regarding the chain of command, instead of having staff communicate with the guards, there should be a direct line, whether that is Mr. Castillo, as a representative of the CDD Board, or Mr. Adams. Mr. Adams recommended that Board Members not direct contractors.

Ms. Hepscher recommended Mr. Castillo because he is on the Security Committee. Mr. Adams pointed out that no committee or Board Members should direct contractors or staff. Dr. Spiro requested that information be provided to the Board by the District Manager.

Ms. Hepscher asked if there was an ongoing set rotation where security meets, once per week, with staff to discuss anything that needs to be discussed. Mr. Adams felt that a weekly staff meeting between staff, Facilities Manager and Captain Enemark, would be ideal. Ms. Hepscher felt that meeting once per month was sufficient. Mr. Adams indicated that he speaks with Mr. Hall, on a regular basis, and communicates with Ms. Bercan, as needed. Mr. Adams will have a weekly call with Ms. Darby. Every two weeks, on Friday, Mr. Adams plans to discuss operational issues and staff directives with staff. Dr. Spiro asked if security will meet with Ms. Darby, once staff is in place. Mr. Adams indicated that security will meet with both Ms. Darby and Mr. Hall. Mr. Hall should be involved because they utilize facilities that he is responsible for maintaining.

Mr. Forbes asked if the Board will approve committees meeting weekly or bi-weekly with staff. Mr. Adams did not have an issue with meetings but he did not want committees or Board Members giving direction to staff and vendors.

Mr. Forbes stated that he was hesitant to meet Captain Enemark at the last security meeting because he worked directly for the CDD. Mr. Adams noted that Mr. Forbes handled this correctly. Mr. Forbes indicated that all of the members of the Security Committee have experience in security and provided a recommendation to lower the speed limit from 25 miles-per hour (mph) to 20 mph because the streets were not made for the higher speed. Ms. Hepscher was not opposed but recalled replacing all of the speed limit signs. Mr. Hall recalled that speed limit signs were purchased for the posts, only.

Dr. Spiro reported that previous data showed that 1% of the speeders drove over 45 mph and 5% drove over 35 mph. Mr. Forbes indicated that the last report had 10% to 12% exceeding

35 mph, which shows that residents are responding to the meter tracking their speed. Mr. Forbes was striving for less than 10%.

Dr. Spiro believed that a subset of the population was not aware that they were speeding and slow down.

Mr. Forbes pointed out that the Tampa Police Department (TPD) was in the community because unruly residents and kids seeking attention are speeding in Martinique. TPD was asked to monitor Martinique. Ms. Hepscher noted that TPD was between Martinique and Bahama today, for several hours. Mr. Hall indicated that the brick paver company told him that they felt unsafe on the roads because they were almost hit a couple of times. The situation is getting worse, even though the signs are not showing it. Mr. Hall suggested, for the next week, driving the entire loop and counting how many times a car is “flying”.

Mr. Castillo reported that, at the NW meeting, concerns about TPD were addressed. TPD claimed that CLI is safe and there were more dangerous areas.

Dr. Spiro suggested that the committees send their reports to the District Manager, in advance, and that the District Manager determine how to address the recommendations. This item, for example, should have been an agenda item. Mr. Castillo suggested that the committees highlight four or five bullet points and include it in the agenda package. Dr. Spiro requested that the committees present their minutes and recommendations. Mr. Adams will review the recommendations and decide what should be on the agenda. Ms. Hepscher agreed, as long as Mr. Forbes and Mr. Carpenter felt that they were being heard.

Ms. Hepscher felt that speeding was a big issue and should be discussed further, like at the Sunshine Board.

Mr. Forbes will provide recommendations next month for budget items, such as speed bumps, and find an alternative security company.

Dr. Spiro referred to the Security Committee’s recommendation of combining all security under one contractor. This was discussed at the Sunshine Board and the Board agreed.

Mr. Adams will discuss with the Chair and Security Committee Chair a security contractor that he worked with in the past. If it has value, a presentation can be made.

Dr. Spiro reported that staff is looking into security cameras to identify individuals who are not putting away the weights in the gym, which is an issue because weights can be dropped

and broken. Dr. Spiro requested that Mr. Forbes view footage from the security camera in the gym, when an incident is reported. All policies are in place, such that if somebody does not put their weights away, they receive a notice. If they fail to do it a second time, the individual will lose gym privileges for 30 days. For a third occurrence, the individual will lose gym privileges for an extended time. Mr. Forbes will work with Mr. Hall or Ms. Darby.

Ms. Hepscher is working on a welcome package that every new resident of CLI will receive. It will be more detailed, beyond just factual information. Her goal is to provide the welcome package to Mr. Adams to distribute to the CDD Board prior to the Sunshine Board and POA Board. Instead of the welcome package going to new residents, it could be distributed to every existing homeowner. Mr. Woodards felt that it was too expensive to provide to every homeowner. Ms. Hepscher indicated that the welcome package will have gate numbers, phone numbers, pool and gym hours, rules, etc. Dr. Spiro suggested reviewing it first and then deciding. Ms. Hepscher pointed out that the welcome package will also have website links, POA and CDD Board Members' contact information and committee information. Mr. Woodards suggested a few paragraphs on code violations and security.

B. Finance–Phase 2 2017 Budget Survey Results

Dr. Spiro stated that the P&L for six months looked good; everything was in line. Operations and maintenance (O&M) was at 50%, which is in line. The budget was decreased by \$200,000 this year, which is better than the past five years. Dr. Spiro did not believe that the budget could be decreased any further. Mr. Adams agreed.

Dr. Spiro stated the Finance Committee wanted to give the Board an accurate picture of the "Capital" budget. This year, the original \$50,000 was increased to \$145,000; \$103,000 was spent, leaving approximately \$42,000, which is slightly higher than discussed on the Sunshine Board. Dr. Spiro agreed with the suggestion by the Finance Committee to use the remaining \$42,000 for the volleyball court and Capri Isle sidewalk, which amount to \$30,000. The volleyball court expense is only for the court, not the lights.

Dr. Spiro suggested using the Fiscal Year 2017 budget survey to assess what should be addressed this year and next year. During the Sunshine Board, there was a lot of discussion about how the money should be spent. The land appraisals for the monument will be paid out of

reserves; however, it is actually an asset, not an expense. Potentially, this could be a wise use of reserves.

Mr. Castillo stated that the volleyball courts and sidewalk cost \$30,000 but there is \$42,000, leaving \$12,000. Dr. Spiro indicated that \$11,000 will remain in the "Capital" budget, to be used over the next six months, for an emergency.

Regarding the 2017 budget survey, Dr. Spiro indicated that Stage 1 was completed and Stage 2 entailed asking each resident what they liked, disliked or were neutral on. Stage 3 improves upon those ideas by asking the resident if they are willing to pay for the item. Only one submission is allowed per residence. Three emails were sent to residents; an initial email and two reminder emails. There were 283 responses, once duplicates were removed, including a 5.6% plus or minus, margin of error. Dr. Spiro asked if Part 1 of the survey was published. Mr. Adams did not recall publishing the survey.

Dr. Spiro discussed the results of the survey. 10% were in favor of the Cross Creek main entrance fountain and improving the cleanliness of the lakes. Since Part 1, the vendor was told to clean the lakes and pick up trash around the lake banks. Residents want picnic tables on the beach and a volleyball court. There was an 18% response rate for the entire community, which is a large number. The majority of residents do not want lights. Residents want walking trails and there is a plan for a walking trail. There was a spread of 13% to designate fields as soccer and sport fields and have movable soccer nets. Residents were in favor of the gym renovation and expansion but this was attributable to painting the gym.

Ms. Hepscher asked if residents were in favor of building a new gym. Dr. Spiro indicated that residents were not in favor. Mr. Hall stated that residents want racquetball courts. Dr. Spiro pointed out that residents do not like what is in the gym and do not want softball cages, baseball, bocce courts, squash courts or new tennis courts. Residents want a new fitness center because the current one is damaged.

Mr. Woodards suggested showing residents what they can get for \$90,000 and \$180,000. Dr. Spiro agreed. Mr. Castillo is not in favor of a new gym. Dr. Spiro will provide two different options and ask residents to choose one. Dr. Spiro reported that 60% of respondents were in favor of better Christmas lights and for cleaning the street pavers. More colorful plants were planted. Residents want to continue community events but are strongly against a full-time Event

Coordinator. Residents want more kids programs and to reduce party rental fees but do not want to eliminate rental fees.

Ms. Hepscher asked for the current party rental fee. Mr. Hall stated \$550 for a six-hour event. Dr. Spiro recalled a \$250 rental charge and felt that \$550 for a birthday party was a lot and suggested finding a way to reduce the fee. Dr. Spiro noted that residents want adult sports related events and the majority of residents wanted to install lights on the sidewalk by the Morris Bridge Road gate and better bus stops. Power washing two times per year was also suggested and a safer exit lane on Morris Bridge Road.

Regarding the Morris Bridge Road lane, Mr. Adams indicated that another engineering firm came to the same conclusion but provided better information. They noted that people have a tendency to crash into the car in front of them because they are looking back.

Dr. Spiro supported educating residents not to bring boats into the community; although, it cannot be prohibited. Mr. Woodards noted that, when he moved into the community, there were no boats unless the boat was registered. Ms. Hepscher suggested addressing this with the security company. Mr. Adams indicated that access to the lake can be controlled. Dr. Spiro reported that residents were against having a gate on the boat ramp.

Regarding the rover, Dr. Spiro preferred to have the rover stationed at the Morris Bridge Road gate and perform the roving duties from that gate. Ms. Hepscher agreed. Dr. Spiro requested placing a reminder in *The Islander*.

Ms. Hepscher noted that residents want a services list and asked if she can advertise her business for free in *The Islander*. Mr. Adams indicated residents have the opportunity to buy advertising space in *The Islander*. That is how the media company is making money. Dr. Spiro suggested having racks, like hotels, where residents can place brochures about their business.

Regarding the Capri Isle sidewalk, Dr. Spiro understood that the sidewalk was the entire length of the street, which is why he asked Ms. Stewart to prepare a schematic. Residents must be able to view the schematic.

Dr. Spiro reported that residents were not in favor of spending money to cover back porches in Capri Isle. Residents were not concerned about the fee for events, better streetlights for Cory Lakes Drive, enforcing speeding or the CDD taking over maintenance of mailboxes. Dr. Spiro has a list of additional items that residents were in favor or not in favor of, which he

can provide. For Stage 3, Dr. Spiro indicated that surveys will only be mailed to the first 400 residents that do not have email. There will be a sample question page, asking whether the resident was in favor of spending money for a particular item. Price and research is proposed to be completed by May 15 and the survey is scheduled to be completed by mid-May. The results will be presented at the June Sunshine Board.

Ms. Hepscher indicated that two items that residents did not show significant responses to, which should be addressed by the Board, are palm trees and sidewalk maintenance. These are ongoing issues. The Board must decide whether to take this on, as a community, in terms of the Board's vision of the community. Mr. Castillo asked if the palm trees are in front of residents' homes. Ms. Hepscher replied affirmatively. Dr. Spiro stated that there are legal issues, which must be discussed further because Mr. Hall noted that the private property only goes up to the sidewalk and the CDD is responsible for the rest. Mr. Adams advised that the homeowner has the responsibility to maintain to the curb, even if the resident does not own the property, because it is in the right-of-way (ROW); for example, a lake tract may come up the slope 10' to 15', for maintenance purposes, and the property owner has the responsibility to maintain to the water.

Dr. Spiro reported that public dollars were spent on the trees; therefore, the District must own the trees. Mr. Adams advised that, if the trees are owned by the homeowner, the District cannot maintain them but, if the trees are owned by the POA, the District can enter into an Interlocal Agreement with the POA, for the District to maintain the trees and vice versa, because both entities serve the same constituency and the same interest. Dr. Spiro pointed out that, for the District to do this, residents must convey ownership. Mr. Adams agreed; for continuity and consistency, all residents must turn their trees over. Furthermore, the District does not have control over the irrigation water for each tree. It will still be controlled by the homeowner. Without that control, the District is at a disadvantage in being able to ensure the success of that tree, as trees require water.

Dr. Spiro asked if the POA is saying that they cannot force the replacement of the trees because it is not on their property. Mr. Adams indicated that it is covered by the restrictions. Mr. Harding confirmed that it is a covenant issue but it was not written correctly enough for the POA to force residents to replace the tree. The resident can opt to remove the three palms and replace with another type of tree. The POA cannot legally force a resident to replace the tree.

Ms. Hepscher believed that it is in the District's interest to try and maintain the existing trees and depend on residents to willingly turn them over to the District. Mr. Adams agreed, if the tree was in a common area and ROW, where the adjacent property owner does not have a responsibility to maintain that area but, in this particular case, the homeowner has the responsibility to maintain to the curb.

Mr. Castillo asked at what point would it be the District's responsibility. Mr. Adams indicated it must be a willful conveyance. Secondly, the District would have control over the watering system or be able to monitor and adjust water, as necessary, if a new tree was replanted. It would take several months for a tree to establish and require a lot of extra water. A hand watering program is a larger cost.

Ms. Hepscher did not care if a resident replaced their tree, as long as the resident maintained it. Mr. Adams pointed out that this is a POA enforcement issue and an unsightliness issue that the POA must deal with.

Ms. Hepscher pointed out that one tree is growing sideways in the middle of the road. Mr. Adams stated that Mr. Harding is aware of it.

Mr. Harding advised that the POA covenants state that the POA has the right to take over maintenance of lawns and everything else and can probably take over the trees. Mr. Adams stated that it is based on how much the POA benefits. There are variable levels of benefit. POA's can do that but CDD's cannot.

C. Landscape Aquascape Facilities

Mr. Carpenter pointed out that the pool and playground look great.

Mr. Carpenter indicated that trees, plants and bushes were placed around the palm trees; however, two palm trees are missing plants, right across the entrance from the Community Center. LMP did not plant any canna lilies. Periodically, there are supposed to be canna lilies and now is the time to plant them. Mr. Hall recalled LMP saying that they did not have canna lilies.

Mr. Carpenter stated that the committee recommends cleaning up the weeds along the shore line. Around the community, there are bushes, along certain areas, such as along the roadway, by the retention area and in the pocket park, which are full of weeds. LMP probably cannot spray weed killer because it is too close to the lake or the observation area. Mr. Hall

asked LMP to spray for weeds. Mr. Carpenter indicated that sprayed weeds turn yellow and die off. Ms. Hepscher asked if the cut-off time was approaching. Mr. Adams indicated the list of weeds to target gets smaller going into the summer months. Broadleafs can be sprayed year round.

Mr. Carpenter felt that LMP must increase their efforts. Eventually, re-sodding may be necessary.

Mr. Carpenter presented the proposal for holiday decorating by Ms. Valerie Romas, who was recommended by Ms. Linda Foster, a resident. Ms. Romas is a commercial Christmas decorator. She decorated the BMW dealerships and Macys.

Dr. Spiro asked if a proposal was obtained from anyone else. Mr. Carpenter indicated that the committee thought it was a reasonable price. The price is \$12,760 to install and remove the lights. The \$10,000 provided by the District was applied to the \$15,000 cost to purchase all decorations. The committee normally spends \$17,000 and is over budget by \$760. An increase was requested for the Fiscal Year 2017 budget. The decorations will be stored so next year will not cost as much. Six people will install the lights and decorations, which is why the starting date is a week later than prior years.

Ms. Hepscher stated that Ms. Romas' clients fully recommended her. Ms. Romas' presentation with Mr. Carpenter was very impressive, especially with the amount of decorations. The LAF Committee did not request the additional \$5,000. Ms. Romas has to build everything, which is why it costs more this year but, in following years, the cost will decrease, significantly. In listening to the presentation and hearing all that Ms. Romas is going to do, Ms. Hepscher believed that the community would get something beautiful.

On MOTION by Ms. Hepscher and seconded by Mr. Castillo, with all in favor, authorization for Ms. Valerie Romas to design, build and install holiday decorations for the 2016 holiday season, as recommended by the LAF Committee, in a not-to-exceed amount of \$12,760, was approved.

Dr. Spiro clarified that \$17,000 was budgeted for "Seasonal decorations". The LAF Committee requested increasing this line item by \$760.

Ms. Hepscher indicated that this amount covers expenses and provides an additional \$5,000 for decorations. The plan is to decorate both entrances and the Beach Club area. The additional money will allow for decorations in the islands or all street poles.

Mr. Castillo asked if all of the lighting is included. Mr. Carpenter indicated that they are buying the lights and cords.

D. Other

There being no report, the next item followed.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Café Operations

Dr. Spiro recommended that Dash of Salt N Pepper operate the café. Ms. Jadallah indicated that her hours would be Monday through Friday, from 11:00 a.m., to 6:00 p.m., and a short time on weekends. Ms. Hepscher was opposed to the hours. Dr. Spiro recalled Ms. Jadallah stating that the hours would change to coincide with the pool hours.

Ms. Hepscher felt that closing at 6:00 p.m., was too early, as no one will be coming to the pool until 6:00 p.m., on a weeknight. Dr. Spiro proposed 11:00 a.m., to 6:00 p.m. in the winter, when it gets dark.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, authorization for Dash of Salt N Pepper to operate the café, was approved.

Mr. Adams advised that Ms. Jadallah projected opening in June and will prepare an agreement. She must pull an operational permit and the District must have a facility license. Ms. Hepscher thought everything was ready. Mr. Hall indicated that nothing was completed. When he contacted the County for an inspection, they said that the District did not have a facility license. It will take at least 30 days to go through the approval process. There is a sample menu to submit with the application. Mr. Hall scheduled a contractor to inspect for the closeout. They will walk-through and discuss the red flags that the Inspector will see, which will help expedite the process.

Dr. Spiro indicated the District might have to purchase a gate for \$3,000.

TENTH ORDER OF BUSINESS**Consideration of Proposals for Floating Fountain**

Dr. Spiro felt that the sidewalk was more important and the fountains should wait until 2017.

Ms. Hepscher stated that, according to Line 720, of the March minutes, there were no fish kills this year or algae floating on the ponds. She asked if there was extra money in the lake reserve. Dr. Spiro anticipated running out of lake money but, fortunately, other budget categories make up for it. LakeMasters Aquatic Weed Control, Inc., (LakeMasters), is more expensive than Armstrong.

ELEVENTH ORDER OF BUSINESS**Continued Discussion: Group Pool Usage Policy and Fee(s)**

Dr. Spiro recalled that, at a prior meeting, the maximum number of attendees at a pool party was changed from 30 to 40. On Saturday and Sunday, reservations are taken.

Ms. Hepscher indicated that she hosted events here, when most schools were in session and events did not affect anyone. She saw no reason to limit the number. Summer is different because kids are out of school and the pool gets busy.

Dr. Spiro proposed establishing a new Pool Party Policy, to apply during weekend and summer hours, setting no more than 40 attendees per event, requiring a \$100 refundable deposit, offering up to three, three-hour time slots, per day, and that the pool remain open to other attendees.

Mr. Hall asked about Spring Break and holidays. Dr. Spiro recommends that the policy be in effect when Hillsborough County Public Schools are not in session.

In response to Mr. Carpenter's question, Dr. Spiro indicated that the time slots are to be determined, because the pools hours change.

Mr. Hall believed that, if the policy is not written, there will be arguments. Someone removed the "No Smoking" signs and then argued with the Pool Attendant. Mr. Adams indicated that the rules will be provided upon registration and payment of the deposit.

On MOTION by Mr. Castillo and seconded by Ms. Hepscher, with all in favor, establishment of a new Pool Party Policy, to be applicable when Hillsborough County Public Schools are not in session, limiting the number of attendees to 40, requiring a \$100 refundable deposit, offering up to three three-hour time slots, per day, and requiring that the pool remain open to other guests, was approved.

TWELFTH ORDER OF BUSINESS

**Consideration/Discussion: Appraisal
Report/Offer for Lot 4 (*to be provided
under separate cover*)**

Dr. Spiro reported that the land was appraised at \$130,000. Mr. Adams stated that is the maximum appraised value. Dr. Spiro indicated the Finance Committee members felt that, instead of paying \$100,000, a huge park should be constructed for \$100,000. Ms. Hepscher agreed because, not only is the District getting the land but it is spending money to move the monument. Mr. Adams stated the owner would remove the monument if it is on their property.

Dr. Spiro stated that the Finance Committee indicated that, once the other house was built, the monument would be between two houses. The width of the lot is 67', which is fairly big. Mr. Adams stated that, with the monument, the middle is 15' wide.

Dr. Spiro pointed out a suggestion to install a canoe launch with a gazebo. Mr. Castillo believed that the neighbors would be disturbed. Dr. Spiro suggested installing bushes around the property.

Mr. Adams advised that this property is zoned residential and changing into a common area requires re-zoning. The two adjacent homeowners are probably not going to be happy but the District can probably get away with it because landscaping does not require a re-zone.

Mr. Castillo believed that there may be issues with the DRC, due to the proximity to the lake bank. Mr. Adams agreed, within so many feet of the lake.

Mr. Woodards asked if the monument could be moved to the trees coming into CLI. Mr. Adams suggested building the monument from scratch and pouring the foundation.

Dr. Spiro suggested coordinating with the POA on what can be done and discuss at the Sunshine Board.

Mr. Adams reported that the sale of the property is still live; they may accept the first offer. Mr. Adams will consult with District Counsel to ensure that he is comfortable with the District purchasing property.

THIRTEENTH ORDER OF BUSINESS**Other Business**

Dr. Spiro stated that TPD said that if the District posts "*No Trespassing*" signs and someone fishes in the lake, TPD can respond.

In response to Ms. Hepscher's comment, Mr. Adams indicated that "*Do Not Enter Conservation Area*" signs were posted at the playground. Ms. Hepscher was at the playground on Tuesday and did not see them. Mr. Adams stated there are three brown and white signs.

Mr. Hall asked if residents were required to abide by the "*No Trespassing*" signs? Mr. Adams indicated it depends on the by-laws. Dr. Spiro stated that residents are allowed to fish in the ponds. Mr. Adams stressed that it is "all or nothing" when it comes to "*No Trespassing*" signs. Dr. Spiro stated that members are allowed to fish. Mr. Adams suggested "*No Trespassing for Unauthorized Members*" signs with the office number, in case anyone has any questions.

Discussion ensued regarding sign locations.

Dr. Spiro wants the rover out every weekday night. A camera company will be assessing all places to install cameras.

Ms. Hepscher reported that the City has not repaired the roadwork in front of her house for over three months. Mr. Hall indicated that the City repaired the hole in the sewer and affixed a seal on the manhole. Now they are waiting for the road crew to open the road and examine the size of the hole. Dr. Spiro asked Mr. Hall for a list of all interactions with the City. Mr. Hall will contact the individual in charge of City streets.

Ms. Hepscher recalled that, at the last meeting, the Board discussed power washing the roads. At the joint POA/CDD meeting, the POA asked that the CDD take over cleaning all sidewalks. It will cost \$50,000 to power wash the entire community.

Discussion ensued regarding the approximate cost for the entire community, potential vendors and length of sidewalks throughout the community.

Ms. Hepscher wants someone to clean the sidewalks and the curbs.

Dr. Spiro pointed out that cleanliness of the community is important but the funds are not in the Fiscal Year 2016 budget; however, it can be budgeted for in the Fiscal year 2017 budget.

Ms. Hepscher believed that a volleyball court would be fun and a great improvement but requested that it be deferred. Dr. Spiro agreed, as sidewalks can be installed for the same price as the volleyball court.

Mr. Castillo was in favor of cleaning the streets, gutters and sidewalks, at one time.

Ms. Hepscher felt that the focus should be on obtaining quotes and completing the work and not spending money on a volleyball court, until the Board addresses items that must be completed.

Mr. Hall pointed out that the Capri Isle sidewalk was a public safety issue, as residents are currently walking their kids along Cory Lake Boulevard.

Mr. Castillo requested deferring the pressure washing until the Republic matter was resolved.

Mr. Adams pointed out that October was a good time to pressure wash, due to not fighting the continuous rains, mold and mildew.

Ms. Hepscher recalled Mr. Adams stating, two months ago, that the interactive signs would be installed before the next meeting.

Mr. Adams denied making that commitment, due to zoning issues. The County is trying to handle it the same way they would outside of a private community where the District has total control and ownership within the community. The County has a specialist trying to obtain a variance for the District, so there were no zoning issues. Mr. Adams was unsure how long the process would take.

Regarding the signs inside of the gates, Mr. Hall will coordinate with the sign contractor about hardwiring them directly without installing a drop box.

Ms. Hepscher indicated that, according to Page 21 of the minutes, LMP had 30 days to replace missing plants and asked if this was completed. Mr. Hall replied yes, except for the canna lilies, which are not available.

Ms. Hepscher asked about the open CDD seat. Mr. Adams indicated that a notice will be placed in the May issue of *The Islander*. Mr. Adams will email resumes to the Board to discuss

at the Sunshine Board meeting. The deadline to respond is the second week of May. Dr. Spiro requested that an e-blast be sent to all residents, so everyone had an opportunity to see the notice.

Dr. Spiro proposed proceeding with the volleyball court. Mr. Adams indicated that, without the lights, the price was \$16,870. It would be built between the hockey rink and the road. Dr. Spiro recalled the Board agreeing to place it behind the hockey rink. Ms. Hepscher concurred but noted that there was a pine tree in the way. Mr. Adams pointed out that, if the pine tree was in the footprint of the court, or close to the court, the tree must be stump grinded. Mr. Adams requested increasing the not-to-exceed amount to \$18,000.

On MOTION by Mr. Woodards and seconded by Dr. Spiro, with all in favor, authorization to proceed with installation of a sand volleyball court, without lighting, behind the hockey rink, in a not-to-exceed amount of \$18,000, was approved.

Mr. Castillo voiced concern that the bushes were trimmed at the Arbor Greene fence line and houses can be seen. Mr. Hall pointed out that the Oleanders will grow back. Mr. Adams stated that this was a common pruning technique and the Oleanders will flush back thicker and fuller.

FOURTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Harding reported that a member was interested in purchasing District property on the right side of Morris Bridge Road. Mr. Adams noted that was the District's future gym location. Mr. Harding indicated that the member wanted street access to build a house.

Discussion ensued regarding the intended use of the property.

Mr. Adams suggested that the member make a presentation to the Board and advised that an appraisal of the property was necessary to establish the minimum amount that the property could be sold for. The District must publish a surplus sale advertisement prior to entertaining this proposal.

Mr. Carpenter suggested that the new Office Administrator introduce herself to the community, via email. Dr. Spiro recommended the same with Mr. Hall and obtaining name tags.

Ms. Hepscher asked about shirts. Dr. Spiro spoke to Mr. Hall briefly and thought that name tags were a better option.

FIFTEENTH ORDER OF BUSINESS

Supervisor's Requests

There being no Supervisor's requests, the next item followed.

SIXTEENTH ORDER OF BUSINESS

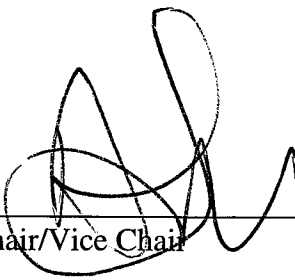
Adjournment

There being no further business to discuss, the meeting adjourned at 11:20 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair