

**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, August 18, 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
Sudhir (Sid) Shah

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
John Hall
Wendy Darby
Seth Weightman
Mr. Hunsaker
Jim Bispo
Rory Harding
Rich Carpenter
A.J. Forbes
Sheryl Springer
Bob Babinjong

District Manager
Facilities Manager
Office Administrator
Republic Services Municipal Manager
Care Services
Envera
POA Manager
Resident, LAF Committee Member
Resident, Security Committee Member
Resident
Resident

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, Castillo, Woodards and Shah were present, in person. Supervisor Hepscher was not present at roll call.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Dr. Spiro commented that the agenda was full and that the Board would be considering proposals and discussing the Fiscal Year 2017 budget.

THIRD ORDER OF BUSINESS**Public Comments (*agenda items*) [3 minutes per speaker]**

Mr. Rich Carpenter, a resident, read a statement from Mr. David Burman, a resident, regarding Dr. Spiro using CDD facilities and funds to enhance his campaign for City Council, at a 'Back to School' event held on Saturday. He accused Dr. Spiro of using the CDD email system to circulate the 'Back to School' event advertisement, which was an improper use of community reserves and funds. Mr. Burman pointed out that all Board Members contributed, financially, to Dr. Spiro's campaign and requested an explanation for Dr. Spiro's use of CDD funds and resources to further his campaign. Mr. Burman requested that the Board address this matter now, versus later in the CDD Board meeting.

Dr. Spiro acknowledged that it was customary to take all public comments, prior to addressing comments received, and asked if the Board wanted to change this process, based on this request. There were no comments from the Board; therefore, comments would be addressed at the conclusion of the public comment period.

Mr. Bob Babinjong, a resident, asked if the monument was secured. Dr. Spiro advised that this was an action item. Mr. Babinjong suggested removing the monument from the portion of land that the CDD did not own, versus the District purchasing the property.

Regarding the Capri Isles sidewalk, Mr. Babinjong suggested installing "yield to pedestrian" signs, as there was an existing sidewalk at the entrance and a sidewalk on the other side. Dr. Spiro advised that the secondary sidewalk was different than the one the Board was previously considering. Mr. Babinjong noted that residents must cross the street but believed that the safety factor was the traffic in and out of the community. Mr. Babinjong asked what the Board was trying to accomplish.

Ms. Sheryl Springer, a resident, questioned the close-out process with a developer, as Ryan Homes had almost completed their construction. During build-out, a light pole was damaged, a street sign was removed during the building of a home and not replaced and pavers and sidewalks were damaged, due to heavy equipment. Ms. Springer asked if the parking by the mailboxes was intended to be overflow parking, as residents were parking there, for long periods of time, causing a blind spot. Ms. Springer wondered how to deter residents from parking there.

Mr. Hall advised that the sign was not supposed to be removed; it was supposed to be shifted over. Tampa Electric Company (TECO) was notified about the damaged light pole but was slow to respond. A light pole damaged in October was just replaced last month.

Dr. Spiro reported that every option was addressed with M/I Homes; they will not provide an easement for the monument. M/I Homes reserved the right to destroy the monument, as they did not believe they would not be able to sell a house on that lot without destroying the monument. At the last Sunshine Board, there was Board consensus for Mr. Carpenter to include a photograph of the monument in the next *Islander*, with the caption, "Help save this monument". There would be an article describing what happened, what the Board tried and a request for residents to contact M/I Homes. If M/I Homes saved the monument, the Board would consider M/I Homes a public servant to the community. Mr. Shah suggested providing a petition to M/I Homes. Mr. Babinjong noted that the monument becomes CDD property if the CDD paid to remove it. Dr. Spiro asked M/I Homes but they said no.

Mr. Castillo asked about the monument that was removed. Mr. Hall spoke to Mr. Carpenter and the LAF Committee decided not to replace the monument because it said "Beach Club". Mr. Hall and Mr. Adams would speak to the sign contractor about the design but were waiting to see what the LAF Committee wanted to do.

*****Mr. Seth Weightman, of Republic Services joined the meeting, in person, at 6:15 p.m.*****

Dr. Spiro requested that Ms. Springer's issues be discussed under "Other Business".

Regarding the 'Back to School' community event, Dr. Spiro explained that, when the email was sent, it did not have anything to do with his campaign. It was exclusively a 'Back to School' community event; however, his campaign hosted it. Dr. Spiro addressed this matter at the Sunshine Board and there were no objections from the Board Members. 150 kids attended the event. He felt that this was a great way to introduce residents to each other and to local businesses. Dr. Spiro felt that no harm was done and the cost for the time that Staff spent emailing residents was minimal.

Dr. Spiro received an email from a resident asking about a policy to promote community events. Mr. Adams did not find a policy and suggested that the Sunshine Board discuss establishing a policy.

Mr. Woodards pointed out that he was locked out of the Sunshine Board and felt that Dr. Spiro's involvement in the back to school event was too close to call.

Mr. Castillo noted that the event was free and did not promote anything. He did not attend the event but heard that several businesses sponsored the event. Mr. Castillo had no issue with posting the event on the CDD website, which only involved one or two hours of Ms. Darby's time. He felt that the community wasted too much time on minor issues, versus important issues.

Mr. Shah attended the 'Back to School' community event and enjoyed it. Many children and parents from Cory Lake Isles (CLI) attended and were pleased that the event was held. It was a free event with a lot of giveaways. Children had fun and felt that the event did not hurt the community.

Mr. Castillo heard comments from the same people and felt that, if they wanted to see a huge change in the community, they should apply to serve on the Board.

Mr. Woodards respected Dr. Spiro but felt that he should not have been involved in the event. Mr. Woodards tried to access the Sunshine Board at 5:30 p.m. but it was closed.

Ms. Darby acknowledged that there was miscommunication, which she would investigate. In response to Dr. Spiro's question, Ms. Darby estimated that posting to the website and emailing residents about the event took 30 minutes. Dr. Spiro offered to pay Ms. Darby for her time, through his campaign.

Mr. Hall felt that there were no issues, if it was a free event and everyone in the community was invited.

Dr. Spiro stated that the Board would establish a policy at the next Sunshine Board.

FOURTH ORDER OF BUSINESS

Discussion: Roadway Cleaning and Sanding

Mr. Hall announced that Mr. Seth Weightman, of Republic Services (Republic), and Mr. Hunsaker, of Care Services (Care), were in attendance to discuss how to proceed with the oil removal.

Mr. Hunsaker recalled that equipment was brought in to test an area of the road. This led to the community wondering if they were going to clean the hydraulic fluid. In the last couple of

weeks, Care performed the test and the area was still clean. Mr. Hunsaker asked if the Board wanted to clean the entire road, as cleaning only the areas where there was hydraulic fluid would cause spots.

Dr. Spiro asked if there was a proposal. Mr. Hunsaker stated that the square footage must be measured. Republic only committed to remove the spots, which was minor, and would only require one cleaning. The roads cannot be pressure washed. Care uses a recovery system but the District's pavers were difficult to clean, versus concrete and asphalt. The recirculation system runs five to six hours, continuously, about 15,000 square feet per hour but, with pavers, it may only be able to run the equipment three hours, continuously, and it only takes one hour to one-and-a-half hours to clean. Dr. Spiro asked if sand was included. Care could provide a price for sand.

Dr. Spiro asked if other vendors were contactors. Mr. Hall replied affirmatively.

Mr. Castillo questioned Care's experience with pavers. Mr. Hunsaker indicated that the streets were clean but there was coarse paver material, compared to concrete. They could soft wash, where a chemical is applied to brighten the paver but would not remove the oil. The Cyclone[®] system would entail spraying, recovering, reusing the dirty water and filtering it; it would remove everything. In response to Dr. Spiro's question, Mr. Hunsaker confirmed that the video shown was of the Cyclone[®] system. Mr. Hunsaker noted that some of the hydraulic spills were challenging because of how absorbent the material was. Mr. Hall noted that it looked good, at first, and then faded, over time, because the sun was pulling the oil imbedded into the paver back up to the surface.

Dr. Spiro voiced concern about rust on the gutters. Mr. Hall advised that pressure cleaning would not remove rust stains. Rust stains could only be removed with a chemical remover. Dr. Spiro noticed rust on the bricks and cleaning the bricks could cause streaks but recalled that this ended, due to rust mitigation in the wells. Mr. Hall noted that CLI ground water had an extremely high rust content. The chemical helped but did not eliminate it completely. Dr. Spiro asked if the rust was iron in the water or the metal containers underneath the ground. Mr. Adams indicated that there was iron in the water, which was prominent in Southwest Florida, in the first 30', which is the surface water aquifer. There could be decent control but not 100% control, which was certainly better than not controlling it. Dr. Spiro was

concerned that the District spent a lot of money to clean the roads, yet the rust was continuing to increase. Mr. Adams recommended increasing the iron reduction program, which entailed applying a chemical treatment to remove the rust on a periodic basis.

Mr. Castillo asked if anything additional must be completed for the well irrigation system. Mr. Adams explained that water was treated as it was removed from the ground. As the flow goes through, it pulls the chemical and dissipates the iron. Mr. Hall did not know the depth of the original wells. Mr. Adams speculated that they were surface water wells. Dr. Spiro reported that, according to the survey, residents were in favor of roadway cleaning for all roads and requested a proposal. Mr. Hunsaker was concerned about Republic's responsibility. Dr. Spiro recalled that a certain amount of cleaning was required in areas where the oil spill occurred. Mr. Weightman advised that Republic was responsible for their portion. Mr. Hunsaker pointed out that, as the streets were cleaned, the spots would be addressed. Dr. Spiro asked if the proposal would have start dates, stop times and methodologies. Mr. Hunsaker recalled that the Board did not want to start until November and anticipated that the project would take five to six hours per day, for 62 days but this could be reduced, with an additional machine. Mr. Hall expected first phase of the work to take place in the main loop and Cory Lake Drive.

Dr. Spiro wondered if tracks would leave tire marks if a piece was cleaned and the next day a big truck rolled over it. Mr. Hunsaker referred to the demo performed four months ago. The area was extremely dirty and, after it was cleaned, there was an immediate difference. Mr. Hall noted that the demo was performed on the right side of Cachet Isle Drive, before the bridge. Dr. Spiro asked if a road must be blocked off for a period of time, after cleaning. Mr. Hunsaker replied no, as 85% of the water would be recovered immediately. Every area would be pre-treated with a detergent. Dr. Spiro suggested treating for rust at the same time. Mr. Hunsaker pointed out that the road was pretreated with a degreaser and detergent. Mr. Adams indicated that the rust treatment could be applied afterwards. Mr. Hunsaker advised that there was a reaction time where the acid oxidizes, causing the rust to disappear. When Care performs the road cleaning, the staining would be addressed. It depended on what was being removed because pavers were difficult to clean.

Mr. Hall advised that the roads must be re-sanded because the suction from the Cyclone® would remove the surface sand. As long as there was sand three-quarters up the paver, it would not move and the last quarter inch would be filled in with surface dirt and grime; however, since the community was not cleaned in 20 years, sections needed sand, due to rains washing the sand away.

Mr. Hunsaker would provide a proposal at the September Sunshine Board, for consideration at the September Board meeting. Mr. Weightman would work with Care.

*****Mr. Weightman and Mr. Hunsaker left the meeting.*****

FIFTH ORDER OF BUSINESS

Presentation and Consideration of Envera Systems Virtual Guard System and Proposal for Morris Bridge Entry

Mr. Adams distributed a revised proposal from Envera Systems, LLC, (Envera) and introduced Mr. Jim Bispo, of Envera.

Mr. Bispo referred to the summary page.

In response to Dr. Spiro's question, Mr. Bispo explained that fingerprint access was not as reliable as card access, due to people placing sweaty fingers on the scanner. A piece of the proposal for access control was unification of the entire database. The entire database would be reviewed to ensure that all residents were included and then affixed to one platform. Dr. Spiro asked about the number of incidents with the current fingerprint system. Ms. Darby indicated that, lately, it seemed to be working; however, there were internet connectivity problems. Mr. Hall confirmed that the current system was an "entry test" for the company and outdated.

Dr. Spiro clarified that his concern was with Envera's fingerprint scanner and whether the fingerprint system would be burdensome. The majority of the time, Dr. Spiro never had problems. Mr. Hall estimated that their fingerprint scanner worked 95% of the time.

Discussion ensued regarding the pros and cons between fingerprint and card scanners.

Mr. Hall pointed out that, regardless of whether someone had a card, if someone was standing outside of the gate, someone would let them in; if no one lets them in, the individual could jump over the fence.

The Board preferred the fingerprint scanner. Mr. Bispo referred to the cost for the fingerprint scanner in the proposal. It would be an additional cost, due to having a different level of control.

Regarding the proposal, Mr. Bispo pointed out that the driver's license scanner was moved to the virtual gate guard portion of the proposal, which decreased from \$36,000 to \$24,000, and the cost for the hosting kiosk decreased.

Dr. Spiro asked about the gym fingerprint scanner. Mr. Bispo noted that all entrances should be covered. Mr. Hall believed that all scanners were on the same network.

Dr. Spiro inquired about the number of cameras in the clubhouse. Mr. Bispo replied nine in the clubhouse and eight in the pool area. Mr. Adams indicated that it includes the gym.

Dr. Spiro estimated the following:

- \$20,000 per year for maintenance of the current system
- \$50,000 – per year Recurring monthly investment with Envera
- \$32,000 – per year Purchasing lease option

Dr. Spiro figured that financing \$32,000, over five years, plus \$50,000, equated to \$80,000 per year, which was an increase of \$60,000, over the current contract. Mr. Hall calculated \$27,000 in maintenance repairs this year. Dr. Spiro noted that “Contractual maintenance” for 2016 was \$9,180 per month, which was Identitech. Mr. Hall confirmed that Identitech charges this year were \$18,385. Dr. Spiro asked if uncoded expenses of \$13,000 were for Identitech. Mr. Adams thought that a portion of the expenses could be for Identitech. Under “Facilities maintenance”, Dr. Spiro noted that “Security gate maintenance & repair” and “Security technology repairs” totaled \$10,000.

Overall, Dr. Spiro calculated spending \$50,000 per year with the Envera proposal. For \$50,000, he envisioned someone patrolling.

Mr. Castillo voiced concern about the recurring charge of \$2,400, per month, and compared it to the cost for a monthly guard. Dr. Spiro noted that a guard would cost less. Mr. Castillo felt that a guard monitoring the gates 24/7 was less costly and that barrier arms at the Morris Bridge entrance were unnecessary; the money should be spent for basketball and tennis courts. Dr. Spiro verified that \$24,000 per year was available for a guard at the guardhouse.

Dr. Spiro assumed that Envera was more money because it was a re-haul of the current system and that the virtual guard was controversial. He felt that turning more virtual would be challenging and that investing \$50,000 per year into Envera did not make sense until more live guards were eliminated.

Mr. Castillo asked Mr. Hall how frequently problems with the current system occurred, as his card always worked. Mr. Hall stated that there were fail safes to keep the guard gates operational, even though it was not recording information to the system. Mr. Hall and Ms. Darby were reporting issues to the gate contractor on a routine basis, which was frustrating. It was difficult to determine whether the problems were with Brighthouse or Identitech. After much finger pointing, a third party vendor was called to determine the problem. Mr. Castillo surmised that a new system for access control was needed that could be integrated with the current database and cameras. Dr. Spiro recalled Identitech making this commitment at the sale but what was purchased was not what was delivered. Identitech promised a single database.

Dr. Spiro asked if a large percentage of the problems would diminish, if the virtual guard portion with Identitech was stopped. Mr. Hall replied no; multiple vendors were trying to make one process function and, when problems occurred, no one knew who was at fault. The current problem was whether an outdated switch was overloaded, because five vendors were utilizing it, and an issue with when equipment could be repaired. Dr. Spiro asked if there was a current system that was not covered by Envera. Mr. Hall indicated that the Envera proposal would remove the need for the other vendors. Mr. Adams stated that the Envera proposal did not cover gate maintenance.

Mr. Adams explained that the Envera proposal consolidated the current technology and credential program and choosing whether to have a live guard on a shift, versus a virtual guard from a remote location could be quickly and easily adjusted. Mr. Bispo confirmed that the proposal included eight hours of monitoring overnight, with a kiosk and a truck lane with 24-hour monitoring. The District would receive a security system that encapsulates everything that was tractable, including driver's license. Mr. Adams pointed out that the District would utilize Envera's software, even during the day with the onsite guards, with Envera servicing and managing the software, remotely. Dr. Spiro asked if the additional gate arms were for the virtual guard, to turn someone around. Mr. Adams stated only during the day but not at night. Mr.

Bispo advised that allowing someone into the community without a method for turning them around was a problem. Mr. Castillo felt that spending \$32,000 was not warranted. Mr. Adams suggested avoiding it, initially but revisiting it, if there was an issue. Dr. Spiro pointed out that it could be considered if they were considering a virtual guard.

Mr. Hall asked if someone was monitoring the system for eight hours, whether there was someone monitoring the other 16 hours. Mr. Bispo indicated that Envera provides 24/365 monitoring, with over 165 virtual guards on staff and 30 employees that manage everything. The servers were in Sarasota. Mr. Adams pointed out that Staff would receive an alert, even though they were not monitoring. Mr. Hall noted that Staff did not have to self-diagnose. Mr. Bispo explained that, if a guard noticed something, they could click on a button and the process was noted as an event. Mr. Bispo suggested that the Board and Staff visit their Sarasota office.

Dr. Spiro projected that the District was paying \$252,000 to U.S. Security. There were currently no savings but if the Board chose to use more virtual systems, for every eliminated shift, the District would save \$24,000. Mr. Bispo clarified that their costs were one-third of a live guard. Mr. Adams confirmed that a shift from Alert Protective Services (Alert) was \$41,000; compared to the Envera proposal, where a shift was \$50,000, or \$150,000 per gatehouse, per year. By removing the six barrier arms, Dr. Spiro estimated that everything else in the Envera proposal was in line with the Identitech proposal.

Ms. Darby asked if there were two-way radios to catch trespassers at the pool and gym. Mr. Bispo explained that Envera used military grade analytics to move the cameras. When anyone breaks a virtual perimeter, they are boxed off by Envera's software and everything that they do is recorded. Envera is notified within six seconds. Dr. Spiro pointed out that this was at the pool, not the gym and someone leaving 100 pound dumbbells on the floor would not take place with real time monitoring. Dr. Spiro asked if there was an additional fee for this service. Mr. Bispo replied no.

Mr. Bispo asked whether Staff must review video footage. Ms. Darby replied affirmatively. Mr. Hall explained that Staff must go through multiple systems just to find the information. Mr. Bispo advised that 7% of the cameras go to a dead end where someone must review video. Envera pulls the video and has a team of people that reviews the information and

sends it to Staff. Ms. Darby noted that Staff currently must go through two systems to review video.

Mr. Castillo asked whether the rate would decrease if the eight-hour overnight monitoring was eliminated but the truck lane is monitored 24 hours. Mr. Bispo must review the proposal because part of the eight-hour monitoring was the kiosk. Without coverage of the truck lane, a guard must man the gate. When someone pulls up to the gate, the virtual guard takes a picture of the driver's face and requests their driver's license. Having the kiosk allows the gate to become virtual. Dr. Spiro asked if the 24-hour truck lane monitoring eliminates a live guard. Mr. Bispo replied affirmatively. Mr. Castillo asked if the truck lane was an issue. Mr. Adams pointed out that a guard must walk across lanes to get to the truck. Mr. Hall receives many complaints because the guard cannot be in two places at once. Lines back up and cause frustrations. Mr. Bispo explained that if the truck driver passed through before and was on the list, once the truck driver provides their driver's license, the transaction would take 15 seconds.

Mr. Woodards felt that Envera provided an alternative to their current system. Mr. Adams agreed, noting that it provides flexibility, if this worked out well.

Mr. Shah asked what happened if the truck driver was visiting two or three addresses. Mr. Bispo indicated that, if there were multiple residents, the system could default to the last address or the guard could verify where the truck driver was going.

Mr. Adams addressed the following charges for the Envera system:

- \$90,000 for installation, with the removal of the six barrier arms at the Morris Bridge Road gatehouse
- \$27,600 annual or \$2,300 monthly – financing
- \$50,700 – Reoccurring charge
- $\$27,600 + \$50,700 = \$80,000$ per year; - \$22,000 what was currently spent, = \$58,000

Mr. Carpenter preferred the virtual guard. Mr. Hall anticipated resistance from residents. Dr. Spiro anticipated spending more money for the virtual guard.

Mr. Spiro proposed discussing this matter further under "Other Business".

SIXTH ORDER OF BUSINESS

Approval of Minutes

A. July 21, 2016 Regular Meeting

Dr. Spiro presented the July 21, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

B. August 1, 2016 Security Committee Meeting

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

C. August 1, 2016 - August 12, 2016 Sunshine Board (to be provided under separate cover)

Dr. Spiro presented the August 1, 2016 - August 12, 2016 Sunshine Board Minutes and asked for any additions, deletions or corrections.

Mr. Adams requested that Ms. Darby remove Carrie Beran from the logon. Dr. Spiro provided instructions.

On MOTION by Dr. Spiro and seconded by Mr. Shah, with all in favor, the July 21, 2016 Regular Meeting, August 1, 2016 Security Committee Meeting and August 1 - August 12, 2016 Sunshine Board Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2016

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2016.

Dr. Spiro noted that the District was under budget, the Capital Fund budget was inaccurate, as it did not include the informational signs, and recommended rolling the capital into next year's budget.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal(s) for Security Services and Interview of Proposer(s)

A. Alert Protective Services

B. A-SV Security Inc.

Mr. Shah recommended the cost versus the services.

Dr. Spiro asked why the A-SV Security Inc., (A-SV), included Linda, their current guard. Mr. Adams surmised that A-SV hoped to retain her services, which was not uncommon. Mr. Adams provided a revised proposal from A-SV. They had not identified holidays and whether the District would be charged for holidays. Mr. Michael Stuart, of A-SV, stated that the District would be charged for six or seven holidays at time-and-a-half of the \$15.85, or \$23.78.

Dr. Spiro recalled going out for an RFP and that the only proposal received was from Alert. Mr. Adams pointed out that two other companies and A-SV responded. A-SV is a “start-up” firm with only three local references, primarily apartment complexes and providing roving patrols for hotels. Mr. Adams recalled that Mr. Stuart was with U.S. Security.

Mr. Adams contacted Alert’s references. The HOA Board President of Bay Port Colony never responded. Mr. Mike Milak, of Bobcat Trail CDD, who was involved with security services, highly recommended Alert, as they provided good supervision and had low turnover. Bobcat Trail used to have their security in-house. The Live Oak CDD Community Manager, Mr. Sola Adewunmi, stated that, at first, he was disappointed with Alert but, after addressing their shortcomings and deficiencies, with Mr. Jason Hamilton of Alert, within a short period of time, Alert improved. Mr. Adewunmi highly recommended Alert. Mr. Adams could not reach Silver Oak. Island at West Villages was a developer controlled community.

Mr. Adams reported that Alert cost 10% more to switch from U.S. Security. The last rate adjustment with U.S. Security was five years ago and, with a 2% rate adjustment, per year, by changing to Alert, the District was on track with normal cost increases. Mr. Adams felt that Alert was competitive, based on what they proposed to pay their guards and their rates. With A-SV, the District would pay \$1.50 more per guard per hour. Mr. Adams was not impressed with A-SV.

Mr. Shah asked if the Board was choosing between Envera and Alert. Dr. Spiro explained that Envera was handling the virtual guards, only, and Alert was providing live guards. The choice was between Alert and U.S. Security. Dr. Spiro pointed out that the Board was very dissatisfied with U.S. Security. Mr. Hall recalled that, at the last meeting, a representative of U.S. Security asked what they could do. This week, U.S. Security asked for a meeting. This

week, Mr. Shah drove a car without a sticker. Before he reached the gate, the guard opened the gate. No one checked his identification. Mr. Hall reported that the gate opener was fired.

Dr. Spiro proposed paying an additional \$20,000 to have live security guards. He hoped that purchasing another virtual guard would offset the additional \$20,000 to switch from U.S. Security to Alert. Mr. Castillo calculated a savings of \$13,000 by not having a virtual guard.

Dr. Spiro referred to Page 2, of the Fiscal Year 2016 budget; \$8,000 was budgeted for “Security staffing contract services - other”, which was not used. It was supposed to be used for off-duty police officers. The \$8,000 could be used to hire Alert. Dr. Spiro pointed out that \$10,000 was budgeted for “Legal” but only \$1,284 was spent. Mr. Adams suggested budgeting \$5,000 for “Legal”, for a savings of \$5,000. Dr. Spiro estimated \$18,000 that could be used to hire alert, without having to increase operation and maintenance (O&M) assessments.

Mr. Shah recalled Mr. Hall estimated \$252,000 for security services but the proposal was \$256,405. Dr. Spiro pointed out that \$230,500 was budgeted for “Security staffing contract services”. Mr. Adams concurred, noting that Alert’s proposed amount of \$256,401, as shown on Page 35, was approximately \$25,000 more than the current contract.

Regarding U.S. Security not increasing their rate in five years, Mr. Adams recalled asking U.S. Security if an increase in hourly rates would help them to secure a higher security guard and U.S. Security declined, saying that they were properly funded.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the Alert Protective Services proposal, for security services, in a not-to-exceed amount of \$256,405 per year, as shown on Page 35 of the proposal, was approved.

Mr. Adams anticipated Alert starting on October 1. In response to Mr. Shah’s question, Dr. Spiro suggested including a welcome notice for Alert in the September *Islander* and requested that Ms. Darby prepare the notice and post on the Sunshine Board. Mr. Adams would send a notice of termination to U.S. Security after confirming the state date with Alert.

Mr. Shah asked if a Sunshine Board could be started in between the Sunshine Board meetings. Dr. Spiro explained that Sunshine Boards could be scheduled at any time, as long as the office was open so there was access to the computer. Over the past six months, Sunshine

Boards were held for two weeks, starting the first week of each month and ending on the second week. Ms. Darby suggested scheduling the September Sunshine Board from August 29 through September 9.

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

Dr. Spiro referred to an email from the District Engineer, stating that he would not be present.

i. Capri Isles Path

Dr. Spiro recalled that the purpose of the Capri Isle sidewalk was to stop people from walking in the street because they did not want to walk further, which was dangerous.

Mr. Woodards pointed out that they were elected to make decisions and Capri Isle was part of this community. The Board should make a decision and not delay it further. Dr. Spiro explained that this matter was delayed because the prior District Engineer did not obtain proposals. The new District Engineer provided a revised plan, which made sense.

Mr. Hall and the District Engineer discussed the largest expense, which was the lighting. LED lights were expensive. Dr. Spiro reviewed the plan and questioned the price. Mr. Hall was waiting for the contractor to provide a price for concrete for the new layout; it should not be more than the original cost. The new layout abuts the street and utilizes the existing lighting. In response to Mr. Shah's question, Dr. Spiro estimated that the sidewalk was 100'. Mr. Adams pointed out that the original plan was beside a house and the sidewalk was unlit for a longer stretch. The revised plan brings the sidewalk closer to the road to make use of existing street lighting.

Mr. Castillo believed that a lot of landscaping must be replaced. Mr. Hall noted that the sidewalk was closer to the tree line and the same amount of landscaping would be replaced. Some trees could be relocated but others could not be replaced, due to the root structure. In response to a question, Mr. Hall indicated that only Sabal Palms and smaller plants would be removed.

Mr. Shah clarified that the \$12,000 was for the concrete but not the landscaping. Mr. Adams concurred. Mr. Hall recalled that the concrete cost \$7,000 and landscaping was \$4,000 to

\$5,000. Landscape Maintenance Professionals, Inc., (LMP), was providing the plants. Mr. Hall noted a small retaining wall that would be included with the concrete price. The retaining wall would be 8" to 10". The sidewalk was ADA compliant.

Dr. Spiro recalled discussing using existing lighting two meetings ago, as the original proposal with lighting cost \$70,000.

Mr. Carpenter asked if there was a walkway on the other side of the road. Dr. Spiro advised of a sidewalk on the other side of the street. Mr. Adams explained that the new sidewalk ties into the curb. If someone walked across the street, it ties into the sidewalk on the other side. There would be a ramp on the other side, as part of the proposal.

Mr. Woodards asked if there was adequate lighting. Dr. Spiro agreed with the District Engineer's recommendation. Mr. Woodards inquired if it cost more to change the lighting later. Dr. Spiro does not know but, according to the map, there was a lip on the other side for people to cross. Mr. Adams felt there was enough openness to have enough light and, by the road, there was existing lighting. It was not a highly illuminated sidewalk but the community did not have highly illuminated sidewalks. If the Board received complaints, Mr. Adams pointed out that lights would not need to be the full length.

Mr. Hall left the meeting to handle an issue.

Regarding the drainage structures, Mr. Adams recalled that the District Engineer was brainstorming cheaper ways to address the deterioration of those structures, versus the large replacement discussed by the prior District Engineer.

<p>On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, authorization to proceed with installation of the Capri Isle sidewalk, in a not-to-exceed amount of \$12,000, was approved.</p>

B. Office Administrator

Ms. Darby reported that the Capri Isle path letter was published in *The Islander*, along with the Staff introductions.

Ms. Darby was continuing to contact food trucks. She contacted the food truck owner that sold crepes, via email, twice but had not received a response. Another food truck owner said

that their truck was not in service and a third food truck owner was supposed to contact her today.

Ms. Darby and Mr. Hall worked on the gym rules and revised the current Fitness Agreement to include the gym rules. Dr. Spiro asked if the rules were posted. Mr. Hall was redoing the sign so it had a bigger presence.

Ms. Darby questioned the office hours, as Staff was in place. Signs in the office were being replaced. Dr. Spiro pointed out that, on Sunday, no one was at the office. Ms. Darby was handling this. She was not aware that the Beach Club was not open and was working with the pool attendants to ensure that someone would open the Beach Club on Sundays.

Dr. Spiro did not expect the Beach Club office to be open past 5:00 p.m., on several nights. Ms. Darby did not want the Sunshine Board to say that the Beach Club office was open until 6:00 p.m. when it was closed. Mr. Castillo pointed out that the Beach Club office was open until 9:00 p.m. twice per week. Mr. Woodards did not have a problem, as long as the hours were posted. Mr. Shah preferred 9:00 a.m., to 1:00 p.m. on Saturday.

Ms. Darby voiced concern about people renting out the Beach Club from 5:00 p.m., to 11:00 p.m., as no one would be there to discuss the rules of the facility with the renter; although, there was a checklist. If the office was closed at 1:00 p.m., no one on Staff would be there. Ms. Darby noted slow times and times where there was a congregation of people coming to the facility.

Mr. Carpenter stated that, as part of the rules, an attendant was supposed to be present during parties. In response to Ms. Darby's question, it was noted that CDD Staff was supposed to be present. Dr. Spiro wanted to revisit the policy. Mr. Castillo asked if there were issues with the \$500 deposit. Ms. Darby had not experienced any issues since she started, in April. In response to Dr. Spiro's question, Ms. Darby indicated that the amount of the rental fee was \$350. Dr. Spiro commented that, for \$350, the District was making money on the event. Ms. Darby felt that the rental fee should depend on the event. She never received anything from residents or security guards saying that something happened and they had no one to contact. Dr. Spiro asked if the pool attendant was aware of the parties and events. Ms. Darby replied no. Dr. Spiro suggested hiring for the events. Ms. Darby only has part-time employees. Mr. Woodards pointed out that residents did not cause damage and suggested that the discretion be upon Ms.

Darby to hire someone to handle the event. Mr. Castillo believed that the \$1,000 deposit caused people to be more careful and, since the rates were reduced, Mr. Castillo suggested looking at raising the \$350 rental fee to \$500. Dr. Spiro felt that \$350 was sufficient. Mr. Shah stated that the fee should fit the event, a 25th Wedding Anniversary, versus a party with teenagers. Ms. Darby felt that the language in the Reservation Agreement was strong. The cleaning crew would inform her if there were problems. Ms. Darby preferred that the Beach Club office remain open from 9:00 a.m., to 5:00 p.m., on Saturday.

There was Board consensus for the revised Beach Club office hours:

Monday	9:00 a.m. to 5:00 p.m.
Tuesday	9:00 a.m. to 9:00 p.m.
Wednesday	9:00 a.m. to 5:00 p.m.
Thursday	9:00 a.m. to 9:00 p.m.
Friday	9:00 a.m. to 5:00 p.m.
Saturday	9:00 a.m. to 5:00 p.m.

Mr. Hall returned to the meeting. He noted that someone turned off the power without checking the time on the timer. Mr. Hall reset the timer.

Mr. Castillo received many complaints about the dress code at the pool. People were jumping in the pool fully clothed. Mr. Hall explained that this was a cultural matter. Mr. Castillo preferred swimwear at the pool. This item was tabled to "Supervisor Comments".

*****Ms. Darby left the meeting.*****

Mr. Shah received complaints about a loose basketball backboard. Mr. Hall never received complaints about the backboard and would investigate.

Dr. Spiro recalled requesting proposals for speed humps. Mr. Hall reported that the engineering drawing was for an asphalt road and CLI had paver roads. It must be redesigned. According to the District Engineer's report, Mr. Chang was supposed to speak to Mr. Steve Tuliano, of Brick Paving Systems (BPS), regarding what needs to be done. Mr. Tuliano advised that a speed table was a deterrent, as people would learn to drive over it at the speed they were used to. Dr. Spiro disagreed, as speed tables could be set at 20 miles-per-hour (mph). Mr. Hall felt that the design was for a fully crested speed hump and the Board wanted pavers in the center, a flat rise and concrete on each side to hold the pavers in place. Mr. Chang was supposed to

provide this design. Mr. Adams will follow up with Mr. Chang. There should not be a charge for the design. Dr. Spiro requested the design by the Sunshine Board.

Dr. Spiro voiced concern about the amount of speeding. Mr. Hall advised that the speed sign registered someone driving 64 mph.

Mr. Carpenter felt that one speed hump was not sufficient because people drive fast after traversing the speed hump. Dr. Spiro suggested installing a camera. Mr. Shah does not like speed devices. Dr. Spiro felt that the numbers speak for themselves, as 5% do not care about speeding and proposed installing one speed bump, as a test, to see if it curbed the speeding. Dr. Spiro further proposed a survey to find the tolerance level of speeding.

C. Facilities Manager

Mr. Hall presented his report to the Board.

Dr. Spiro stated that LMP submitted a proposal to maintain street trees. According to the survey, residents were in favor, even with the price. In response to Dr. Spiro's question, Mr. Hall indicated that LMP would not warranty any existing tree. Dr. Spiro advised that, if an existing tree died, the homeowner must replace it one time by purchasing a tree through LMP. Mr. Hall pointed out that, if the tree was purchased from LMP and LMP installed the tree, LMP would warranty the tree. Dr. Spiro explained that the resident had four types of trees to choose from. Mr. Castillo asked if it was possible to change the types of trees available. Dr. Spiro was not in favor of the Sabal Palm Tree. The choices were Queen, Sylvester and Canary Palm Trees.

Dr. Spiro proposed removing the Sabal Palm Tree from the tree options. Mr. Carpenter noted no existing tree policy.

<p>On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, removing the Sabal Palm Tree as an option and allowing the planting of Queen, Canary and Sylvester Palm Trees, in front of homes, were approved.</p>
--

Mr. Carpenter pointed out that it took four minutes to do what the POA had taken five months not to do. Dr. Spiro advised that it was not in the jurisdiction of the POA.

Discussion ensued regarding the LMP proposal.

Mr. Castillo asked if the 321 trees included trees on easements, as the tree was on his property and LMP could not maintain it. Mr. Hall clarified that the 321 trees were between the sidewalk and curb. Residents who called about removing dead branches would be included on a list and would be charged an additional cost. Dr. Spiro pointed out that the first year costs were estimates and actual costs would be known in the second year. Mr. Castillo noted that twice per year trimming was not enough. Mr. Adams believed that the Queen Palms would grow faster and explained that, typically, trimmings were at the 9-3 and 10-2 positions; any further trimming would make the tree unsightly.

Dr. Spiro felt that there was room for negotiation with LMP.

Mr. Hall was waiting for the prior District Engineer's contractor to provide a proposal for more usable space in the gym and café. Regarding the café, Mr. Hall spoke to J-Bolt Construction (J-Bolt), which was recommended by Mr. Chang and were familiar with CLI. J-Bolt sent out an Architect to confirm what was necessary. Two days ago, Mr. Hall met with the Architect, who pointed out a myriad of issues. J-Bolt would provide cost estimate for floors, walls, countertops, counters, grease traps and bathrooms. The entire building would be ADA compliant. Dr. Spiro recalled that the café was supposed to be open in June. Mr. Hall noted that the Architect found issues that needed further clarification, such as including seats.

Dr. Spiro felt that the café was going in the wrong direction. Mr. Adams agreed, as the costs to redo the café would be far more expensive than the Board originally envisioned; going from an area that could provide pre-made food to an area where food would be prepared. Mr. Adams believed that Ms. Stewart realized that, which was why she hesitated to provide costs, as there were issues with the building that never should have been allowed to occur.

Mr. Adams noted the following issues with the cafe:

- No ADA accessibility into the building from the handicap parking.
- Bathrooms were too small for a wheelchair.
- Lack of fire suppression throughout the building.
- Food preparation issues.

Mr. Hall explained that the existing equipment must be removed, as an Occupational License was required and the equipment must be up to code. Mr. Castillo noted that the District spent a lot of money on new equipment. Mr. Woodards asked what they could do. Mr. Adams

recommended offering prepared foods and having the food truck. Mr. Castillo felt that the main issue was removing the existing equipment. Mr. Adams disagreed; there was some expense but the grills could be sold as surplus to offset the cost of removing the equipment.

Mr. Woodards asked if people holding parties could use the equipment. Mr. Hall indicated that they could not cook but the event could be catered. Dr. Spiro pointed out that, if the kitchen was scaled back, residents would complain. Mr. Hall requested a cost estimate from J-Bolt Construction.

Dr. Spiro suggested making the bathrooms unisex. Mr. Hall noted that a “potty to patron ratio” must be taken into account, which may result in enlarging the restrooms. Mr. Castillo felt that this was too much work and was not in favor. Mr. Hall recalled receiving positive feedback from residents when the café was opened. Mr. Castillo anticipated that the cost would be comparable to building a café across the street. Mr. Hall reviewed Reserve Reports from 2008 to present. There was no money allocated for a building across the street; only boat parking.

D. District Manager

ii. NEXT MEETING DATE: September 15, 2016 at 6:00 P.M.

The next meeting is scheduled for September 15, 2016 at 6:00 p.m., at this location.

*****The meeting recessed at 8:56 p.m.*****

*****The meeting reconvened at 9:00 p.m.*****

*****Ms. Hepscher joined the meeting, in person, at 9:00 p.m.*****

TENTH ORDER OF BUSINESS

Discussion: Appraisal for Vacant Land

This item was tabled to the next meeting.

ELEVENTH ORDER OF BUSINESS

Survey Results

Dr. Spiro provided the following results of the survey:

- This was Stage 3 of the survey, which included ten items.
- Residents were told that, depending on the results, a special assessment may be imposed.
- 236 residents responded, or 24%.

- The margin of error, based on the response rate and total number of homes, was 5.5%.
- Questions were based a 3-point scale of “Yes”, “No” or “Neutral”.
- Three out of the ten items were significantly in favor by residents. Seven items were against and one item was not “For” or “Against”.
 - Fountain - 12% against
 - Picnic tables - 29% against; most people were against the cost
 - Fitness trail - 53% against; M/I Homes wanted to trade this area in exchange for land worth \$1.5 million
 - Soccer field - 27% against; residents did not want it exclusive for soccer
 - Gym expansion - 8% against, 17% neutral, 56% for

Dr. Spiro felt that the gym expansion was a split decision in favor of expanding the gym.

Ms. Hepscher suggested asking, if the cost of the gym was “x”, how many would use it. Dr. Spiro explained that residents said “No” because they would not use it; the pool was 50/50 because 50% of homes had pools. Mr. Shah believed that, once the gym was expanded, more residents would use it.

Mr. Castillo understood that residents were not in favor of expanding the current gym, not building a new gym. Mr. Castillo was not in favor of expanding the small gym and believed that most residents were in favor of building a new gym. Dr. Spiro pointed out that the result of the survey could not be used to answer that question. Ms. Hepscher proposed a survey specifically for the gym, as she felt it was not worth the money to expand the small gym. Mr. Woodards agreed. Ms. Hepscher suggested selling the land and using the money for a new gym. Mr. Woodards proposed providing options to the residents on what money should be spent for, in the future, whether the gym or the kitchen.

Dr. Spiro agreed with providing a reconstructed question to residents but pointed out that, if the land was sold to M/I Homes and a gym was built, there would be no more green space. Mr. Hall voiced concern that residents would not have space to play soccer or baseball. Ms. Hepscher suggested asking residents if they wanted green space with an open field or a new gym. The future use of the land would be discussed under “Other Business”.

- Street cleaning - 9% positive

- Street pavers - 16% positive
- Gutter/sidewalk cleaning - 15% positive
- Sidewalk lighting (Morris Bridge) - 21% against

Dr. Spiro recalled that the draft budget included \$100,000 for capital items. Mr. Adams clarified that the amount was \$150,000. Dr. Spiro noted that this Board accomplished eliminating \$100,000 O&M, without increasing the budget, which increased capital from \$51,000 to \$150,000.

Dr. Spiro noted that cleaning and re-sanding streets, over three years, was budgeted at \$80,000 and \$160,000 from reserves. It would be replenished by budgeting \$80,000 each year, for three years. Street pavers were paid from reserves, this year, and \$1,000 per year would be budgeted each year to replenish reserves. Gutter/sidewalk cleaning would be paid over three years; \$20,000 for the first year and \$40,000 over the next two years, which residents agreed to. Dr. Spiro pointed out that the current capital was \$130,000 (\$150,000 minus \$20,000 for security), minus \$125,000 for the cleaning and re-sanding streets, street pavers and gutter/sidewalk cleaning, reducing the capital to \$5,000. For additional capital items, residents must be assessed.

Dr. Spiro concluded that Stages 1 and 2 of the survey were completed, according to the plan and Stage 3 showed that residents were willing to pay a special assessment. Dr. Spiro thanked the Board for allowing him to carry out his vision.

Ms. Hepscher asked about the electronic sign. Mr. Hall had the SD Cards and was formatting the sign. Within the next few days, the sign should be running.

TWELFTH ORDER OF BUSINESS

Continued Discussion: Proposed Fiscal Year 2017 Budget

Dr. Spiro noted that the LMP proposal for the palm trees was \$67,510.

Dr. Spiro referred to Page 19 and the \$1,924.99 assessment.

The following budget changes were discussed:

1. *Decrease "Legal - general counsel" from \$10,000 to \$5,000*
2. *Increase "Security staffing contract services" from \$230,500 to \$256,500*
3. *Decrease "Security staffing contract services – other" from \$8,000 to zero*

Mr. Adams reported that the budget changes reduced the Capital Improvement Program (CIP) from \$150,350 to \$137,350, to keep assessments at \$1,925.

Dr. Spiro asked if \$10,000 for "Engineering" was sufficient. Mr. Adams explained that the \$10,000 was for general services and special projects costs must include engineering costs.

Dr. Spiro inquired about the \$19,000 for "Uncoded". Mr. Adams would provide a schedule. Dr. Spiro noticed that "Utilities", "Communication" was over budget. \$5,000 was projected and the District spent \$12,000. Mr. Adams agreed that it was high and this item should be increased. It included the phones and internet at the Beach Club, guardhouses and cell phones. Dr. Spiro suggested increasing to \$14,000.

4. *Increase "Utilities", "Communication" from \$11,683 to \$14,000*

Dr. Spiro asked what "CMMS license & support" was for. Mr. Adams explained that this was the movie license for the "Dive-in Movie". It was an annual expense. Dr. Spiro noted that the movie fee should be included under "Community events".

5. *Remove "CMMS license & support"*

Dr. Spiro asked about "Landscaping". Mr. Adams explained that the amount coincided with LMP's contract and there was an additional \$25,000 for contingency. Dr. Spiro requested that Mr. Adams negotiate with LMP to provide additional trimming for \$67,510 but keep palms 6' above the sidewalk. Mr. Shah preferred a set price. Mr. Carpenter wondered if LMP should warranty the trees. Mr. Shah questioned how many trees were missing. Mr. Hall replied it depends on the type of tree. Dr. Spiro felt that residents should be responsible for missing trees. They would purchase the tree from LMP and LMP would install and warranty the tree. Dr. Spiro voiced concern about LMP "price gouging" residents. In response to Mr. Shah's question, Dr. Spiro noted no enforcement of missing trees. Mr. Castillo commented that, if residents want a tree in their easement, residents must pay for it. If they wanted a warranty, the tree should be purchased from LMP. Dr. Spiro recalled a resident who replanted a tree three times because it kept dying. Mr. Hall reported that LMP would test the soil before planting a tree, which would be an additional charge to the resident, as the University of South Florida tests the soil to find out what killed the tree. Dr. Spiro felt that, if LMP provided a warranty and maintains the tree, residents would purchase the tree. Mr. Carpenter agreed with Mr. Shah's concern about

enforcement. Mr. Shah estimated that way more than 100 trees were missing. Dr. Spiro estimated that between 80 and 120 trees were missing.

There was Board consensus to include \$67,000 for "Easement tree maintenance".

Tree trimming was addressed. Mr. Hall explained that a truck with a crane must be used to trim the tall trees. Mr. Castillo noted one-time costs, such as mulch. Mr. Hall advised that mulch would be paid out of "mulching". The injections would prevent against infections. Dr. Spiro estimated \$6,600 in one-time costs. Mr. Shah wanted LMP to warranty the trees after two years. Dr. Spiro felt that was unrealistic. Mr. Adams advised that a one-year warranty was standard. Mr. Hall pointed out that LMP provided a warranty on trees near irrigation. The District was responsible for non-irrigated trees that die. Mr. Hall indicated that LMP would replace plants because plants were a limited expense.

Regarding tree trimming, Mr. Castillo estimated \$39 per tree for twice per year trimming.

Dr. Spiro proposed negotiating a fixed price from LMP for a soil sample, palm trees and trimming twice per year and when necessary. Mr. Woodards felt that once per year tree trimming was not enough and it should be as needed. Dr. Spiro clarified that LMP trimmed twice per year and, in between, as needed. If LMP was not trimming properly, points would be deducted from their rating.

6. *Include \$67,000 for "Easement tree maintenance"*

Dr. Spiro addressed the Envera proposal. The total amount was \$90,000. For the fingerprint scanner, \$10,000 was added, increasing the total amount to \$100,000. With financing, the total amount was \$125,000, over 60 months. There was an additional \$58,000 in costs, per year, by financing. Mr. Castillo asked if this included the purchase of the equipment. Dr. Spiro replied affirmatively. This did not include \$32,000 for the barrier arms. For budgeting purposes, Dr. Spiro estimated \$77,000.

Mr. Castillo provided a recap and breakdown on the virtual guard to Ms. Hepscher. Mr. Castillo estimated that the savings was \$13,000, keeping the current equipment. Dr. Spiro pointed out that, by having the virtual guard, they were not only improving the technology but changing the security guards to better quality personnel.

Mr. Hall felt that some residents could be persuaded from having a live guard at the gate by having a virtual guard monitoring the visitor lane. The guard at the gate had nothing to do

with the resident entrance. A guard was still monitoring but, instead of having two guards, one guard was still patrolling the community, as a rover.

7. *Decrease "Gate maintenance" from \$7,500 to \$5,000*
8. *Remove Identitech and six barrier arms from the budget*

Dr. Spiro wanted to see what Alert could do. If successful, he wanted to add Envera. Dr. Spiro proposed cameras by speed posts to capture license plates. Mr. Adams may be able to add cameras.

In response to Mr. Castillo's question, Mr. Adams never worked with Envera but visited their facilities. Envera has client service representatives. Each one has a monitor and headphones. The facility has a server bank and huge generator to operate during extreme storm events. Mr. Adams was impressed with Envera's ability to capture information when someone comes through the gate. In the event of an accident, Envera can provide an organized report with the driver's information, at no additional cost. Mr. Castillo asked if the monitoring costs were negotiable. Mr. Adams would speak with Envera about monitoring costs and receiving the fingerprint scanner for free.

9. *Include \$125,000 for "Street cleaning", "Paver repairs" and "Sidewalk and gutter cleaning". Reserves would be replenished over three years.*

Mr. Adams pointed out that the net budget increase was \$80,000, without increasing assessments, by utilizing reserves.

Ms. Hepscher provided suggested budget increases at the Sunshine Board, which would be incorporated.

Dr. Spiro requested additional lighting for the basketball courts. Half of the courts were lit. There was Board consensus. Ms. Hepscher suggested considering extending the courts. Mr. Hall had not received complaints about the size. Mr. Hall would obtain proposals for the lights and backboard. Ms. Hepscher suggested adjustable backboards. Mr. Hall indicated that the backboards could be paid out of "Equipment maintenance". Dr. Spiro suggested paying for the lights out of capital. Mr. Hall suggested LED lights to match the tennis court lighting.

Ms. Hepscher recalled that the LAF Committee requested an additional \$13,000 for holiday decorations. LAF wanted lights and decorations around the entire loop. Dr. Spiro noted that, according to the survey, residents wanted holiday decorations but did not want to spend

\$16,000. Ms. Hepscher estimated \$16 per home, for Christmas lights, and felt that residents were willing to pay \$16. The District would own the lights and decorations.

10. *Increase "Seasonal decorations" by \$13,000 (taken from Capital)*

Dr. Spiro suggested having a community holiday decorating contest for the easement tree. Ms. Hepscher disagreed, as an extension cord must be run across the sidewalk, causing a tripping hazard.

Mr. Hall requested shelves for the storage unit.

Ms. Hepscher suggested hiring a cleaning company for the pool bathrooms. The pool attendants were not doing enough cleaning. She requested allocating \$10,000. Dr. Spiro suggested paying out of the pool contingency. Mr. Adams recalled the pool attendants cleaning three times per week, from April 1 to October 1, and once per week in the off-season. Mr. Adams requested that Ms. Darby confirm.

Ms. Hepscher recalled that the amount of the well maintenance budget was the exact amount to maintain the wells. Dr. Spiro noted sufficient reserves for this purpose. If Mr. Hall expended more than a line item, it could be adjusted.

Dr. Spiro suggested utilizing remaining funds in the CIP for the drainage structure and M/I Homes issue. Mr. Adams would decrease the CIP to zero, and move \$5,000 out of "Surplus fund balance", as an additional revenue source, to keep assessments the same.

11. *Decrease "Capital improvement program" from \$150,350 to zero*

12. *Move \$5,000 out of "Surplus fund balance"*

Dr. Spiro requested moving \$50,000 from the fund balance into the CIP.

13. *Move \$50,000 from "Fund balance" to "Capital improvement program"*

Dr. Spiro noted that the budget was the lowest it has been in five years and projects were being completed.

Dr. Spiro asked about sidewalk repairs. Mr. Adams advised that the Board could have a budget amendment. Mr. Hall had two pages of sidewalk repair areas.

Mr. Adams presented the proposal from Florida Community Bank (FCB) for the 1996 B bonds:

- Five-year loan

- Interest rate: five-year treasury constant maturity plus 333 basis points, with a floor of 4.08%
- \$250,000 bank qualified tax exempt note
- First payment due on May 1, 2017

Mr. Adams indicated that the financing affects 14 property owners who pay \$4,086.96, per unit, extending the term five years. The 14 lot owners may choose to pay \$15,000 per unit or seek their own financing.

Dr. Spiro requested that the letter to the property owners reflects that the CDD did not cause this situation. Mr. Adams would attach a letter from the former financial advisor, Mr. Bill Rizzetta, as an exhibit. It would indicate that, at the time the original letter was sent, the affected property owner received this notice. There would also be language from Chapter 197, which was required.

Mr. Adams would provide the loan documents at the September meeting.

On MOTION by Dr. Spiro and seconded by Mr. Woodards, with all in favor, the Florida Community Bank term letter for the Series 1996B bond refinancing, and authorization for the Chair to execute, were approved.

THIRTEENTH ORDER OF BUSINESS

Committee Reports

A. Security

Dr. Spiro would talk to the City about the truck signs.

B. Finance

There were no items to discuss.

C. Landscape Aquascape Facilities

Mr. Carpenter requested that LMP replace the missing Canna Lilies at the Cross Creek entrance. Ms. Hepscher recalled that LMP could not find Canna Lilies. Dr. Spiro was not convinced that residents wanted to spend \$1,500 to replace Canna Lilies and suggested a different flower. Mr. Hall recalled yellow, red and pink Canna Lilies. The red and pink Canna Lilies do not grow well. Mr. Hall would speak to LMP about planting different flowers.

Mr. Carpenter reported LakeMasters Aquatic Weed Control, Inc., (LakeMasters) and LMP disagreeing over tributary responsibilities. There were vines and grasses. Mr. Hall noted that LakeMasters sprayed. Dr. Spiro advised that LMP was responsible for anything on the ground and LakeMasters was responsible for anything in the water. Mr. Hall pointed out that LMP would not spray near a lake. Mr. Carpenter noted vines in islands from trees that died and missing Cypress Trees. Mr. Hall would obtain an estimate from LMP.

Mr. Carpenter requested that the lanterns at the gates be cleaned. Mr. Hall would obtain proposals.

Mr. Carpenter reported that LMP was mowing over landscape lighting wires. Dr. Spiro suggested using a Bluetooth connection. Mr. Hall would notify LMP.

Dr. Spiro requested that the orange columns at the Cross Creek entrance be repainted. Mr. Hall reported that the painter should receive the deposit shortly. The work could not be scheduled until the deposit was received.

D. Other

This item was not discussed.

FOURTEENTH ORDER OF BUSINESS

Other Business

Dr. Spiro suggested discussing resident comments from earlier in the meeting. The following resident comments were addressed:

1. Capri Isle.

Dr. Spiro requested a building checklist for what Ryan Homes was responsible for, such as a missing light pole and street sign and damaged pavers and sidewalks. Mr. Hall discussed with the prior District Engineer what Ryan Homes would be liable for upon build-out. Ryan Homes would be responsible for repairing the pavers, depressions in the road and sidewalks. Mailboxes were not ADA compliant. Dr. Spiro stressed that everything should be clean and properly completed.

Mr. Adams suggested having the District Engineer tie these issues to the final certification with the County and City Building Department; otherwise, Ryan Homes could provide empty promises.

2. *Envera*

Mr. Adams would negotiate out the monitoring costs and receiving the fingerprint scanner for free.

3. *Rust removal*

Mr. Hall would contact White Ox Rust Removal Services for a quote.

4. *Pool clothing*

Dr. Spiro agreed that patrons of the pool should not use the pool fully clothed and there should be rules. Ms. Hepscher heard that clothes could affect pool filters. Mr. Hall voiced concern about being sued for a religious practice. Mr. Castillo believed that pool attire rules could be enforced because the pool was a public place.

Dr. Spiro recalled an incident where a resident was wearing improper attire and pictures were taken of the resident and posted online. Mr. Hall never received complaints about too many clothes but received many complaints about lack of attire at the pool. Mr. Woodards felt that residents must accept that people dress certain ways. Mr. Castillo suggested posting a pool attire sign.

Ms. Hepscher felt that residents feeling uncomfortable about being around someone because of what they were wearing was discriminatory.

5. *Speeding survey*

Dr. Spiro suggested a survey regarding speeding, and what residents would tolerate. If there was zero tolerance about speeding, something could be done, like installing speed bumps. Ms. Hepscher felt that the issue was paying attention to surroundings. Someone almost hit her child on Saturday morning while they were walking past a driveway.

Mr. Hall was investigating an incident where a child was hit by a car last night in Bahama and taken to the hospital. Mr. Hall read the following:

"At approximately 8:15 p.m., a resident approached the Cross Creek gatehouse and stated that his son was injured by a speeding motorist inside a subdivision. He appeared to be in a panic. He also stated that he was taking his son to the emergency room. The only information that he gave the officer was that the vehicle was a white four door. The resident left immediately, not leaving his name and address. At 21:00 p.m., the same resident returned from the hospital

and stopped at the gatehouse. He told the officer that his son was okay. His address is 17907 Bahama Isle. We pulled the information and called the resident. He requested review of the Cross Creek cameras for a white Range Rover entering between 7:30 p.m. and 8:00 p.m.”

Ms. Darby was calling the resident tomorrow to obtain further details. Mr. Hall did not know if the child was hit or trying to avoid a vehicle and hurt himself. Dr. Spiro requested that the Board be apprised of speeding incidents, immediately. Mr. Woodards pointed out that speeding in residential areas was dangerous and should not be allowed.

Dr. Spiro proposed installing a camera on the radar sign and sending a letter to offenders asking them to stop speeding or their privileges would be revoked. Dr. Spiro further proposed a “Wall of Shame” with the offender on the website. Ms. Hepscher felt this was inappropriate. Mr. Castillo suggested that the neighborhood watch handle speeding and report the offender to the police, so the police could issue a warning.

Mr. Adams would speak with Envera about installing a camera to the radar sign.

6. *Building across the street*

Dr. Spiro suggested discussing this matter at the Sunshine Board.

7. *Future use for space*

Dr. Spiro would include in the survey.

Mr. Castillo asked about the status of the pool furniture. Mr. Hall reported that the contracts were in place. The new furniture had an aluminum frame and should last longer. The look of the furniture did not change. Mr. Shah noted that the frames were under warranty but not the upholstery.

FIFTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Carpenter recalled Ms. Springer reporting that residents were parking in guest parking. Mr. Hall believed that residents could park there, as this area was designed for overflow parking. The only place parking was permitted was in front of the Ryan Homes model home. Mr. Hall would email Ms. Sheryl Springer and request further information.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Woodards felt that Dr. Spiro should email an apology letter to residents, due to residents' opinion of the "Back to School" event, as Dr. Spiro's intent was a conflict of interest.

Ms. Hepscher agreed; she heard that the issue was not the fact that Dr. Spiro took the liberty of using the Board for his campaign but that Dr. Spiro removed himself from sponsorship, so residents would not know that he was associated with the event until he arrived.

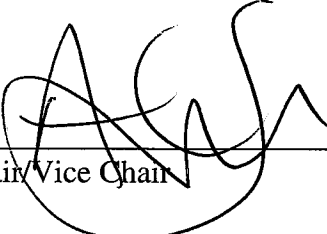
Dr. Spiro did not want to add "fuel to the fire". He explained that he did not include himself as a sponsor, so people did not think that he was trying to get free advertising. Ms. Hepscher felt that a blanket statement from Dr. Spiro would clarify the issue.

SEVENTEENTH ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned at 11:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair