

Forum Name: Workshop May 30 - June 10, 2016

Date: All

Participants: Cyril Spiro, Joyce Hepscher, Robert Woodards, Jorge Castillo, Lisa Kagan, John Hall

Topic Title : Capri Isle Sidewalk for the Islander (Author : Cyril Spiro, Replies : 0)	
Author	Message
Cyril Spiro Tue May 31, 2016 10:27 am	We are expecting the completed proposal for the Capri Isle sidewalk with schematics from Tanya so that we can discuss it and prepare an entry for the Islander to educate the public about the project.

Topic Title : Envera Security Proposal (Author : Cyril Spiro, Replies : 0)	
Author	Message
Cyril Spiro Tue May 31, 2016 10:30 am	We are expecting a completed proposal from Envera for us to discuss.

Topic Title : Area for Residents to suggest new topics of discussion (Author : Cyril Spiro, Replies : 0)	
Author	Message
Cyril Spiro Tue May 31, 2016 10:31 am	This Topic is reserved for residents who want to request new Topics of discussion.

Topic Title : community pool events (Author : Joyce Hepscher, Replies : 1)	
Author	Message
Joyce Hepscher Wed Jun 08, 2016 1:06 pm	<p>This weekend I hosted some of our family who had never been to Cory lake before at the pool on Sunday after the community movie event the night prior. The pool was disgusting with popcorn bags, pizza trash, and drink containers all over the place. I had to clean up the couches in the area we chose before I could even sit down. I was so embarrassed in front of my family! I went to the pool attendant and complained about the mess. I had a long talk with her about her being paid to clean up so it looks nice for residents, etc. She apologized but still never got up to help me clean. After a long thought process I realized that part of the problem was the attendant but the first piece of the problem are the residents who trashed the area to begin with. I am of the opinion that if residents aren't going to help take care of our community then maybe we should stop offering the extra activities for them. It really was a huge mess!</p> <p>Secondly, the couches in the area in which we chose to sit are competently falling apart. I took some pictures to show you all at the next meeting. It looks terrible!</p>
Robert Woodards Fri Jun 10, 2016 4:30 pm	First of all, I noticed there was quite a bit of trash around the pool area once before and spoke with a young lady that was the pool attendant and she didn't seem to be concern about how the area looked. I was very disappointed in her attitude. She should be replaced ASAP.

Topic Title : CDD Land Across from Capri (Author : Cyril Spiro, Replies : 3)	
Author	Message
Cyril Spiro Tue May 31, 2016 10:29 am	<p>A resident suggested that he wanted to buy the land across from Capri. So, did a Supervisor. In the past, discussion around that land ranged from Dog Park, to Walking Park Garden, to selling the land to a developer for 12 homes on separate parcels and even a Squash Ball court.</p> <p>How do the Supervisors want to address that land?</p>
Joyce Hepscher Fri Jun 03, 2016 4:54 pm	I would like to obtain an assessment on what the land is valued at and then proceed from there. Maybe open up for bids once the assessment has been obtained?
Jorge Castillo Tue Jun 07, 2016 9:17 am	I would be interested in getting land appraised as well then make a decision as a board on next steps
Robert Woodards Fri Jun 10, 2016 4:36 pm	We should have the appraised and, then have a discussion as to what's the best course action iss for the board to take.

Topic Title : US Insecurity Service (Author : Cyril Spiro, Replies : 4)	
Author	Message
Cyril Spiro Thu Jun 02, 2016 9:37 am	<p>I would like to share with the other Supervisors two encounters that I have experienced since last weekend involving our US so-called Security Service.</p> <p>1. I attended the Peanuts Dive-In Movie. About half way into the event a police cruiser showed up with lights on. I asked the officer what the problem was and he said that the US Security Service had called them to break up the party at the pool. I explained to him that this was a community event and there was no need to end it. He laughed and left. NOTE: The pool party signs are right outside the guard house gates.</p> <p>2. Last night there was a group of about 8-10 teenagers having a party in the pool area after dark (rolling speaker and all). The guard was completely unaware of the party and when he looked at the monitors in front of him, he stated that he now saw that there was a group of people in the pool. The kids left the pool within about 20 minutes and no one had arrived yet at the pool.</p> <p>So, my experience with these two events is that the US Security attendants are unable to carry out their duties properly and given the continued history of poor service over the last year, I have lost my patience with the vendor. I would like to direct staff to open an RFP for security services in coordination with our assessment the security technology at CLI.</p> <p>What are the other Supervisors opinions about directing staff in this manner?</p>
Joyce Hepscher Fri Jun 03, 2016 4:53 pm	I completely agree with looking at new companies for this service! This is excusable!
Jorge Castillo Tue Jun 07, 2016 9:18 am	Yes I'm also in agreement we need to look at other vendors and test the market
Lisa Kagan Wed Jun 08, 2016 10:56 am	<p>I wanted to add that after the dive-in movies on May 21 (The Peanuts) and June 4 (The Good Dinosaur) the guard came to the pool as the pool attendant and I were cleaning up and told us to go home. On May 21, I explained that it was a community event, we were employees, were cleaning up and would lock up when finished. I also explained that a list of all community events had been given to the supervisor. I also explained that the next dive-in movie would be two weeks later on June 4. I followed up that Monday with Wendy in the office and Jamie from US Securities and provided them with another list of the dates and times for all the community events, including the movie on June 4. Same thing happened on June 4 - the guard (same one as May 21) came by during clean up and told us to go home. I explained that this was a community event, etc. I asked if there was a list of events posted in the guard house or provided to the guards. She said she never saw a list of the events and apparently didn't see the 6-foot banner outside the guard house either.</p>
Robert Woodards Fri Jun 10, 2016 4:49 pm	This Guard security service performance has become very bad and I think it time to look at other agencies or alternate means of security.

Topic Title : Reducing the Club House Rental Fee (Author : Cyril Spiro, Replies : 4)	
Author	Message
Cyril Spiro Tue Jun 07, 2016 5:12 pm	In the last survey, the majority of respondents indicated that they would like the CDD to lower the fees to rent the clubhouse. I believe the current fee is about \$500 for a 4 hour block including setup and breakdown and an additional \$1,000 refundable deposit. If we lower the fee, what do the other Supervisors think it should be?
Jorge Castillo Tue Jun 07, 2016 8:39 pm	i believe the \$1000 deposit is very high and rental fee also very high. My opinion we lower rental fee to \$350 and deposit of \$500. Any thoughts?
Joyce Hepscher Wed Jun 08, 2016 12:56 pm	Sounds ok to me.
Joyce Hepscher Wed Jun 08, 2016 12:57 pm	I should clarify sorry....350 with 500 deposit sounds ok to me.
Robert Woodards Fri Jun 10, 2016 4:53 pm	I think the \$350 and \$500 fee is enough.

Topic Title : Playground Noise Monitoring (Author : Cyril Spiro, Replies : 5)	
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Author	Message
Cyril Spiro Thu Jun 02, 2016 10:30 am	<p>Chuck sent us the proposal for professional noise monitoring for \$2,700. This is in excess of the \$700 approved by the board and is not a line item in the budget so it requires CDD approval.</p> <p>I believe that we all have sufficient evidence to show that there is no chance that there is any legal basis to compel the CDD to lower the noise level from children playing at the playground. I firmly believe that spending \$2,700 will only prove what is already known and would be a waste of money. I have no objection to the homeowners who have complained about the noise paying for the study and if it does show that the noise level is in excess of city standards than the CDD would reimburse them.</p> <p>Also, the residents in question could use alternative techniques suggested to them on their private property to mask the noise of children playing in the playground.</p> <p>I would not approve the \$2,700 for the noise study. What do the other supervisors think?</p>
Joyce Hepscher Fri Jun 03, 2016 4:47 pm	I agree that this is an excessive cost that would benefit only 2 residences in our community. I think that we should send a detailed letter to the residents explaining the option for them to pay the cost of the assessment if they wish to. And also explain the other suggestions that were offered. Maybe they will also agree that their money would be better spent on eliminating the noise from their property. I don't agree to spending the \$2700.
Jorge Castillo Tue Jun 07, 2016 9:19 am	I agree we should not spend that kind of money beyond the \$750 we agreed on.
Cyril Spiro Tue Jun 07, 2016 5:07 pm	Ok. I will direct staff to write the letter to the residents in question.
Jorge Castillo Tue Jun 07, 2016 8:42 pm	Our letter should state we have \$750 approved in the budget towards any remediation that we find appropriate.
Robert Woodards Fri Jun 10, 2016 5:02 pm	I agree, we should not spend a dime, just send them a letter informing them that by law there is nothing we are required to do.

Topic Title : CDD POA Joint Meeting (Author : Cyril Spiro, Replies : 4)	
Author	Message
Cyril Spiro Thu Jun 02, 2016 10:37 am	<p>Greg Neilsen and I have been discussing the trees in front of each home. Here are some excerpts from that conversation:</p> <p>Cyril stated:</p> <ul style="list-style-type: none"> - "Because the trees are private property, each homeowner would have to convey ownership of the trees to the CDD for the CDD to take care of them. Short of that, the POA would have to hire LMP to manage maintenance and add that to the POA Budget. I think a joint POA/CDD discussion about how either option could come about would be worthwhile. " - "As far as the CDD Supervisors are concerned, they have all expressed a positive opinion of taking over tree maintenance once property owners convey their trees to the CDD. I will ask about a joint meeting in July. I think it would be most helpful to have both the CDD and POA attorney's available for that meeting. That would be the time to outline a plan for conveying the ownership of the trees." <p>Greg stated, "I agree with the joint meeting including our legal council. And it's good to hear your board is positive on the concept. Now we just need to determine the best way to implement the change.</p> <p>How does the first Wednesday in July look to you and your board? July 6th at say 7:00pm?"</p> <p>I will not be in town on July 6th but can attend at any other Wednesday meeting in July. However, I don't have to be at the meeting if the other Supervisors want to carry on without me on this issue.</p> <p>Do the other Supervisors want to attend this joint meeting on 7/6 or some other Wednesday in July?</p>

Joyce Hepscher Fri Jun 03, 2016 4:45 pm	I am available to meet with the POA on either Wednesday, July 6th or July 27th.
Jorge Castillo Tue Jun 07, 2016 9:20 am	July 6th may be tough, I'm available any other Wednesday in July
Cyril Spiro Tue Jun 07, 2016 5:06 pm	July 27th works for me too so I will suggest it to Greg.
Robert Woodards Fri Jun 10, 2016 5:05 pm	I'm not available on either of those dates.

Topic Title : Format for Islander (Author : Cyril Spiro, Replies : 3)	
Author	Message
Cyril Spiro Fri Jun 03, 2016 1:18 pm	<p>I just got the new Islander and was struck by the formatting and would like the other Supervisors opinions on direction to the publisher for future issues.</p> <p>It seems to me that the first entries at the beginning of the newsletter should come from the CDD and the POA. This would include the CDD Summary of Motions and the CDD Direction to Staff. Next, in the magazine would be the Committee Minutes. Then, afterwards would come resident entries like the one submitted by me and Mylitta. Also, I think that the resident entries should be clearly demarcated as "Resident Corner" or something like that so that residents intuitively understand that the comments made by the authors are not endorsed by either the CDD or the POA.</p> <p>Thoughts?</p>
Joyce Hepscher Fri Jun 03, 2016 4:42 pm	I haven't had time to review the Islander as of yet, but from what you've stated that makes complete sense to me.
Jorge Castillo Tue Jun 07, 2016 9:21 am	I agree with you Cyril I believe that's a good idea Residents Corner, and also ensure that we clearly outline that Resident statements are not endorsed by CDD and POA
Robert Woodards Fri Jun 10, 2016 5:11 pm	I'm not in agreement with having a residents corner in the Islander at this time. First we need to establish guidelines and rules.

Topic Title : Blue Prints of Clubhouse for Gym and Cafe (Author : Cyril Spiro, Replies : 5)	
Author	Message
Cyril Spiro Tue May 31, 2016 11:23 am	John will explain this topic in more detail.
John Hall Tue May 31, 2016 1:22 pm	<p>Hello all,</p> <p>So as we know we are looking at getting proposals to expand the gym as well as trying to finish the loose ends with the Cafe project. In order to obtain proper pricing the engineer needs to have an as-built blueprint of the clubhouse. Tonja has previously checked with the city and county but there isn't one on file to reference. The contractor is proposing bringing in a mechanical, structural and electrical engineer in to go over the Beach Club and do all measurements and investigations to be able to draw up an as-built that we could have for future reference on all future projects. The cost of this will be \$2700.</p> <p>I believe this is a needed investment that will prove of great service for our current projects as well as all future remodels and upgrades.</p>
Cyril Spiro Thu Jun 02, 2016 10:21 am	<p>The money for making blueprints for the building is available in the Building Maintenance & Repair budget line items and I agree with John that we have to get a blueprint of the building for the café and gym projects as well as future work to be done in the clubhouse, so I would like to direct staff to pursue the task to get the blueprints done. This does not require a board vote.</p> <p>What are the other Supervisors opinions on directing staff?</p>
Joyce Hepscher Fri Jun 03, 2016 4:51 pm	I agree it is something that is needed so we have to do what we have to do. I actually left a message for Gene Thomason approximately a year ago on the answering machine number on which we have on file in the CDD system. I never heard anything from him:(I was really hoping that he would still have them and would willing provide them to us as to not have to cover the associated cost. Unfortunately that didn't happen.
Jorge Castillo Tue Jun 07, 2016 9:18 am	Yes this is not a choice but a necessity and if we can't locate from Developer or engineering company we need to get it done.

Robert Woodards Fri Jun 10, 2016 5:25 pm	I find it hard to believe that we don't have a blueprint for the club house, however, I hope we are not still planning to spend \$80.000 to \$100.000 thousand dollars to expand the Gym 200 to 300 square feet.
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Topic Title : Are Tennis Instructors being charged for Using the Tennis (Author : Robert Woodards, Replies : 0)

Author	Message
Robert Woodards Fri Jun 10, 2016 5:33 pm	Recommend the Board discuss charging Tennis Instructors a fee for using the Tennis Courts.