

## Survey committee meeting

January 9, 2018, 7 p.m.

The meeting began at 7:10 p.m. initiated by Sudhir (Sid) Shah. Present was Carlos Guzman, Leventhal Kara, Elizabeth Ross and Steven Hancz. Members of the public included Harry Raphael and Dr. Reddy. Renee Fontana entered the meeting approximately 20 minutes later.

The survey meeting included landscape lighting and gym. Sid presented himself as the liaison between the survey committee and CDD board.

Carlos Guzman provided a survey with 6 questions that may potentially be used in the new survey. It was distributed to each member for review and to be discussed during the next meeting.

Sid Shah suggested that the questions on the survey should be kept to a minimum and limited to the gym and landscape lighting. Sid Shah stated that the land across from Capri Issue is owned by the CDD and is 2.95 acres. He stated it could be put up for sale to a developer to build new homes, zoned for 10 single family homes. CLI DRC board must approve the final design and architectural plans before anything could be built on the land. The land is appraised between \$840,000 to \$1,600,000. If the land is sold the money from the sale could be used to build a new fitness center or the other option being that residents can pay for the new fitness center through a special assessment. The proposed gym would be built adjoining the hockey ring, 4,200 Sq ft, with \$668,000 estimate. The other option was to remodel the existing gym. Sid stated that the current gym is used by 65 to 70 residents.

Steven Hancz was appointed to be the Chair, Levent Kara Vice-chair, Carlos Guzman Secretary.

Elizabeth Ross suggested that we need more data before moving to a survey. She stated that past assessment of that land, surveyed by engineers, was that it would be very expensive to level that land. She recommended up to date research.

Steven Hancz stated we must keep CLI competitive. That we're missing a competitive gym. He stated that we need a new gym and that we need to find a way to get there. Carlos Guzman agreed that a new gym would be good but not at the expense of building subpar homes such as Capri because the average price of those new homes may affect our home values more than the gains from building a new gym. Sid Shah stated that there were no homes in Capri Isle that were selling for less than \$350,000 and that others on Cory Lake Dr were selling for as low as \$275,000 and \$290,000. Carlos Guzman stated that a home in Capri Isle was recently listed for around \$265,000.

Elizabeth Ross discussed data, already present from past studies, on physically expanding the current gym and that it was also expensive. She was referring to extending the gym physically. Carlos Guzman and Levent Kara were both in favor of a new gym. Carlos Guzman was against the idea of developing more homes across from Capri Isle as it would further affect the visual impact if the entrance to CLI as is now the case with the 2 homes being built at the Cross Creek entrance. He also suggested paying for the gym through a special assessment, or propose to the community a 50/50 split between homeowners and CLI surplus (\$350,000 each).

Elizabeth Ross stated that the proposed location for the new gym was inadequate and asked why we would hide such an expensive building. Sid said there were several ideas, one behind the tennis courts, another behind the basketball courts and the third idea was where the hockey ring currently resides. The hockey ring location was agreed to be the best option because it would add a visual impact to the community. Carlos Guzman brought up security issues if placed behind the tennis or basketball court.

The low voltage lighting plan was introduced for Morris Bridge and Cross Creek entrance by Sid Shah.

Discussion of delivery of the survey was discussed with the general consensus being that we mail the survey. A timeline was agreed to have the survey finished in 45 days, obtaining the results in 60 days. Elizabeth Ross stated that the survey should be worded very neutral and to not try to sell anyone toward any individual bias. Carlos Guzman and Elizabeth Ross both suggested mailing of the votes (USPS) to each homeowner and then the votes to be mailed to a law office through self addressed envelopes. The actual opening of the letters and count of the votes could be made available to others in the community. The renters of course would not have a survey mailed to them, but mailed to the homeowners address on file.

Discussion continued on the landscape lighting. It was decided that we need to have multiple estimates. Furthermore, that at this time we should not try to sell the gym and the landscape lighting at the same time as this would likely cause homeowners to say no both of them as a result of being overwhelmed by costs. It was suggested that solar powered lighting should be considered as that can be easily moved as needed by changes in landscape design. Sid recognized that the consensus was that we do not include landscape lighting in the survey and suggested we send this back to the CDD committee and minutes because we do not have enough information, and that we need more specs, more bids, including different funding options.

Elizabeth Ross stated that in 2012 the 2.95 acres was assessed by the CDD board at that time for land use and that the CDD paid quite a bit for engineering surveys and that a new sewer retention system would have to be put in. She stated that it was very expensive. She stated she would look for the prior plans that included a fitness center and aerobics room. She stated that there were 4 companies that bid on just the architectural design, that at the time included the pool. She stated she would look for those and bring them with her on the next meeting.

Elizabeth Ross suggested that we should approach Gene Thomason in order to buy the land where the boats are stored before he decides to do anything else with it.

Dog park issues were briefly discussed versus just a park. The park option, like the landscape lighting, was agreed to be excluded from the new survey as a result of too many unknown variables.

Sid suggested we review the sample survey supplied by Carlos Guzman in order to add, change or adjust anything that needed.

It was agreed by all that we meet next Tuesday, January 16, at 7:00 p.m.

The meeting was then adjourned at approximately 8:20 p.m..

  
SECRETARY

  
CHAIR