

MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, January 19, 2022 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

Joe Szewczyk	Chairman
Pina Chichelli	Vice Chair
Alan (Bud) Sabol	Assistant Secretary
Bill Roumy	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Tricia Adams	District Manager
Darrin Mossing <i>(by phone)</i>	GMS
Jason Greenwood	GMS
Jordan Lansford	GMS
Sarah Sandy <i>(by phone)</i>	District Counsel
Brent Burford	District Engineer
Margie Grestmann	WTS Amenity Manager
Melissa Scrow	WTS Lifestyle Manager
Residents	

***Due to a technical issue with the audio, the beginning of the meeting was summarized.*

The recording commenced during the Fourth Order of Business.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The pledge of allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda *(Speakers will fill out a card*

and submit it to the District Manager prior to beginning of the meeting)

Members of the audience spoke. The Board allocated three minutes for public comments. Request to Speak Forms were submitted by the following residents:

- Mr. Sonny Melecca (Magnolia Circle): Regarding tree roots and barriers.
- Mr. Bob Edenberg (Magnolia Circle): Requested sidewalk maintenance in front of his property.

FOURTH ORDER OF BUSINESS

District Engineer's Report

A. Approval of Proposal for Stormwater Needs Analysis Report

The Stormwater Needs Analysis Report proposal was presented for Board consideration.

Mr. Szewczyk: If the price is quoted, we can get to that point where maybe it's a not-to-exceed, but Tricia, this is all new, so you probably don't have a whole lot of history. Is this a reasonable amount?

Ms. Adams: Yes. For comparative evaluation purposes, we have received many of these proposals from various District Engineers in Central Florida region. This amount is on par with the other Districts that have a similar scope and number of ponds as Lakeside Plantation. We just got the microphone audio back, so thank you for bearing with us during the audio difficulty.

Mr. Szewczyk: The only questions I had, is this is just something that is required? Yes. What's the deadline and it was stated June 30th. So, I just wanted to make sure that those two things lead me to the overall cost.

Ms. Adams: Yes.

Mr. Szewczyk: It's reasonable and if it's something that needs to be done, then I don't think we need to waste a whole lot of time going over this.

Ms. Adams: It is required. It is a State law. The recommendation is to be in compliance with this new law. Is the District Engineer amenable to a not-to-exceed amount and billing out time, labor and materials and billable expenses and keeping track of that?

Mr. Burford: We can do the not-to-exceed

Ms. Adams: Okay. Alright. I will also further advise that this Stormwater Needs Analysis Report was not understood at the time that we were preparing the annual budget for Lakeside Plantation. So, this is not a budgeted expense. This budget that you adopted does not include fees

for this, so just be aware that is an expense that will affect the administration section of your operating budget, but as Joe said, it is a new law and Districts are compelled to comply.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the proposal from Johnson Engineering for preparation of the Stormwater Needs Analysis Report in a not-to-exceed amount of \$15,290 was approved

Ms. Adams: The next agenda item is a follow-up item. When Board Members met in November, you were considering the Amenity Management Service Agreement. Yes, sir.

Mr. Roumy: You have not finished with the engineer.

Ms. Adams: Absolutely.

Mr. Burford: I just wanted to update you on a couple of items. As previously discussed, the pool equipment with the drainage issue or the pumps getting wet and shorting out, there's been some talk in the past that possibly the area was settling and that was the reason that the water was standing there and the motors were burning out. I came up in December and shot some grades around the pool equipment and everything seems uniform. The pool equipment does sit lower than the actual pool deck itself. I'm not a pool expert by any means, but it is more than likely due to the fact that the skimmer is picked up into that pool equipment area. There was originally a drain in there that did allow for any standing water to be picked up and delivered to the ponds. My understanding is that drain is totally stopped up and they can't get past it. To me, it appears more of a drainage issue than a settling issue. I've discussed it with another engineer in our firm and that's what he agrees to as well. The Amenity Center did receive a proposal, I think from Signet for about \$44,000 to replace all that pool equipment out there, but they didn't discuss raising anything. I spoke with the engineer as well and he recommended not going that route at this time because changing that pool equipment out, requires that water level in the pool to be drawn down. Recently, the side of the pool has been refinished and to draw that water down it has a chance of affecting it. So, he recommends just running the pool equipment as it is, as long as it's a reasonable cost for maintaining it, until a time that the pool has to be refinished. Then maybe you can consider upgrading everything at one time. Intertek had provided us a proposal for putting a yard drain in there and piping it to a catch basin to remove that water from the system there. That's what I'll recommend moving forward with. We don't have the proposal on the agenda, I don't believe. Do we?

Ms. Adams: No.

Mr. Burford: I do want to work with them to make sure we get the correct drain catch basin in there and the correct height that we need going to the existing catch basin. I hope to have a proposal at the next meeting.

Mr. Roumy: You mentioned the drain is plugged up?

Mr. Burford: It's either plugged up or it's been busted. They brought somebody out to look at it, like Roto-Rooter or someone to come in and go into it, but they couldn't get anywhere with it.

Mr. Roumy: In your opinion, how high would the water get before you close the equipment?

Mr. Burford: It's got to get up a little over six inches or so before it touches the bottom of that motor that has been burning out all the time. All the motors are set at approximately the same level. I think there are five motors in there. So, if we get the correct size catch basin in there and correct size pipe, I think that would be the way to go.

Mr. Roumy: You don't think in the meantime our maintenance people can do something around this area to keep the water out of the way?

Mr. Burford: Another issue that goes along with it, is your pool deck sits high and then your landscaping around the backside of the pool equipment is higher than the pool equipment. It's surrounded. It's basically sitting in a low area.

Mr. Roumy: So, why don't we grade down the area?

Mr. Burford: You would have to probably take out some landscaping. I didn't go out far enough into the grassy area to see the elevations out there. A drain was put in there at one time for a reason and that was to keep that equipment dry. I don't think it stays when it gets back into that original pipe and try to get it cleaned back out. I think sticking a new catch basin and a new pipe would be the way to go.

Mr. Roumy: But for the time being, can we grade this area with grass that's higher than the platform?

Mr. Burford: I would have to come out here and shoot some grades a little farther out to determine that, but it is possible.

Mr. Szewczyk: If you can do that, along with getting the proposal from Innotech because we've got a couple of months until the rainy season starts where we really have to worry about

any water getting into that area. So, between doing some other measurements a little further out and getting a quote from Innotech, I think we would have enough information to make a decision at the next meeting or certainly before the rainy season.

Mr. Burford: Yeah. I should be able to have something for the next meeting about any issues. The other issue was the Water Quality Analysis we were wanting to get done on the lakes. I think eight lakes I've identified as being deep water lakes and that's the ones that we're concerned with. I've had our environmental team look at it and they put a scope together of parameters that we would like to look at. I reached out to another vendor but have not been able to make contact with them yet to see if he can set the simmer high. I'll bring back next month a scope from our environmental team to perform the water quality analysis for Lakeside. Hopefully, I'll have a price scoping fee from another vendor as well, but it's been difficult. Just on the pool equipment, I was telling Tricia, I reached out to six vendors and heard back from none. They are so busy with doing private pools right now, it's hard to get someone out here, but I will come back next month with the listing price, scope and fee from our guys and hopefully, from another vendor as well on the water quality. One other item that Bill had pointed out to me before the meeting and I misunderstood at the last meeting was the erosion issue of the tennis court along the front sidewalk right at the gate, pushing the gate. There's a drop-off of about 4-6 inches. I will work with Innotech to get a price to see about building that back up and re-sodding it. The only other item that I did want to mention is I've noticed while I've been out here that it's been a couple of years since we've done anything with the preserves, to the grapevines growing in the preserves. They are a native plant, but they start running into the canopy of the trees. In one of the previous reports that was done on the preserves, it was identified that this could be an issue, a problem. When those grapevines start growing up in those trees, if you do get a fire in here, that brings that fire up into the canopy of those trees and it really does some damage. A lot of this stuff is up near homes and stuff too. So, something that the Board may want to consider is receiving proposals to eradicate some of the grapevines that are growing and make sure we don't have any exotics that are popping back up into the preserves as well.

Ms. Benjamin: By when do you think we will need to have that handled?

Mr. Burford: I would recommend that the Board to go ahead and consider it as soon as possible. We are getting through the dry season right now and this is something to seriously consider.

Mr. Roumy: Brent, on tennis court #4, the water is still pooling in the corner. I believe the trench was done nicely, but I don't think the water is flowing as quickly as it should be. Is it something our maintenance staff needs to keep wide open all the time or can you cut the trench next to it?

Mr. Burford: We didn't get around to it because the maintenance staff changed. I think Tricia brought up that once the new staff got on Board, I do need to get with them and see about cutting us a swell there to finish that out.

Mr. Roumy: St. Augustine grows very quickly and it's cutting into the trench.

Mr. Burford: Right.

Mr. Roumy: I don't know if maintenance has to do something about it.

Mr. Burford: Yes. Actually, they need to keep that grass back away from the court, but we also need a means for it to flow off from at least one end of the court.

Mr. Roumy: Is it Bloomings or our maintenance people that should do that?

Ms. Adams: We'll have more ability to direct the amenity maintenance workers without incurring an additional fee. Are there any questions for Brent before he leaves this evening?

Mr. Sabol: Yes. We talked about this before. Where are we on the pickleball courts? As long as Brent is here, he needs to speak up about it. We talked about resurfacing the pickleball courts. Are those getting looked at? Have we decided that they need to be looked at?

Ms. Adams: I can answer that. The amenity management staff have been assessing the pickleball courts and taking care of some minor repairs on that. At this time, I think the recommendation is not to consider resurfacing the pickleball courts at this time because they are in fair condition.

A Resident: Boo.

A Resident: Do any of those people play?

Ms. Adams: This is the time for Board discussion. There's an opportunity for public comment later on in the agenda.

A Resident: We will be here all night.

Ms. Adams: Please, be respectful to the Board.

Mr. Sabol: I've heard from other people that it's becoming a safety hazard because there are cracks in the pickleball court, which should be filled. It should be resurfaced because of safety conditions. That's why I brought it up.

Ms. Adams: Alright. We'll review that.

Mr. Sabol: Okay. The other issue is the gazebo. Can we do anything with that?

Ms. Adams: Yeah. That will also be covered under the Amenity Manager's Report.

Mr. Sabol: Is it on the Action Items List?

Ms. Adams: That is on the Action Items List on the Amenity Manager's Report that was included in the agenda packet. Staff will verbally be presenting that report later in the meeting. Are there any other questions for Brent?

Mr. Sabol: No.

Ms. Adams: Thank you, Brent. Have a good evening.

Mr. Burford: Thank you.

FIFTH ORDER OF BUSINESS

Unfinished Business

A. Ratification of Agreement with WTS International for Amenity Management Services

Ms. Adams: The next item on your agenda is under Section 5, which is ratification of the agreement with WTS for amenity management services. Board Members, as you recall at your November meeting, you reviewed and approved the Amenity Management Agreement and substantial form, subject to finalizing.

Mr. Sabol: I have something to say about that.

Ms. Adams: Sure.

Mr. Sabol: There were two meetings in November.

Ms. Adams: Yes.

Mr. Sabol: I came to the first meeting. I attended the second meeting, but I came late and you already decided to ratify. The Board voted, I guess, to do that, but I have not looked at everything and I have several complaints before we ratify that.

Ms. Adams: Well, this is an opportunity to discuss the agreement. There were opportunities for Board Member input at the previous meetings and all of the Board Member input and comments were integrated by District Counsel. The final form of the agreement was also reviewed by WTS. Ultimately, the Chairman of the Board did execute this agreement in order to protect the interests of the District and to ensure that the proper protections were in place such as indemnification and other important protections. Sarah, I should give you an opportunity

if you have any comments before we go to Board discussion regarding ratifying the Amenity Management Service Agreement.

Ms. Sandy: No. I don't have any comments unless the Board has any specific questions on it.

Ms. Adams: I think Bud had a couple of questions. Supervisor Sabol go ahead.

Mr. Sabol: I think the problem I have right now is on Page 23. It states the hours that they are expecting to propose to us on what WTS is going to do. On Sunday mornings, I would like to see that extended because that's not right. Originally, it was 12:00 a.m. until 6:00 p.m. There are many players now who pay to come and play tennis and there should be somebody here on Sunday mornings when they come to play tennis. There should be somebody on the site. That's my problem right there. I would like to see also somebody cover Sunday evenings more than they do now. I know we're talking about an access card in the future, but we haven't done a thing about that. We are also paying \$75,000 extra to our new management company and I understand that. Inflation was great. I understand all of that. In the standard Amenities Agreement, it is pretty much standard. The only thing that I'm complaining about is the schedule. I would like to change that and have them give us more hours because we've been really lenient.

Ms. Adams: Yes. You're exactly right. One of the biggest concerns is that all of the proposals for amenity management services came in higher than what this District had budgeted for the fiscal year. So, there needed to be some concessions in order to get the cost manageable. This is something that Board Members looked at, considered and discussed. This is what was in the final form of the agreement that does need to be ratified. However, if the Board wants to come to an additional agreement or an agreement addendum regarding operating hours, we could ask WTS to provide a different schedule of operating hours and see what the impact would be for the budget. If that's amenable to all Board Members, I'm sure they would be happy to provide that for discussion at next month's meeting.

Mr. Sabol: I know in the large transition area; it is really difficult to find workers. I understand that. We've gone through three maintenance people. I think we are on the third one now and they were dismissed because of various reasons. That's one thing, but I have one big complaint that I hear from all over the community. There is complaining right on down the line right to those people in the office. I think the people in the office should be more attentive to the pool. They should be more attentive to the bathroom and check everything often. There have

been complaints that they use the pool instead of going to the back bathroom. If they have to use the restroom, they should go to the one that everybody is supposed to use. If the people in the office could do their job, they can correct the situation. When we get the access cards, I'm sure a lot of that will be taken care of. In the meantime, WTS should make some type of provision until we get the access cards in motion, to cover some of these hours. That's my point. *(Applause)*

Mr. Roumy: Talking about the same issue, on Saturday and Sunday. Saturday particularly from 10:00 a.m. to 7:00 p.m. is not acceptable. On Saturday morning we have over 30 people playing tennis. I think I'm exaggerating a little bit, as there may be between 20 and 30 people. Are those 30 people Members? I don't know. They might be, but I don't know. There is no presence at all on Saturday or Sunday morning.

Ms. Adams: We have two separate issues going.

Mr. Roumy: No. It's the same issue.

Ms. Adams: Right. One issue is the hours that the Board previously approved at your November meeting that we are seeking ratification for. Then moving forward, if the Board would want to consider additional operating hours, we can ask WTS to bring back a proposal.

A Resident: They have too many people in the office at the same time.

A Resident: They don't do anything.

Mr. Szewczyk: As Tricia said, we previously approved the hours based on the proposal. I think what the two of you are asking for is if WTS would be willing to look at a possible change in the hours or in addition. Know that with that possible change, Bud already referred to how much more we're paying after all of those years with the other management company. So, I don't see a problem with going to WTS to say that somebody mentioned Saturday wanting earlier than later hours?

Mr. Roumy: I don't know. Someone has to be present.

Mr. Szewczyk: We also have to be fiscally responsible here.

A Resident: Why didn't you think of that before?

Mr. Szewczyk: What I'm proposing is that you write down what you would like to see from WTS and give them the opportunity to come back to us with the adjustments and what it could possibly cost us. Then we can decide from there.

Ms. Adams: Board Members, if you can clarify what hours you would like to see for Saturday and Sunday on that proposal, that would be helpful.

A Resident: We just need one person.

Ms. Grestmann: I've been here for one week. From the one week I've been here, I may be able to move some people around. I would like to look at the schedule. I don't see that there is a problem. I need to know how early you want people here on Saturday and Sunday and how late you want them. I need to know how many additional hours per week you are looking for. If I can work with you, I absolutely will.

Mr. Sabol: Who are you?

Ms. Grestmann: I'm sorry. I'm Margie. I'm your new manager here. I've been here one week. I haven't met you. You're the only one I haven't met, I think. So, I've been here one week and I've been observing.

Ms. Sabol: Alright.

Ms. Grestmann: I am willing to do whatever I can to work with you. So, once we get the hours that you are looking for, just bring them to my attention. If I can move this schedule around, I will absolutely. If we have to go to WTS for additional hours, then we will, but if I can do something I will absolutely do it.

Mr. Sabol: Who would prepare that list, Joe?

Mr. Szewczyk: Well, it could be a part of the record right now. Right?

Ms. Adams: Yeah. If Board Members want to establish what the ideal hours would be for Saturday and Sunday, that would be helpful.

Mr. Roumy: If you say Saturday at 9:00 a.m., they need someone in the swimming pool to check on people coming in and out.

Mr. Szewczyk: You're saying starting at 9:00 a.m.?

Mr. Roumy: Start at 9:00 a.m. so at least someone will be there.

Mr. Szewczyk: But you also commented that leaving at 7:00 p.m. was unacceptable?

Mr. Sabol: I imagine we need to discuss what we are going to do in the next two or three months while we look into the access cards. We need to get that in motion. If they can just carry out for the next two or three months until we get in gear, that would be helpful. That's what I was looking at. I would like to see Sunday morning extended, maybe do it year-round on Sunday evenings until 9:00 a.m. Maybe that's not feasible. I don't know, but I would like to see somebody here on Sunday mornings.

Mr. Szewczyk: Okay. Well, let's deal with in-season right now because we're in-season. Saturday and Sunday seem to be people's biggest beef right now. So, on Saturday, what time would you like to start?

Mr. Sabol: Maybe 9:00 a.m.

Mr. Szewczyk: Okay. You also said 7:00 p.m. was not very acceptable as far as the ending time. So, what time would you like to see them work until on Saturday evening?

Mr. Sabol: I think on Saturday evening, that should be open until 9:00 p.m.

Ms. Adams: Board Members, while you're discussing, just a reminder, we are recording this evening's meeting. If you can use your microphones, that will help us to make sure that we're attributing remarks to the proper speaker for your record of proceeding. Also, audience Members, if you can please keep chatter to a minimum, that will help the recorder to focus on Board Member discussion.

Mr. Szewczyk: Okay, so if we turn around and ask for 9:00 a.m. to 9:00 p.m. on Saturday, what are you looking at for Sunday? Again, just like Bud said, this might only be temporary until we get the cards in place. Okay?

Mr. Roumy: If we can do it on Sunday, that will do.

Mr. Sabol: If you'd like to see it on Sunday nights until 9:00 p.m. also, but if it is not feasible, that's okay. You're only going to have to do it for two or three months until we get something else in place, like our access card system that we've been talking about for four or five years. We've never really moved on it and we should've done it a long time ago, but we didn't. That's where our problem is. My main goal is the service to the people. I serve on this Board. The \$200 I get each month means nothing. I can give it back to the people. I don't care, but the main thing is to take care of the people that are here. That's what my main goal is.

A Resident: Thank you.

Ms. Adams: Can we clarify the starting hour for Sunday? We heard stay open until 9:00 p.m., but what is the ideal starting time on Sundays?

Mr. Szewczyk: 9:00 a.m.

A Resident: How do you enforce that?

Ms. Adams: So, it sounds like WTS is going to do some internal discussion on this issue and determine their ability for coverage within the existing agreement and report back to the Board next month.

Mr. Sabol: Is there anything in the off-season that you want to discuss?

Mr. Szewczyk: Not right now.

Mr. Sabol: No. I understand. I don't want to be facetious, but inflation is eating us all. I understand that. In the prior company that I'm working for, they probably would've raised their rates way up, too. So, that \$75,000 was raised. It's important to all of us, but it's not as important as you may think. That's why I'm looking at that.

Ms. Adams: Alright. Sounds good. We still want to consider ratifying the agreement that the Board previously approved in substantial form. This was executed by the Chairman in order to protect the Chairman of the Board and the District. We do need a motion to ratify.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the proposal from WTS International for Amenity Management Services was approved

SIXTH ORDER OF BUSINESS

New Business Items

- **Consideration of Property Taxes and Tax Certificate Sales** *(Item B)*

Ms. Adams: Under new business items, we have a revised agenda. The revised agenda has been available for residents to pick up. We've also distributed a copy to Board Members electronically yesterday as well as a paper copy today. There is an item that has been added for consideration, which is the consideration of property taxes and tax certificate sales. Board Members, you might recall back in the summer we had a brief discussion regarding this matter. I presented information that the assessments were not a 100% collected. It was identified that the reason for that was there were two parcels where the tax certificate had not sold. Internally, GMS staff has been doing some investigation. Mr. Darrin Mossing has gathered information related to the unsold tax certificates and options that the District may want to consider that would be in the best interest of the District moving forward. Before we engage District Counsel and accrue legal expenses associated with this project, we did want to lay it out to the Board and get direction. The Board will direct staff whether or not you want to further consider this matter. So, Darrin Mossing is on the line. I believe he's called in this evening. Can you hear us loud and clear?

Mr. Mossing: Yeah. Tricia, I can hear you. Can you hear me?

Ms. Adams: Yes. Sounds good. Would you like to present the memorandum to the Board of Supervisors? They have all been provided a copy electronically and have a paper copy in front of them as well.

Mr. Mossing: Great. Thank you, Board of Supervisors. As Tricia said, I'm Mr. Darrin Mossing with Governmental Management Services and the author of this memorandum. You just received this yesterday and not knowing your familiarity with this issue and the tax certificate sale process, I want to just briefly go over my memorandum in the different sections and then open it up for questions from Board of Supervisors. As Tricia stated, we would then look for directions from the Board of Supervisors to continue with considering a fact-finding mission and working with District Counsel on this somewhat complicated matter. So, the first part of the memorandum is the detail of the assessments for Lots 3 and 6 in the Marketplace. Lot 3 only received an operation and maintenance (O&M) assessment of \$14,123. So, they have previously, at some time, paid off their bond debt assessment. Then you have Lot 6 which received O&M and a debt service assessment for a total of \$24,293. In the combined total, there's \$38,416, for which the District did not receive any of those funds for Fiscal Year 2021. On the next page, I believe, is the main reason that the certificates didn't sell as they have in the past. That is because there's been seven years of tax certificate sales on these properties that are accruing interest at approximately 18% per year. They've accumulated a debt of \$498,451 and the assessed value on those tax bills is a combined total of \$318,900. So, the property is basically upside down as it relates to the debt-to-value ratio. Therefore, I suspect it's not a very good investment for investors that purchase these tax certificates. I've tried to put it in a question-and-answer format. What does this mean? My experience with this is that not only are you not going to get your money for Fiscal Year 2021, but it's also very unlikely that you will receive any assessments in future years because the debt continues to increase at such a large rate, that the property is just underwater and has no value to investors or to the property owners who actually haven't paid their property tax bills in seven years. The next part is, I've laid out the options which I believe the District has. The first one is to really do nothing, continue to certify your assessments as you have in the past and maybe the market will change, the circumstances change that the tax bills will be paid in the future by the property owner or investors. I believe that's unlikely. I believe that Fiscal Year 2021 would be reflective of the future if nothing changes. The second option is that you could adjust your future budgets, maybe increase your debt service

funds, which in effect gives the District more money for the people that are paying their property taxes, to offset this \$38,000 shortfall that you're facing. I would think that would not be a popular option for the District to consider, but that would be an option. Then the third part, which is the part that I want to continue to investigate, is that the District begin purchasing the unsold tax certificates and take the place of what would be normally private investors. The reason why I believe that is a viable option is because on each of these property tax bills; the District assessment makes up approximately 90% of the total property tax bill. What happens is if we purchase this tax certificate, for every dollar it costs, we'll get 90 cents back. We should get a significant portion of the amount that we paid for that tax certificate. As illustrated in the chart on Page 3, the cost in my example on that table is \$6,433. That is a higher cost than what it would be in future years because this tax certificate has been accruing interest since May of 2021 at 18%. So, the sales price is \$31,446. That includes basically seven months of interest on that amount at 18%. The last part of this memorandum would be if the District were to utilize legally available funds to begin the purchase of these certificates and begin the process of becoming the owners of those tax certificates. To give you a little background on how the tax certificate process works, each year property bills are issued. They become delinquent March 31st of the following year if they remain unpaid. If they remain unpaid into the month of May, the Tax Collector conducts an auction. The simple explanation is they sell your property tax bill to potential investors who bid on that property tax bill starting at 18% interest. If it is a good investment and multiple investors bid on it, the interest rate goes down. When the sale is conducted and someone purchases that certificate, all of the taxing authorities get their portion of that property tax. If the sale does not happen, if no private investors purchase that certificate, it goes to the county who is assigned a tax certificate number. The county does not purchase it, it just gets the property tax bill. It creates a certificate in which no money is exchanged and none of the taxing authorities receive any money. If you are a certificate holder and you purchased it, there are a couple of options that you have. After two years, you can file for a tax deed and force a sale of the property in order to take ownership of that. However, after seven years, if you do not file for a tax deed sale, your tax certificate is canceled. So, there is the window. If you purchase a tax certificate, after two years you are eligible to file for a tax deed sale. Then after seven years, if you don't file, your tax certificate is canceled. So, what is happening right now, is the tax certificate holder from seven years ago is getting ready to have his tax certificate canceled

and his investment is void and worthless. Because 90% of the tax bill belongs to the District, I think it makes sense for us to participate in this process. Then after seven years, the District would be the owner of all seven years' worth of tax certificates and at that time, could file for the tax deed on the property. I believe, and this is purely my knowledge of this process, you would take ownership of that property at that time. I wanted to ask the District Counsel to also add some comments to my explanation of this process and then open up for questions from the Board of Supervisors, with the understanding this is very complicated and is a lot of information for you to take in at this point. Sarah, do you have anything to add?

Ms. Sandy: Yes. Thanks Darrin. Just so the Board knows, Darrin and I tried to review this to walk the Board through what we thought the information that the Board needed to make a decision, but also where we thought there were these gaps in information that we need to look further into and see if those makes sense. Another thing is that there's a lot of information coming to you on the tax certificate process. It's a little bit complicated. So, from what we know so far, in the past, the tax certificate process is working as it should where if somebody does not pay their taxes, it goes into the tax certificate process. It provides a way for the District or any other taxing authority to still receive funds even when taxes are not paid by the property owner. After that, there are ways for those investors that paid for the tax certificate to make their money back when they take ownership of the property, in the circumstance, that we've gone on so long that we're starting to face the situation where the tax certificates are no longer selling and therefore the District is not receiving the funds for assessments that were certified for collection on these parcels. There are a lot of unknowns here as the tax certificate process has a lot of variables if you enter into it as a tax certificate holder. There's not a guarantee necessarily. There are a lot of things that can happen. Different people buy the tax certificates and you have to go to tax deed sales. There are just a lot of different moving parts and pieces in the District moving forward on this. Keep in mind, we're not asking for a decision right now. We're just asking if you'd like for us to look into it. You're officially an investor and that comes with risk. So, keep that in mind. I guess that I would emphasize that we have to look at what funds the District could use in order to do that. That's kind of an open-ended question right now and we can look a little bit further into it. If the Board does want to move forward, what I would probably suggest is having Darrin dig more into the number side and then come back to the Board with more information before deciding whether to move forward and have myself as well as GMS look

more into the legal side of how we would go forward with this process. With all of that being said, I will stop there and see if the Board has questions for Darrin or myself.

Mr. Roumy: To be honest with you, it's over of my head. We have experts. I'm not an expert on taxes and certificates. Where are Lots 3 and 6 located?

Mr. Szewczyk: Those are the commercial lots.

Ms. Adams: Yes, the commercial parcels.

Mr. Roumy: Who owns it?

Mr. Mossing: The owners of Lot 3 is GL Homes, LLC. Mr. Abraham L. Arnes is the name and Lot 6 is owned by Richard and Joan Hulet.

Mr. Roumy: If they are delinquent on paying taxes, why is it up to us to pay anything?

Ms. Adams: We don't have to.

Mr. Szewczyk: We don't have to do anything?

Ms. Adams: There's no obligation.

Mr. Szewczyk: If we look at the three options that were laid out for us, the first one is to make no changes. Basically, we are going to run into this problem every year of being short \$30,000. Okay? The second option is to adjust, basically lower our budget by \$32,000 or \$38,000 because we're probably not going to get it. Okay? Then the third option is the one that you're talking about. If I understand this correctly, if we don't do anything, we get no money, but if we buy the tax certificate, we might get maybe 90% of that money back in our assessments. Is that kind of in the ballpark?

Mr. Mossing: Yes. You will get your portion of the tax bill which is 90%. This first year, because there's interest accruing on it, there's a differential where you will likely get less than 90%. Let's just assume that this tax bill is not going to be paid by March of this year, 2022 and there's going to be another tax certificate sale held on May of 2022. If we move forward, we will sign up for that option and we would be a bidder for that 2022 tax bill and we would get 90% of that payment back. The benefit of this is that by the end of this process of five years, seven years, the District ends up with the property.

Ms. Benjamin: Would we have to go through the process of getting on the tax certificate every year for seven years like you're projecting?

Mr. Mossing: Yes. That's the way the Statute works with property taxes. They really try to protect the property owner from losing their property, but yet encourages people to participate

in it as a way of getting funding to the governmental agencies. It's a longer process, but those are your options. Yes. You will be purchasing that starting with last year's certificate and then you would have six more years.

Ms. Benjamin: So, if we're going to do the tax certificate options, would we go in it with the intention of following through with the next six years also? This isn't a one-off thing, right?

Mr. Mossing: Yeah. I think you have to because I think the property is owned, but that could change. The good thing about this process is that it is a long-term process. You are not going to do everything now. You've got an opportunity to monitor the progress and see what happens to the property, which I think is beneficial. It is a six-year process. If you do nothing as we sit here today, I think you're going to be down \$38,000 a year because most of your taxes for this property is O&M. So, even as you pay your debt off, it will reach maturity in 10 years. That's a way to reduce the taxes on these properties by \$6,000. So, this problem is going to continue because it's been determined that our O&M assessments are making development of that property not feasible.

Mr. Szewczyk: Now if we get into this process and say we buy the tax certificate in the first year and we got to go these seven years, do we run the possibility of someone outbidding us in any other year and then that seven-year process starting all over again?

Mr. Mossing: I think you are taking a risk there. We can prevent that through the strategy of an investor to do that. I need to put some more thought into it. When Sarah talks about the risk, investors are savvy people so you're not without risk. I think it is a better option than doing nothing. My purpose is to educate this Board as best as we can so you can make whatever decision you make and be educated as you possibly can be about this issue. I don't believe there's a hurry to make this decision. I need to be working with Sarah to put our facts together so you don't incur any legal fees. Our fees are fixed, so there is no cost to the District; however, she bills on an hourly rate. That was my reason for bringing this to your attention. This is preliminary. I'm very knowledgeable about this process. I've been in this business for 33 years. My comfort level with this is pretty high, but I want to make sure that I will be working with the Tax Collector and getting written information from them to present to you in the future on how this process is going to unfold.

Mr. Szewczyk: I don't feel that we could sit here and do nothing because we're out all of that money. So, I would like to see some further investigation. Any investment is risky. I know

that, but getting 90% of something as opposed to nothing to me, is a far better position for us to be in. I personally would like to see Darrin do a little more research. If we have any questions along the way, we can consolidate them, but based on the three options that were presented to us, I think we have to at least look at going forward with gathering more information regarding this whole tax certificate purchase.

Ms. Chichelli: The question that I have is, do we have the money to do this?

Mr. Szewczyk: Well, at a minimum, we are either going to be out that \$32,000 or \$38,000, which we didn't account for anyway or would take a shot and get 90% of that money back. So, we'd be headed in the right direction at that point anyway. Now going down the road, as I asked Darrin before, can't somebody come in the second or third year in the seven-year process and outbid us? Maybe. I don't know what happens there, but I know that for this year, rather than being out that \$32,000 or \$38,000, we take a chance to try to recoup. As Darrin said, it is probably not 90% because of the accrued interest, but we get some of that back anyway.

Ms. Benjamin: Is that the worst-case scenario, one year and then we recoup less than 90%? Is that the worst that can happen?

Mr. Mossing: Let me go back to the outbidding process. The way that the auction works is when the certificate goes up for sale, it starts at the statutory highest rate of 18% and it gets bid down. So, if you're participating in that process, I think it's in our best interest to bid that interest all the way down to zero, which would make it really a bad investment for anybody bidding against us. Because our goal would be to get to the end of the six years and take ownership of the property and have an asset that we could either retain as additional recreational properties or common areas for the District. Because it's a private property that's developable, I think that you would likely recoup the money you put into it over the six years.

Mr. Sabol: So, really where we're at, it's just like a long-term investment for us.

Mr. Mossing: Yes. You have budgeted funds in your Capital Reserve Fund and that's \$500,000. Those funds were designated a capital reserve. So, we're not comfortable at this point saying that those funds are available, but that's one of the areas Sarah will research that could incur costs for the District. Next year, we can either manage your budget or designate some funds into a Tax Certificate Purchasing Fund to utilize for this process.

Ms. Chichelli: So, how soon do we have to do this?

Ms. Adams: The Board does not need to take any action tonight. If you want additional time to consider this matter, you can wait and take action at your next meeting. The ramifications are that it would take longer to gather additional facts. At the same time, the District would not incur any costs related to this because there wouldn't be any legal work being done. If the Board is ready to take action tonight to direct staff to continue to investigate the tax certificate sales, then there would be some legal fees that the District would incur. Additional information would be presented at a future meeting for Board consideration, discussion and potential action.

Ms. Chichelli: I think we really need the legal information so we can make a decision.

Mr. Szewczyk: I agree. I don't think we have enough information but I think we need to certainly not do nothing about it. I would like to see staff directed to gather additional information for us so that we can have more information to make a decision at our next meeting.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor authorizing staff to provide additional information on the tax certificate sales at the next meeting was approved.

Ms. Adams: Thank you Darrin.

Mr. Mossing: Great. Thank you, Board of Supervisors. You have my cellphone number if you have questions prior to the next meeting.

Mr. Szewczyk: Thank you.

- **Consideration of Proposals for HVAC Preventative Maintenance (Item A)**

Ms. Adams: Board Members, there are proposals included in your agenda packet. In addition to the proposals, I did distribute a paper copy of a replacement page for the first page of the Cool Today proposal. I'll walk Board Members through the two proposals. These are proposals to provide preventative maintenance services for the existing HVAC systems here at Lakeside Plantation. Amenity management staff solicited proposals from two qualified vendors. One has done work previously at this District and the other is known to WTS staff to be professional and responsive. They also have a very high recommendation and affirmation of Cool Today's ability to provide services. Both vendors are providing proposals for annual costs to the District. Just as a side-by-side comparison, if you're looking at Air 360, their total costs per year just for the preventative maintenance visits would be \$600. For Cool Today, their annual expenses for the preventative maintenance visits would be \$1,012.

Mr. Roumy: For Air 60 it's twice a year preventative maintenance and Cool Today is four times a year?

Ms. Adams: Yes. I'm going through all of the proposals right now and comparing and contrasting each one. Then the Board can choose either of these vendors or none of these vendors if you don't want to enter into a Preventative Maintenance Agreement.

Mr. Roumy: According to the WTS contract, they are supposed to have three bids?

Ms. Adams: This does not meet the threshold that requires three proposals. I think there's a good faith effort to get as many qualified proposers as possible to look at projects. Right now, just like with other areas of service, one of the biggest challenges is getting the right vendor partner and vendors mobilized to provide pricing and information.

Ms. Chichelli: Why don't we get a quote from Cliff's? They provide service for a lot of people in the neighborhood

Ms. Adams: In particular, they were looking for commercial HVAC providers and not vendors that focus on residential systems. I'm not familiar with that vendor, but if the Board would like to direct staff to include an additional proposal from any other vendors, we can certainly do that. We can defer this matter and bring it back to next month's meeting. There's no time sensitivity to enter into a Preventative Maintenance Agreement. I will just note that there are some other differences in the labor rates. All of those are spelled out with your revised Page 1 of Cool Today's proposal and with the information that's in the Air 360 proposal. It does address the scope of the work including filter changes and belts and that type of information.

Mr. Roumy: To be honest with you, you're not comparing apples-to-apples.

Ms. Adams: One is four visits and the other is two visits.

Mr. Roumy: Air 360's proposal has one sentence, "*We come in and do service.*"

Ms. Adams: Yes.

Mr. Roumy: It doesn't spell out exactly what they are going to be doing.

Ms. Adams: Yes. Air 360 was, I would say, less communicative with staff. It was more challenging to get information back from them. That's probably not unlikely par for the course with service vendors who are extremely busy at this time.

Mr. Roumy: In Cool Today's proposal on Schedule A it says, "*Clean and replace filter.*" We don't clean filters. It should be "*replace*" filters.

Ms. Adams: This system may have all replacement filters. There are some cassette HVAC systems that exist that require cleaning filters. You don't have any of those here at this property.

Mr. Roumy: So, you don't clean them, you replace them.

Ms. Adams: Yes, the kind of filters that you have here you replace. I imagine this is a very generic template that they used for many commercial properties. A lot of commercial properties have those cassette HVAC systems that clean filters.

Mr. Sabol: Who has done it in the past?

Ms. Adams: There is no one doing preventative maintenance right now. It's been more of a reactive system rather than a proactive system. There's been some information that perhaps some of the HVAC units are not functioning or maybe don't have a long remaining lifespan. The goal is to establish a quality relationship with someone who can not only do preventative maintenance, but also advise the District on potential capital needs in the near future and provide proposals when equipment does need to be replaced.

Mr. Sabol: Our system is getting older and older.

Ms. Adams: Correct.

Mr. Sabol: Where there are going to be problems.

Ms. Adams: Correct.

Mr. Sabol: So, I think that it is very important to protect ourselves.

Ms. Adams: Correct.

Mr. Szewczyk: Do we know the age of free systems?

Ms. Adams: I don't have that information off the top of my head. We can certainly look back and see if there's any information. Sometimes they can cross-reference serial numbers for manufacturing dates, but I don't have that information at my fingertips.

Ms. Grestmann: The replacement page from the Cool Today quote says two high quality preventative maintenance visits. It doesn't say four.

Ms. Adams: Yes. We were trying to get them to equalize a little bit and provide some additional information. Did you ask them to cut down to two?

Ms. Grestmann: No. We did not.

Ms. Adams: Okay.

Mr. Szewczyk: We don't have to do this tonight. I would like to see maybe one other bid and then when it's presented to us, make sure it's apples-to-apples so that we could just look straight down the list.

Ms. Adams: We can do a spreadsheet analysis so that you can see the number of visits, belts, filter changes, etc. You'll have some qualitative information and some quantitative information to compare. We'll also look at the service call fees, after hour fees, all of that information. Supervisor Chichelli, what is the name of the vendor that you are recommending?

Ms. Chichelli: Cliffs.

Ms. Adams: So, we will defer this item for next month. We'll bring back the proposals from Air 360, Cool Today and Cliffs. In terms of initial Board Member feedback, the recommendation from Air 360, who has been doing service calls out here, was for two preventative maintenance visits a year. Does the Board feel that's likely the correct number of preventive maintenance visits or would the Board like to see proposals for four preventative maintenance visits a year?

Mr. Sabol: You could have someone look at it once a year. Maybe it is necessary to look at it more often.

Ms. Adams: Do you want to start with two?

Mr. Sabol: Yes.

Ms. Adams: Alright. That will help staff to more formalize the scope for the vendors.

Mr. Roumy: But if you're going with Cool Today with four visits, why do we have to go down to two visits?

Ms. Adams: It's up to the Board. But in order to get an apples-to-apples comparison, we need to provide the number of visits that the Board wants to see and what I'm hearing is two.

Mr. Roumy: If you want to compare apples-to-apples you should compare it to Cool Today, not to Air 360. Because Cool Today is giving you four visits plus replacing the belts once a year.

Ms. Adams: Yes.

Mr. Roumy: Which means five visits.

Ms. Adams: They can replace the belts during a preventative maintenance visit. It doesn't mean an additional visit.

Mr. Roumy: Then it is not spelled down properly here. It says here, *“Two visits, preventive maintenance plus an additional two visits for filter replacement plus one time per year replacement belts.”* My understanding is they are going to come here five times.

Mr. Szewczyk: No.

Mr. Sabol: Why don't we ask both companies to provide us with two quotes.

Ms. Adams: Yeah. Two preventative maintenance visits, including filters, belts, blowing out the drain lines, all full-service.

Mr. Roumy: What about seven days per week with no overtime charges?

Ms. Adams: That will be comparative information that's laid out. You'll see what their service charges are for a regular visit, meaning during regular business hours or an emergency visit, service call fees, etc. All of that will be informative for the Board in order to compare the proposals one against another.

Mr. Szewczyk: Okay.

Mr. Roumy: For Air 360, have you read the second paragraph?

Ms. Adams: Yes, sir. This item will be deferred until next month and we will provide the three proposals and a comparative analysis. Then the Board Members can discuss it at next month's meeting.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of November 3, 2021 and November 17, 2021 Meetings

Ms. Adams: The next item on the agenda is approval of minutes from the November 3rd and November 17th meetings. We're ready for any comments or corrections to the meeting minutes that Board Members may have. If not, we're seeking a motion to approve.

Ms. Benjamin: I have one. On Page 29, in the November 17th minutes, half-way down, they are talking about Northport police enforcement parking and they have you saying they can't, but in the context of that conversation it was supposed to be they can. It completely changes the meaning of that conversation.

Ms. Adams: Thank you Supervisor Benjamin. We'll review that section and make sure it's reflecting the conversation accurately. Any there any corrections? Supervisor Roumy?

Mr. Roumy: It's not a correction, but a reminder. Whatever happened to the speed bumps and speed controls?

Ms. Adams: I'll go over that on the Action Items List. That's scheduled to be presented a little bit later in the meeting. Are there any other corrections?

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor the Minutes of the November 3, 2021 and November 17, 2021 Meetings were approved as amended.

B. Approval of Check Register

Ms. Adams: Included in your agenda packet is your summary of invoices from December 1st to December 31, 2021. The total amount is \$196,689.98. Behind your Check Run Summary is a detailed check run. I'm happy to answer any questions that you may have. The detailed invoices are also included in the agenda packet. This is an item that does require Board action. We would be seeking a motion to approve if there's no questions.

Mr. Szewczyk: I have a couple of questions. The first one is on our bill from Culligan. There was a 50% increase in our bill. Even though we're talking from \$120 to \$180, for me that's still a 50% increase. Do we have a system in place that when water is delivered that we are verifying we are getting six bottles or five bottles or whatever is being charged, just to make sure? I just looked at the percentage increase here and I don't like when anything goes up 50%.

Ms. Grestmann: Can I speak?

Ms. Adams: Mr. Chairman, Ms. Margie Grestmann is here representing amenity management. She has some input on this matter.

Ms. Grestmann: I just happened to be here when the last water delivery came through. We have about 14 bottles of backup water right now. I asked Courtney to call and cancel it for now. If we need water, we will get it, but we have plenty of water to get us through. If you'd like, I can start looking into different companies.

Mr. Szewczyk: There's no sense having more backup water.

Ms. Grestmann: Right. We'll use these. We stopped the delivery on them for now.

Mr. Szewczyk: Okay. Just a general question I guess for WTS. I look at what we're paying in pool maintenance to Dart, which is \$850 a month. Does WTS have pools that are comparable in size and do you have an idea whether this is a reasonable amount for monthly maintenance?

Ms. Grestmann: That's something I couldn't answer right now. I would have to research that.

Mr. Szewczyk: Okay. I don't know whether \$850 a month is reasonable. I have a pool in my backyard went out. A guy came out once a week and cleaned out the filter, check the chlorine and we were good. Those are all the questions I have.

Ms. Adams: Are there any other questions regarding the Check Run Summary?

Ms. Chichelli: Yeah. I was looking at the number of utilities bill for the dumpster. It says that we have extra recyclables for one month.

Ms. Adams: Are you looking at the extra recyclables for \$4.67?

Ms. Chichelli: Yes. I know for a fact because we get one where I work. If we get a dumpster that is much bigger than that, it would be almost the same amount.

Ms. Adams: You're saying that maybe staff can investigate rather than doing one 95-gallon container without the extra pick up.

Ms. Chichelli: Yes.

Ms. Adams: Your Amenity Manager is making copious notes and we can expect to hear a report back at a future Board meeting regarding this matter. Are there any other comments or questions regarding the Check Register?

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the December Check Register was approved.

C. Balance Sheet and Income Statement

Ms. Adams: The next item is your Unaudited Financials through the end of the calendar year, December 31, 2021. Page 1 shows your cash balance for your General Fund as well as your Capital Reserve Fund. It also shows the information on your debt service account that's managed by your Trustee. As you move forward to Page 2, it shows you your adopted budget and gives you your actual expenditures relative to the appropriated budget. This is something we want to be cognizant of and monitor this year. We know that we're going to have some additional expenses related to engineering fees in the administrative section. We know that our field expenses for personnel services for amenity management will be over what was budgeted. So, we do want to be careful as we move forward regarding watching the budget and keeping an eye on spending. Where you are right now is our overall pro-rated expenses are \$425,000 and your actual spending through the end of December is \$457,000. I will also note that as part of the budget that you adopted, Board Members approved a transfer out from your General Fund to

your Capital Reserve Fund of \$135,000. That transfer has been made. Page 4 is your Capital Reserve Fund. You'll see that transferring from the General Fund is noted as an actual revenue and then your Debt Service Fund is from 1999. There's a month-to-month comparison and information regarding your direct bill assessments. We noticed that your November direct bill assessment had not yet been paid. We did follow up with the school and they had mailed it to a previous address. That was rerouted into our offices and has subsequently now been deposited. So, that's current. Are there any questions? This does not require any Board action, but I'm happy to answer any questions that you may have.

EIGHTH ORDER OF BUSINESS

General Audience Comments

Ms. Adams: This is the time that the audience members have been waiting for. This is an opportunity to speak to the Board of Supervisors. The Board has adopted policies that govern the audience comment period. Anyone who is speaking, if you can for the record, please state your first name, your last name as well as your address. The Board asks that you kindly limit your remarks to three minutes per speaker. I did receive several Request to Speak Forms. So, I will go ahead and call those audience members first and then ask if there are any additional members of the public who would like to make comments. First, we have Donna Keller.

Ms. Donna Keller (Savannah Drive): Ms. Donna Keller, 2395 Savannah Drive. I have comments to make about the Clubhouse hours. I'm glad I would like to add. I do water aerobics down at the Clubhouse a lot. The hours were cut back from 9:00 a.m. to 10:00 a.m., which interfered with our water aerobics. Our water aerobics starts at 9:30 a.m. There was actually a New Year's Eve water aerobics and no one showed up to start a tape for us. There were 10 women in the pool waiting for somebody to come in. To me that's not acceptable. There are a lot more people here in the morning. There's water aerobics, bocce ball, people at the tennis courts and I think that a 9:00 a.m. start is more appropriate. Also, in the evenings there's nobody here so why are we staying open later? If we have to cut back hours, they should be cut back in the evening and not during the day when there's a lot of people here. That's my comment on that. I think that the office staff needs to have job descriptions written up and brought before the Board and approved on what they're supposed to be doing because things are not getting done. I would actually like to see job descriptions for every position.

Ms. Gerstmann: Sure.

Ms. Keller: Thank you.

Ms. Adams: Thank you, Donna. The next person who submitted a request to speak form is Mr. Glenn Raymond.

Mr. Glenn Raymond (Scarlett Avenue): I'm Mr. Glenn Raymond, 1509 Scarlett Avenue. I have two brief concerns. The first one is, increasingly, there are more and more cars in the lot that appear to be abandoned for a month or longer. I'm wondering what the policy is, how do we address that and who is checking on that. Number 2, there's a pond behind my house, 1515 Scarlett, that is negligible. There's a pond, but there's very little water in it. We brought up at the previous Board meeting that the tree that had fallen over on the edge of that pond and that seems to have fallen through the cracks. So, I'm wondering if this isn't the opportune time of the year since there's no water for a few hundred dollars to get that tree removed.

Ms. Adams: Thank you.

Mr. Szewczyk: What was the address?

Ms. Adams: 1515 Scarlett Avenue.

Ms. Adams: The next form is from Sonny Melecca.

Mr. Sonny Melecca (Magnolia Circle): Good evening, Board Members. First, I want to thank you for listening to me because the last time I addressed the Board, you were in there and we were out here and nobody could hear me. So, I sent in a complained in. I even yelled at you, which I apologize. So, I want to thank you for hearing me and you did. I was at the last meeting and I think I brought up that you were supposed to look into something in the Villas. I live at 2507 Magnolia Circle and you were supposed to look at the tree that belongs to the CDD. The tree is big and it's between the street and right next to the apron of the driveway. That tree is lifting up everything. It lifts up my driveway and also just the sidewalk. The sidewalk is maybe an inch-and-a-half high. I'm concerned and so is everybody else. If somebody walks in there at night there's no lights around here, just the one that's hanging on the garage, they might trip and break a leg or something. Then we've got a problem. You said that you were going to look into it at the last meeting. Did you look into it?

Ms. Benjamin: We did.

Ms. Adams: Board Members, this is generally not a question-and-answer period. I did speak with Mr. Melecca after last month's meeting. Would Board Members like for me to provide information at this time?

Mr. Szewczyk: Sure.

Ms. Adams: The area between the sidewalk and the residential property is maintained by the resident. Residents have the ability to maintain vegetation in that area. As a matter of fact, residents are compelled to provide any maintenance that's required in those areas. I think there was some additional legal research that was going to be done regarding maintenance specifically of the driveway aprons. I believe that District Council is researching that matter.

Resident (Sonny Melecca, Magnolia Circle): The driveway apron is a gray area from what I understand. Because a lot of people in the Villas say that belongs to the CDD. Then the CDD says it belongs to us. So, I want to get that clear. Who owns the apron, the CDD or the people that own the house? I know the sidewalk belongs to you. I know that. You told me that tree belongs to you, the CDD.

Ms. Adams: No.

Mr. Sonny Melecca (Magnolia Circle): Not only that tree, but there are also a lot of trees that have the same problem. You haven't looked into it yet.

Ms. Adams: Sir, your three minutes are up, so thank you for your comments. The tree is yours to maintain.

Mr. Melecca: What are you going to do for us?

Ms. Adams: District Counsel will provide an update regarding the driveway aprons under Staff Reports, which is coming up. Everyone will have an opportunity to get up and address the Board.

Mr. Melecca: Thank you very much.

Ms. Adams: Thank you. The next one who submitted a form is Mr. Bob Edenberg.

Mr. Bob Edenberg: My name is Mr. Bob Edenberg. I live in the Villas. My address is 2444 Magnolia Circle. I'm basically here for the same reason, the sidewalks. I provided a picture of the sidewalk, which is right in front of Sonny's house. My wife and I walked around the whole area, the outside and the inside and there were 24 sidewalks that popped up on the outside. There were five in the inside. The ones in the inside are really bad. If somebody is out there with a walker, they could trip and smash their face in it. You get the idea I'm talking about. We've been here before and nothing has gotten done. That's why there's a group of residents here. We're concerned. That's what it's all about. I'm on the Board of the Villas and I want to help people. That's why I'm here. I have one more comment. My suggestion for the Board and the new

management team, why don't each one of the Board Members work one day and listen to the crap that some of these residents say.

Ms. Adams: I did not receive any additional Request to Speak Forms, but if there's anyone here who would like to make a statement to the Board of Supervisors, please come to the front of the room to address the Board. Please state your first name and your last name for the record, as well as your address. We'd appreciate it.

Mr. Brent LaFlam (Dixie Lane): My name is Mr. Brent LaFlam and I live in 1439 Dixie Lane. Just listening here tonight, I have a few comments. First, is I'm a little surprised being a construction professional myself, that we are spending \$15,000 or willing to spend \$15,000 for an assessment to get how much drainage we have, when it is a relatively simple matter to go to City Hall and get that information. It certainly doesn't take \$15,000 worth of hours to do that. Secondly, I was here last month or the month before. We were discussing the pool equipment and options to fix that. I believe they gave a number of again, \$15,000 to fix it, when all it would take is a phone call to 411 to find out where the lines are, a rented ditch witch and about \$100 worth of PVC pipe and a drain to get it fixed. It would cost you're probably less than \$200. So, before we go spending money that we don't have, may I suggest that perhaps we look into volunteers in the community that have the knowledge and are willing to help out. I know a lot of people are retired and I know one in particular who went around after the last blow we had and picked up all those branches and garbage on the street. I'm sure there's more people here as a volunteer. So, before we go spending money that we don't need to and don't have, I would recommend we look into that. I don't know who looked into the pickleball courts and said that they were in okay shape. They are aggressively getting worse. Not only is the crack lifting, last I looked, it was almost a quarter of an inch, but it's also starting to fracture around those cracks and getting bigger holes. So, if you don't do something with those pickleball courts pretty quickly, you won't have them. That's it.

Ms. Adams: Are there any other audience members? I see a couple of hands. If you just want to come up one at a time, that would be great.

Mr. Jim Ripmaster (Dixie Lane): I'm Mr. Jim Ripmaster and I live at 1447 Dixie Lane. I'm the volunteer. I'm former schoolteacher of 41 years. I taught woodworking and drafting with middle school kids, so I know a lot of different people and different personalities. First of all, before I get too upset here, I want to thank our new management. We have had, as you know, a

large turnover of incompetent people. I believe for the first time, and I've been here since 2014, we have people that will listen to us. In the short time that they have been here, they have worked really hard in listening to some of the things that we're very concerned with. I also want to say that this is a typical meeting of the CDD with a lot of talk, but not much doing, not completing much. I don't understand how this works. It's like politics. Listening to you people is like the Republicans and Democrats. Anyways, I'm the guy who volunteered to clean your streets. I worked 17.5 hours by myself cleaning up your mess and people in this community, which I'm disappointed in, all they did was complain. All people do is complain. Nobody wants to help. Your answers and your solution are to pay money. Well, that day, we had a storm. Southwest Florida had a much worse storm. They had more damage done. I worked 17 hours. It took me 17 hours to clean both sides of the street. If I had 17 people who worked for one hour, we would've had it done. I was brought up by a woman who said, *"If there's something that needs to be done and nobody is going to do it, you do it."* So, that's what I did. I did it in honor of my mother. I didn't do it for you people. I did for my mother. That's the way I was brought up. There are too many complainers and not enough doers. I'm so disappointed in the community. All you do is talk when you don't do anything, which is ridiculous. We are in this together. One guy came by and asked, *"How can you do this?"* I said, *"This is my community."* I take pride in this community. I didn't get paid for that. I didn't expect to get paid for that. I will say one thing. One person in this community walked in here and he got on Alex, who was our stand-in management who should only be here for two days. This man walked in and he just swore and used incredible language at this young lady. He was a former military officer. He didn't know that I listened. He went in there and ripped out this girl and she was in tears. When he left, I said, *"What in the world are you doing?"* He goes, *"I pay this money and if she doesn't get this done in two days, I'm coming after her job."* I mean, what kind of person lives in this community like that? That's stupid. He should be ashamed of himself. As a matter of fact, he's the guy that stopped by as I'm working in the street over here. He stopped by and said, *"Well, it's about time somebody does some work around here. When did they hire you?"* I turned around and I saw his shirt with a military signal on it and I said, *"Excuse me? You don't know who I am?"* He says, *"Well, you're the new maintenance man."*

Ms. Adams: Pardon me, Mr. Ripmaster.

Mr. Ripmaster: I'm not done.

Ms. Adams: Mr. Ripmaster you are out of order.

Ms. Adams: Mr. Chairman, would you like to recess the meeting for a moment?

Mr. Szewczyk: Yes.

Ms. Adams: We're going to call a recess.

Ms. Marla LaFlam (Dixie Lane): You can have my three minutes.

Ms. Adams: I'm sorry, but the rules do not allow for Members to transfer their time to another resident.

Ms. LaFlam: What's wrong with hearing him out?

Ms. Adams: This is an opportunity to provide comments to the Board of Supervisors.

Ms. LaFlam: Everybody has to listen to what he's saying because we're willing to spend thousands and thousands of dollars.

Ms. Adams: Ma'am, can you please come to the front of the room and please state your first name, your last name, and your address for the record.

Ms. LaFlam: I'm married to the guy who is the smart guy over here. Number 1, we spend money that we don't need to spend. Everybody in this place has an occupation and has a brain. There are nurses, doctors, people that can fix things. My husband does construction. There's somebody that works in a bakery. We're all trying to save some money because our budget just went up \$100,000. Why don't we have sub-committees or something to figure out how to save some money? It's just ridiculous that we're trying to fix things and we don't have the money to fix it, so we can't fix it. I play pickleball almost every day and have seen so many people fall on those courts in the past two to four months now because it's all lifted. You can't go there and just fill in the cracks. It's like taking a tennis court and taken the lines up and all the staples come up. I was a tennis teacher. You can't do it. You have to resurface it. The same thing with the basketball courts that they put a surface over and now it's all cracked. It's not going to work. I understand everything takes money and we don't have the money, but there has to be a way to allocate some of the stuff that needs to be fixed for safety, so people don't get hurt, so we don't get sued and not worry about stupid things. We're talking about \$4 things and water and whatever when we have people. I walk my dog every night and I trip on the same stupid sidewalk every night. I should know it's there, but now I bring a flashlight, so we know it's there. It's stupid things that we could fix as a community instead of having Jim go around for 18 hours and do it. Everybody is coming up and saying, "*Good job, we have a new maintenance guy.*" He

worked really hard and he should be thanked and not be made fun of. If we're going to hire a maintenance guy, please hire a guy that's not sitting in a golf cart with a cigarette hanging out of his mouth. It was ridiculous. Get an able person. Hire a 16-year-old that needs a job. We're throwing stupid money for stupid things. Anything else? Does anybody else have anything?

Ms. Adams: Are there any other members of the audience who would like to make a comment to the Board of Supervisors? Anyone else? This is an opportunity. Seeing none, we will move on to Staff Reports.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Adams: The first item under Staff Reports is District Counsel and as Board Members are aware, Ms. Sarah Sandy is on the line.

Ms. Sandy: Good evening! The only thing that I have to update the Board on is as Tricia alluded to earlier, the Board asked me to look a little further into the driveway areas that meets the roadway on District owned roads. Who owns that area as well as maintenance responsibility? I have initiated that investigation, but unfortunately, I don't have a final report for the Board at this time. We are going to have to come back with that so we can follow up with the city to confirm, but I wanted to give you an initial takeaway from what I looked at so far. I think it depends on who owns that area. In looking at both the plat and the property adjacent to it, the lot area does not encroach into the right-of-way (ROW), but there is a small portion starting a little bit before the sidewalk that is in the roadway tract that the District owns. Additionally, in looking at some of the HOA declarations, I have not been able to get through all of them at this point. Initially the Master HOA decoration does provide that lot of owners would maintain their driveway adjacent to the ROW. It would be very similar or akin to the landscaping area between the sidewalk and the roadway. same thing that we have. It would be very similar or compared to the landscaping area between the sidewalk and the roadway. The declarations provide that each lot owner in front of that the road is required to maintain that area, but as a general rule, there are some exceptions to it. So that is how the research is shaping up, but like I said, I don't have a final report for the Board. I'll be putting that together hopefully in the next week or so and I will speak with the city in regards to any permits that were pulled. Does the Board have any? I would be happy to answer them.

Ms. Chichelli: Sarah, are we safe to say that residents are responsible to maintain the aprons? That was a question one of the residents asked.

Ms. Sandy: It is. I am not ready to say with certainty. I don't feel comfortable saying at this time, but that is a provision in the master decorations that the resident is responsible. However, each of the individual neighborhoods have separate decorations, so there is a plethora of documents to go through and make sure that there isn't anything conflicting on the individual neighborhood areas.

Ms. Chichelli: Okay.

Ms. Adams: Are there any other questions for Sarah? Alright. Sounds good.

B. District Manager

i. Action Items List

Ms. Adams: Included under Tab B is an Action Items List. The first item on the Action Items List is the drainage behind this tennis courts. There are the two different areas that the District Engineer has been reporting on. The Board has already heard an update on this matter regarding additional training for the amenity maintenance staff being needed to manage the drainage from court four. The District Engineer is re-evaluating that other area of drainage around the tennis courts for further consideration. The next item is something that we have had on the Action Items List for a while. There was initial consideration regarding installing fountains in order to beautify the ponds. The Board looked at the cost for those. There was then some discussion that perhaps aerators might be an addition to the fountains or instead of the fountains in order to perhaps improve the water quality and assist with midge management. The Board looked proposals for those and then ultimately directed the District Engineer to gather information in terms of what it would cost to do a water quality assessment. So, the District Engineer has been interacting with vendors and doing work on those projects. I do want to confirm that the Board wants to continue to work on this project. There are some other pending capital expenses with the acquisition of the security system. I know the District Engineer is happy to continue to work on this matter. Alternatively, we could put this on hold and consider it as a potential capital plan, our capital project for a future year, if the Board doesn't want to incur any additional engineering fees at this time. So, it's really just something that I wanted to touch

base about and let the Board provide direction. Do you want to continue to work on this now or do we want to defer this perhaps until next fiscal year?

Mr. Sabol: We have placed our finances in the access card area. So, we can cancel some of these or defer them.

Ms. Adams: Okay. Do we want to cancel this item or do we want to defer it?

Mr. Sabol: I don't know what the Board feels.

Ms. Adams: It's really up to the Board.

Mr. Roumy: In my opinion, if you don't do nothing for the ponds, in three to four years, we are going to have water in our houses.

Ms. Adams: This does not impact the drainage. The drainage of the system is a separate issue from the beautification.

Mr. Roumy: Well, I disagree with you because the more the ponds collect mud in the bottom, you don't have capacity for the pond to hold water. So, where is the water going to go? So, in my opinion, we should continue the study until he comes back and says, "Hey, Pond 8 needs this and Pond 10 needs that and so on and so forth.

Ms. Adams: Yeah. I just wanted to be very clear that this is not a study relative to the drainage of the pond. This is for a beautification project or potentially for aerators to assist with midge management was the goal there.

Mr. Roumy: People don't understand the concept of having the water separated in the pond. Alright. It reduces the algae, the muck in the pond and so on and so forth.

Ms. Adams: Just for the record, the District does have a current agreement for pond maintenance in terms of the aquatic vegetation which would be the undesirable algae that is treated on a regular basis.

Mr. Roumy: The aeration is going to reduce the mud collection in the bottom of the pond. People have to understand that. In five years, we are not going to have ponds that will hold their water capacity. I disagree with you, but we can talk about this.

Ms. Adams: We just want to be careful about what we state on the record. We don't want to alarm residents because the water capacity and the drainage is something that is monitored by the District Engineer.

Mr. Roumy: I think everybody should read the concept of aeration of ponds.

Ms. Adams: It is to oxygenate the water.

Mr. Roumy: Alright.

Mr. Szewczyk: I'm the one who started this because I just wanted to see some fountains. I figured it would increase the value of my home. I think it would increase the value of my home and it morphed into a lot more scientific things. Honestly, we don't have the money, so I think it needs to be deferred. I don't want to have it disappear. Okay? I agree with Bill that this is something that we still have to look at, but we got bigger fish to fry right now and I would like to just see it deferred to the next fiscal year.

Ms. Adams: Is there a consensus on that from Board Members that we will put this on hold? We'll keep it on the Action Items List for tracking purposes. We'll put this on hold right now so the District is not accruing additional Engineering expenses at this time.

Ms. Chichelli: I agree.

Ms. Benjamin: Yes.

Mr. Sabol: Bill is right because if we put the bubble system in, that would clear our ponds up and enhance our ponds. No doubt about that. I would think that we want to talk about another time.

Ms. Adams: Sounds good. Alright. So, we'll keep it on the Action Items List, but put it on hold. The next item is in regards to the access control system and security cameras. The WTS team has made this a priority. There has been discussion about this. They've reviewed the previous proposals. They've contacted vendors. At your February meeting, which is next month's meeting, we will have a closed security session in order for the Board to consider proposals for access control system and security cameras. So, for the benefit of the Board Members, you probably recall recent other closed sessions. It's very rare that Florida governments, including Special Districts, can meet without the public in attendance. However, if there is a security discussion related to security systems and cameras and other information, the Board does have the ability to meet in closed session. So, we will schedule this as the next to last item on the agenda and the public will be asked to leave the room during the discussion. The Board can discuss the proposals. You don't take any action during your closed session, but there can be ample discussion with staff. Then we go back to our regular meeting, invite the public to join and then the Board can take any action in terms of moving forward with any proposals. So, that would be next month. The next item on the Action Items List, there was some discussion regarding the installation of speed humps, speed bumps and speed tables. The Board reviewed a

diagram that the District Engineer had prepared regarding proposed locations for traffic calming devices and the cost to install the traffic calming devices, which was a few years old. That information was not updated, but it was provided to the District. Because of the expense of that, in tandem with leaving this on the Action Items List, we wanted to reach out to the Police Department at the City of North Port regarding their ability to be responsive to traffic calming matters, to make the police department aware of the concerns about speeding and failing to obey stop signs. I did have an email exchange as well as a telephone call with the commander for the City of North Port Police Department. Like other organizations, they are spread very thin right now. I do have concerns about their ability to be as responsive as the District would like them to be regarding traffic calming and being helpful in those areas, but that conversation is ongoing. I would suggest that we give this another month or two to see how responsive the City of North Port Police Department can be in order to help out with speeding and failing to obey stop signs and any other traffic calming measures that are important here.

Mr. Sabol: They were never responsive in good times. So, I don't expect them to be responsive.

Mr. Szewczyk: Tricia, I've had conversations, emails and texts with you regarding parking concerns.

Ms. Adams: Yes.

Mr. Szewczyk: So, I just tend to group it all under a police umbrella. Alright? Yes, we have a speeding issue. I could take the radar gun that I used to use for my son's pitching and probably sit out there or hire a kid to sit out there and come up with a graph that marks how much over the speed limit, both on Plantation and on the side roads. I've driven through this entire neighborhood at various times. I think the last time I messaged you there were 36 ticketable items, cars throughout all four sections. Okay? I personally, can't do a whole lot because we've discussed it. If you see something, you call the police. If we become a big enough pain in the butt, maybe they will come out and do something about it., but that's the only recourse we have at this point. What's bothering me is how sloppy the community begins to look when you have people down in the towns. Out of those 36, 28 of the 36 were down in the towns. There are people parked all over the place. Okay? Then I come up to the single-family homes and there were another four single family homes, two down there and one over there. There's very little issue with that side of Plantation Boulevard, but there were 28 ticketable violations.

It's a matter of getting people to call the police and make pests of themselves. We can't enforce it. We can't go out there and write tickets. I think a lot of people are trying to look at the CDD as wanting to do something like that, but that's not our position. Our position is the same as an individual. Call the police. So, I know Tricia has been working with the Police Department and things move awfully slow with them. Through all of this, I just want to go on the record and say if you see something, especially when it's not a confrontational type thing, the more cause they get, maybe the more attention we will get here. I've been here 19 years now and things are looking sloppy with cars all over the place. So, I just wanted to say that on the record.

Ms. Adams: Yeah. Thank you, Chairman Szewczyk. In addition to that, when you said regarding the District and traffic enforcement and law enforcement, Chapter 190 does prohibit Special Districts and CDDs from engaging in traffic enforcement or law enforcement matters. So, we need to be very careful with this matter, this traffic enforcement and code enforcement, those are police and city matters. Not only is it not recommended, but it's also illegal for Districts to engage in that. On the Action Items List, the last item is in regards to the pool equipment area drainage. You did get the update from the District Engineer regarding his recommendation for a yard drain. I believe the gentleman who was concerned about the cost for the pool equipment might have left. What the District Engineer was explaining that he's recommending a yard drain rather than pool equipment, that was this matter and that's the proposal that's coming back to the next meeting. I did make a note during the District Engineer's report, to add grape vine eradication from the natural areas in the preserves to the Action Items List so we can track that matter. Also, all of the amenity maintenance items in terms of the pickleball courts and sidewalk maintenance, I believe that we will address a lot of this under the Amenity Manager's Report and they are tracking these items. We'll collaborate on anything that's not being tracked as an amenity management matter. We will make sure it gets added to that Action Items List. I know it's getting late, but I don't want to leave this without asking if there are any questions or items that Board Members would want to see added. Otherwise, we'll move into Amenity Manager's Report which covers quite a few areas. Supervisor Roumy?

Mr. Roumy: Yes. Regarding the gentlemen with the red shirt, we appreciate what you came up with. What I would like to see, which I'm very proponent of this idea, is having a committee of professionals from Lakeside Plantation. Before we do any project like \$15,000, \$20,000, or \$30,000, this committee should sit together and maybe one is an electrical engineer

or the other one has experience. This committee will come here and say, “*No, \$15,000 is too expensive.*” We can do it that way. Alright. I'll be the first one to volunteer to that subcommittee or this committee instead of spending \$15,000. We don't know what that \$15,000 is going towards. Alright?

Ms. Adams: Yes. Just a couple of things to keep in mind. The CDD is a local Florida government. It is created and operated pursuant to Chapter 190, Florida statutes. One thing that Districts always need to be cognizant of is the Sunshine Law. If you have a committee that's making recommendations to the Board, there's some challenges there. Because any type of committee that's formed by the Board to provide direction or recommendation to the CDD, it would require that that meeting to be subject to the Sunshine Law. So, it would have to have that expensive legal notice in the newspaper. There would need to be somebody attending the meeting, recording the meeting and taking minutes. All of the things that happen for your Board meetings to operate in the Sunshine would also have to happen for a committee. Most Districts choose not to do that because of the expense to the District. That being said, I know that WTS has been engaging with residents in informal qualitative feedback as residents come and visit the clubhouse. There's also been a quantitative feedback where you're gathering information from residents in terms of lifestyle programming. So, I think any resident who has an interest in volunteering and helping out, I believe that they would have the opportunity to meet with WTS with the Amenity Manager who's here and see how they could integrate their knowledge, their skills and their abilities for the good of Lakeside Plantation. Because staff, Board Members, residents, everyone is working to make sure that Lakeside Plantation is the best community possible. We understand that's what the Board wants. Staff is here to do that job, to implement the policies of the Board. So, give them a chance to work with residents and get feedback and see where they can plug people in.

Resident (Not Identified): Tricia, can I ask a question?

Ms. Adams: This is actually an opportunity for Board discussion, but I'm here after the meeting and I'll be happy to meet with you.

Resident (Not Identified): Just regarding that.

Mr. Roumy: I asked you about the appropriation.

Ms. Adams: Yes, Supervisor Roumy brought up the topic before the Board meeting. I suggested we discuss this at the meeting since we're going to be talking about amenity

management. Right now, there is an activities budget. That budget has been assigned to WTS to distribute in terms of events that are planned for the community. Staff plans for those events, facilitates those events and promotes those events. Supervisor Roumy was asking for an individual club or group. If they wanted funding appropriated from the District for their club or group activities, if that would be something that the Board would want to consider, this would really be a policy matter. I would just caution the Board that whatever you do for one group, other groups such as water aerobics or a pickleball club or any group or organization, the Board would likely want to see equity with how those groups are treated. This item was not on the agenda, but Board Members are welcome to discuss it now or it can be discussed at a future meeting. It can even be discussed with your budgeting process, which will be kicking off in a couple of months, if the Board wanted to add a line item for clubs, groups, or organizations and some type of process for how those funds would be allocated and distributed. Supervisor Roumy, did you have any other comments regarding the club needs?

Mr. Roumy: It's disappointing, but that's the way to go.

Ms. Adams: There hasn't been any discussion or decision yet. Don't be disappointed yet.

Mr. Roumy: Should we go through WTS then?

Ms. Adams: Right now, the way that the budget is assigned, WTS has a budget for activities and they plan, schedule and promote the activities, such as the wine and cheese, the New Year's party, the holiday parties with Santa, sock hop dance, all of those things. That activities budget is used to facilitate events that are open to the residents of Lakeside Plantation, not for a particular club or group.

Mr. Roumy: So, as a group of tennis Members and tennis players, if they want to do an event, do they have to go through WTS?

Ms. Adams: WTS also schedules the amenities, so if you're wanting to schedule the clubhouse, you would need to schedule it. There wouldn't be cost for a club or a group to meet here, but if you wanted to plan a tennis potluck or something, you would need to check with WTS in terms of scheduling.

Ms. Chichelli: Bill, what is it that we are looking for? The CDD paying for your event?

Mr. Roumy: I don't know. What is the procedure.

Ms. Chichelli: if you want to use the facilities, you can do it without charge.

Mr. Roumy: We're not going to use the facility. It's going to be all outdoors on the other side by the gazebo. I don't know there is any money.

Ms. Adams: Bill, you're asking for money from the CDD.

Mr. Roumy: Yes.

Ms. Chichelli: Like Tricia said, if we do it for one, we have to do it for everybody. Do we have that money in the budget?

Mr. Roumy: I brought it up because we have a tennis community. They are doing an event and are asking if the club can put some money into the event. I don't know.

Mr. Szewczyk: If you want, we can bring it up in the next budget and decide whether we want a separate line item for that, but right now, I can't see us putting money toward an individual club.

Mr. Roumy: That's fine.

Ms. Adams: Alright. Is there any further discussion on that matter? Hearing none,

C. Amenities Manager – Monthly Report

Ms. Adams: I will move forward with the Amenity Manager's Report that was provided by WTS and is included in your agenda packet. This is the last item included in the agenda packet. Just to back up a little bit. I think that most Board Members, including Supervisor Roumy, have now met Ms. Margie Grestmann. She is full-time with WTS. She was recently welcomed to Lakeside Plantation. I know that she's anxious to meet with Board Members as well as residents.

Mr. Roumy: Welcome.

Ms. Adams: Yes, absolutely.

Ms. Grestmann: Thank you.

Ms. Adams: Also, I want to recognize here from WTS tonight is Ms. Melissa Scrow. Melissa has been here assisting with the lifestyle programming. She's attended many, if not all of the events and have some good feedback from residents. So, I wanted to make Board Members aware of that. Also, Board Members, just so you're aware, WTS has been coordinating weekly transition meetings with District management staff. Those meetings are happening on a weekly basis with Alex. Now in this past week, Margie has joined that group. There's some ongoing communication there as WTS is fully on boarded. As Board Members are aware, they are now

fully staffed. There is a permanent maintenance person dedicated to this property who is now on boarded and part of the WTS Team here. So, they are now fully staffed and moving in a good direction. On the monthly summary report dated December, 2021, there is some information regarding facility maintenance and operations. You will see that there's an item and then the status to let you know if it's complete or in process, as well as the conclusion and remarks. Board Members, would you like for me to go through these items one-by-one or have you already read them? If you've already read them, I don't want to unduly use your time. I do want to note on the sidewalk repairs, because it was an item that a couple of residents brought up. I don't think those residents are still in attendance, but just for the Board Members edification, the sidewalk repairs, which staff identified as their priority maintenance project, Bradley Ray Concrete Services has been servicing the District over the past few years. You probably recall previous proposals that were submitted to the Board for consideration. They have come out and evaluated critical areas. There are 18 areas on Scarlett, Cottonwood and Magnolia, some common areas around the clubhouse that have been identified and there is a proposal. Has this proposal been shared with any Board Member?

Ms. Grestmann: It has not been shared with anybody. I just received it today.

Ms. Adams: Okay. Board Members, this proposal was recently received today. This pricing is in keeping with previous proposals the Board has seen. I know that we get sticker shock every time we talk about sidewalk maintenance and repairs, but this proposal is for 18 locations. The total cost on this is \$13,800. There are some areas that need replacements, so this is cutting out the damaged sidewalks, removing them and hauling away the debris. Board Members have an option. I know that this was brought up at the 11th hour, obviously. I just received this proposal and you are just now getting this information. The proposal is dated January 19, 2022, which is today. My apologies for the lateness on this, but because it is such a priority, I wanted to bring it to the Board's attention. Would the Board like to consider this matter at today's meeting or would you like to consider it at a later time?

Mr. Roumy: Is this the only proposal that we have?

Ms. Adams: In the past, there has been an attempt to secure competitive proposals, but this is the only vendor that's been responsive. This is an owner operator situation.

Mr. Sabol: You see, it's a situation that you cannot win because the general audience and the general public want it fixed.

Ms. Adams: Even if the Board approves it tonight, the vendor has cautioned that their workload is so substantial that they're actually six weeks out for repair. So, if the Board approves it tonight, the vendor can be notified tomorrow and the earliest that the work could be done would be six weeks out.

Mr. Roumy: Can we seek the help of Lakeside Plantation. Maybe someone can use a grinder.

Ms. Adams: This is considered a health safety issue. I'm reluctant to bring a last-minute proposal to the Board of Supervisors, but this is a health safety issue and the sidewalks have been a priority. Bradley Ray Concrete is a vendor that the Board has done business with for several years. They have done work to the satisfaction of the District.

Mr. Roumy: How many manhours is he going to be doing to do all of this work?

Ms. Adams: This is not billed on hours. This is billed on a scope of locations, on the concrete, PSI.

Mr. Roumy: How many locations?

Ms. Adams: There are 18 locations. In addition to that, there are some areas noted around the clubhouse that would be additional areas. On the back gazebo walkway, there are two areas there and from the sidewalk from the courts to the road, there are six areas. So, in addition to the 18 areas in the residential sidewalks, there are eight areas around the clubhouse, for a total of 26.

Mr. Roumy: Is he grinding or replacing cement?

Ms. Adams: There is some replacement and also some grinding.

Mr. Roumy: Okay, you are talking about four feet wide. Alright? If it takes him one hour to do one grind for \$100, 18 times 100 is \$1,800.

Ms. Adams: I just want to clarify, Margie, did you meet with this vendor?

Ms. Grestmann: I met with this vendor.

Ms. Adams: Do you have any additional information that may help the Board?

Ms. Grestmann: Yes. The majority of the areas that have already been grinded, are not able to be grinded anymore. So, there are going to be a lot of replacements.

Mr. Roumy: Don't you think it's a band aid, instead of correcting what's causing the issue of lifting?

Ms. Grestmann: Well, those would be the majority of your Oak trees. It's the roots.

Ms. Adams: It does include the cutback.

Mr. Roumy: Why don't you cut the Oak trees then?

Ms. Adams: Any roots in the replacement areas will be cut back and removed. Now, a lot of the trees are on residential property. The property between the sidewalk and the residential yard, is actually resident property. I've spoken with that gentleman before and that tree is his.

Mr. Roumy: If this tree is causing damage to our sidewalks, that's the responsibility of the tree owner.

Ms. Adams: No. We are responsible to maintain the sidewalk even if their roots are encroaching.

Mr. Roumy: What's causing the damage to our sidewalk?

Ms. Adams: I understand what you're saying, but the reality is that the District is responsible to maintain the sidewalks.

Mr. Sabol: The whole problem is when they planned this complex, the developer bought the Oak trees for \$5 a tree and they did not foresee or they maybe did foresee the problem they were going to cause. It did cause this problem. The only way to have all the trees removed is if we win the lottery or something. That would settle the issue, but we don't have it.

Mr. Roumy: Do you know Sabal Trace in North Port?

Ms. Adams: I do not.

Mr. Roumy: Sabal Trace has Oak trees in their community. One day they decided to take all of the Oak trees out. They spent \$50,000 to get rid of all the Oak trees that have no problem with sidewalks and no problems with anything else.

Resident (Not Identified): They have no trees.

Ms. Adams: They have no trees.

Resident (Not Identified): Well, you'd have to replace it with another tree.

Mr. Szewczyk: Then you start getting into the permitting and the percentage of shade on the property, etc. Eventually, when we get really good at this, we can determine the cost benefit to cutting back the roots and doing a sidewalk versus taking the tree down, but there's a lot more to it than just taking a tree down. Believe me, I've been trying to kill the one in front of my house.

Ms. Adams: Sometimes there are city ordinances regarding tree removal. That area is not the CDD's area to maintain in some cases.

Ms. Chichelli: Like Margie said, right now we are at the point that we cannot just grind the area. They have to replace the area and that's why it's costing us more.

Mr. Szewczyk: If they are replacing that area, they will be cutting the root out of there.

Ms. Grestmann: They are removing it.

Mr. Szewczyk: That should eliminate the problem on that little four-by-four section of the sidewalk for a while anyway.

Ms. Adams: For a while. I do want to caution Board Members that Oak roots tend to find a way, but yes, the sidewalks will be in perfect condition.

Mr. Szewczyk: Again, I think it falls under a safety issue. I think we've heard from enough residents that there are issues. I walked this entire neighborhood, all four sections, a couple of times a month and I've noticed quite a few areas raised. That's definitely tripping hazards, so we need to be proactive and take care of it before someone falls and then we get sued for a lot more money than these sidewalks are costing us. Do we have to open this up since it's a new agenda item?

Ms. Adams: Yes.

Mr. Szewczyk: Okay.

Ms. Adams: Good call, Mr. Chair. Because this item was not on the agenda, the Board has the ability to take action, but we are required to take public comment on this matter. Are there any members of the audience who would like to make a comment regarding sidewalk maintenance?

Resident (Brent LaFlam, Dixie Lane): As far as the sidewalk maintenance goes, yes, the tree roots have to be cut, but you can cut them at your sidewalk line because that is where your property starts. You can also then pour a 2-to-3-foot concrete apron, if you will, underground to reduce the chance of the roots coming back in. It will be a little bit more on the upfront costs, but it'll buy you another five to seven years before those roots work their way through it. This is just a suggestion.

Mr. Szewczyk: Just really quick, explain that process to me one more time.

Mr. Brent LaFlam (Dixie Lane): Here's the sidewalk, we cut the tree root out, we dig out underneath that sidewalk down 2 to 3 feet, pour about a 3-inch slab vertical so the tree roots have got nowhere to go, it will delay them for 5 to 7 years.

Mr. Roumy: You got the job.

Mr. LaFlam: I have a job, but I will help in volunteering in some things.

Ms. Adams: Are there any other members of the audience who would like to make a comment regarding sidewalk maintenance? Mr. Chairman, I don't see anyone else indicating a desire to speak.

Mr. Roumy: This is a wonderful idea, but how are we going to get this idea to work?

Ms. Adams: If Board Members want to not take action tonight and defer this matter and increase the scope, which would increase the cost, staff can bring back a proposal at next month's meeting, but it will be higher than this proposal.

Mr. Szewczyk: It' will get delayed another six weeks out, so now we're talking ten weeks from now before they would even attempt it.

Ms. Chichelli: Next month, we have the same people looking for answers.

Mr. Roumy: This is a great idea. Why can't we take this idea and work with it?

Ms. Adams: If the Board wants to take action on this and include that scope with future proposals, we can do that.

Mr. Roumy: We say future, but what if someone tomorrow falls down and sues Lakeside Plantation?

Ms. Adams: I would just caution the Board about too much discussion. Go ahead, Sarah.

Ms. Sandy: For items like that, the Board needs to take responsibility.

Ms. Adams: Another option for the Board to consider is if you wanted to set say a not-to-exceed \$25,000 and delegate authority to the Chairman to approve and have Bradley Ray revise the scope to include those concrete boundaries.

Ms. Chichelli: Do you think that this is going to be that much?

Ms. Adams: It's 26 locations.

Mr. Szewczyk: We wouldn't be dealing with that on the grinding ones, only on the replacement ones.

Ms. Adams: Yeah. Well, I would not set it less than that because if it's a little bit wide, then it needs to come back to the Board. Alternatively, if it's that amount or less then the Chairman would have the ability to approve.

Mr. Roumy: To be honest with you, Tricia, you've put us right in the corner to make a decision.

Ms. Adams: No, I understand. I just got the proposal. Staff just got the proposal. I'm not trying to put you in a bad position. I'm just giving you the Board information and you can decide what to do.

Mr. Roumy: In one, it's a safety issue and on the other hand, we have to spend the money.

Ms. Adams: Yes.

Mr. Roumy: Alright? So, we are cornered there. What to do?

Mr. Sabol: Why don't we fix the sidewalks that we have to fix. Fix the cracks and whatever and why don't we appropriate money in our budget to take so many Oak trees out a year and get rid of them.

Ms. Chichelli: We have to get a permit from the city.

Ms. Adams: Right. They're not always on CDD property. There are some CDD areas to maintain.

Mr. Sabol: In my backyard, I took a large tree out. One price was \$1,800. I've done more reasonable than that. I had to go through the HOA to get a permit to put two more trees in. So now I had to put two big trees in the back because of the one I took out in the front, which is getting ridiculous.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with Mr. Sabol, Ms. Benjamin, Mr. Szewczyk and Ms. Chichelli in favor and Mr. Roumy dissenting, the proposal from Bradley Ray Concrete Services to repair sidewalks in 26 locations in the amount of \$25,000 and delegating authority to the Chairman to approve and have Bradley Ray revise the scope to include those concrete boundaries was approved. Motion Passed 4-1)

Mr. Roumy: It is not about the money.

Ms. Adams: We are going to continue on with the Amenities Manager Report. We've just addressed that first section that has the maintenance repairs. We talked about the priority projects and the proposal that came in this afternoon for sidewalk repairs. The Board took action on that. Are there any questions regarding the facility maintenance and operations section?

Mr. Roumy: Yes. We keep on buying umbrellas.

Ms. Adams: Yes.

Mr. Roumy: We just bought four umbrellas a month ago or a couple of months ago. What happened to them?

Ms. Adams: Oftentimes umbrellas can get damaged if they're left up and a wind gust damages the spokes. It's not uncommon for an umbrella to get damaged. There also may be some additional areas. I believe that on bocce courts in other areas, there may be some additional umbrellas that are going out, where some shade structures used to be, but the shade structures had dilapidated and ended their useful life. So, those umbrellas are provided for shade in additional amenities.

Mr. Roumy: The umbrellas that turn around.

Ms. Grestmann: The freestanding umbrellas?

Mr. Roumy: Yes. A little wind and this umbrella keep on rolling around you. What's going on with these umbrellas? These are brand new umbrellas.

Ms. Grestmann: Right. Okay. I really haven't had a chance to get out there and look at the umbrellas up that close.

Mr. Roumy: Maybe you can put up a sign saying, "*When you use your umbrella, please close it back again.*" You open it up, but when you are done with it, close it down. Could we put up little signs?

Ms. Adams: Staff can monitor that as they patrol through the amenity and monitor the amenities to see if an umbrella is not being used.

Mr. Roumy: Why don't they put the umbrellas down each night?

Ms. Grestmann: That's fine. That's not an issue at all. We can have them close each night. In the future, you may want to put up a permanent shade structure. I've done that in the past. Then you don't have to worry about it, but for now I can have the staff close them. We can look at putting signs. We can look at the freestanding umbrellas. If those are the ones that are spinning, maybe we don't want to purchase any more freestanding umbrellas.

Ms. Adams: Give staff an opportunity to work on the umbrella matters.

Mr. Roumy: I don't see them walking around. This is something that I'm fighting for the last four years.

Ms. Adams: Understood.

Mr. Roumy: They sit in their office and don't move. (*Applause*). Last week, a gentleman was playing tennis. It was the first time I saw this gentleman and he had a young gentleman with him. He was on Court 4 so nobody could see him. Alright? It happened that I was on Court 2. I walked to him and said, "*This is the first time I see you here are you a Member?*" He said, "*Yes,*

I'm a Member." I said, *"Who is this gentleman?"* He said, *"That's my guest."* I said, *"If he is a guest, he has to go to the office, sign a waiver and pay his dues."*

Ms. Adams: You're right.

Mr. Roumy: I came to the office and I believe that I spoke to you.

Ms. Grestmann: I went out and talked to him.

Mr. Roumy: I'm not going to dispute that. Did he pay the \$10?

Ms. Grestmann: Yes. He came in the other day.

Mr. Roumy: Fine. I'm not going to dispute it. I'm sorry. If he paid, he paid, but it's not up to me to go to someone on a court and ask him if he was a member or not. That is what I'm saying.

Ms. Adams: We definitely encourage, if residents see an issue, to report it to staff rather than to confront the guest.

Mr. Roumy: The point that I want to make to Margie, is to please have your staff walk regularly through the property. Alright?

Ms. Grestmann: Sure.

Mr. Roumy: If you see something improper report it. If you see someone that doesn't belong here, ask him what they you doing here? There is a guy who takes a shower here, changes his clothes under the gazebo and go home. Who is he? I don't know.

Resident (Not Identified): He's a renter and it's disgusting.

Mr. Roumy: Someone has to tell him no.

Resident (Not Identified): He has been told, but it is not up to me as a resident.

Mr. Roumy: It's not up to me either.

Mr. Szewczyk: Bill, this is not open for public comments right now.

Mr. Roumy: This is always my beef with the office.

Mr. Szewczyk: I know. For years you've been wanting people to get out of the office and get out there.

Mr. Roumy: Get familiar with the residents. Say, *"Good morning, Mr. Joe Blow. What can I help you with today? What can I do for you today? Are you happy with what's going on?"* If they walk around, they walk around and look at everyone and then go back to the office instead of engaging with the residents.

Mr. Szewczyk: Let's give Margie and all of her six days here an opportunity to put these things into place.

Ms. Grestmann: Bill, I've been observing the staff since I've been in here. I wanted to get through this meeting first and a lot of these quotes and projects just to get myself acclimated with them. I am looking to have a staff meeting with our staff next week. I've talked to them all individually. I've asked them questions and I will have your job descriptions taken care of.

Mr. Roumy: Don't get me wrong. They are nice ladies.

Ms. Grestmann: They are sweethearts.

Mr. Roumy: But they need directions, maybe. They need support and direction. By the way, WTS according to the contract, should have a uniform.

Ms. Grestmann: They actually do have uniforms. They have shirts.

Mr. Roumy: What color shirts?

Ms. Grestmann: Black and green.

Ms. Scrow: They say, "*Lakeside Plantation.*"

Ms. Grestmann: They do wear them all the time.

Mr. Roumy: Thank you.

Mr. Sabol: Also, when you're checking tennis players, there are many pickleballs players that come here sometimes. One evening we can by and there must have been almost 15 play people pickleball. I'm sure that they didn't have permission to be there.

Ms. Grestmann: I'll reiterate that to the staff. Courtney and Jamie especially have been here for years so they know a lot of the members. They don't actually need to say, "*Hey, can I see your pass?*" If I were to go out there, I'd have to probably ask everybody. It's something that I will address in our staff meeting.

Mr. Roumy: The atmosphere hasn't changed. I would like to see the office people be jolly with the residents.

Ms. Grestmann: I agree with you. That's important. You can always come and see me.

Mr. Roumy: I want them to go around.

Ms. Grestmann: I'm saying if there's any concerns that you have, you can always come and see me. I have an open-door policy. Anybody can come in and see me at any time. Board Members have my cell phone number. You can call me. If you need anything, just let me know

and I will have a staff meeting. I will get the job descriptions. I just need a week or so just to get caught up.

Mr. Szewczyk: Okay. Can we move on to landscaping?

Ms. Adams: Yes Sir. As you know WTS staff is starting to wrap their arms around the landscape agreement and get started on evaluating. They are working closely with Supervisor Chichelli, who has been assigned by the Board for landscaping maintenance. If Board Members have any questions, I'm happy to address them. Otherwise, the next section is programming. Did WTS staff want to present this section? Do you want to present it?

Ms. Scrow: Yeah. It's up to you.

Ms. Adams: Melissa has been very hands-on and knows the lifestyle programming like the back of her hands. She will go through this with the Board.

Ms. Scrow: Thank you, everyone. As Tricia was saying, we came on board the beginning of December, I want to say. I don't know the exact date. Obviously, one of our goals here is to build the programming. That's one of the main things that we want to do on top of everything else that's presented here. One of the things that we did right off the bat was send out a lifestyle programming survey. It is important to us to really get to know the community, who lives here, what do you want to do and how we can make your life better in the community. So, that's something that we're going to send out. I always think of a quarterly or at least a semi-annual survey, just to keep a pulse on the community. It's your opportunity to give a little bit of feedback, tell us more of what you would like to see and if you're enjoying everything. We did have coffee and donuts. I know that's a real popular event here. I think that's a monthly event. We also had the Polar Express movie day. Those were both in the beginning of December. We had the cookie decorating, holiday sing along, Santa visit and bounce house. Those were obviously geared towards children. It says five, but we did have more than that. I was here that day. We even had a dog come through and take a picture with Santa. We did a Bingo event, the jolly jamboree, wine and cheese, which I know is really popular and of course the New Year's Eve bash, which we had a ton of positive feedback on. The events that you see that are reoccurring, we take every suggestion and comment that you have and we will tweak it for you. So, any of these events that you have, like I said, comments or suggestions or anything like that, definitely email the management team. If we can do it, we will. That's our motto.

Mr. Roumy: Have you looked into our amenity policies?

Ms. Scrow: Yes.

Mr. Roumy: Do you have a copy of the amenity policies?

Ms. Grestmann: I have the amenity policy.

Ms. Adams: I did go over that with Alex during the transition meeting. She will be providing training for the staff, as well as Margie.

Ms. Scrow: Yes.

Mr. Roumy: Do they have to review it and make some comments on it or no?

Ms. Adams: Alex and I discussed that it's a living document subject to change based on Board Member approval. So, I asked that she monitor and keep a list of any recommended changes. There are also some recommendations from tennis members that Alex has met with. So, she's tracking that and she will be conveying that to the amenity team.

Mr. Roumy: Alright.

Ms. Scrow: Then just forecasting, going forward, like I said, we're just going to try to slowly build the events and cater it to all age groups. We're trying to really offer some events that will be well attended for the children in the community. I know that has been lacking for a little while now. We will just go over the items for Valentine's Day, date night, sock hop, community yard sale, which I know is really popular, wine and cheese, Bingo, of course, and Food Truck Friday. That's pretty much past to present. Would you live for me to go over the current action items?

Ms. Adams: I think the Board can review and let us know if they have any questions.

Mr. Roumy: I have no question about this, but I have a question for Margie. The shower located in the pool, the string that you pull is very short. If a 10-year-old wants to shower there before he goes to the pool, he cannot reach that.

Ms. Grestmann: Okay. I was actually just up there today and I'll go up there again and take a look at it to see if we can make it a little longer.

Mr. Roumy: What about pesticides? There are a lot of ants around the pool area. Can someone take care of the ants?

Ms. Grestmann: Okay. We are going to be meeting with him.

Mr. Roumy: Number 3, the handles going into the pool are all deteriorated.

Ms. Grestmann: They've been ordered.

Mr. Roumy: Yeah, but I don't see it on the list.

Ms. Scrow: I know we had to get the longer one. We got the two short ones.

Courtney: Yeah. We have 4-foot ones. We just have to reorder the 6-foot one. We tried to force it on there and it looked weird, so he recommends getting a longer one. That was ordered and will be here by the end of the month.

Ms. Grestmann: It just must have been missed on this, so I apologize.

Ms. Adams: Anything else, Supervisor Roumy?

Mr. Roumy: No.

Ms. Adams: Do any other Board Members have comments or feedback regarding the Amenity Manager's Report? Hearing none,

TENTH ORDER OF BUSINESS

Other Business

Ms. Adams: Is there any other business? Hearing none,

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Adams: Are there any Supervisor requests? Hearing none, we need a motion to adjourn.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman