

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

The regular meeting of the Board of Supervisors of the Laguna Lakes Community Development District was held Wednesday, December 13, 2017 at 4:30 p.m. in the Lakes Regional Library, 15290 Bass Road, Fort Myers, Florida.

Present and constituting a quorum were:

Jonathan Busa	Chairperson
Ellen Young	Vice Chairperson
Joyce Judas	Assistant Secretary
Mark Wessler	Assistant Secretary
Robert Hajicek	Assistant Secretary

Also present were:

Cal Teague	District Manager
Residents	

The following is a summary of the actions taken at the December 13, 2017 Laguna Lakes CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Chairperson Busa called the meeting to order and District Manager Teague called the roll. All members of the Board of Supervisors were present.

SECOND ORDER OF BUSINESS

Approval of the Agenda

The Agenda was presented.

On MOTION by Ms. Judas seconded by Mr. Hajicek with all in favor, the Agenda was approved as presented.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no Audience Comments on Agenda Items, however, resident Michele Martel was present with some questions about the Monterey berm. While this was not an item on the Agenda, Chairperson Busa asked her to go ahead with her question(s), which were as follows:

- With regard to cleanup and mulching along the fence line in Monterey (berm area), are they to take care of this and bill the CDD or will the CDD take care of the cleanup and mulch. Chairperson Busa advised that mulching is the responsibility of the CDD and cleanup the responsibility of the parcel owner. He further reported that while there is a Landscape Agreement between Monterey and the CDD, mulching is one part of maintenance that the CDD retains. Bids for mulching are on today's Agenda for approval. The mulching will consist of pine straw as while red mulch was discussed at prior meetings, the Board denied this request in favor of the uniformity of pine straw.
- Her next question had to do with thinning and trimming (those identified with the red ribbons) and said that "John" with PCL had offered to do this. District Manager Teague said the contract has already been awarded to Juan Ramirez Lawn and Landscape, (the landscaper who is already performing these services inside Pebble Beach and Beverly Hills).

FOURTH ORDER OF BUSINESS

Approval of the Minutes

The Regular Meeting Minutes from October 25, 2017 were presented.

On MOTION by Mr. Wessler seconded by Ms. Judas with all in favor, the Regular Meeting Minutes from October 25, 2017 were approved as presented.

FIFTH ORDER OF BUSINESS

Irrigation Discussion/Updates

A. Maintenance Updates

Mr. Kring was not present for today's meeting and therefore, there were no new maintenance updates, however, District Manager Teague did report as follows on Controllers 4 & 9.

B. Maintenance Updates

i. Controllers 4 & 9 Replacement Update

Replacement Controllers 4 & 9 have been replaced. The last two (2) will be completed Summer of 2018.

C. Proposals

Irrigation Specialists Proposals 1380 and 1381 for the rewiring of four (4) homes on Spring Mountain Way and the island in front of 2005 Spring Mountain Way with Tucor 2-wire for the amount of \$1,233 each were presented.

On MOTION by Mr. Wessler seconded by Mr. Hajicek with all in favor, Proposals 1380 and 1381 from Irrigation Specialists for the rewiring of four (4) homes on Spring Mountain Way as well as the island in front of 2005 Spring Mountain Way with Tucor 2-wire for the amount of \$1,233 each were approved.

SIXTH ORDER OF BUSINESS

Field Manager's Report

A. Field Manager's Report for November and December

The report was reviewed with discussion as follows:

- District Manager Teague reported that the tasks identified will be completed by the maintenance tech including replacement of some fishing signs and any other such items that have been flagged will be completed. The dead trees located by the power line at the eastern berm will be taken out as well.
- Chairperson Busa reported receiving an email from a resident (a water inspector) who has witnessed through the years and now again recently, people dumping "stuff" into the storm drains. The Santa Barbara Board received this email as well. He shared remedies that other communities have successfully used to help prevent this dumping with the residents feeling that communication is always

helpful as well and asked if the Board would consider some type of sign mounted to trees throughout. Supervisor Wessler commented that he felt the LLCA should know about this and that the residents should report this. Ms. Martel stated she would share this with the Monterey Board as well.

SEVENTH ORDER OF BUSINESS **Old Business**
A. Berm Maintenance (Stone Removal, Tree Trimming, etc.)

i. Drainage Concerns in Berm

a. 8890 Paseo De Valencia

- Two (2) Proposals from Copeland Southern Enterprises, Inc., were presented for consideration, the first being the “Wessler Design” except this one uses five (5) drains instead of two (2) and then tie into the manhole at a cost of \$3,775 (there was question as to whether this would work) and the second was again the Wessler Design, however, would also run up the easements between these houses and tie-in the downspouts to the underground system, which would all then drain back into the main catch basin, which would then go to the lake at a cost of \$11,775. It was the consensus of the Board that this be put on hold until such time as the trees can be removed and the effect of sunlight on this area can be determined.
- Supervisor Wessler reported that the trees between 8890 and 8880 on both sides of the drain still need to be removed as well as the illegal Norfolk Island Pine on the berm behind 8890 and the Shady Lady between 8890 and 8900, which may be adding debris to clog the drain. The Shady Lady Trees will remain for now, however.

On MOTION by Ms. Judas seconded by Mr. Hajicek with all in favor, removal of only the Norfolk Island Pine at 8890 Paseo De Valencia was approved.

b. 8830 & 8840 Areca Palms Install

- Four (4) trees were removed between 8830 and 8840 with the removal at 8830 leaving a wide gaping hole. A Proposal from Juan Ramirez Lawn for

planting of 14 of the 15-gallon size Areca Palms at \$95 each totaling \$1,330 has been received.

On MOTION by Mr. Wessler seconded by Ms. Judas with all in favor, the Juan Ramirez Lawn proposal for planting of 14 Areca Palms, 15-gallon size at a cost of \$95 each for a total of \$1,330 was approved with the stipulation that these palms be planted prior to the pine straw mulch being put down.

ii. Residential Berm Issues Update

District Manager Teague reported that the cleanup is approximately 75 to 80% complete. Staff will continue this cleanup ongoing.

B. Lake Maintenance Issues (Bulrush Removal, Reporting, etc.)

i. Lake Analysis Results

District Manager Teague reported that the results are in with two (2) lakes being tested. Both were reported to show very high phosphorus counts, probably due to fertilizer. Extensive discussion ensued with the decision to test the remaining five (5) lakes for phosphorus at \$100 each, \$500 total to be done as soon as possible with the next step being to explore options for fixing the problem.

On MOTION by Ms. Judas seconded by Mr. Wessler with all in favor, testing of the remaining five (5) lakes for phosphorus was approved at \$100 each for a total of \$500.

C. Tree Trimming Revised Proposals

Revised Proposals were received from Juan Ramirez Lawn and Landscape as well as from Modern Cuts. These Proposals were revised to exclude any referral to removal of the trees along the southern berm, removal of the black olive trees and doing only the Oaks and Palms (65 hardwoods and 399 Sable Palms) at a cost of \$11,087.80, which is below the prior approved amount. Therefore, Juan Ramirez Lawn and Landscape will proceed accordingly. If the work has not already begun, it will shortly.

D. Storm Cleanup Discussion

District Manager Teague gave an update of the storm cleanup costs which were included in the Agenda packet. He said that while a claim had been submitted to the insurance company, which was denied. Therefore, the claim will be submitted to FEMA for their consideration.

EIGHTH ORDER OF BUSINESS

New Business

A. Tree Replacement on Bass Road

The proposal for removal of the Oak Trees on Bass Road (9) with new replacement trees being the 12 to 14-foot Fox Tail Palms was presented.

On MOTION by Mr. Wessler seconded by Mr. Hajicek with all in favor, Juan Ramirez Lawn and Landscape's Proposal was approved as presented above.

B. Lake 8 Fountain Light Replacement

Proposal for replacement of the fountain light on Lake 8 was presented for \$2,095. Discussion ensued as to whether this had already been done and whether this would still be under warranty. Supervisor Judas suggested that any Motion that is made be contingent upon researching whether or not this light is still under warranty and if not, then authorization for repair be given.

On MOTION by Ms. Judas seconded by Mr. Wessler with all in favor the Proposal for \$2,095 to replace the fountain light on Lake 8 was approved contingent upon the finding that this light is no longer under warranty was approved.

C. Interior and Exterior Pine Straw Install

Three (3) Proposals were received for placement of 3" of pine straw along the berm. After discussion, decision was made to award to the low bidder, i.e., Pine Spreaders.

On MOTION by Mr. Wessler seconded by Ms. Young with all in favor, the Proposal from Pine Spreaders for pine mulching of the perimeter berms for the amount of \$12,724.60 was approved with agreement that Pine Spreaders not be notified at all to begin work until AFTER ALL the tree trimming and tree replacements have been completed.

D. Perimeter Wall Analysis

District Manager Teague reported that Mr. Pepin completed an inspection and found that basically one (1) panel is bad. Copeland also looked at this but they reported that the entire panel should be replaced. Since there is only one (1) manufacturer of this product, it has been ordered and will be replaced when possible.

NINTH ORDER OF BUSINESS **Manager's Report**

A. Financial Statements for Period ending October 31, 2017

Financials for period ending October 31, 2017 were presented.

On MOTION by Ms. Young seconded by Mr. Busa with all in favor, the financials for period ending October 31, 2017 were accepted as presented.

B. Financial Statements ending November 30, 2017

Financials for period ending November 30, 2017 were presented.

On MOTION by Ms. Young seconded by Mr. Busa with all in favor, the financials for period ending November 30, 2017 were accepted as presented.

C. Follow-up

There being none as all items are covered within the Agenda items, the next Order of Business followed.

TENTH ORDER OF BUSINESS **Attorney's Report**

There being none, the next Order of Business followed.

ELEVENTH ORDER OF BUSINESS **Engineer's Report**

District Manager Teague reported a situation that has occurred beginning in 2018 with the County basically terminating their Reuse Water Agreement explaining that the County is in the process of changing from "Agreements" to "Permits" for 2018. He went to further report that he would be able to complete a good deal of this Permit Application, however, some of it may need to be handled by Engineer Mark McCleary or Scott, which could involve a potential expense.

TWELFTH ORDER OF BUSINESS Supervisor's Requests and/or Comments

There being no Supervisor Requests and/or Comments, the next Order of Business

followed.

THIRTEENTH ORDER OF BUSINESS Audience Comments (Limited to 3 minutes per speaker)

There being no Audience Comments, the next Order of Business followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

There being no further business and,

On MOTION by Mr. Hajicek seconded by Ms. Young with all in favor, the meeting was adjourned at 5:47 p.m.
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Calvin Teague
Secretary

Jonathan Busa
Chairperson