

Summary of the June 21st, 2018 Regular CDD Meeting

Call to Order and Roll Call – All were present.

Audience Comments on Agenda Items – one comment was asked to please explain the loan and the R & M budget for the clubhouse.

Approval of Consent Agenda – Approved as amended to move 8 Ci up to the first item and add C Access Control to Old Business.

A. Approval of the Minutes of the May 17, 2018 Meeting

B. Financial Statements and Check Register

Old Business

A. Kitchen Operational Protocols / Kitchen Checklist – The kitchen checklist was approved with a line addition for a signature for office staff to also sign off. The fridge checklist will be sent out to all supervisors for any recommendations. Also, anywhere where the word Protocols is mentioned it will be changed to Procedure

B. Update on Irrigation Mainline Engineering – Supervisor Carey and Michelle explained that the engineers had just sent a conceptual layout this morning and they are moving along in the project. Any and all updates will be sent out to the Board.

C. Access Control – Supervisor Falduto explained that his time for locking up and opening the building would end in July due to the financial constraint of both being an employee and being on the board. Security Alarm Corp was able to provide a proposal to add automatic door locks, such as the one that is on the kitchen, that would automatically lock the doors at 10:00 pm and unlock the doors at 7:00 am. The proposal was in the amount of \$13,880.00. This includes adding the modules and proximity readers to the Sports Bar door, the pool restroom doors, the Front and back door at the Lodge and the library. The five remaining doors in the Lodge are not included in this proposal. The topic of the five remaining doors being locked at all times or other alternatives will be discussed at the July 17th, 2018 Board meeting.

New Business - NONE

Staff Reports

A. Attorney

B. Engineer

C. Manager

i. **Presentation by Wendell Gaertner, Financial Advisor** – Mr. Gaertner explained that PRAGG offers financial advising for local government agencies as well as CDD's. He also explained that with the new 2017 Tax Law Florida made it more difficult for borrowing money. He also explained the difference between a loan and a bond. His proposal to provide his services will be put on the July Agenda.

ii. **2019 Budget Assessment Summary – Loan Impact** – Mr. Koncar explained that there would be an additional amount added to the proposed assessment increase. The additional amount would depend on the amount of the loan and the term of the loan, neither which is known at this time.

iii. **Discussion of the Proposed Budget for Fiscal Year 2019** – The proposed budget was presented to the Board and placed on the website for the public to review.

iv. **Acceptance of Audit for Fiscal Year 2017** – Approved 5-0

D. Field Manager's Report – Supervisor Carey asked when the next Dissolved Oxygen test would be performed.

On-Site Administration Report – Project Updates – Michelle explained that the road work had been done and they would be coming back to do some repairs that will be needed. Michelle read the email from Sport Surfaces explaining the expected date for the tennis court resurfacing. Michelle explained the Sports Bar window replacement was being completed that day.

Supervisor Requests – Supervisor Carey expressed how happy he is with the lake appearance and the road repairs. Supervisor Bell expressed how unhappy he is with the look of the park explaining the yards do not look well and the hedge row hasn't been trimmed. He also expressed his feelings on the speed hump repairs and the concrete parking block. Supervisor Oppenheim explained that he went and surveyed the mailbox huts and provided a list to Michelle of ones that need roof cleaning and paint repairs. He also expressed his concerns over the speed humps and road reflectors. Vice Chair Falduto asked that the topic of the 5 remaining Lodge doors be placed on the July 17th Agenda.

Audience Comments – Several comments were made about the budget and increases. Comments were also made about work orders and the look of the lodge.

Adjournment – Meeting was adjourned at 11:23 am.

The next CDD meeting will be July 17th, 2018 in the Lodge at 10:00 am