

Summary of the December 14th, 2018 Regular CDD Meeting

WORKSHOP

Call to Order and Roll Call – All were present

Presentation on District Financials – Mr. Koncar presented on overhead of how the districts financials are done and the budgeting process happens. We also explained that the budgeting process will begin in January.

Responses to Resident Questions

Swearing in of New Board Members – Mr. Koncar swore in Mr. Bell as well as Ms. Nadelin.

Adjournment – 9:48 am

REGULAR MEETING

Call to Order and Roll Call – All were present including the new board member Ms. Nadelin and Mr. Ross the district attorney.

Board Reorganization- Resolution 2019-02 – Approved 5-0 same officers as in the previous two years.

Audience Comments on Agenda Items – N/A

Approval of Consent Agenda – Approved as presented.

- A. Approval of the Minutes of November 15, 2018 Meeting
- B. Financial Statements and Check Register

Old Business

Pool Lift – Michelle explained that the manufacturer for the pool lift was in the process updating their warranty and will have all the information included in the January Agenda.

Lodge Renovations – It was explained that the three different design concepts have been up in the Lodge and people have had the opportunity to vote on which they would like to see. The concepts will stay up through the January meeting and the votes will be tallied at the January meeting.

New Business

Fitness Center – Michelle explained that she had a contractor in to repair the window sill in the fitness center. When the contractor came in to remove the old dry wall it was discovered that there was mold down the wall. We will have ALL the drywall removed and the concrete block sprayed and clean to remove any of the mold that remained. Michelle will be getting prices to have new windows installed because that appears to be the problem. Michelle will have prices included for the Board for the January meeting. All repairs will be done at the appropriate times.

Staff Reports

- A. **Attorney** – Mr. Ross introduced himself to the board and audience.
- B. **Engineer** – None.
- C. **Manager** – Mr. Koncar explained all information previously on all items that were being addressed.
- D. **Field Manager's Report**
- E. **Service & Inspection Report – Lake & Wetland Management**

On-Site Administration Report – Project Updates – Michelle updated the board on the following:

- **Landscape Issues** – She and Mr. Bitgood met with Tricia and Virginia from the HOA. We will be developing a check list to track the complaints and any results.
- **Parking Lot** – The original gentleman that came out and assessed the damage dropped the ball. She has set up a meeting with Mr. Lukas, the original project manager, to address the issues.
- **Concrete work** – The areas around the lake that need to be fixed will be done first and then the curbing on the road will be taken care of.
- **Pool Gate Latches** – We will be installing self-closing latches on all pool gates.
- **Hurricane Report** – She and Brian had a phone conference with the new attorneys. They have requested some more info and feel that we should be covered for some stuff that was denied. As soon as Michelle receives any information she will pass it along to all.

Supervisor Requests

- **Supervisor Bell** – Asked if we could replace the plants within the hedge that were removed when the mainline was repaired. He also thanked the residents for electing him to Board for an additional 4 years.
- **Supervisor Carey** – Welcomed Ms. Nadelin to the Board. Expressed his concerns that non approved CDD equipment was being used on CDD property and requested that people only use CDD equipment.
- **Vice Chair Falduto** – Talked about the upcoming activities and wished all a very Merry Christmas.
- **Chairman Bitgood** – Requested AVID viewing access for ALL board members and asked if we could have a training done to show how to use it.

Audience Comments – There were audience comments regarding activities, street lights, the lodge chairs and the county lift station. There was also a comment about the possibility of privatizing the CDD

Adjournment – 10:59 am