

# **Summary of the October 17<sup>th</sup>, 2019 Regular CDD Meeting**

Call to Order and Roll Call – All were present with the exception of Supervisor Bell.

Audience Comments on Agenda Items – N/A

Approval of Consent Agenda – approved as presented.

- A. Approval of the Minutes of the September 19, 2019 meeting
- B. Financial Statements and Check Register

Public Hearing on Rule Development and Rule Making – The public hearing was opened and the Board discussed all the different options and reasons as to why we would change the fees for the fitness center and the rules for renting the Lodge.

- A. Resolution 2020-02 – Approved 4-0

Old Business – N/A

New Business

- A. Roof Repairs – Michelle provided a quote by CFS Roofing in the amount of \$11,596.00 to perform maintenance on the buildings surrounding the Lodge and the Gazebos. It was approved 4-0. Michelle also mentioned that when they were doing the repair on the main Lodge, it was found that there was no backing to the roof in that area. She will be asking the roofing company to come out and check other areas of the Lodge roof to see what the situation is over the entire building.
- B. Outstanding Regions Check – Michelle explained to the Board that there are still checks outstanding and it is preventing us from closing out the regions account. Some of the checks are from the beginning of 2018. The board voted 4-0 to have the outstanding check monies returned to the district.
- C. Vendor Communications Policy – Attorney Cohen and Mr. Koncar will bring a draft policy to the November board meeting.

Staff Reports

- A. Attorney – N/A
- B. Engineer – Mr. Dvorak provided two proposals to the Board. The first one was for an acoustical engineering firm to come down from Gainesville and do an acoustical audit of the Lodge. The engineer suggested that we hold off on it due to the recent discovery of the Lodge roof situation. He suggested that it might make a difference acoustically if there is no backing under the metal roof panels. He was also asked to try and get another proposal from an additional acoustical firm. The second proposal Mr. Dvorak provided was from Novella Limited, to look at the pool deck situation. The proposal would entail a four foot by six foot section roughly area of pavers taken up and hand dug 4-5 feet down to investigate if old plant material is decaying under ground and causing the issues with the deck and pool. The board approved the proposal 4-0 to not exceed \$4,185. The pool does not need to be closed for this. After doing the research a report will be brought back to the Board.
- C. Manager
  - i. Consideration of Audit Engagement Letter for FY 2019 – Approved 4-0
  - ii. Motion to Assign Fund Balance – Approved 4-0
  - iii. Resolution 2020-01 Amending the General Fund Budget for FY 2019 – Approved 4-0
  - iv. Consideration of Contract with Campus Suites for ADA Compliance Services - Approved 4-0 in the amount of \$3,064.80. Michelle will work to clean up the website and only have on there was legally required. The Board voted 4-0 to reallocate \$8,935 to R & M Clubhouse.

On-Site Administration Report – Project Updates – Michelle explained that the electrician is working hard to get FPL in here to get the new street light turned on.

Supervisor Requests – Supervisor Nadelin asked about the pool lift and the bocce court covers. Supervisor Carey asked about the Gazebo across the lake that was missed in the painting of the Lodge. Vice Chair Falduto commented on the Activities that we are offering and encouraged people to sign up. Chairman Bitgood commented that he and Michelle have been going around the community and meeting with different vendors about issues that need to be addressed.

Audience Comments – A comment was made about the estimated date of the new street light and if Mr. Myers could be contacted when we know.

Adjournment – 11:04 am

The next Regular CDD meeting is November 21<sup>st</sup>, 2019 at 10:00 am in the Lodge