

## Summary of the April 18<sup>th</sup>, 2019 Workshop and Regular CDD Meeting

### WORKSHOP

Call to Order and Roll Call – All were present

Review of O&M Budget – Different line items were adjusted higher to help with upcoming repairs. Inframark will make the changes and the proposed budget with the changes will be posted to website as soon as it becomes available.

Responses to Resident Questions – The Board discussed questions from a group of the bocce players in regards to a request for additional courts and coverage for the current courts. Staff will be getting proposals to cover the current courts.

Adjournment – the workshop was adjourned and the regular meeting will start at 10:00 am.

### REGULAR MEETING

Call to Order and Roll Call – All were present including Mr. Koncar.

Audience Comments on Agenda Items – Comments were made regarding the FY 20 budget.

Approval of Consent Agenda – Approved as presented.

- A. Approval of the Minutes of March 14, 2019 Workshop and Meeting
- B. Approval of the Minutes of March 19, 2019 Continued Meeting
- C. Financial Statements and Check Register

### Old Business

- A. Lodge Renovations – Paint Specs – The specs from Sherwin Williams were included in the Agenda for the Board to review. The chairman asked if the board would be able to come back at 1:00 pm after a recess to meet with painting contractors for a pre-bid meeting. All were able to. At that time the Board voted, 4-1, on the color scheme of Stone Lion, aquaverde, reflective white and bravo blue. The board also asked that all bidders please provide a separate bid to pressure wash the roofs prior to the painting of the buildings.
- B. Banking Update – Mr. Koncar explained that the accountants are in the process of doing the transfer.

### New Business

- A. Discussion on Pool Cards – Ms. Egan explained that we still have a large amount access cards that have not been picked up yet. Mr. Koncar drafted a policy that would explain that if a resident does not contact us to pick up their access card by August 1, 2019 their deposit and access card will be forfeited. The money that would be left after the August 1, 2019 deadline would be put into unallocated funds. A post card will go out to all residents, notices will be placed in the mailbox boards and a blast email will go out as well to inform residents. This policy was approved 5-0.

### Staff Reports

- A. Attorney – wrote comments on the updated management contract.
- B. Engineer – N/A
- C. Manager
  - i. Discussion on Proposed Budget for Fiscal Year 2020 – reviewed what was done in the workshop.
  - ii. Consideration of Agreement between HOP and Inframark – Mr. Koncar explained that after receiving the comments from the district attorney it will be sent back to the attorney for Inframark. Once the attorneys have settled out the legal stuff a draft of the new contract will be presented to the Board for their review.

Field Manager's Report – It was discussed to get rid of this report and have each supervisor pick a particular area to oversee and report any issues to the office.

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

**Landscape bids** – She has sent an email reminder to all bidders that closed bids are due on May 3. She has received one decline and the bidder will be putting it into writing. The board will have a special meeting on May 13<sup>th</sup>, 2019 to open the bid packages.

**Engineering firm** – Michelle expressed her frustrations with the current engineering firm and asked the board if we could ask for qualified statements from other firms.

**Fitness Center Renovations** – Michelle explained that the new windows were in and all repairs have been completed. The contractor was finishing up the painting and then fitness room would be re-opened.

**Street Light** – Michelle explained that new light head has been installed. Mr. Carey than explained that he would like to have the LED head installed on a 15 foot pole somewhere within the park. The board voted 5-0 to install a new light in the Villa 3 area around 1588 Red Oak.

**Insurance claim** – Michelle told the Board that after the last phone conference with the attorneys, there is no more that we could do to get any additional money due to the way the previous policy read. The Board voted to stop further legal action.

**Pool Update** – Michelle explained that she has been texting, calling or emailing the pool company to get the results from the core samples and has not received them as of yet.

Supervisor Requests – Supervisor Carey presented a drawing that showed installing reflectors on the ends of the street islands located within the park. Supervisor Nadelin mentioned the possibility of installing solar lights in the islands as well. Supervisor Carey also mentioned that he is working on installing a solar light at the mailbox to light up the area. Supervisor Bell requested the results from the Board survey that was done. Vice Chair Falduto wished all the seasonal residents a safe trip home.

Audience Comments – Comments were made regarding the adding of the more bocce courts and a free event sponsored from the county.

Adjournment – the meeting was recessed until 1:00 pm and then adjourned after that.

**The next CDD workshop and meeting will be May 16<sup>th</sup>, 2019 in the Lodge. The workshop will begin at 9:00 am and the Meeting will be at 10:00 am.**