

**MINUTES OF MEETING  
COLONIAL COUNTRY CLUB  
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Colonial Country Club Community Development District was held Monday, October 23, 2017 at 2:00 p.m. in the Activity Room of the Community Center, 9171 Independence Way, Fort Myers, Florida.

Present and constituting a quorum were:

Antonio (Tony) DeSantis	Chairman
Joe Zajac	Vice Chairman (via telephone)
Sally Hefti	Assistant Secretary
Giovanna Scuderi	Assistant Secretary
Medge Wahrer	Assistant Secretary

Also present were:

Cal Teague	District Manager
Residents	

***The following is a summary of the minutes and actions taken at the October 23, 2017 meeting of the Colonial Country Club CDD Board of Supervisors.***

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The Chairman called the meeting to order and District Manager Teague called the roll whereby it was reflected that all were present with Supervisor Zajac participating via telephone. Therefore, the first action by the Board of Supervisors was to acknowledge Mr. Zajac's difficulty being physically present at the meeting and allowing him to participate via telephone.

On MOTION by Ms. Wahrer seconded by Ms. Scuderi with all in favor, Supervisor Zajac's participation via telephone was approved.
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**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda**

- A group from Horse Creek, on the side which is near the Preserve was present. They began by thanking the CDD for everything they had done regarding Hurricane Irma to date, however, they felt there are still some very legitimate concerns that need to be addressed. This was described as dead debris in an area they called “the gully” and with dry season approaching, they felt that this could be a fire hazard. Chairman DeSantis advised that beginning October 30, there will be a tour of the area and then the identified debris, etc., will be cleared out along the path as well as the downed trees which are able to be removed will be.
- As a second item of concern, this group questioned how many drains are present in “the gully” area all along Horse Creek as the ones that they did find seemed to be totally covered with debris and this debris appeared to be stuck in and covering the drain; they were requesting that if it could be determined how many drains there actually are, then perhaps some type of action could be put into place to be sure that the debris is cleared and did not plug the drains in the future. Chairman DeSantis stated that subsequent the debris being removed as stated above, that they will double back, (it may not be on the 30th as there is only so much that can be done at one time, etc.) however, they will come back and clear off the tops of the drains and then will develop a regular schedule for monitoring these drains going forward.
- The third issue presented was in reference to the Boardwalk Handrail Project and the apparent lack of skill of the individuals working on this project as they seemed to make it worse rather than better.

**THIRD ORDER OF BUSINESS**

**Approval of the Agenda**

The Agenda for the October 23, 2017 meeting was presented. District Manager Teague advised of two (2) additions to the Agenda, the first being 6B, Lake 22 Repairs and the second 6C, which is Resolution 2018-1 for Appointment of a Designated Agent for the District.

On MOTION by Ms. Wahrer seconded by Ms. Hefti with all in favor, the Agenda was approved as amended.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes**

The Regular Meeting Minutes of September 25, 2017 were approved as presented.

On MOTION by Ms. Wahrer seconded by Ms. Scuderi with all in favor, the Regular Meeting Minutes of September 25, 2017 were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Old Business**

**A. Boardwalk Repairs Discussion**

District Manager Teague reported that the handrail replacement project is 99% completed. The Board of Supervisors suggested that perhaps Mr. Pepin could check on the quality of this handrail project at the time of its completion due to the concerns presented. The remaining tasks include replacement of floor boards that were identified prior to the storm as well as some of the support boards which were damaged during installation of the handrail. Artistic Structures continues to be on target for completion of this project in December. Once completed, maintenance staff will proceed with staining of the boards that need staining. District Manager Teague also advised that the new educational sign that had been ordered to replace the one damaged by Hurricane Irma has been replaced but that this sign is intended to be left freestanding. A second sign was ordered to keep as inventory for future use as needed.

**B. GFT Project for Lake 7 Update**

This remains scheduled for May 2018.

**C. Storm Cleanup Discussion**

A second cleanup is scheduled around the preserve and in the upper wetland areas which was discussed in the audience comments and will be tentatively scheduled for the week of October 30, 2017.

**i. Removal of Pine Tree in Preserve area (Boardwalk)**

District Manager Teague stated that a proposal has been received for \$1,090.

The price is based on the fact that they are unable to get their lift in and will

have to do this manually. This is to be completed by week's end.

On MOTION by Ms. Hefti seconded by Ms. Scuderi with all in favor, the proposal for removal of the Pine Tree in the Preserve area was approved for the amount of \$1,090.

**SIXTH ORDER OF BUSINESS**

**New Business**

**A. Storm Water Management System – MRI Inspection Proposal**

The Board of Supervisors approved the proposal from MRI in the amount of \$6,000 to inspect the entire storm water management system.

On MOTION by Ms. Hefti seconded by Ms. Wahrer with all in favor, proposal from MRI in the amount of \$6,000 was approved as stated.

**B. Repairs to Lake 22**

Two (2) proposals were presented and the Board of Supervisors accepted the low bid of \$12,500 from Extreme Divers. Staff will contact Extreme Divers to have this proposal made out to the CDD instead of to the HOA as it currently is. Mr. Pepin and Mr. Marshall will monitor the construction as Extreme Divers are new to Colonial Country Club. District Manager Teague stated, however, that they are an excellent company who have usually been too expensive in the past.

On MOTION by Ms. Scuderi seconded by Ms. Hefti with all in favor, the proposal of Extreme Divers in the amount of \$12,500 was approved.

**C. Resolution 2018-01**

Resolution appointing Attorney Greg Urbancic as Designated Agent for the CDD was presented.

On MOTION by Ms. Wahrer seconded by Ms. Scuderi with all in favor, Resolution 2018-01 appointing Attorney Greg Urbancic Designated Agent was approved.

**SEVENTH ORDER OF BUSINESS**

**Manager's Report**

**A. Financial Statements for Month Ending September 30, 2017**

Financial statements for month ending September 30, 2017 were presented and discussed.

On MOTION by Ms. Hefti seconded by Mr. Zajac with all in favor, the Financials ending September 30, 2017 were accepted as presented.

**B. Follow-up**

All as presented on the Agenda.

**EIGHTH ORDER OF BUSINESS**

**Field Manager's Report**

**A. Field Manager's Report for October**

This report was included in the packet and was discussed by the Board of Supervisors. Several issues and/or requests were made as follows:

- Chairman DeSantis stated that there are some fencing issues, i.e., metal fencing on Lake 11 as well as about 20 feet of metal fence across the street from Lake 9 behind 9076 Shadow Glen. It was requested that the fence repairs be moved up on the priority list.
- Algae complaints were voiced to the Board of Supervisors.
- The littoral plantings replacement project remains pending awaiting Mr. Ayres to decide the best time for planting since he has to warranty them, but felt this should be soon with the water levels decreasing, etc.

**B. FY 2017 Project Tracking/Maintenance Log**

The Board of Supervisors reviewed with no comment.

**C. FY 2018 Project Tracking/Maintenance Log**

The Board of Supervisors reviewed with no comment.

**D. Drainage Maps Upgrades**

Drainage map upgrades were not included in the packet and were not sent Electronically previously. The Board of Supervisors requested this be sent electronically as soon as possible and as well as having a hard copy in the next Agenda. The map previously presented did not highlight the discharge points where water exits the community; this needs to be outlined.

**E. Televising 6 Drains**

The Board of Supervisors had no objections to televising the six (6) drains which are at the lowest elevations of the community and as identified by Chairman DeSantis in his inspection of ponding when following up on complaints by residents. These are also identified in Mr. Pepin's last field report.

**NINTH ORDER OF BUSINESS**

**Attorney's Report**

There being none, the next Order of Business followed.

**TENTH ORDER OF BUSINESS**

**Engineer's Report**

There being none, the next Order of Business followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests and/or Comments**

There being none, the next Order of Business followed.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next Order of Business followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further discussion, and

On MOTION by Ms. Wahrer seconded by Ms. Zajac with all in favor, the meeting was adjourned at 3:20 p.m.

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Calvin Teague  
Secretary

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Antonio (Tony) DeSantis  
Chairperson