

Summary of the June 20th, 2019 Workshop and Regular CDD Meeting

WORKSHOP

Call to Order and Roll Call – All were present.

Responses to Resident Questions – there were no resident questions. Other topics such as drainage and the Lodge sound system were discussed.

Adjournment

REGULAR MEETING.

Call to Order and Roll Call – All were present with Supervisor Carey participating by phone

Audience Comments on Agenda Items – N/A

Approval of Consent Agenda – approved as amended to include Pool Repairs and Engineering under Old Business.

- A. Approval of the Minutes of May 16, 2019 Workshop and Meeting
- B. Financial Statements and Check Register

Old Business

- A. Landscaping Bids – After much discussion it was voted 5 – 0 to go ahead with the Artistree Contract for landscaping. It will be negotiated into the contract that once a month on site management will ride around with a rep ~~for~~ from Artistree and if there are any deficiencies payment will be withheld.
- B. Engineer – Mr. Koncar presented the board with two different engineering firms that turned in statements of qualifications. The two firms were JMT and CPI. The board voted 5-0 to authorize the chair to negotiate a contract with JMT.
- C. Pool Repairs – Michelle explained that the attorney had been on contact with the pool company and had received an email as well as hand drawing to show what was found. The attorney has requested a formal report from the pool company as to the findings of the core report. It was also stated that once the new engineering firm is on board to have them look at the pool situation and give us a recommendation for correction.

New Business

Staff Reports

- A. Attorney
- B. Engineer
- C. Manager – Mr. Koncar asked for clarification on the RFP that was requested at the previous meeting. He explained that the attorney will do all the work for the RFP as the management company must be completely out of it with the estimated cost being \$4000. Mr. Falduto questioned whether the board should go forward with RFP considering it would cost up to \$4000 and we would probably lose current staff if we changed management companies. Mr Bell did not feel employees should be a consideration. The matter was sent to the attorney to clarify the language in the current contract. Also at the previous meeting it was asked about approving a fee schedule for the district. In order for this we would have to have a public meeting and advertised. The board voted 3-2 to advertise and have a public hearing to approve a fee schedule for the district.
 - i. The Board further discussed the Proposed Budget for Fiscal Year 2020

On-Site Administration Report – Project Updates – Michelle updated the board on several items such as:

- Lodge painting – She has been going around with the painter to look at the areas that have been done. She asked the board that if they could do a once over as well in case there are any areas they see need to be addressed.
- Street light – All paperwork has been turned into the county. She also explained that she got in contact with someone from FPL who was willing to come to the park as discuss the option of them providing us street lights as mentioned at the previous meeting.
- Lanai roof – She explained that after the last big rain storm we had a major leak in the roof over the lanai area. She has already contacted the roofing company to come do the repairs but we will need to replace the lanai ceiling. One of the contractors suggested adding a soffit material which would be low maintenance. To replace the entire lanai ceiling with soffit material was just under \$5000. She will be getting a price to see what it would cost to replace with plywood and bring it back to the board.
- Villa 3 drainage – Michelle explained that she was able to get a contractor out and shoot the grade to show how the green belt area would need to be re-graded to ensure proper water flow away from the homes. She will ask the contractor what it would cost to install a drop box and pipe and connect it to a current drop box.

Supervisor Requests – Mr. Carey asked to have the new engineering firm do an acoustical study of the Lodge.

Audience Comments – N/A

Adjournment – recessed until July 2 at 9:00 am.