

**MINUTES OF MEETING  
RIVERCREST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Rivercrest Community Development District was held on Thursday, March 1, 2007 at 6:00 p.m. at the Rivercrest Clubhouse, 11560 Ramble Creek Drive, Riverview, Florida.

Present and constituting a quorum were:

Melanie Calloway	Vice Chairperson
Manuel Carro, Jr.	Assistant Secretary
Julio Cruz	Assistant Secretary
Lisa Dunn	Assistant Secretary

Also present were:

Andrew P. Mendenhall	Manager
Rolando J. Santiago	Attorney
Doug Draper	Prager, Sealy & Co.
Dana Kaas	Severn Trent Services
Karen Ellis	Severn Trent Services
Mike Williams	Akerman Senterfitt
Kim Bryant	Field Manager
Laura Fiatoa	Activities Director
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Mendenhall called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the January 18 and February 1, 2007 Meetings**

Mr. Mendenhall stated each Board member received a copy of the minutes of the January 18 and February 1, 2007 meetings and requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Carro seconded by Ms. Calloway with all in favor the minutes of the January 18, 2007 meeting were approved.

On MOTION by Mr. Carro seconded by Ms. Calloway with all in favor the minutes of the February 1, 2007 meeting were approved.

**THIRD ORDER OF BUSINESS**

**Approval of the Financial Statements**

Ms. Calloway asked why is there a \$291.67 charge for financial accounting services?

Mr. Mendenhall responded they usually breakdown the different components in the invoices they generate. Although it figures into the total amount, which I believe is \$60,000, they still give you a break down.

Ms. Calloway stated I still want to know where \$291.67 comes from.

Mr. Mendenhall stated I will look into it and email the answer to the Board. There is a refund coming from Federal Express because they were not giving us the corporate discount. I do not have the dollar figure, but it will be coming shortly.

On MOTION by Ms. Calloway seconded by Mr. Carro with all in favor the financial statements were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Imposition of Special Assessments**

**A. Discussion of Supplemental Engineer’s Report**

Mr. Draper stated I want to give you a little history on where we are at, how we got here and provide you with education on the letter everyone received. We submitted an analysis in June to refinance your bonds. In 2001 the District, which was formed by the developer at the time, issued long term tax exempt bonds. Those bonds were issued as unrated to offset the infrastructure. The development has seasoned and instead of one folio number there are more than 1,300 folio numbers secured by homeowners. In June the Board authorized us to look at getting rated bonds.

The District received a grading of A-, which is the highest a District can obtain. This rating allows us to get bond insurance. Refinancing bonds with this credit enhancement allows us to replace the old debt resulting in lower assessments. It also generated additional money. Some of the savings is expected to pay for some projects the Board came up with and the rest of the savings will be passed on to the residents. We will have a public hearing today to equalize the assessment levels. The proposed assessment levels in the letter are higher than what we expect will happen. We have not priced the bonds yet. We will in the next couple of weeks.

Once the security is equalized we will adopt a delegation resolution, which allows the finance team to market and sell the bonds. We will be coming back to the Board three weeks from today with a check deposited in the account and the homeowners’ tax bills this November will be lower than they were last year. Mr. Williams is your bond counsel. He is responsible for

a great deal of the documentation involved. Mr. Kaas is with Severn Trent Services. He runs their Florida operations. Ms. Ellis is your financial advisor. She put together the assessment methodology as well as the letter, which went out to all the residents.

**B. Discussion of Fifth Supplemental Special Assessment Report**

Ms. Ellis stated the first part of the report is a summary of what you have in the community now. You have 1,382 residential units and 13.02 commercial acres. The residential units break down to 114 townhomes, 146 duplexes, 549 40' lots, 202 50' lots, 275 60' lots and 96 70' lots. The allocation methodology was done with your existing methodology.

Appendix A shows what the bond issue will partake of. Appendix A-2 is what you are currently getting on your assessment roll. If you go to Appendix A-3, you will see the comparison of your current assessments to what the new assessments will be. This will save you approximately 18% annually on your tax bill. Appendix A-4 is a summary of folios. Everyone who owns property in Rivercrest CDD has a folio number. It shows what the par amount will be if you want to pay off your bond. If not, it also shows what the annual debt will be per folio.

**C. Public Comment and Testimony**

Mr. Mendenhall stated we have a great deal of people here and we want to give everyone equal time. Anyone who has questions or comments related to the bond can come forward to the podium. State your name for the record and each person will have two to three minutes.

Ms. Crozier stated the engineer's report has a list of items the bond is being refunded for. Why were the residents not consulted on these items and asked to vote on them? Many of these items do not concern me at all. I do not believe many of these items concern any of the people who live here.

Mr. Mendenhall responded when a district goes through the process of refunding they try to do two things. They look at the community and see what things need to be replaced. These are capital projects. The items you see in the engineer's report have been brought up at a number of meetings. Some residents who attended these meetings provided input. The Board consulted with the District engineer and other staff members on the various projects to see if they are feasible as well as if they fit into the scope of what they can do with bond money. This is how the list was generated. This public hearing is your chance to state your opinions and express what projects do not interest you. It is difficult for a Board to decide on a list of projects,

which will satisfy everyone's needs or desires. Basketball lighting may not be important to you, but it is important to residents who enjoy playing basketball.

Ms. Rochester stated I agree with Ms. Crozier.

Ms. Madill stated I am in favor of the bond. If every person in this room attended meetings in the past, they would know what is going on and why we have to do this. We are in a great deal of debt and we have many problems. This is the only way to fix it. If you do not understand this, you should have been here before learning what is going on. I have been to almost every CDD meeting since April of 2005. I watched this community go downhill with Rizzetta & Company in charge. This problem is not going away until we do housecleaning. This needs to be done. If you do not understand it, you need someone to explain this is the only solution.

Ms. Calloway stated we have gone through this for months. We looked at issues we can use this money to do capital improvement projects. We have a bond, which is similar to a mortgage. We decided to refinance it like people refinance their mortgages. We will be lowering our percentage rate and we will be able to lower the amount you pay every year. We will be able to do improvements as well. The projects are capital improvement projects. We can use this money towards general things we do to operate daily.

Ms. Crozier stated you explained it very well and I understand this better now. I have not been to all the meetings because I work. Why were we not able to vote on these things?

Mr. Mendenhall responded this is similar to other governmental entities such as your senate and congress. If they had to take a straw vote every time an issue came up, it would be difficult to get business accomplished. You have Board members who represent the community. They get feed back from you at the meetings and sometimes outside the meetings. If residents are dissatisfied with the job they are doing, they find out about it through the general elective process. Someone else can be elected to their seats. This is why there was no survey on what projects should be done. The Board discussed this so many times at several meetings. There have not been many residents at the meetings, but there has been ample opportunity for residents to discuss these ideas.

**D. Equalization of Assessments**

**E. Adoption of Resolution 2007-10**

Mr. Mendenhall stated the equalization of assessments leads into Resolution 2007-10. Resolution 2007-10 is a resolution authorizing the issuance of special assessment refunding

bonds; equalizing, approving, confirming, and levying special assessments on property specially benefited by such refunding bonds to pay the cost thereof; providing for the payment and the collection of such special assessments by the method provided for by Chapters 170 and 197, Florida Statutes; providing for severability, conflicts and an effective date.

On MOTION by Ms. Calloway seconded by Ms. Dunn with all in favor Resolution 2007-10 equalizing assessments was adopted.

**FIFTH ORDER OF BUSINESS**

**Consideration of Certain Documents  
Related to the Issuance of Bonds**

- A. Resolution 2007-11, Delegation Resolution**
- B. Second Supplemental Indenture**
- C. Escrow Deposit Agreement**
- D. Preliminary Official Statement**
- E. Bond Purchase Agreement**
- F. Continuing Disclosure Agreement**

Mr. Williams stated this resolution allows Mr. Draper and his firm to market your refunding bonds. There are other documents attached to this resolution. The Second Supplemental Indenture is the contract you have with the bondholders. Also attached to this resolution is the Bond Purchase Agreement. It is your contract with Prager, Sealy and Company. The third document attached is Preliminary Official Statement. The fourth document is the Continuing Disclosure Agreement. We had this document in place for the 2001 bond. The last document attached is the Escrow Deposit Agreement.

Ms. Calloway asked why did the timeline change?

Mr. Mendenhall responded there was an original resolution, which did not meet the agreement of all parties involved. We had to come back to sign another resolution.

Mr. Williams stated we will be done in three weeks and the interest rates are in our favor.

On MOTION by Ms. Calloway seconded by Mr. Carro with all in favor Resolution 2007-11, delegation resolution, was adopted and the attachments were accepted.

**SIXTH ORDER OF BUSINESS**

**Manager's Report**

Mr. Mendenhall stated I checked on the line of credit the District took out at the beginning of the year to cover some of the expenses. There is no reason to have a line of credit with interest being charged. I recommend a motion to pay the line of credit off. It was \$150,000. You now have the funds in your account.

Ms. Calloway stated I asked Rizzetta to pay it off.

Mr. Mendenhall stated this is why I want to get it taken care of. I will get the final figure on the interest accrued so we can discuss it at next month's meeting.

On MOTION by Ms. Calloway seconded by Mr. Carro with all in favor District staff was authorized to pay off the line of credit in the amount of \$150,000.
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Mr. Mendenhall stated I have information on clubhouse rentals. This is a list of clubhouse room rentals for six other CDDs, which are relatively comparable. It varies, but it gives you a benchmark idea of what other CDDs are doing. Many of them accept only certified checks or money orders.

Mr. Santiago stated it is very difficult to get a certified check undone.

Mr. Mendenhall stated you can do cashier's check or money order. This addresses payment for the clubhouse. Do we want to discuss specific ideas this evening or do we want to look at this first?

Ms. Fiatoa stated we are having issues with people wanting to rent the clubhouse for underage kids. I received a phone call from a 15 year old wanting to rent the clubhouse.

Mr. Santiago stated you cannot do it legally. A minor is not considered capable of entering into a contract.

Mr. Fiatoa stated we had a great deal of sweet 16 birthday parties where there are not enough adults present to watch all the teenagers at the party.

Mr. Santiago asked does the application state what the purpose of the rental is? You should put a footnote stating there needs to be a certain amount of adults to supervise. You can create this structure.

Mr. Carro asked can you put verbiage in the contract stating if you go to the parking lot and come back inebriated, you will not be allowed back in the party?

Mr. Santiago responded it should be clearly stated on the form that any adult renting the facility for a sweet 16 is going to be responsible for the actions of the individuals at the party. If you have a minor who is drinking, the responsibility lays heavily on this adult. A policy requires enforcement. As many restrictions as you are making, you still have to enforce it. There has to be reason between what you want to accomplish and how you are going to get there.

A resident stated you might want to change the age to rent the clubhouse from 18 to 21.

Mr. Santiago asked can you describe what the fee schedule is for renting the facility?

Ms. Fiatoa responded it is \$25 for half a day, which is from 8:00 a.m. to 2:00 p.m. or from 4:00 p.m. to 10:00 p.m. We use to have it all day from 8:00 a.m. to 10:00 p.m. for \$50.

Mr. Mendenhall asked are those rates you want to stay with or would you like to change them?

Ms. Calloway responded I think it is working fine.

Mr. Santiago asked is it the desire of the Board to limit it to residents or to have a different fee schedule for non residents?

Ms. Calloway responded this is CDD property and it should only be for the residents.

Mr. Mendenhall stated because the facility was paid for by public money you have to give the opportunity to someone outside the community to use it if they were to pay a membership fee. If you want to set a rate for non residents, Mr. Rolando and I can give you guidance.

Mr. Rolando stated it is common for Districts to have regulations like this. It does not mean they are lawful. They have not been challenged on them. If you choose to have a resident only policy, it will be the direction of the Board. It will be problematic if you do this.

Ms. Calloway stated I would like guidance from our attorney on the maximum fee we can charge to non residents.

Mr. Mendenhall stated I believe you can do it equivalent to a year's assessment in the community. If your greatest assessment for someone is \$1,400, you can charge a membership fee of \$1,400 to use the same facilities a member of the community can use.

Ms. Calloway stated we need to discuss the issue of non residents wanting to be a part of this pool area.

Mr. Mendenhall stated I have an update on this. The way it is usually handled in Districts I manage with commercial establishments, who are members of the District, is the use of a facility such as a pool is allowed to the owners of the commercial establishments; however, their customers should not have use of the facility.

Mr. Santiago stated we are dealing with a commercial entity so the word "owner" needs to be clarified. It is going to be a corporate entity with offices. If it is a traditional corporation, define owner as those individuals who are known to have apparent authority. This will be your president and your vice president. When you are dealing with an LLC it is different because they do not have those titles. They have managers. It will be those individuals identified as

being the manager. If you have an LLC with five managers, those five individuals classify as the owners.

Ms. Calloway stated we need to clarify this in the policy.

Mr. Santiago stated if the Board is amenable to this I will request a motion to draft a resolution establishing a policy whereby the officers of apparent authority are going to be deemed as owners of the corporation and will be authorized to receive a pool pass subject to other requirements. Can each individual bring a guest?

Ms. Fiatoa responded if you are over 18, you can bring four guests. If you are under 18, you can bring one guest.

On MOTION by Ms. Calloway seconded by Mr. Carro with all in favor District counsel was directed to draft a resolution establishing a policy whereby officers of apparent authority are going to be deemed as owners of the corporation and will be authorized to receive a pool pass.

Mr. Mendenhall stated if you recall last month we paid one outstanding invoice from Hopping, Green and Sams, which was approximately \$3,900. We had some other ones come in, which we were going to hold off on. I have those invoices. They have submitted three invoices totaling \$9,395.50.

Ms. Calloway asked are these new invoices?

Mr. Mendenhall responded the last one paid represented invoices from July. Two of these are dated October 31, 2006 and one is dated through November 30, 2006. This is for review of correspondence, travel fees and there are some professional services as far as transferring files to your new District counsel. It does not look like there are any of the major issues we discussed in the past and had questions on. There is some discussion on street lighting.

Mr. Santiago stated the bulk of it is for traveling.

Mr. Mendenhall stated we briefly discussed this at the last meeting.

Ms. Calloway stated the only discrepancy I have is on \$1,400 of it.

Mr. Carro stated we have to budget ourselves properly this year.

On MOTION by Ms. Calloway seconded by Mr. Carro with all in favor District staff was authorized to pay the invoices from Hopping, Green and Sams in the amount of \$9,395.50.

Mr. Mendenhall stated your Chairman and I had the opportunity to discuss the situation of staff salaries. He is not here tonight. I do not have a problem presenting this. If you want to discuss this tonight, we can. If not, we can table this. There are pressing issues with financials in general. We need to get this resolved.

Ms. Calloway stated I have not had a chance to review it. We need to be prepared to discuss this issue.

Mr. Mendenhall stated we prepared some options to save money and help your staff who are working under a situation, which is not optimal. We came up with six options. I will pass them out. If you think of a good option you do not see on here, email me. At the next meeting we can review this list and I can go over any other suggestions I receive in the interim. We tried to cover the entire range. We went from keeping things the way they are to scaling back. We wanted to make sure we covered a variety of options.

Ms. Calloway stated I want to know what they do, what their duties are and how much of their time it takes. We will be able to compare all of it. We will need to know their regular hourly day.

Mr. Santiago stated one more option is to look at whether or not the positions are the type, which qualify for overtime. There are certain positions, which do not. This creates a swing of the pendulum in regard to responsibilities. If your reclassify these under the appropriate categories, you end up in a situation where you are paying a salary and you do not have an overtime obligation.

Ms. Calloway asked if we put them on salary, are we required to provide them with paid holidays and medical benefits?

Mr. Mendenhall responded no. It is at your discretion as an entity. If you make someone a full time employee, it is a good thing to offer.

Ms. Calloway stated they always do a great job, but my concern is the big picture. You do not have a great deal and we are always paying overtime. It is also a good thing that they are residents.

Mr. Santiago stated part of what the employee handbook will do is create a table of organization. You have certain statutory officers such as the District manager. As Board members you can choose to be involved in day to day administration or you can delegate it to the officers who you hired full time. In regard to where they fall in the table of organization it will

be wise to create a structure. It concerns me to make a statement that nobody knows they do not have a boss. If they do not, a structure needs to be created to have accountability.

Mr. Mendenhall stated as District manager I have the responsibility by Chapter 190.007 to manage staff as well. You have two individuals who are managers at the site. We give them a certain amount of responsibility and discretion.

## **SEVENTH ORDER OF BUSINESS**

### **Attorney's Report**

#### **A. Consideration of Resolution 2007-9 Establishing a Schedule of Fees for the Replacement of Keys**

Mr. Santiago stated this was approved at the last meeting; however, we have a resolution before you in its formal capacity. Unless you have questions, I want to acknowledge for the record this has been approved as a formality and needs to be signed.

#### **B. Cell Tower Inquiries**

Mr. Santiago stated these went out in January. They are in your agenda packages to show you they went out. We have not received responses. I spoke with one individual who advised me there is no interest at this time, but they will keep us on their database.

#### **C. Discussion of Personnel Manual**

Mr. Santiago stated we just had a brief discussion on this. I ask each of you to review it. This is a basic template, which contains a number of items. We can take out the things, which do not apply. The Board needs to determine as a unit what you want to grant. This is fairly extensive. Please look at it. If you have comments tonight, we can discuss them. If not, I encourage you to digest this and we can discuss it further next month.

Ms. Calloway stated page 12 says, "RIVERCREST CDD employees and their families are not allowed to give or receive gifts, favors, meals or entertainment to or from any residents or suppliers of RIVERCREST CDD, except as may be approved by Board of Supervisors policy." They are employees who are residents.

Mr. Santiago stated I see your point. This was drafted so we can always back away. The concept is you do not want to have a resident come to Ms. Bryant and give her a gift so she can bump them up on a list for use of this facility. This is the gist of it, but we can remove it.

Ms. Calloway stated this would prevent her from being able to go out to lunch with me. She cannot go out to lunch with her next door neighbor.

Mr. Santiago stated we can add something with the intent to gain something.

Mr. Mendenhall stated it is a matter of fashioning the language in a way, which will state you are not doing it to gain any benefits.

Mr. Santiago stated the best thing is to modify the language to state all CDD employees are subject to State Legislature, Chapter 112, Florida Statute.

Mr. Mendenhall stated the State of Florida puts out an ethics book every year. The Board should get a copy of it.

Ms. Calloway stated I believe we received one.

Mr. Santiago stated this manual defers to the District manager to handle a great deal of things. I am going to strike Option 1 on page five. Please turn to page 9. I want to run through the items, which have options so I can submit a revised draft to you tomorrow. In regard to the lunch breaks, Option 1 is stricter than Option 2.

*There was Board consensus to strike Option 1 in regard to lunch breaks.*

**D. Discussion of Policy for Granting Pool and Facility Benefits to Commercial Property Owners within the District**

Mr. Santiago stated we spoke about this earlier.

**E. Discussion of Policy Regarding the Use of District Recreational Facility for Private Commercial Photography**

Mr. Santiago stated I need a motion to establish a policy. Anyone can come on to your facility. If someone wants to come in to do commercial photography, they should get permission and execute a license from you. They need to acknowledge by contract they will not use the photographs in a demeaning fashion.

On MOTION by Ms. Calloway seconded by Mr. Carro with all in favor the Board directed District counsel to establish a policy regarding the use of District recreational facilities for private commercial photography.
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Mr. Santiago stated in January we received the Environmental Protection Commission notice. I forwarded these items to Mr. Hall. He did not charge us, but he did engage in a discussion with Mr. Thompson regarding the history of the property. I have an email for you to review. Mr. Hall took us through February. Ms. Stewart was brought in as our District engineer. This is the report from Ms. Stewart. As of two or three days ago Mr. Thompson is still reviewing the materials provided by Mr. Hall. The fee issue with regard to the drainage area

might have been resolved. There are some deeper issues, which might allow us to chew on something of more substance in regard to the borrow pit.

Let me read her email for the record. "I talked to Mike Thompson and we discussed the history and he faxed me some additional email communication with Heidt. We have ordered the borrow pit permit plans from SWFMWMD so that we can gather technical design data on the pit to compare it to the actual conditions that exist today." There may be some design flaws, which resulted in the levy breaking. I use the word "levy" for lack of a better term. If there is fault there and we have scientific basis upon which to determine liability, we can come to the Board with all the information.

**EIGHTH ORDER OF BUSINESS**

**Engineer's Report**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS**

**Field Manager's Report**

Ms. Bryant stated the first item I have is a proposal from Curb King. Ms. Calloway asked for a start and finish date. I contacted all the vendors and asked them to give me an estimate on how long it will take to do the work. The first quote is for the asphalt paving.

Ms. Calloway stated the engineer's report has an estimated cost of \$5,000 for the asphalt. I thought at the last meeting it was a different amount.

Mr. Mendenhall stated I do not remember off hand. We can check the minutes to see if the dollar figure was discussed.

Ms. Calloway asked are you sure these are the latest numbers on these improvements?

Mr. Mendenhall responded I can verify. I can compare it to the previous engineer's report.

Mr. Santiago stated we are about to come into a significant amount of money to do repairs. We do not have a procurement policy. You are going to be awarding projects. All of them fall under the statutory limit of \$200,000. Are you going to have bidding requirements and if so, what structure are you going to have? We need to have a policy. Florida Statute encourages you to have a policy so there is accountability when you are awarding an \$85,000 job. I encourage the Board to establish a policy where on projects greater than a number to be determined; you will put it out to bid. Putting it out to bid meets the requirement of it being open to a competitive process. They said the bond closing will be in approximately three weeks. The money will be available by the first meeting in April. I can put together a basic procurement bidding policy so we have something in place by April.

Ms. Calloway asked why do we need to have this if it is less than \$200,000 and we can pick whomever we want?

Mr. Santiago responded you are subjecting yourself to someone asking why you picked one company over another. It is wise to have a policy, but if you do not want to have one you are proceeding at your peril. I am not trying to force a policy on you. I want you to proceed fully informed that you do not have one now.

Ms. Calloway stated if we have an RFP we will have more feedback and it will be more competitive.

Mr. Santiago stated you can do it informally. You can instruct staff to proceed with an RFP.

Ms. Calloway asked how do you advertise it?

Mr. Santiago responded you can do a general advertisement stating you are looking for bidders on particular projects or you can direct staff by motion to contact suppliers of the services you need and start getting bids. You have to know what your scope of work is so they know what they are bidding on.

Ms. Bryant stated you can have a maximum amount of bids you want for each project.

Mr. Santiago stated you can do it. You might only get two bids. Those boundaries are only as strict as you are going to get a response to. There might only be two or three suppliers. If you say you want five, what happens if you do not get them? You now have a policy you have not complied with. I encourage you to document what you have done and come back to the Board in April with the bids you received and the amounts of the bids. You might want to make recommendations of who to go with and explain why you recommend them. Bidders should meet a certain criteria. You will want to have a criteria of who can bid. They have to be licensed and insured.

On MOTION by Ms. Calloway seconded by Mr. Carro with all in favor the Board directed District counsel to prepare a procurement policy.

Mr. Santiago stated Sharper Image did some work. They submitted three invoices totaling approximately \$5,000. They have not been paid because they have not completed their work yet. There is another component, which needs to be done. We are waiting for money from the bond refunding to complete the project.

Ms. Fiatoa stated I believe the three invoices have been paid.

Mr. Santiago stated this must have been recently.

Ms. Fiatoa stated yes.

Mr. Santiago stated there is still one outstanding invoice left. They asked to get paid on the pump. If they get paid on the pump, they will immediately commence working on the remainder of the project by the pool. The issue before the Board is what recourse you will have if the pump does not work. They are saying they will not know until the second part is completed. They made an offer to the Board. If you pay the first pump, they will provide a one year warranty on the work they did. The pump comes with a one year warranty as well. The problem with the warranty is it is from the day of installation. It was installed some time ago; therefore, we are eating into some of the warranty time.

Ms. Calloway stated it irritates me that this company cannot fix a leak. I do not think it is in the best interest of the community to ask this company to fix a leak they cannot do. We should pay them for installing the pump and get another company in to fix the leak.

Ms. Bryant stated the next item is fencing. I do not recommend the first quote. I do recommend the quote from Nations Fence. The total will be \$7,889.

On MOTION by Ms. Calloway seconded by Mr. Carro with all in favor the bid from Nations Fence at a cost of \$7,889 was accepted.
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Ms. Bryant stated Signs by Tomorrow is the only company who responded. I faxed other companies with what I want and I did not get any other responses.

Mr. Mendenhall stated I work with a sign company a great deal. If you want to get another quote, I can guarantee they will give you one.

Ms. Bryant stated you will see three or four papers together. This has to do with the wells. These documents were given to me stating we need backflow devices on our wells. I have a quote from RCK, Inc. The repair kit cost him \$66.93 and he is only going to charge us \$116.93 for the labor and materials. There was a break in the J pump. I was given quotes to fix it. One of the quotes was for \$590. He fixed it for nothing. Our bill came in for ten wells to be checked and one did fail. The total is \$285.

The next thing I have is for Mr. Mendenhall. We need to advertise this notice from SWFWMD in the paper. All of the paperwork has been provided for you. The Fire Marshall came in to do an inspection of our fire extinguishers.

**TENTH ORDER OF BUSINESS**

**Activities Director's Report**

Ms. Fiatoa stated the pool tile quote is in the report package. This is not for the tiles I presented to the Board. Those are either discontinued or they are too expensive.

On MOTION by Ms. Calloway seconded by Mr. Carro with all in favor the Mediterranean Blue tile sample was accepted.

Ms. Fiatoa stated I only received one quote for the handicap rail. It is from Curb King. He gave us a quote for the handrail. In the first quote he was going to fabricate our handrail, but it will not be up to code.

Ms. Calloway stated we need to make sure we have all the necessary permits.

Ms. Fiatoa stated I recommend RP Electric Services for the basketball court lighting. They quoted us \$8,194.59 and it includes a permit. The other quote is higher and does not include a permit.

Ms. Calloway stated I would like to see pictures.

Ms. Fiatoa stated the quotes on the playground are the same. They need five to six weeks to order, prefabricate and ship the playground set. I found several types of basketball hoops. There is one from Wal-Mart, which cost \$30. I suggest the Breakaway basketball hoop. It is for \$265.

Mr. Carro asked what about the backboard?

Ms. Fiatoa responded they should not have to replace the ones out there. There is no backboard damage.

On MOTION by Ms. Calloway seconded by Mr. Carro with all in favor the Board authorized the purchase of the Highland Breakaway hoop.

Ms. Fiatoa stated there are some receipts I used petty cash to pay with.

Mr. Mendenhall stated you can submit these to the same payroll people who pay the invoices. They will send a check for this amount.

Ms. Fiatoa stated Ms. Calloway asked me to get quotes together for a security camera system. I do not want to go with what I found because there are better cameras.

Ms. Calloway stated Ms. Fiatoa has knowledge about security issues. We are having security issues. We tried calling the officers, but they do not show up. I wanted to look into

having security cameras inside the facility as well as outside the facility. Do we have to keep the footage on file?

Mr. Mendenhall responded they are definitely public record. You have to keep them on file to a certain degree, but I am not sure of the limitation. I have other districts with cameras and I believe they have a hard drive, which keeps two weeks worth.

Ms. Calloway stated the cost might be approximately \$5,000. This is a capital improvement. This is another measure to protect our property.

Mr. Mendenhall stated a number of communities use private security firms. I work with two good companies. I recommend having a presentation from these companies to see if it is something, which will work for you. It will be less expensive than an off duty officer. When you have a firm you can choose between an armed security guard to a security guard who is a monitor of an area. It is something to contemplate.

Ms. Calloway stated these cameras can be moved back and forth. There are motion detectors.

Mr. Mendenhall asked are we making a decision on this tonight?

Ms. Calloway responded no. I'm asking Ms. Fiatoa to prepare something on what they do, where the cameras will be located and an estimate on the cost.

Mr. Carro asked is this going to be a one time price only or will there be a monthly fee?

Ms. Calloway responded it is one time only.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. Dunn stated my daughter wanted to know if we can put in another gate to get into the basketball court.

Ms. Fiatoa stated there is a gate there, but they are going to go over it all the time.

Mr. Carro stated if you put a gate in the back to go into the basketball court you run the chance of people coming in from the back.

Ms. Calloway stated in regard to the discussion on Sharper Image, I really think we need to get another company to come in and fix the leak. We have a long way to go and we need to get it fixed. We need to get the leak fixed to see if the pump is working.

<p>On MOTION by Ms. Calloway seconded by Mr. Carro with all in favor the Board authorized staff to pay the outstanding invoice from Sharper Image.</p>
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Ms. Calloway stated they need to be specific about how they intend to fix the leak. I want a start and end date in all the contracts. The contract needs to be clear on how they intend to do the repairs and that nothing will be damaged when repairing the leaks.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

Ms. Madill stated the first thing I want to address is the handicap rail. Why can we not put a handrail for handicap entrance into the pool?

Ms. Fiatoa responded we are working on a handicap ramp for the pool.

Ms. Madill stated in regard to the resident who parks his trailer on CDD property, I got his tag number and information. He lives at 11480 Captiva Kay Drive. The tag number is D10-XPR. Please fight this man. The neighbors are sick of the trailer.

Ms. Calloway stated he is parking on the public right-of-way, which is an HOA issue.

Ms. Madill stated there was an incident at the pool. There were kids on top of the wooden poles doing flips into the pool. One of the kids took a full Aquafina bottle and threw it. It almost hit a nine month pregnant woman in the head. I suggest pool privileges be taken away when members break the rules. Is there anyway to enforce this?

Mr. Mendenhall responded the Board can take a look into this, email me any suggestions and be ready to take action at the next meeting.

Ms. Madill stated my final request is for the resignations of Mr. Pichette and Ms. Dunn.

Ms. Cleartis stated I want to thank Ms. Calloway for her concern of this neighborhood.

Mr. Parker stated I recommend a process for submitting improvements. It can be as easy as having a form to fill out. The other issue I am concerned about is speeding. Is it a CDD issue?

Mr. Mendenhall responded it is a county issue.

Ms. Calloway stated you have the right to ask the county for speed tables. They have to be warranted. You have to have a speeding issue.

Mr. Parker asked is it not a better approach for the CDD to request this because you represent the neighborhood?

Mr. Mendenhall responded the CDD Board represents the bond assets. The HOA is a better venue to represent the neighborhood.

Ms. Calloway stated the best place to start is with the Commissioner.

*Due to failure of the recording equipment the remainder of the meeting could not be transcribed.*

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Carro seconded by Ms. Dunn with all in favor the meeting was adjourned.

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Andrew P. Mendenhall  
Assistant Secretary

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Melanie Calloway  
Vice Chairperson