

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Thursday, July 27, 2017 at 4:00 p.m. at the Offices of GMS-CF, LLC, 135 W. Central Blvd, Suite 320, Orlando, Florida.

Present and constituting a quorum were:

Brian Cipollone	Chairman
Stephanie Pugliese	Assistant Secretary
Chris Cope	Supervisor

Also present were:

George Flint	District Manager
Darrin Mossing, Jr.	Government Management Services
Andrew d'Adesky	District Counsel
Christina Baxter	Engineer by phone
Brian Smith	Field Manager
Michelle Barr	Lennar

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 25, 2017 Meeting

Mr. Flint: Are there any comments to the minutes?

Mr. Cipollone: I had none.

On MOTION by Mr. Cipollone, seconded by Mr. Cope, with all in favor, the minutes of the May 25, 2017 meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignations of Board Members

Mr. Flint: We received letters of resignation from Ms. Ammann and Mr. Adelman, which were included in your agenda package. We need a motion to accept the resignations.

On MOTION by Mr. Cope, seconded by Mr. Cipollone, with all in favor, the resignations of Alyson Ammann and Jeffrey Adelman, were accepted.

B. Appointment of Individuals to Fulfill the Board Vacancies with Terms Ending in November 2017 and November 2019

Mr. Flint: As Ammann's seat expires this November and Mr. Adelman's seat expires in 2019. Since we have vacancies, let's take each seat individually. Are there any nominations to fill the unexpired term of Ms. Ammann's seat, which expires in 2017?

Mr. Cipollone: I would defer to Michelle.

Ms. Barr: Which seat?

Mr. Flint: Alyson's seat expires in 2017. I was asking if there were any nominations for that seat. The other seat has a longer term of 2019.

Ms. Barr: We can appoint and then re-class the seats later.

Mr. Flint: We can do some musical chairs if we needed to put people in different seats.

Ms. Barr: Okay.

Mr. Flint: In November of 2017, there will be a Landowner's Election. Whoever is in that seat, the landowner can elect for another four-year term or switch seats.

Ms. Barr: I suggest Jeffrey Steen.

Mr. Cipollone: I nominate Jeffrey Steen.

On MOTION by Mr. Cipollone, seconded by Mr. Cope, with all in favor, appointing Jeffrey Steen to fill the unexpired term ending November 2017, was approved.

Mr. Flint: We will swear Mr. Steen in at the next meeting. The other vacancy has a term expiring in 2019. Are there any nominations for that seat?

Mr. Cipollone: I nominate Karen Morgan.

On MOTION by Mr. Cipollone, seconded by Mr. Cope, with all in favor, appointing Karen Morgan to fill the unexpired term ending November 2019, was approved.

C. Administration of Oaths to Newly Appointed Supervisors

Mr. Flint: We added Karen Morgan and Jeffrey Steen to the Board, and they will be sworn in at the next meeting. I understand that there may be a desire to make other changes, but at this point, we can't do that, because if anyone resigns, we lose the quorum. We can do that at the next meeting, and Ms. Morgan and Mr. Steen can help comprise the quorum.

D. Consideration of Resolution 2017-05 Electing Officers

Mr. Flint: Mr. Adelman and Ms. Ammann were Assistant Secretaries. Do you want to appoint Ms. Morgan and Mr. Steen as Assistant Secretaries?

Mr. Cipollone: Yes.

Mr. Cipollone MOVED to appoint Ms. Morgan and Mr. Steen as Assistant Secretaries, and Mr. Cope seconded the motion.

Mr. Flint: We will modify Resolution 2017-05 to address the two seats, and next month, if there are additional changes, we can re-organize the officers.

On VOICE VOTE with all in favor, Ms. Morgan and Mr. Steen were elected as Assistant Secretaries and Resolution 2017-05 was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2018 Budget and Assessments

Mr. Flint: The Board previously approved the Proposed Budget, and set the date, place and time of the public hearing for today, for final consideration of the budget.

A. Consideration of Resolution 2017-06 Adopting the Fiscal Year 2018 Budget and Relating to the Annual Appropriations

Mr. Flint: The Proposed Budget for Fiscal Year 2018 is attached to Resolution 2017-06, as Exhibit A. It contemplates that the per unit assessments would remain the same. Those are reflected on Page 3. There would be no change in the Operation and Maintenance (O&M) assessments. Are there any questions? The budget contemplates that assessments would be

imposed in Assessment Area 1. The administrative expenses would be allocated between Assessment Area 1 and the balance of the project on an acreage basis. Any shortfall would be through a developer contribution.

Mr. Cipollone: So the O&M is for Assessment Area 1?

Mr. Flint: Yes.

Mr. Cipollone: What is the next part?

Mr. Flint: The admin is allocated on an acreage basis between Assessment Area 1 and the rest of the District.

Mr. Cipollone: What is the admin comprised of?

Mr. Flint: The first section of the budget, the \$101,725.

Mr. Cipollone: Did we increase the budget?

Mr. Flint: No, that budget remained the same.

Mr. Cipollone: So, it was the same as last year. Theoretically, assessments should decrease because you are now spreading it over more units. Is that correct?

Mr. Flint: No.

Mr. Cipollone: How could it stay the same if you are increasing the area?

Mr. Flint: We are not increasing the area. This is the same set up that we had last year.

Mr. Cipollone: I understand. I guess I'm just making the assumption that assessments are starting to come in.

Mr. Flint: We haven't created Assessment Area 2 yet. Nothing outside of Assessment Area 1 was platted. The developer contribution and the O&M assessments are the same as the prior year.

Mr. Cipollone: So everything stayed the same.

Mr. Flint: Right. These budget numbers anticipate what we think is going to be coming online throughout the year. We should be good. Are there any questions on the budget? Not hearing any, we need a motion to approve the resolution.

Mr. Cipollone MOVED to adopt Resolution 2017-07 Adopting the Fiscal Year 2018 Budget and Relating to the Annual Appropriations, and Mr. Cope seconded the motion.

Mr. Flint: I will note for the record that this is a public hearing and no members of the public are present.

On VOICE VOTE with all in favor, Resolution 2017-07 was adopted.

B. Consideration of Resolution 2017-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: Next is the resolution imposing assessments. Exhibit A is the budget that was just approved and Exhibit B is the Assessment Roll. It imposes the assessments associated with the budget that you just approved. Are there any questions on the resolution? Hearing none, we need a motion to approve.

On MOTION by Mr. Cope, seconded by Mr. Cipollone, with all in favor, Resolution 2017-07 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

Mr. Flint: At this time, the public hearings are closed.

SIXTH ORDER OF BUSINESS

Consideration First Amendment to Landscape and Grounds Maintenance Agreement with Brightview

Mr. Flint: The version of the agreement in your agenda package did not include the exhibits. All this is doing is extending the term of Brightview's contract for 12 months. Their initial contract was entered into in April of 2016, and was through September 30, 2017. It allowed for two additional one-year extensions. This amendment extends the term from October 1, 2017, through September 30, 2018. All of the other terms remain the same. It has a 30-day termination provision without cause, so if we have any issues and we want to bid it out, we can.

Mr. Cope: Michelle and Brian, how do we feel about Brightview? Do we feel good about the service we are getting?

Ms. Barr: I think they are doing a great job.

Mr. Flint: The initial contract was \$36,000, and then we added another section. The initial contract was for Dowden Road only, and then we added another section for \$36,000, as well as several additional ponds. We are up to about \$89,000.

Mr. Cipollone: For the year.

Mr. Flint: Yes, that is the total for the year. At some point, we may want to bid it out, because as you add these additional phases, these contracts can get out of whack.

Mr. Smith: There is also a desire to add some additional areas and some ponds. We are calling it Phase 3, which is the section in front of the school. With our budget of \$150,000, we still have enough room from the pricing that I received for those areas.

Ms. Barr: Is that area included in here?

Mr. Smith: It's not included because it hasn't been turned over, but we can add it. We have the funds in the budget to cover it.

Mr. Flint: When do we think that we are going to be taking that area?

Mr. Smith: I don't know. Chris has a feeling of when that may be turned over. We are calling it Phase 3. I'm not sure what the developer named the section in front of the school.

Ms. Barr: I think it's ready for turnover, right?

Ms. Baxter: The construction plans are titled "Innovation Way South, Phase 1". The actual road name for the plat is Storey Park Boulevard.

Mr. Smith: We obtained pricing from Brightview. There was a desire of possibly adding the area under 417. It's a no man's land. The City is not maintaining it. DOT doesn't seem to be maintaining it. It is at our front door, so it's something that the Board may want to consider. I have pricing for that, as well. It will be \$19,000 annually.

Mr. Cipollone: It seems like a lot for just under the fence? Is there even grass there?

Mr. Flint: Yes, but its dead. It's Bahia.

Mr. Smith: He gave me a price to do a one-time mowing of \$800 and \$1,600 for 24 mows.

Mr. Flint: Should that be \$16,000?

Mr. Smith: No, \$1,600 a month, which came out to \$19,000.

Mr. Flint: Lets deal with the area in front of the school. If we think that's coming online, in short order, then maybe we should have the Board approve the proposal.

Mr. Cope: There is an issue of a water meter. Reclaimed water has not been fully tied in, due to the road construction. I will see if I can get Junior Davis, who is doing the construction, to give us a water line and a meter, so it can be maintained, but if we are able to do that, it should be taken over.

Mr. Flint: Is it being irrigated now?

Mr. Cope: By Mother Nature.

Mr. Smith: Are we talking about the section under 417?

Mr. Cope: No, that median down by the school. If you recall, there's no meter down there and there's no way for a meter to be set.

Mr. Smith: We also have a proposal for adding the two ponds on either side of the school that we talked about. The price is \$37,000, if we add those additional areas, which is still covered under the budget that we just adopted.

Mr. Flint: You have a proposal for \$8,448 a year, for the two ponds on either side of the school and the area by the school is \$9,212. I think we should table the Dowden Road issue.

Mr. Cipollone: I'm not ready.

Mr. Flint: Do we want to do a one-time mow for \$800?

Mr. Cope: I know that our Sales Department is anxious to get that cleaned up, because as we mentioned before, it's our front door. I would certainly be in favor of getting it at least tidied up.

Mr. Cipollone: Do we want to do that? Who is going to pay for that?

Ms. Pugliese: What area is that?

Mr. Cope: It's by 417.

Mr. Smith: At the entry and exit ramps on 417.

Mr. Cope: Nina de Martino with Shingle Creek Advisors was meeting with the City of Orlando on another issue and was going to bring it up. I have not heard back from her.

Mr. Flint: The City maintained Dowden Road on the other side of the interchange for a while, and every three or four months, they would run a mower that had six decks on it. All the way down, they would run everything over.

Mr. Smith: I can get some more pricing for you to do a one-time mow. I can get some competitive pricing from local contractors that are in the area. Maybe the contractor is already

maintaining Dowden Road. Since they are out there, maybe I can get them to keep on coming down.

Mr. Cipollone: Is Brightview maintaining Dowden Road right now?

Mr. Flint: They are maintaining west of the interchange.

Mr. Smith: They are maintaining our side of the project, but the section on the other side, Yellowstone Landscape for Randal Park are maintaining.

Mr. Flint: I'm sorry. It is Yellowstone. Down To Earth maintains further up. There are three contractors that maintain various parts of Dowden Road; Down To Earth, Yellowstone and Brightview. It sounds like at least these two areas need to be improved. We can include them as Exhibit A and take care of it in one motion, if the Board was okay with that. This would be the two ponds on either side of the school.

Mr. Cipollone: What other area are we talking about?

Mr. Cope: The landscaping median strip along what is now called Innovation Way, but will be called Storey Park Boulevard.

Mr. Cipollone: This is the median, north of where the school site is.

Mr. Cope: Yes. That is correct.

Ms. Pugliese: There's no meter for it?

Mr. Cope: There's no meter for it, nor is there a whip for a meter, but I can talk to Junior Davis. The location, according to the Reclaimed Plan, shows an area of the road that has yet to be constructed.

Mr. Flint: So the tie in is in another section?

Mr. Cope: Correct.

Mr. Flint: Didn't we use a hydrant in another section?

Mr. Smith: Yes. They were actually using a hydrant during construction. There is pipe there. It's just getting the meter set for Dowden Road.

Mr. Flint: In the interim, can we use the hydrant again?

Mr. Smith: Yes. We have the same problem on Storey Time Drive. We actually tied into that. You just have to get a temporary meter. I know you were trying to get a permanent meter there.

Mr. Cope: I'm trying to get a permanent meter on Dowden Road, right by Storey Time Drive and one for Storey Time Drive. The one on Innovation Way is the tricky one.

Mr. Smith: We can just get a temporary meter from Orange County to do that.

Mr. Flint: In the meantime, is it being maintained by the install contractor?

Mr. Cope: No. The company that we just hired to mow the ponds, just did a one-time maintenance of that median strip. Brightview is already doing the maintenance along Storey Time Drive, and obviously Dowden Road. I don't know if this is the appropriate time to bring it up, but there's a dead tree along Storey Time Drive that appears to have been knocked out, due to storm damage. I brought it to Down To Earth's attention. I didn't know that it was knocked down, because someone had placed it back up. I brought it up to them as a warranty issue, to which they said that it wasn't their fault. He actually sent me a picture of it laying on the ground.

Mr. Smith: The tree was hit by a vehicle. They are not going to warranty it. I don't think it was from a storm. I don't see that being a warranty issue. That tree, for now, can probably just go away, because you are going to have future development there. When you do future development, whatever you are going to build there, at that point, you can look at putting that tree in, because that's a high traffic area. You are going to have a lot of construction there.

Mr. Cope: Certainly, as we start to develop that parcel, which is Parcel L. I don't know how much further to the east we are going to go with Innovation Way or Storey Park Boulevard, or whatever we are going to call that road. Christy would know how far we are actually going to go with that in the short term.

Ms. Baxter: Are you referring to the construction for Parcel L?

Mr. Cope: No. On Innovation Way South/ Storey Park Boulevard, going east of the school, where we stopped. Is that as far as we are going, or are we going further?

Ms. Baxter: You are going all of the way to the boundary, which is Moss Park Ridge Road. That is separate from the construction plans, when you jump from the City to the County. They are supposed to continue. The delay has been that the CIP utilities have to be cleared before they can pull developer sized mains out of the ground and finish the road. Finishing out to the west has been delayed.

Mr. Flint: Does the Board want to include these two as part as Exhibit A?

Mr. Cipollone: I'm good with that. The only question I have is the room that we reference in the budget in terms of what we thought was coming online. Do you contemplate that along with anything else that coming on, so we don't get surprised later on?

Mr. Flint: There is \$50,000 and right now we are at \$89,000.

Mr. Cipollone: Its conservative.

Mr. Flint: We tried to estimate everything that would be included.

Mr. Cipollone: Is it \$89,000 with those?

Mr. Flint: No, that's in addition.

Mr. Smith: It's about \$140,000. You still have \$10,000.

Mr. Cipollone: Do we have \$10,000 for the rest of the areas, for the rest of the year?
Does that sound right?

Mr. Flint: No. We are not adding \$19,000.

Mr. Cope: Then you have \$29,000.

Mr. Cipollone: So we have \$29,000 left for the rest of the year. What else are you bringing on? Do you think that you are good?

Mr. Cope: I can't think of anything else.

Ms. Pugliese: Nothing in Phase 4?

Mr. Cope: Phase 4 has a dog park that I assume would have to be maintained. I don't know when that is going to be complete, but I would imagine that it would hopefully be this year.

Mr. Flint: We have \$43,000 left, after these two.

Mr. Cipollone: I think if you do just the dog park, we probably have enough.

Mr. Cope: It's probably going to be owned by the HOA.

Mr. Smith: I think the only thing that you are going to have is the continued construction on Storey Park Boulevard. Other than that, you are not going past the school. It doesn't look like that's going to happen any time soon. You are a year out, at least from that.

Mr. Cope: Christy, on Dowden Road, is there any landscaping, whether a landscape buffer in the middle of the road, or a parkway that would be under CDD obligations, or is that going to be the responsibility of the City of Orlando?

Ms. Baxter: I think that part is outside of the CDD, but I would have to check the map.

Mr. Flint: It is outside of the District.

Mr. Cipollone: Unless it's required by an Interlocal or Developer Agreement, then we shouldn't touch it.

Mr. Cope: We are in a Cost Share Agreement, with not only Orange County for the utilities, but also with Mattamy Homes. They were doing the mass grading and putting in the utilities. Mattamy is going to be doing the paving.

Mr. Smith: It is under construction now. They are laying pipe.

Mr. Cope: The problem with getting water is the reclaimed water is supposed to be down here for this Boulevard section. Junior Davis stopped here. They have some old abandoned utilities that they need to remove, as well as continuing to put in their CIP utilities, and then coming down to Moss Park Ridge Road, where there's an eminent domain issue. That should hopefully be resolved in the beginning of August.

Mr. Cipollone: It sounds like we have enough money. It would be okay bringing that in. That's fine.

On MOTION by Mr. Cipollone, seconded by Mr. Cope, with all in favor, the First Amendment to the Landscape and Grounds Maintenance Agreement with Brightview, extending the term from October 1, 2017, through September 30, 2018 was approved, as amended.

Ms. Pugliese: Are we going to get a temporary meter on that one?

Mr. Flint: We can look at doing the same thing that we did with a hydrant meter. That might be an option.

Mr. Smith: I will get the temporary meter through the CDD. That way as construction continues, we don't have to rely on Junior Davis. The CDD would maintain it.

Mr. Flint: We won't initiate the agreement until we are sure. We don't want to be maintaining dead grass.

Mr. Smith: It looks like it's in good shape. We will have to increase the mow.

Mr. Cope: Until they get all of those utilities tied in, even if they pulled the whip right now, it's a matter of whether the reclaimed line is assessable right now. I don't know the answer.

Mr. Flint: Is Brightview the install contractor for this?

Mr. Smith: I believe it was Down To Earth. Wasn't it?

Mr. Cope: Yes, Down To Earth.

Mr. Flint: We don't want them raising any warranty issues with no irrigation.

Mr. Smith: Prior to this, we will go out there and get it connected. We will do a walk-through of the irrigation. My biggest concern is whether the irrigation is operating properly. The plant material looks good. We will get that connected and do the walk-through.

Mr. Cope: Speaking of which, they gave me a copy of the as-builts of the irrigation system, plus instructions of all of the control panels. I don't know if you want that.

Mr. Smith: Yes.

Mr. Cope: I will get that to you.

Mr. Flint: We usually don't get those, so that would be good. Is there anything else on the landscaping? Not hearing any,

SEVENTH ORDER OF BUSINESS

Consideration of Aquatic Management Agreement

Mr. Flint: We asked Applied Aquatics to provide a map of the four ponds. There are two more ponds that we are going to talk about today that aren't part of this agreement. Is that alright?

Mr. Cipollone: Yes. What about the two that we just picked up?

Mr. Flint: They are not included, so we will have to come back.

Mr. Cipollone: Are we thinking about \$5,000 when we are all done?

Mr. Cope: I don't know.

Mr. Flint: Do you have an estimate on the other two ponds? If not, we may have to bring it back to the next meeting.

Mr. Smith: It is probably another \$200 a month for those other two ponds.

Ms. Pugliese: They look pretty big.

Mr. Cope: I don't think Parcel L is going to be an issue any time soon.

Mr. Smith: I think we budgeted over \$6,000 for pond maintenance.

Mr. Flint: We did.

Mr. Smith: So you are covered. It would be these four ponds, plus the two that are still an issue.

Mr. Cipollone: Okay. Do we need to approve this?

Mr. Flint: You don't have to, but just in the event that we don't have another meeting before October 1, you should approve this, and then we will bring back a proposal for the other two ponds.

On MOTION by Mr. Cipollone, seconded by Mr. Cope, with all in favor, the Aquatic Management Agreement with Applied Aquatic for pond maintenance on four ponds was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: It's not on the agenda, but we have another resolution.

Mr. d'Adesky: I provided a copy of Resolution 2017-08, accepting the stormwater ponds, subject to the District's conveyance procedures. I am looking for the Chairman and Vice Chairman to approve and execute some documents, providing for severability, conflicts and an effective date. Essentially, Ponds M-1 and M-2 are pursuant to a certification that I received from Nicole and Christy this week. They are being converted to the operational phase. Correct me if I'm wrong, Christy, but they are ready for acceptance. The tracts were platted to the CDD and all of the runoff appears to be from the road and school site, so it's all public runoff. There's no private interference. It's subject to our typical procedures, so we want to receive title. We are going to get affidavits from Lennar and have the deeds signed. Subject to that, it would be approved and the Chairman and Vice Chairman could execute the final deed. Once the conveyance documents are executed, we can start spending money to maintain those in the future. This is step one, before we are able to go out and actually maintain them.

Mr. d'Adesky: If you get the conveyance documents for me, I can certainly move those along.

Mr. Cope: I should have those next week.

Mr. Cipollone: Christy, do you have any comments about the ponds?

Ms. Baxter: No.

Mr. Cipollone: You can't just convey it?

Mr. d'Adesky: No, you have to deed it over.

On MOTION by Mr. Cipollone, seconded by Mr. Cope, with all in favor, Resolution 2017-08 accepting stormwater ponds M-1 and M-2, subject to the District's conveyance procedures was adopted.

Mr. Flint: Andrew, do you have anything else?

Mr. d'Adesky: No. I will be reviewing other areas and looking through the plats to make sure that there are no areas that we missed that we have to turn over. I was in the process of doing that, but I will resume that search. That's all I have.

B. Engineer

Mr. Flint: Christie, do you have a report?

Ms. Baxter: Yes, just a couple of items. Parcel L, which is east of Storey Pines Drive, is moving forward. We prepared an update to the Engineer's Report for the next round of bonds that are issued. I don't know if that needs to be discussed or placed on the agenda. I project the certification of completion for April 2018.

Mr. Flint: When you have a draft of The Assessment Area 2 Report, give it to us and we will prepare a Methodology Report and put both of them on the next agenda, to start the assessment process.

Ms. Baxter: Candace from our office circulated the Parcel L, Phase 1 Plat for review, last week to Andrew and Jan. We are working through and getting close to certification completion for Parcel I, Phase 4. We are not anticipating any requisitions for reimbursement. All of the funds are now accounted for. I haven't seen whether or not the reimbursement was issued to Lennar for the Phase 3 requisition. Has that happened yet?

Mr. Flint: Yes. It's been paid.

Ms. Baxter: I owe you guys a Facilities Report. That's all I have.

Mr. Flint: Is there anything for the District Engineer? Not hearing any,

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the Check Register. Are there any questions?

Mr. Cipollone: No. Were there any funding requests that you needed to address?

Mr. Flint: Not at this meeting.

Mr. Flint: The Check Register for the General Fund totaled \$49,078.33.

On MOTION by Mr. Cipollone, seconded by Mr. Cope, with all in favor, the Check Register in the amount of \$49,078.33 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the Unaudited Financial Statements through June 30th. No action is required.

iii. Fiscal Year 2018 Meeting Schedule

Mr. Flint: We typically meet on the fourth Thursday of each month at 4:00 p.m., in this location; however, November and December are a problem. The November meeting, scheduled for November 30, will not work, due to Thanksgiving. The December meeting is December 28, which likely won't work either. We won't meet in November. In December, you have the option of not meeting, or we can move the meeting to earlier in the month, if you wanted to do that.

Mr. Cipollone: I agree with the Secretary's recommendation.

Mr. Flint: Why don't we cancel the meeting, and if we need to meet, we will advertise a special meeting.

Mr. Cipollone: That sounds good.

Mr. Flint: The rest of the year, we will be meeting on the fourth Thursday at this location, with the exception of November and December. Are there any questions on the meeting schedule? If not, we need a motion to approve it.

On MOTION by Mr. Cope, seconded by Mr. Cipollone, with all in favor, the Fiscal Year 2018 meeting schedule, with the exception of November and December meetings, was approved.

NINTH ORDER OF BUSINESS

Supervisor's Request

Mr. Flint: Is there anything else?

Mr. Smith: I received a request from the HOA about fishing on CDD ponds. There was a concern about people going back behind people's houses and fishing. They made a request to the CDD to see if there was something that we could do about it.

Mr. d'Adesky: It depends on whether or not there's a large enough interest. We can look into other CDDs that allow fishing in the ponds.

Mr. Cipollone: The homeowners are worried about people going behind their homes.

Mr. d'Adesky: Right.

Mr. Cipollone: It's our pond, but they are going through their yard to fish.

Mr. d'Adesky: Are they requesting that we prevent them from fishing?

Mr. Cipollone: I think that's what they are asking.

Ms. Pugliese: They are requesting signage.

Mr. d'Adesky: "No Fishing" signs?

Ms. Pugliese: Right.

Mr. Smith: Or we could have "No Trespassing" signs.

Mr. d'Adesky: Correct, but we would have to put up the statutory "No Trespassing" sign. The issue with the "No Trespassing" sign is that it's ugly when you put up so many signs to meet the statutory requirement.

Mr. Smith: Typically what happens is you get more people fishing on ponds away from the houses, maybe along a wetland or something on the back side. You can put a "No Trespassing" sign at either end so people don't go back there. Typically, they don't fish behind people's houses. If we find that happening, then you can put up "No Fishing" signs. Once again, you have homeowners who want to fish.

Mr. Flint: That's the issue. It's an all or nothing situation. It's either "No Fishing" or you allow fishing. If you allow fishing, we can't make a distinction whether it is someone who lives there or someone who doesn't. The issue is if they are walking through their yard to access it, then that's trespassing and that's a private property issue.

Mr. d'Adesky: That's an HOA issue, through an HOA or private individual issue. We can't enforce that.

Mr. Flint: If the homeowners still want to fish on that pond, we have to be careful. We can't say "No Fishing" and then say, "If you live here, you can fish, but if you don't live here, you can't".

Ms. Pugliese: What if we have designated fishing ponds, like the one along the entry?

Mr. Flint: We can do that.

Mr. d'Adesky: That's fine.

Ms. Pugliese: I certainly wouldn't want someone behind my house fishing.

Mr. Flint: As Brian indicated, in Falcon Trace, people typically wouldn't walk through someone's yard to access the pond. They can only walk from either ends and you can put "No Trespassing" signs and maybe a hedge.

Mr. Smith: You cover several things, such as the dog walking. We really don't have enforcement ability. It's more of a discouragement than it is anything else. It also covers your request from the HOA to do something about it.

Mr. d'Adesky: You can delineate certain areas of the pond or fishing in these areas only.

Mr. Smith: If you put up "No Trespassing" signs, you don't get into that fishing issue. By putting a "No Trespassing" sign at your public access to the pond, you cover both issues.

Mr. Flint: If residents want to fish, they can walk out of their backyard and do it.

Mr. Smith: At least we cover our request from the HOA that we've done something.

Mr. Cope: Do we have the number of signs that we would potentially need to cover both ends?

Mr. Smith: We have four ponds, so we would need two signs per pond.

Mr. Cope: Will all four ponds have signs? You are not leaving one designated for fishing?

Mr. Smith: If you put up "No Trespassing" signs, you not designating either way.

Mr. Cope: That's true.

Mr. Cipollone: Are they requesting our Board to do something?

Ms. Pugliese: They sent the request to Leland. We communicated that the HOA does not own the ponds, but we would talk to the CDD to see what we can do.

Mr. Cope: We may want to have more discussion before taking action.

Mr. Cipollone: I really have no idea what's going on out there. We should figure it out.

Mr. Cope: Before we spend money.

Mr. Cipollone: Yes. Can we put "No Trespassing" signs on public property?

Mr. d'Adesky: You can, but if you want it to be enforced, there must be the statutory signs.

Mr. Cope: Since it is public, do we run into maintenance issues?

Mr. d'Adesky: Not for stormwater ponds.

Mr. Cipollone: I would like a full game plan before we make a decision, if we are going to designate a fishing pond or whatever the direction is. I'm not saying that it's the wrong thing to do.

Mr. d'Adesky: We've had communities where people put in the signs and they ended up being removed, so we wasted a couple of hundred dollars putting in signs. Brian, I don't know if

you can have conversations with someone on the HOA and bring a proposal back at the next meeting.

Mr. Flint: If you want to delegate authority to one of the Board Members to make a decision, you can do that.

Mr. d'Adesky: That's fine too. Chris, do you want to be the fishing guru?

Mr. Cope: You got it.

Mr. Flint: If you need to come back to the Board, you can do that.

Mr. d'Adesky: Delegate how much per sign?

Mr. Flint: I think the cost is probably within the authority of the staff to handle. The question is whether we want the signs. If you want to delegate authority to a Board Member to do that, that's fine.

Mr. Cipollone: I think Chris is the guy.

Mr. Cope: It should be discussed at the next HOA meeting. I'm getting a clearer idea of what they want.

Ms. Pugliese: That's not until the quarter ends. We will get something to you before then.

Mr. Smith: I have update on some of the field issues. We are having some issues with the lighting at some of the sign monuments. I'm trying to get back with the original contractor who installed the lighting to get some repairs made. We are also losing several Palm trees along Dowden Road. There is some concern about replacing the Palm trees because they don't seem to be doing well in that area. If we look out in the woods, there are no Palm trees in the woods. The soil types in that area is not conducive to Palm trees.

Mr. Flint: They don't drain well.

Mr. Smith: Yes. We are going to remove them and see what we have, see what we have in our budget and maybe bring something back to the Board on some possible replacements.

Mr. Flint: Are the Palms out of warranty?

Mr. Smith: Yes. We can move some of the Palm trees around to group them better, and where we have open areas, we can use different plant replacements. Some beds along Dowden Road have Pine trees and Red Maples that really look nice. We can go with something that keeps the same product type, but reduces them.

Mr. Cope: Is the area where the Palm trees are, swampy?

Mr. Smith: No, but we have a lot of clay soils and you have to over dig. When they are originally installed, you have to double the size of the root ball and put sand in there. Even then you still have some issues because it turns into a bucket.

Ms. Pugliese: What section is that?

Mr. Smith: Phase 1.

Ms. Pugliese: The median?

Mr. Smith: Yes.

Mr. Flint: Christy, who was the Landscape Architect on that phase?

Ms. Baxter: Foster Conant.

Mr. Flint: Do we want to consult them?

Mr. Smith: I can do that.

Mr. Flint: So we are not messing with the design.

Mr. Smith: I'm probably going to go in there, remove the dead ones and back fill the root balls until we can get a design idea. Other than that, we did some plant replacements. The contractor is doing a nice job.

Mr. Cope: Do you have Foster Conant's contact info?

Mr. Smith: I can get it from Christy.

Mr. Cope: I can send it to you.

Mr. Smith: That would be great.

Mr. Flint: Is there anything further from the Board? If not, I would entertain a motion to adjourn.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cipollone, seconded by Ms. Pugliese, with all in favor, the meeting was adjourned at 4:50 p.m.


Secretary / Assistant Secretary


Chairman / Vice Chairman