

**MINUTES OF MEETING
PORTOFINO ISLES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Portofino Isles Community Development District was held on Tuesday, June 14, 2022 at 10:00 a.m. at the Newport Isles Clubhouse, 1856 SW Newport Isles Blvd., Port St. Lucie, Florida 34953.

Present and constituting a quorum were:

Frank Wilson	Vice Chairman (by phone)
Juan Azcona	Assistant Secretary
Rohn Timm	Assistant Secretary
Gerald Mirabile	Assistant Secretary

Also present were:

Ginger Wald	District Counsel
Paul Winkeljohn	District Manager
John Jado	Field Supervisor
Roberto Cabrera	District Engineer (by phone)
John Kischel	Newport Isles Property Manager
Michele Logerby	POA Board member

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the roll and stated we have a quorum.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Mr. Dan Duncan

Mr. Winkeljohn: Under organizational matters, the first item is Mr. Dan Duncan has tendered his resignation. Is there a motion to accept?

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, accepting the Resignation Letter from Mr. Dan Duncan was approved.

Mr. Winkeljohn: Alright, that's resolved. He's been given the paperwork and I've already gone through that with him directly through my staff, so we don't have to cover that.

B. Consideration of Appointment of Supervisor(s) to Fill Unexpired Term(s) of Office – Seat #1 (11/2022)

C. Oath of Office for Elected/Newly Appointed Supervisor(s)

D. Election of Officer(s)

Mr. Winkeljohn: So, this now creates an opening on the Board. I do remember the Board's historic procedures were to review applicants, have them answer questions before the meeting, and then you can take that up. I don't know if you're in a position to do that at this point. I don't think you are, but you could be, or you can table those items for a future meeting.

Mr. Mirabile: Right, I guess the process is to interview potential Board members or Supervisors for the seats, so that's the process that we go by, so anybody that wants to participate, that's the standard.

Mr. Winkeljohn: Ok. Go ahead Frank, you were going to say something?

Mr. Wilson: No, I just wanted to be clear, I was not prepared to vote on anybody.

Mr. Winkeljohn: Ok, so with that we can table items B through D.

Mr. Timm: I have a question.

Mr. Winkeljohn: Yes sir.

Mr. Timm: The position that's open is going to be open only for a couple of months, so do we want to try and fill a temporary appointee for someone that might want to do that, at their discretion or our discretion?

Mr. Winkeljohn: It's your discretion.

Mr. Timm: Or just leave that open until later, because now we have four, I know you always have to have three for quorum, but one reason I got on was you guys were short pretty much, and I was there to fill in, even though a lot of issues happened, but if we can stay at four, we could either, choose to just leave that open and see what happens in November, but now if nobody runs in November from what I understand then the appointee could still continue on and just be reappointed by the Board.

Mr. Winkeljohn: Correct.

Ms. Wald: Well, it can happen that way, right now is the qualifying period for the November 2022 election. You have two seats, you have seat #1, which was Dan's seat, that he just resigned from, and you have seat #4. If nobody qualifies during this period of time, those seats are going to be open, and it is the responsibility of the Board of Supervisors to appoint someone to a seat if they can. If nobody shows up, obviously there's no one to appoint to a seat.

Mr. Timm: Ok.

Mr. Mirabile: I'm just confused because we do have four seats filled.

Mr. Winkeljohn: Right, correct.

Ms. Wald: Correct, but the statement that was being posed is we have an election upcoming, which we do in November. The qualifying period for anybody who is interested in qualifying for that position to run for either of those seats is right now, is this week.

Mr. Mirabile: So, Frank Wilson just put in his papers to run, am I correct?

Ms. Wald: I don't know.

Mr. Winkeljohn: We don't know.

Mr. Mirabile: Oh, ok.

Mr. Winkeljohn: It would be this week.

Mr. Mirabile: Ok.

Mr. Azcona: Whoever wants to run in November they have to qualify and go through the process this week.

Mr. Winkeljohn: Right, correct.

Ms. Wald: It is that person's responsibility if they choose to do so, the Board does not handle that, that is handled by the Supervisor of Elections.

Mr. Timm: But if nobody qualifies to run, then we can appoint someone and then automatically reappoint them in November, is that the protocol?

Mr. Winkeljohn: Yes, so in a week we'll know.

Ms. Wald: You can appoint someone, anytime you want.

Mr. Timm: Yes, I know, but say in November, if nobody qualified, the seat is still going to be open, and nobody is going to necessarily run on a sign-in ballot, so the

position would still be open, so we could potentially fill that position now, knowing that it's going to continue for the next couple of years.

Mr. Winkeljohn: You would want to if that logic is what the Board agrees with you and wait until you see if somebody applies for it, and registers.

Mr. Azcona: Right.

Mr. Timm: That's why I'm asking for a point of clarification.

Mr. Azcona: Yes, so now we don't have a need because we have four Supervisors.

Mr. Winkeljohn: Right, and your meeting is a week before the qualifying period is over, so you don't know.

Mr. Azcona: Yes.

Mr. Timm: Ok.

Mr. Winkeljohn: So, at our next meeting when we do our budget adoption, that will be much clearer, and then you can take it up again.

Mr. Azcona: Yes, and we're not going to have a meeting probably for the next two months, so I would say let's wait until our next meeting. If somebody comes up that wants to be part of the Board, we can consider it, and if that doesn't happen, we'll wait until November after the election and then we can appoint somebody else.

Mr. Winkeljohn: Right, you'll have a much better decision-making situation at your next meeting.

Mr. Azcona: Ok, perfect.

Mr. Winkeljohn: Very good.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 12, 2022 Meeting

Mr. Winkeljohn: So, with that consensus, moving on to the next item, the minutes for April 12th were circulated, if those are in order, a motion to approve is welcomed.

Mr. Azcona: On page 24, at the very bottom, I mention that the notion of people saying that the bonds have no maturity date, and they are "eternal", not "internal"

Mr. Winkeljohn: Ok, eternal.

Mr. Azcona: Yes, so that was a misstatement, that's not a reality, so you are going to qualify that?

Mr. Winkeljohn: Yes, and Frank has something, go ahead Frank.

Mr. Wilson: Well, I requested the minutes get distributed in a Word document.

Mr. Winkeljohn: Right, that wasn't done this time?

Mr. Wilson: No, and there are numerous errors and corrections.

Mr. Winkeljohn: So, then that's a mistake, so let's table this, and I will re-send the minutes in Word to get your input. That's totally your procedure and, for whatever reason, it wasn't done this time. I think I had a different staff person in charge because of vacation, but I'll check that, so we'll table the minutes until we get that straight. Sorry about that, Frank.

FOURTH ORDER OF BUSINESS

Discussion of:

A. Parking Cul-De-Sac Proposal

B. Storage Site Plan

Mr. Winkeljohn: So, the one reason why we did really want to have a meeting today was the discussion of the cul-de-sac parking and the site plan for the storage facility needed some input and because the Board has to have a public meeting to have that input in front of everybody, we went ahead with today's meeting. So, do you have specific topics you wanted to cover on that?

Mr. Kischel: Well, so for the parking, say we put like clusia or something like that around those extra parking spaces, would that be fine? We have that.

Mr. Winkeljohn: I think that was the direction we left with.

Mr. Kischel: Those hedges, I didn't know if you just wanted to do a fence or some kind of wall because it was mentioned for either of those as well.

Mr. Winkeljohn: I think the recommendation I've been getting and conversations I've had with the Board, and at our last meeting, was really a solid vegetative screen would be ideal, nothing permanent, and clusia is the perfect option.

Mr. Kischel: Ok.

Mr. Azcona: For the record, please state your name.

Mr. Winkeljohn: Yes.

Mr. Kischel: I'm sorry, John Kischel, property manager for Newport Isles.

Mr. Winkeljohn: Thank you, John. So, that was the open item, then was a clusia hedge.

Mr. Kischel: Yes, the clusia, but I'll revisit that with you guys by the next meeting. I mean we still have months more planning to do, but do you guys have a specific type of plant or hedge that you want to put in?

Mr. Winkeljohn: I mean the clusia of mature size like 25-gallon minimum type of thing because they're going to have to do the job almost right away.

Mr. Kischel: Right, and it's very thick so not much light will penetrate it.

Mr. Winkeljohn: No, they're perfect for that, that would be agreeable to staff.

Mr. Kischel: Ok, and then I know at Cape Cod there was the junction box that's right over there, after speaking to Tom Debruis from Culpepper and Terpening and I guess he works with Roberto, they think it would be perfectly fine to still do the parking there, the concrete people for the sidewalk would end up just leaving that junction box but they're going around it.

Mr. Winkeljohn: Right, that happens everywhere.

Mr. Kischel: So, it's ok with you guys to pursue that at least for now for us?

Mr. Winkeljohn: Yes, our engineer had no objection, so that would be staff's input, it's up to the Board, but basically, it's very common to use the utility sidewalk cover and just incorporate it in. It would be incorporated into the sidewalk, or they would jog around it?

Mr. Kischel: It would be incorporated into the sidewalk.

Mr. Winkeljohn: Ok, as long as it meets code there's no objection from us.

Mr. Azcona: I'm ok with that.

Mr. Kischel: Ok, thank you, guys. The only problem I possibly foresee is, there's 2 to 3 feet of space between the property line of Rockport and then, like where the sidewalk would be, I don't know if I would be able to fit clusia there without infringing on the other person's property, and on the size of it, so I have to do some more work with that one.

Mr. Winkeljohn: Ok.

Mr. Kischel: Just so you guys are aware.

Mr. Winkeljohn: Right, and if that person doesn't mind, usually property line plantings are very common like not many people object to that because it benefits both properties.

Mr. Kischel: Ok, and I'm going to speak to the owners as well, I just wanted to get the ok from you guys first before I start moving forward and talking to the owners for all those homes.

Mr. Azcona: I mean the owners, that wouldn't really affect us.

Mr. Winkeljohn: Right, it wouldn't matter to us.

Mr. Azcona: I mean thank you for bringing that to our attention but, it's best to bring it up to the owners, and if the owners are ok with that, they should be, then you're good to go.

Mr. Kischel: Ok.

Mr. Winkeljohn: But thank you for asking. Any hard questions with the cul-de-sac?

Mr. Kischel: No, not right now, with your guy's approval then I can start kind of doing my work with Tom and then start to talk to companies.

Mr. Winkeljohn: Right, and we left with just those open items last time, so with no further objections from the Board, I think you have a green light to get to the next phase, and whatever else you need from us.

Mr. Kischel: Ok.

Mr. Winkeljohn: I don't know what agreement was necessary.

Ms. Wald: When we can get to an agreement.

Mr. Kischel: Ok.

Ms. Wald: Did we actually put a dollar I'm looking to see?

Mr. Winkeljohn: It's no cost to the District, is that what you mean?

Ms. Wald: Well, it is a cost to the District because our engineer is actually involved.

Mr. Winkeljohn: Not really, just nominal, just to review.

Ms. Wald: But you're going to have the HOA performing and entering into the agreement with the contractor to perform work on CDD property, so we still need an agreement because we need indemnification of the homeowner.

Mr. Winkeljohn: Correct, so when do you think you'll be at that stage when you have a contractor?

Mr. Kischel: Well, once the next Board meeting happens, the Board will discuss that, and then I'll start going out to bid.

Mr. Winkeljohn: Right, so right at that point, the step for us would be for Butch's office, the engineer, to send to me and Ginger the sketch that shows where this will all be placed, so sketches, and then Ginger will put her agreement on top of it, and we'll get back to the HOA.

Mr. Kischel: Ok.

Mr. Winkeljohn: Because the drawing really hones it in.

Mr. Kischel: Do we need like another agreement, kind of like that fourth addendum one?

Ms. Wald: It's going to be a simpler agreement.

Mr. Kischel: A simpler one, ok.

Mr. Winkeljohn: Yes.

Ms. Wald: I'm thinking again, and this is up to the Board, we could do a license agreement if the Board wants to do a license agreement.

Mr. Azcona: I think the most simple agreement we can do, so we don't have to go back and forth and keep wasting money because this is a simple task, and it doesn't affect us in a negative way, and I don't want to be spending money from the HOA part, and then from the CDD part.

Mr. Winkeljohn: So, keep it as lean as possible.

Ms. Wald: Yes, I'm thinking a license agreement probably makes the most sense, you're actually providing a license to the HOA to utilize the CDD property to put these parking spaces in.

Mr. Azcona: Ok.

Ms. Wald: And the only other, and it depends on what we get back, but the only other real question is, it comes down to what monies is to be expensed for this area, if at all, with bond funds, do we need to keep the parking spaces open and available to the public.

Mr. Winkeljohn: No bond funds, it's just a drainage easement, it's part of our drainage area, and they're just going to go into it in a nominal way, it has no effect on us whatsoever.

Ms. Wald: So, we'll just do a straight license agreement, ok?

Mr. Winkeljohn: Yes, I like that.

Ms. Wald: Ok, if the Board, and it will come back to you so you can approve it, obviously.

Mr. Winkeljohn: Right, and they're using the same engineer, so it's really, they're paying the engineer, so I'm comfortable with that.

Ms. Wald: Ok, that's fine.

Mr. Kischel: Thank you guys, I appreciate that.

Mr. Winkeljohn: Excellent, so that will come back to you in a final form it sounds like at our next meeting. Next is the storage site plan, how are you doing on that?

Mr. Kischel: From what I was told, you guys did not really want to pursue it anymore?

Mr. Winkeljohn: Well, the District's benefit was basically lost where the cost of it was going to be really too much on one side and not much on the District's side, versus like what we were thinking because we don't need the storage, is what it turned out to be. So, really, I think it's kind of like the parking situation, where the need for the storage, and I'm just summarizing our last meeting. What you need is us to just work with you to get what the access roads are, and we originally thought it was a no-brainer, but then the environmental agency came back and said, we'll issue a no objection letter if you get a permit, so it's kind of all back on to the design permitting process with the city or county.

Mr. Kischel: Ok because I know Dan was doing the designs for it.

Mr. Winkeljohn: Right, and I don't want to quote him but, I do remember him saying in a phone call that he might still be able to help you like if you want to talk to him, he's not on the District Board, but just as a resident, he may be valuable as a sounding board, you could use that term.

Mr. Kischel: Ok.

Mr. Winkeljohn: But the District may retract its offer to help fund, so you don't have to worry about our space, so there's sort of a benefit to us pulling out of it but offering the support to help you get it accomplished, in that sense. Does that make sense to everybody, am I saying it right?

Mr. Azcona: Yes.

Mr. Kischel: Yes, he could help me with the roadway, and the rest is pretty much on us to do, so no problem at all.

Mr. Azcona: Unless we have a need for having some space, that we would say, listen the CDD covers 25% of the cost, and the HOA covers 75% of the cost, then that makes sense because we are able to utilize a part of it.

Mr. Winkeljohn: And that's still an option, the initial design, because of the constraints it looked like we were going to spend about \$30,000 and that's what was authorized, I guess it's sort of a negotiation at this point. Is that still valuable, would we get anything? The consensus was we wouldn't, that it wouldn't be worth it to you to spare the space for the money. That was the understanding, so if that changes then the Board would react to a change, but it sounds very mutual and cooperative but, the needs, don't worry about the needs of the District is how we left it.

Mr. Azcona: Ok, so bring it to the HOA Board, if they feel they want us to participate a bit, they know we may do it up to \$30,000.

Ms. Wald: Hold on, what you approved previously was the 75/25 split because the CDD was going to utilize approximately 25%, what came to light thereafter is, because of all of the complications in obtaining permission through the South Florida Water Management District and a permit through the city, and Dan saying I'm done, it kind of fell to the wayside. The question really to this Board is, and not the HOA obviously, but to the CDD Board is, do you need any storage facility? If you don't, then you don't, and I don't think necessarily you, do you?

Mr. Winkeljohn: No.

Mr. Azcona: Is John putting anything in his garage?

Mr. Winkeljohn: Not anymore, no, I mean there was some sign poles and stuff like that, but we worked that out.

Mr. Azcona: Ok.

Mr. Winkeljohn: We had some very generous habits of our Board in the past.

Mr. Timm: Does the vice chairman have any points he wants to make?

Mr. Winkeljohn: Yes, Frank I think I heard you wanted to say something. Did you have input?

Mr. Wilson: Yes, I'd like to opine quickly, we have the storage, so do we need the additional space, we finished building the perimeter wall, we have anticipated costs increasing for that project, so the initial forecast of not to exceed \$30,000 I don't think is realistic anymore, and I don't see the cost-benefit to the CDD to be involved in a comingled project where we already have storage available. Thank you.

Mr. Winkeljohn: Right, excellent, so he's saying the same thing. Is that workable for you?

Mr. Kischel: What, that you guys don't need it?

Mr. Winkeljohn: Yes.

Mr. Kischel: Well, I just need help with getting that access roadway.

Mr. Winkeljohn: Yes, we'll work with you on that.

Mr. Kischel: Ok.

Mr. Winkeljohn: The same engineer, so it's like the parking topic.

Mr. Kischel: Now what would happen with it because I know we paid you guys for site plans, and then the drawings as well for maintenance building? I know you guys have \$10,531 of ours now.

Mr. Winkeljohn: Right, we would refund, I would think.

Mr. Kischel: Ok.

Mr. Azcona: Yes.

Mr. Kischel: Do you want a copy of this? It's our email that we sent to you guys.

Mr. Winkeljohn: Sure, but I have it. So, really then the action, and because we've already started down this road, I guess the action of the Board would be, a motion to revise our participation to be limited to just staff support, and engineering to a nominal amount and that we would return these funds.

Mr. Mirabile: Well, could we credit that to the roadway, or do you just want to refund the amount?

Mr. Winkeljohn: I would just refund them and start over.

Mr. Kischel: Yes, start over.

Mr. Mirabile: Alright.

Mr. Kischel: I know Dan had spent some money on like the design drawing. I do know that because I spoke to him yesterday or the day before when he was over there.

Mr. Winkeljohn: Right, but not this much, right?

Mr. Kischel: Yes, he said to me like \$2,000 and change he spent out of all that money.

Mr. Winkeljohn: Ok, so refund less expenses to date.

Mr. Kischel: Yes.

Ms. Wald: And we never entered into the agreement formally, even though it was a motion by the Board, so basically the motion by the Board now is, due to the circumstances that have changed over the period of time, the Board is withdrawing its 25% contribution to the storage shed with the HOA and return of funds to the HOA that was received by the CDD, minus any expenses that were incurred by the CDD.

Mr. Mirabile: And what's the amount of that?

Ms. Wald: He'll have to do the calculations.

Mr. Winkeljohn: I don't know at this time.

Mr. Mirabile: Ok, alright.

Mr. Azcona: Alright, so I move forward with that motion.

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, authorizing staff to withdraw the CDD's 25% contribution for the storage shed with the HOA and return funds to the HOA that were received by the CDD, minus any expenses that were incurred by the CDD for the project was approved.

Mr. Winkeljohn: Excellent, is that all you have there, anything else going on while you're at the table talking to us?

Mr. Kischel: No, not right now, no issues.

Mr. Winkeljohn: Good.

(At this point several people were talking at one time, and no one conversation could be heard)

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: Moving on to staff reports, that brings us to our attorney, Ginger?

A. Attorney

Ms. Wald: None today.

B. Engineer – Discussion/Updates on Stormwater Management Needs Analysis

Mr. Winkeljohn: Our engineer, I don't know if they are on the phone.

Mr. Cabrera: Yes, I'm on the phone Paul, we're wrapping up that stormwater needs analysis report, we still need to check some historical expenditures, I guess.

Mr. Winkeljohn: Ok.

Mr. Cabrera: And that would be on your end, by the way.

Mr. Winkeljohn: Yes Roberto, and my accounting staff, have they responded to you with anything you needed because we pulled all the history into spreadsheets for every engineer and have that available so it shouldn't be more than an email.

Mr. Cabrera: Yes, just send it to us later on in the email.

Mr. Winkeljohn: Yes, so Patti Powers is the accountant that has that information, if you have her email, I'm sure she'll be eager to help you.

Mr. Cabrera: Ok, yes, I have her email.

Mr. Winkeljohn: Excellent, any other items?

Mr. Cabrera: No, that's it.

Mr. Winkeljohn: Thank you.

C. Field Manager

Mr. Winkeljohn: John said he's coming to the meeting, so we'll table his report until he shows up.

D. CDD Manager

- 1) **Number of Registered Voters in the District – 1,342**
- 2) **Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form**

Mr. Winkeljohn: Moving on to District manager's report, the statutes ask that we keep everybody informed on the number of registered voters. That's relevant when you have less than 250 voters, but we're at 1,342, so it's just good news, I guess, for your voting history. Item No. 2, most importantly is Board members, your Form 1 should have hit your mailbox from the Supervisor of Elections, and I see some nods in the room, so that's just a repeat item this time every year, you have until July 15th to meet the deadline.

Ms. Wald: No, July 1st.

Mr. Winkeljohn: July 1st, I'm sorry.

Mr. Timm: And I'm turning mine in tomorrow.

Mr. Winkeljohn: Excellent.

Mr. Timm: Because I saw that on the agenda, and I thought at first, they were talking about last year.

Mr. Winkeljohn: They do it in arrears.

Mr. Timm: Right.

Mr. Azcona: I got mine done.

Mr. Winkeljohn: Yes, you're in there, you're already in the system. So, Frank, you understood that, right?

Mr. Wilson: Crystal clear, mine got sent in with the election qualification documents.

Mr. Winkeljohn: Very good.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn: So that brings us to open items for the Board and I know a Board member asked that we discuss sort of the postpartum on the sewer line break. Hi John, so John is here now, so before we do that, I guess since John's here, we can ask you to say hi, and give us any updates from the field.

FIFTH ORDER OF BUSINESS C) Field Manager

Staff Reports (Cont.)

Mr. Jado: Yes, basically everything is going great, the flowers are all blooming, and I re-fertilized all the flowery plants, and kept everything clean. I just took pictures just now of an area up in the front, we need about 30 jasmines, and I was just in the process of calling Millie when you guys called me, I was trying to find out what it would cost to replace them. I think I can replace them myself, which would save us about \$35 a piece. Most landscapers normally double their price per bid, so if I put them in, we'll save \$1,000, but it needs to be done because they all died. I really wasn't prepared for today's meeting because I was under the impression, that we weren't having a meeting for the next two months.

Mr. Winkeljohn: We weren't originally, but that changed because the HOA requested items they needed feedback on, and we went ahead with today's meeting.

Mr. Jado: Ok.

Mr. Azcona: Well, is it possible to CC John in the future?

Mr. Winkeljohn: He is on that, he's just not the world's most interested email respondent.

Mr. Jado: No, I looked on Sunday, and I didn't see any notification. Well actually there was another guy that told me, aren't you going to the meeting? I said no, I think he's just meeting with Joey about some issue.

Mr. Winkeljohn: No problem. Very good, that's all good news. How did the signposts go?

Mr. Jado: We're having trouble with the fountains, we have another repair on the fountains, I have a timer to switch out over here which we just ordered. They had just replaced 3 or 4 lights in that one, 2 or 3 lights in this one, and that was a \$1,600 bill, and now we've got another bit of change, no that was \$2,400, but I have it written down in my book which I do not have with me. Now, we're going for another \$1,600, I had a circuit breaker problem there this morning, I don't know if anybody saw it, they want \$600 for this special circuit breaker, and you can only buy it from them, it's not that you can go to Home Depot. So, I told them to hold off on it, let's see how it works, if it intermittently has a problem I'll take care of it, but if it gets to be too much, we'll have to order one because it went out at 1:00 o'clock in the morning and it never came back on. So, basically, that's it.

Mr. Kischel: I think you had something about the fence, back there?

Mr. Jado: Oh yes, you're right, thank you. We had somebody crash into the fence over here. This guy Cash Fencing is taking care of it, it's going to take 2 to 3 months to get it, and I'm letting him know that we need industrial-grade fencing and not the minimal fencing like we have at the pool, we want the heavy gauge.

Mr. Winkeljohn: That's what is there.

Mr. Jado: Yes, and I have copies which I'll send in my report next month with the guy's license.

Mr. Azcona: And you'll supervise it to make sure they don't install the wrong thing?

Mr. Jado: Oh yes, it's only 3 sections, but then on top of that, he destroyed 5 plants, that are relatively high, they had to be replaced that had to go on top of that bill.

Mr. Azcona: Let's make sure they install the commercial grade.

Mr. Jado: Right, oh yes, I'll make sure, I'm on top of that, we actually have it behind the shed, but I don't want to give it to him to install it, unless they're going to cut us a check, so I figure we'll save it for a rainy day. We only have 5 or 6 sections, and about 6 or 8 posts that were purposely ordered for storing.

Mr. Winkeljohn: Well, let's think about that for a minute. If the goal is to have a secure fence, and we have the supply, we can install it, and invoice the claim for that cost, and we'll get reimbursed by the insurance claim.

Mr. Jado: Yes, he's putting it through his auto insurance.

Mr. Winkeljohn: No, I understand, and this happens all the time, and Districts are very successful, it takes time, so in the interest of time, since we don't have another repair that we're waiting to fix with our fence. Why wouldn't we do it?

Mr. Jado: The fence is standing, but it's leaning.

Mr. Winkeljohn: So, aesthetics, or is it safe?

Mr. Jado: Well, aesthetically, most people don't even see it.

Mr. Winkeljohn: I'm just saying, what are we saving our fence for if we don't use it in this exact situation, which is what it's for?

Mr. Jado: Well, I was thinking if a homeowner or somebody accidentally did it, we would have that.

Mr. Azcona: Well, we could use it and then restock them.

Mr. Winkeljohn: Right, that's exactly what I'm saying.

Mr. Jado: Alright, I'll send the information over to your office.

Mr. Winkeljohn: Ok, but order the new fence a), then b) supply the installer with the existing fence saving 2 or 3 months of wait time.

Mr. Jado: Right, 2 or 3 months they say.

Mr. Winkeljohn: There you go, that's what I suggest. Is there any objection?

Mr. Azcona: No, that's fine.

Mr. Winkeljohn: Good.

Mr. Jado: I left a message with them the other day, this Cash Fencing, and they never called me back, but these guys are 2 or 3 guys that don't do a lot of work, they're not good at office work, they're not good at returning phone calls, they're a small company, so that's where we're at.

Mr. Mirabile: Who installed the fencing originally?

Mr. Jado: Eddie's Fencing, that is expensive, which this guy did that actual install of this fence when it went in, and he worked for him, now he's broke off from that company, he's got a little company on his own, so he's familiar with the property, he's familiar with what is there, and I reiterated the fact that it was industrial grade and that's what we want, but I'll keep on top of it. Let me see where I get with him, but I have a hard time getting a hold of him, so Paul, I'll turn it over to you and see what you can do.

Mr. Winkeljohn: Right, and this is a very, unfortunately, a common occurrence with gates and fencing. If there's a car accident, if there's a police report, and insurance involved, it's solvable, we will get reimbursed, and we just document what the cost of the ordering of the new fence is, and that's our claim, and then the cost to install it, and when the new fence comes in we're resupplied.

Mr. Mirabile: Right.

Mr. Jado: Has anybody actually seen the damage? Here's a quick picture of it.

Mr. Winkeljohn: Yes, you sent that to me I think already, yes.

Mr. Jado: So, you can see the shrubs, you can see it is 3 sections of the fence there.

Mr. Winkeljohn: Yes, so the landscaper should be authorized to do the planting once the fence is replaced, John?

Mr. Jado: Yes, we'll have to add that to that bill.

Mr. Winkeljohn: Right, and I'm not talking about the bill, I'm talking about getting the work done. So, as soon as the fence is installed, get the plants in.

Mr. Jado: Yes, I'll take care of it. I'm in the truck now, so I'll go down and buy the stuff and have it installed.

Mr. Winkeljohn: Any other questions for John?

Mr. Azcona: One quick question. Are we good with the storage of what we have, with the shed, we don't need any additional storage?

Mr. Jado: No, we're fine.

Mr. Azcona: Alright, perfect.

Mr. Jado: I built shelves around, and I've still got plenty of shelf space. I did order 35 signposts, we have the signs, I got the hardware for the signs, I just got a notification from Home Depot, they're sending me an auger for about \$20, and I'm going to start putting in signs.

Mr. Winkeljohn: You remember, these are the signs for the upland preserve, and there is a requirement in our permit to have those signs, and we're using them in the most efficient manner, so it's not urgent, but it's ongoing.

Mr. Jado: So, we have got signs, and I order 35 posts at a time, they're good quality too, they're nice, so I'm going to put more around here. We had a void by the shed, kids were going in there, there's a lot of things, see I wasn't prepared today. So, they came in and they dug trenches, put logs in, put carpet in, and evidently, they were making either a BMX for bicycles, or for these all-terrain things, so I had Ignacio go in there and knock it all down, take the log out. I mean they had logs like this big, 2 or 3 feet long, so we got rid of all the stuff and it's back to normal, so that's about it. Oh, I have a couple of other things, sorry.

Mr. Winkeljohn: Go ahead.

Mr. Jado: They're going to be putting a pipe, I met with the surveyors out here on Rosser, and evidently, they're putting a new water line in, so they wound up staking it out, and you'll see survey stakes out there. I'm assuming at a certain point when

they're ready to actually start the project, that they're going to be ripping up a bunch of our sidewalk, or our green area.

Mr. Azcona: That's for lake #1?

Mr. Jado: On Rosser.

Mr. Azcona: Oh, on Rosser, I'm sorry.

Mr. Jado: So, either a) they're going to rip up the sidewalk, or b) they're going to put it on our property which most of the pipes if I remember correctly, are on the inside of the sidewalk.

Mr. Mirabile: Is it a replacement project or is it an upgrade?

Mr. Jado: I think it's an upgrade. I think what they're doing is, that the amount of construction here is outrageous and the piping that they put in there originally thought they'd have enough pressure on it, but they don't have enough. Then there's one other thing to report. They also surveyed up here on the corner, where the ex-Jetson's property used to be, and somebody is updating the survey, so I'm assuming somebody is getting ready to do something in the near future, and that's it.

Mr. Winkeljohn: Excellent. Any other questions for John? Thank you.

Mr. Azcona: Just one quick question, it's for John or for you guys.

Mr. Wilson: And, John, before you go.

Mr. Winkeljohn: Yes, go ahead Frank.

Mr. Wilson: Yes, I'd like to get a forecast to complete the signage on the preserve John, since it is one of our commitments.

Mr. Winkeljohn: He wanted to know the timing of the signs, when do you think it will be done?

Mr. Jado: Well, we already have signs up, I'm adding more signs.

Mr. Winkeljohn: You're finishing it?

Mr. Jado: Yes.

Mr. Winkeljohn: When will it be done?

Mr. Jado: Well, I had some. I put some up, but probably within the next week and a half or two weeks. Is there a specific spread that I have to have from sign to sign, is there some kind of a law that mandates that?

Mr. Winkeljohn: No, so the determination is that, if you have, let's say you have 4 houses, if you put a sign every other house, then everybody is covered, or every two houses, then there's one sign on the property line of two houses, so that you use the least amount of signs, and you meet the requirement.

Mr. Jado: Right, ok, so it has to be done on all houses?

Mr. Winkeljohn: No, that would be every house, but you can skip and put it on the outside.

Mr. Jado: Ok, so every other house, I was going to put more on that area where the kids came in. I was going to add more to this greenbelt area over here.

Mr. Winkeljohn: Right, now if there's an access, if there's a road, or an access where it makes more sense to put the sign in a more visible place, then that discretion is at your call.

Mr. Jado: Ok, and then what I'll do is I just order 35 at a time and I'll just keep putting it in, so to complete the whole neighborhood would be numerous months.

Mr. Winkeljohn: Right, so Frank, it's a slow but strategic project.

Mr. Jado: Right.

Mr. Wilson: I understand that but the whole project needs an end date, Paul.

Mr. Winkeljohn: Yes.

Mr. Jado: So, say 4 months.

Mr. Winkeljohn: He thinks about 4 months.

Mr. Wilson: Alright, so that will get us out to November 1st, we should see completion?

Mr. Winkeljohn: He's nodding yes.

Mr. Wilson: Ok, thank you, John.

Mr. Jado: Ok.

Mr. Winkeljohn: Excellent.

Mr. Azcona: And what I started to say, at the last meeting, we had an FPL representative that came, and he said they were going to be contacting us to do some work in the future, but we don't have to do anything until we get an indication from them.

Mr. Winkeljohn: Right.

Mr. Azcona: Ok.

Mr. Winkeljohn: And I haven't got any updates from them, although I talk to FPL, it seems like every day on other topics, but nothing here I know of.

Mr. Azcona: Alright.

Mr. Winkeljohn: Unless that work you're seeing is an FPL project, you said pipe, right John?

Mr. Jado: Well, the surveyor thought it was a water line.

Mr. Winkeljohn: Ok, and you know who is really good at that is to shoot Butch an email, and Roberto, because they're really close with a lot of the utility projects, and they might know who's up to what in the future.

Mr. Jado: Alright.

Mr. Winkeljohn: Roberto, you don't know anything about a piping project along Rosser, do you?

Ms. Wald: He might have dropped off the call.

Mr. Winkeljohn: Ok, he might have quit the call.

Ms. Wald: Yes.

Mr. Cabrera: No, I'm still here, I was muted, I'll look it up as to what's going on.

Mr. Winkeljohn: Ok, and if you can shoot me a note on what it is, I can circulate it.

Mr. Cabrera: Ok, and it was on the west side you said?

Mr. Winkeljohn: On Rosser.

Mr. Cabrera: Oh, on Rosser.

Mr. Jado: It seemed like the pipe was going on our side, the west side, yes.

Mr. Winkeljohn: Yes, so the west side of Rosser, correct.

Mr. Cabrera: Ok.

Mr. Winkeljohn: Excellent.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments (Cont.)

Mr. Winkeljohn: So, moving on, so one of the open items for the Supervisors requests is the discussion of the wastewater line that was broken, and basically just to refresh it, the municipal utility or county utility had a break, they've had a couple in the

last few years. It's their responsibility obviously when it's a force main, which is what it was, to be notified, and I think ultimately, though it happened like on a weekend or a Friday, eventually, they were properly notified. The District's impact was the fact that it was leaking into our lake and what we were going to do, which we did whatever we could, but I think the punchline or the bottom line is, when utilities have a break you notify the utility, the responsible party, the water lines are the city water, or county water, for wastewater.

Mr. Wilson: That's correct Paul.

Mr. Winkeljohn: Go ahead, Frank.

Mr. Wilson: Yes, the reason I wanted to bring it up was just, work on our timeliness of notification, we suspect the rupture happened on a Friday. We did get a response from a utility group from Port St. Lucie, but I believe they were contacted either late Saturday or Sunday, so a message for the Board, the HOA has asked if there's any sign of sewage or smell of sewage, is to reach out to their call-in number right away without delay.

Mr. Winkeljohn: Absolutely. Is there roving security here also?

Mr. Kischel: There is on Friday and Saturday nights.

Mr. Winkeljohn: So, that would be a good training item, like a heads up to them, because that would be the first line of defense.

Mr. Kischel: Yes, I had talked to them about it.

Mr. Winkeljohn: So, if they smell something crazy or see a spout, they should know to call the utility because there's not a utility company here, it's Port St. Lucie. So, John has that for internal. Are there any other Supervisors topics? Everybody is happy, excellent.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Balance Sheet and Income Statement

Mr. Winkeljohn: Your financials reports are in your packets. If those are in order, a motion to accept would be welcomed.

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, the Check Register, Balance Sheet, and Income Statement were approved.

Mr. Winkeljohn: One thing I have for you guys is these printed packets that I bring to the meetings. I know we don't bind them to save a little bit of cost but, actually, the printing of them is still charged to the District, that's how these are made. We're converting to an electronic system for all of our Boards, and basically, what I'll do is I'll bring to the meeting either a tablet of some kind, like a Samsung or an iPad, the little stand, and it will have all of these documents at your fingertip, and you'll be able to follow along, and that will save you the money for printing. I'm paying for the tablets, and I'll manage them, so you'll save on printing costs, but not everybody is comfortable not having paper. This Board I haven't seen that as a problem, is there any objection to move in that direction?

Mr. Azcona: Just bring us at least the agenda.

Mr. Winkeljohn: The loose copy, yes, that totally makes sense.

Mr. Mirabile: And we can make notes then.

Mr. Azcona: So, you will bring a digital tablet for each one of us so we can just go through the agenda?

Mr. Winkeljohn: Yes, exactly and part of it is, just the nature of this business is, getting this in the right place at the right time, is eating up a lot of mileage on our side when it's really all sitting there, and we email the agenda out anyway, so we'll just email it to the tablets, you'll have it, and you'll just open it up.

Mr. Azcona: Ok.

Mr. Mirabile: And we would still get the email a week in advance?

Mr. Winkeljohn: Yes, you'll get the normal procedures, it's just the physical copy in the meeting. I'll bring one hard copy typically, but I'll have a tablet for each of you.

Mr. Mirabile: Ok.

Mr. Winkeljohn: And I know our attorneys all bring their own, almost all of you do that, so I just wanted to share that. Are there any other things or requests?

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: Not hearing anything else, is there a motion to adjourn?

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, the Meeting was adjourned.


Secretary / Assistant Secretary


Chairman/Vice Chairman