

**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, September 13, 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
Dan Duncan	Resident

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

Mr. Winkeljohn: One item that's on the agenda under the field manager's report, is an update on the irrigation system and some things that happened since our last meeting, Dan Duncan is really familiar with it and he offered to sort of give us an overview, so if you guys don't object, can we move to that part of the agenda for his sake because I know he has other things planned for today, is that alright?

Mr. Azcona: Yes.

Mr. Mirabile: Yes.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**C. Field Manager**

Mr. Winkeljohn: Ok, so Dan, you can join us up here, please.

Mr. Duncan: Ok, so Juan asked me to give to you my view because since I left some of the maintenance costs went up. So, there are only two models, so one model is what I call if something happens to make a phone call to the repair man, and whatever the repairman said, you have to pay, and usually, you call for a repairman that says it will cost you \$100 for me to come out to see what's wrong, and then it will cost you time and material to fix it. The complicated systems are like these ones because the vendor says, I need time and material just to move our truck, and then I will tell you what you have to do but, usually, you have no comment on what he's telling you and therefore you have to do it because the irrigation system, the landscape is dying. There is a second model that I used in my seven years in which I got very familiar with all the systems in detail. That requires work, so you have to know the system, you have to know the components, you have to know the controllers, you have to know the software of the irrigation system, and then you have to keep track of the components that are failing because if some components are failing, often you have to make eye level decisions of changing larger pieces of equipment. It's the same thing like your car, after a while the car starts to have problems, and you decide to buy a new car or to fix it. So, at this moment after I left, the system works and you call the vendor, and we have two pump stations that we are responsible for, one I call Brigantine and the other one is Rosser, and we have some vested interests in the clubhouse fountain because it was a part of the project, we put a lot of landscapes in and even though they are on HOA territory, we have a vested interest for them not to die so they need the zone for irrigation.

Mr. Azcona: And sorry to interrupt you Dan, but the two pumps you are talking about at Brigantine and Rosser, those are pertaining to sprinkler systems?

Mr. Duncan: That's correct, these are irrigation.

Mr. Azcona: Ok.

Mr. Duncan: So, we have no vested interest in what I call the townhouse pump station which is HOA fully, and by the way, the clubhouse is the responsibility of the HOA but we have a vested interest with that. So, talking about the two models, if you are a part of the Board you have to ask yourself, why did you join the Board, well the most important stuff is knowing these systems and actually having a discussion with the vendor, not to challenge the vendor totally, but to see if there are any other paths to minimize the cost because the Board has the fiduciary responsibility to the homeowners.

Mr. Aponte: At least question the proposal.

Mr. Duncan: More than that, and I was telling you what I was doing when I would come to change something for a new thing, I was writing the technical specification in the contract if you are to replace it, that is the most important thing. Now, if you ask the vendor to give you the technical specifications, apparently you just agreed to the proposal that you like, because he will give you the technical specifications of his proposal. So, let's go to an example, we had problems with the Brigantine pump station, in my seven years, we had several problems with Brigantine, it may have been the pump but, we had some problems with the control system, the other control system, and we had some problems with some pipes and other things, and obviously in many irrigation systems you have problems with the sprinkler heads, which are being destroyed by whoever mows the grass, where they don't come down, they run over the heads and you have to replace them. So, this time, I just found out that one of the switches, and this is a very different system than any other system, not only that you have a submerged pipe or submerged pumps, but also that there are two systems that are electrically fed together but, they go to different pump units, it's not a good system to start with, it's very difficult to maintain. So, anyway, John called Joe's Electric because there was a problem with the electrical feed, with the switch, Joe's Electric came, and John was on vacation, they fixed that problem, I talked directly with them, so they came and they made a decision to take out the submerged pumps and everything else, it cost about \$8,000, and they should have done some other stuff, maybe the outcome would have been the same but, there were a lot of signs that the electrical people may have missed which might have been the culprit. They took it out, they cleaned it, and put it back in, that's fine. The problem that's in front of the Board is the following, the work to actually do all this stuff to dig an 8" pipe that is actually coming from that, you have to cut it to put it in, it takes days, and some of the landscape suffers with the heat that we have. So, should the Board be proactive, you can go various ways, one way, and I think there are two identical submerged pumps, one that was feeding Portofino Court, and that was never used in ages, they don't want to pay for maintenance, so you have a pump there. I do not know who owns the system, we are responsible for the system because it's in our area and all the pipes are coming to us and they're speaking to one, one goes to Brigantine and one goes to the other. So, with the climate change and everything else, you expect more and more to have days of 100 degrees and you have to have systems

that are operational because if you leave irrigation without water for a week or so, you'll damage a lot of things, and by the way, there was damage of bushes in Brigantine.

Mr. Azcona: Well, isn't it worth it to change the system to something that is outside the lake?

Mr. Duncan: Yes, well whether it's worth it is in the eye of the beholder, it depends on how much you want to pay. So, you can revamp the second submerged pump and change the piping for each pump to go to either of the two systems, and when Portofino Court starts moving you can ask them to pay you back some money, so that's one but, you have two submerged pumps that are 17 years old and based on the cost of removing the newly laid pipe and that pipe and this and that, it will cost you at least \$8,000 or maybe another \$10,000 to get the cross piping and the controls that you need, so that would bring you to \$20,000.

Mr. Mirabile: Can I just ask a question?

Mr. Duncan: Yes, sure you can.

Mr. Mirabile: Is there any way that you can set up a redundancy system?

Mr. Duncan: That's what you'll do with the two identical pumps, if you have two submerged pumps, they can go to either one of the two systems, it's like 200%.

Mr. Mirabile: So, is that your bottom line to have a redundancy system for each one?

Mr. Duncan: Well, I'm not on the Board, I mean it's up to you.

Mr. Mirabile: No, but is that what the bottom line is as to what you're getting to?

Mr. Duncan: Well, I'm saying you can do that and yes you have some redundancy so you don't have a week of no water when you do that. I mean obviously, there is a control system that can fail but it can be a better control system and replace it with about \$3,000.

Mr. Mirabile: And that's probably the best solution is to have some sort of a redundancy.

Mr. Duncan: Well, being a submerged pump, and remember this is the only submerged system that we have, the other ones are land-based, all the other pump stations are land-based. So, the answer should always be to have a land-based which is much easier to maintain. So, what can you do with a land base, you can do it the easy way or you can do it the expensive way, the expensive way is the way that you go to

Hoover Pump, and they will give you an installation whatever, and you can discuss a little bit about what type of GPN and what kind of pressure you need for the pumps which they try to give you a bigger pump than you need and a more expensive one but, in general, you get a sturdy system, and it will cost you between \$50,000 and \$60,000, that's my pretty close assessment. Now, what you are getting that you don't need, I mean you get a lot of stuff that you don't need but, what you get that you don't need is an internet-based control system that only they can do the maintenance.

Mr. Winkeljohn: Right, they do all the maintenance, it's like a membership, you have to pay into it to keep.

Mr. Duncan: Right, it's the software maintenance but anyway, how many people here would actually go to their computer, interface with the pump station, and just to give you an example, I put Wi-Fi on all the fountains, I thought somebody would use it besides me, and I put a password obviously, so I know that they didn't use it, I took the password off and I put the one in before, and still nobody is using it. So, the bottom line is if you get something that you don't need, we have today two systems, one is Hunter and the other one is, hey Frank, what is the other one?

Mr. Wilson: It's Rainbird.

Mr. Duncan: Yes, Rainbird, which is what you have at your house. So, both of them are relatively simple if you understand how to program them, they are pretty simple. This Hoover is pretty complicated, the system, the rest is ok, so if you want to do a redundancy look for the future would cost you \$80,000, the Hoover, two pumps, redundancy will cost you \$80,000.

Mr. Azcona: And those would be out of the water.

Mr. Duncan: Yes, it's a land-based.

Mr. Azcona: John, could you volunteer to help us put together a proposal to make that happen?

Mr. Jado: I have a proposal, not for Hoover but I have a proposal that's coming.

Mr. Azcona: Well, whoever.

Mr. Duncan: Ok, so these are the expensive ones, these are the Rolls Royce ones, what I would have done in the past, I would have created a land-based system myself, it's not very difficult, you have two parts, you have the piping, you have the valves, you have the interface with the controllers, and I would say that you'd save \$30,000 or \$40,000 to

get a land-based. You can get Florida Irrigation or something, there were problems in the design of the present system because we have a system that's very long, and basically the sprinklers at the very end, they never really worked properly, it's a pressure drop. You have all the tools, and I didn't know anything about irrigation when I started, there are tools that allow you to calculate the pressure drop over the distance, if I had the size of the line that we have, you have to know how many sprinklers you have in each zone, and that would give you the GPN. So, basically, you can replace the pump that you have now with a submerged pump, but the pump is still working. You can fix the second submerged pump, so now you have two submerged pumps, and the second submerged pump has a very difficult operation, it has not been working for ages, so you can do that as a different path. You can put together a system, a land-based system, two pumps with 25 horsepower, with interlocking stuff, and so forth, or you can go to Hoover and buy their system and pay the maintenance every month.

Mr. Jado: There's one other thing you forgot, if we have the other system there and that pump was hardly used, there might be a way to take the other system, repair it, and put some type of diverter.

Mr. Duncan: I just said that you have two pumps and you put in the connecting pipe, that was my second sentence, this is why you pay the money, you pay I said about \$20,000, I said \$8,000 to take the pipe of the second pump, you take it out, so this is where the \$20,000 will cost you. So, you take that, and it's a little more complicated because we have what is called A and B systems and actually you can connect the second pump, the one for Portofino Court, into our system.

Mr. Jado: That's kind of what I was saying, you have a backup in the other pumps and some way to gate valve it over, when one doesn't work, we can use the other one.

Mr. Winkeljohn: Right, but the big picture is you're still stuck in a very heavy overhead just to maintain those pumps, you have to pull them out every time, most communities that went for those pumps, have abandoned it.

Mr. Jado: Well, I could say one thing, when is the last time we pulled them out, we've never pulled them out in 17 years.

Mr. Winkeljohn: I'm talking about hundreds of these around the state.

Mr. Duncan: I don't think you should pull them out, because I don't think the pump is a problem in itself.

Mr. Jado: The pipe inside the pipe was cracked, the pump and the piping were distorted and out of round, something heated up, don't ask me what, he doesn't even know himself, but I've got a piece that is concaved in, so something made that like that.

Mr. Duncan: That's what happened in the past, but there is a breaker on the control system, anything of that nature would have hit the breaker.

Ms. Wald: What do you recommend?

Mr. Duncan: With me, or without me?

Ms. Wald: You choose.

Mr. Duncan: No, I mean, based on what I know about knowledge and everything else, you go with cost-wise, and pay the piper. I don't like the piper because of the maintenance, it's almost like a razor blade type of thing, they charge you this, but then you are stuck with the maintenance.

Mr. Jado: And nobody else can repair that system except them.

Mr. Winkeljohn: Yes, its sole proprietary, it's about \$1,500 a quarter at least.

Mr. Jado: I can tell you one thing he's giving me almost a completed price and he says to put in a land-based system it cost about \$25,000, and it's not a Hoover, it's whatever pump system that he's picking out.

Mr. Winkeljohn: Right, and those, almost anyone can work on them, you have flexibility so you're not beholden to whatever company.

Mr. Duncan: I found a pump that I would buy for \$6,000, so you can put these things together, to put them the right way together with redundancy and with the right parts, so again, you give to Florida Irrigation, so the question is would somebody here like to get very familiar with the system, you have to, otherwise, what really happened is that originally Florida Irrigation, the guy that owned the business, Randy, moved to Alaska, and this guy Joe got it. Now, if the guy does it, he has more knowledge of the system itself as you build it, but when I asked what GPN you want to get out of the pumps, what pressure drop, do you have a viable frequency model that you can, and you have to look at all these things, and you know that if you have two pumps with redundancy or two things, you actually get the best that you can. So, my advice to you is actually to start thinking of a cheaper version of a land-based system.

Mr. Winkeljohn: Ok.

Ms. Wald: Ok.

Mr. Duncan: With somebody taking over to do the GPN, you don't want to have them, when you look at the pump first, you don't want to have too much pressure and too much GPN so you get to pressure and drop in the pressure, you don't want to do that. This goes zone by zone, so you have to go and find out how many sprinklers you have per zone because only one zone at a time works, and then you have to think about do I want two zones to work at the same time on something like that.

Mr. Winkeljohn: So, is there any chance you'd be interested in helping?

Mr. Duncan: No.

Ms. Wald: Ok.

Mr. Winkeljohn: It was worth a try.

Ms. Wald: Ok.

Mr. Azcona: Alright, so what's the status of the pump right now?

Ms. Wald: Hold on.

Mr. Duncan: I would have done it for free.

Ms. Wald: No, Dan is retired, he'd have to be a professional, we'd have to do a contract.

Mr. Azcona: Ok, so my question is, what's the current status of the pumps right now?

Mr. Jado: They're actually working right now.

Mr. Winkeljohn: They're operational.

Mr. Jado: They're working fine, I added a rate sensor gauge and put a new pressure release valve, everything is up and running.

Mr. Azcona: And based on the 17 years that we have in the replacements?

Mr. Winkeljohn: We need a plan.

Mr. Azcona: We need to finalize it.

Mr. Jado: It averages about \$500 a year with the \$8,000.

Mr. Winkeljohn: There's going to be a new future with these pumps I suspect.

Ms. Wald: So, for the Board, it gives direction to your District manager based upon the report that was provided by Dan Duncan as to the different options to work on with the field manager and the engineer to obtain a proposal for the different systems and the options that you have so the Board can have it in front of them and discuss it and see what needs to be changed, if things need to be changed, and altered at that time with the



information provided, and also you're going to have a budget you're going to talk about in this meeting.

Mr. Duncan: You have to give them technical specifications.

Mr. Winkeljohn: Right.

Mr. Duncan: I mean that's the core of what you have to do, so think of it this way, every time I put together many contracts, I think of the specifications as very specifically when you do that, you move the responsibility from the vendor to yourself, on to the Board, so yes you save money but, you have to know what you are doing.

Ms. Wald: Right.

Mr. Azcona: Ok, who can give us that contract specification?

Mr. Winkeljohn: There's a couple of ways to do it, one is, and I know if you only ask one vendor, you're going to get what they want to sell but, what we can ask is, we do have a contract with BrightView, and BrightView has a corporate irrigation department that can do the specifications for us, and advise, they'll do it as a courtesy but they also are in the business but, I know we can tap their professionals independently.

Mr. Azcona: Ok.

Mr. Winkeljohn: That I'm comfortable with, we also have an engineer that would have access to irrigation specialists that we could possibly look to.

Ms. Wald: And your District manager who is an irrigation specialist as well.

Mr. Winkeljohn: Yes.

Mr. Duncan: I'll do one thing for you guys, let's wait for Florida Irrigation to come up with a proposal.

Mr. Jado: He's this close, I have a proposal here, if we had to replace the existing pump with the way it's set up today, it would be \$16,980.

Mr. Winkeljohn: So, you're gathering all options.

Ms. Wald: Right.

Mr. Jado: The next thing is, with a pump system land based on the ground with a diverter that we could possibly use to feed both sides, we're going to be right around \$25,000, I don't know what pump, what style pump, what the specs are, I don't have it yet.

Mr. Azcona: And is that for an outside pump?

Mr. Jado: That's for a land-based pump, yes, like Dan recommended.

Mr. Duncan: Not two pumps, just one pump, you actually have to go to, in my opinion, because of the climate change you have to go to 200% pumps, dial in, just in case one goes out. I will do one thing, I will comment, the best way to do it is actually find out if the old guy Randy, would have been in the business, I would have had no problem because he deals with a lot of, I talked to him and he did a lot of these irrigation systems from the ground up, I don't know about Joe.

Mr. Jado: Joe has been in business for 30 years, he's not in business, he's the manager, but the guy who owns this company owns a whole other company on the west coast.

Mr. Winkeljohn: Right, so there are resources.

Mr. Jado: And can I just say one thing?

Mr. Winkeljohn: Yes, go ahead.

Mr. Jado: If I call him up, he'll be here, if I call BrightView up, everything will be dead, I mean it would take that long to get them here.

Mr. Duncan: But it is the right way, let's assume that we have several contractors digging on the system, I would give a slight advantage to Florida Irrigation because they are doing maintenance and you know more about the system when you build it yourself, that makes sense.

Mr. Winkeljohn: No doubt.

Ms. Wald: Alright, so you have lots of options but you have to get them first.

Mr. Winkeljohn: Right, so we'll gather up a report for the Board, and get as much information as we can get.

Mr. Duncan: My message is that there are five areas, I said to Juan, there are five areas that the Board has to supervise, one is the irrigation, one is the fountains, one is the lakes, one is the natural preserve, and so forth, so it's my advice that each of the members will actually take a lead on one of the items and they get familiar with it, and all the other stuff we have from South Florida Water Management and all the other stuff, this is how I see it.

Mr. Winkeljohn: Thank you sir.

Ms. Wald: Thank you Dan.

Mr. Jado: Thank you Dan.

Mr. Winkeljohn: Alright, so staff has its direction, and we'll bring that back.

Mr. Azcona: Alright, so we'll get those proposals and see who can give us the contract with specifications.

Mr. Winkeljohn: Right, we know how to do it.

Mr. Jado: Are you going to contact BrightView?

Mr. Winkeljohn: I guess I'm going to, yes.

Mr. Jado: And I'll take care of Joe.

Mr. Wilson: Paul, would you ask Florida Irrigation if they have the original sprinkler system?

Mr. Winkeljohn: I know they won't have it, but I can ask anyway, that was put in by a third-party developer not the engineer, but I can ask them.

Mr. Wilson: Thanks Paul

Mr. Winkeljohn: Yes sir. Alright, I think we've got what we need.

Mr. Mirabile: Just on this topic real quick, as homeowners on the Board I think it might be a good idea to have John check with his Board to see if there's any concerns about the pumps that belong to the HOA in the same fashion, they're reaching a life expectancy.

Mr. Winkeljohn: Those have been replaced.

Mr. Mirabile: Oh, they have been.

Ms. Wald: Hold on, we just lost our quorum.

Mr. Winkeljohn: Well, this is a discussion about the HOA, so I'm not uncomfortable, but those have been replaced a few times, they're not like that system.

Mr. Mirabile: Oh, I didn't know about the age of them. Alright, that's all I have to say.

Mr. Winkeljohn: Yes, thank you.

Ms. Wald: Alright, so we have our quorum back.

Mr. Winkeljohn: Ok, let me get a time out, we have to get through a lot of business today, so any conversations or sidebar, should be after the meeting please because we have some very formal actions that are going to take some time and I know a lot of you have places to go, so thank you.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**A. Consideration of Appointment of Supervisor(s) to Fill Unexpired Term(s) of Office – Seat #4 (11/2022)**

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

**C. Election of Officer(s)**

Mr. Winkeljohn: Moving on, you do have organizational matters on your agenda today, I don't know if you're in a position to do the appointment for a vacancy, we talked about it, so a motion to appoint would be in order if you have somebody.

Mr. Mirabile: I don't.

Mr. Winkeljohn: Alright, so we can table that for a future meeting.

Mr. Azcona: For the next meeting, if somebody wants to come here and talk to us, we can do that.

Mr. Winkeljohn: Excellent.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the April 12, 2022 and June 14, 2022 Meetings**

Mr. Winkeljohn: The minutes from April 12th and June 14th meetings were put in your packets, if those are in order a motion to approve is welcomed.

Mr. Wilson: No comments on the minutes.

Mr. Azcona: When is the election coming?

Ms. Wald: November.

Mr. Azcona: So, I think it's a month and a half away, if somebody wants to join the Board they can go ahead and run.

Mr. Winkeljohn: Right, so no comments on the minutes, I heard from Frank just now, are there any others?

Mr. Azcona: No, I'm good.

Mr. Winkeljohn: Is there a motion to approve?

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, the Minutes of the April 12, 2022 and June 14, 2022 Meetings were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution #2022-03 Resetting the Budget Hearing**

Mr. Winkeljohn: Alright, here's the heart of the matter, resolution #2022-03 because we had to postpone the meeting to today, this resolution cleans up that decision and makes it official, is there a motion?

On Motion by Mr. Azcona seconded by Mr. Timm with all in favor, Resolution #2022-03 resetting the budget hearing was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Fiscal Year 2023 Budget Hearing**

**A. Motion to Open the Public Hearing**

Mr. Winkeljohn: Then with that, we can open today's public hearing to adopt the fiscal year 2023 budget, is there a motion to open the hearing?

On Motion by Mr. Mirabile seconded by Mr. Azcona with all in favor, opening the Public Hearing was approved.

**B. Public Comment and Discussion**

**C. Consideration of Resolution #2022-04 Annual Appropriation Resolution**

Mr. Winkeljohn: As you all know we proposed the budget back in the spring, this budget has two effects to it, one, and the most important is the assessment level. Staff and the Board had no direction to change the assessment level so today's budget is exactly the same in terms of the assessment level. The second thing it does is it identifies the line items that are expected to be expensed throughout the year. This budget has because we built the assessment to have project money every year, there are several line items in there and reserves in there that might have adjusted a little bit but the effect at the end of the day is no change to the assessment.

Mr. Azcona: Alright, so since we have to work on those pumps and an average cost may range from \$50,000 to \$80,000, should we consider making an adjustment?

Mr. Winkeljohn: So, the line items in the budget are sufficient, it's just they are not labeled to buy an irrigation system, and we can choose that at any time, that doesn't affect today's decision on the budget.

Mr. Azcona: Ok, and my concern is, I'm not in favor of raising the dues or anything.

Mr. Winkeljohn: Got it, and we're not allowed to raise it today.

Ms. Wald: It's too late.

Mr. Azcona: Yes, however, that's something that we need to be considering for the next year because just inflation alone, we haven't increased anything at all, and if maintenance is needed and we have new projects, that's something that we're really going to have to consider for the next year.

Mr. Winkeljohn: Absolutely, but that will start next year's cycle.

Mr. Kischel: I don't foresee any new projects, I don't think we have any planned, I don't think there's any new projects being planned, or I haven't heard of any, it's just maintenance, the usual maintenance.

Mr. Jado: There's maintenance things that we have to address.

Mr. Winkeljohn: The usual, right. So, for this year's budget proposed and adoption, staff recommends as is, and unless there is a recommendation to lower it, which I'm not hearing, I would recommend approval by motion.

Ms. Wald: But hold on, is there any public comment before we do that?

Mr. Winkeljohn: I'm sorry I keep forgetting our friends here.

Mr. Azcona: Are there any public comments?

Mr. Mirabile: Any comment on the budget?

Mr. Winkeljohn: Not hearing any, therefore you would by motion approve resolution #2022-04 and Ginger just pointed out that the date was incorrect, so we'll edit the date, it had an August date, instead of today's date, is there a motion?

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, Resolution #2022-04 the Annual Appropriation Resolution was approved.

#### **D. Consideration of Resolution #2022-05 Levy of Non Ad Valorem Assessments**

Mr. Winkeljohn: The next item is resolution #2022-05 which is the collection of the assessment that you just adopted, that is the Non Ad Valorem tax bill process which everybody loves, and staff recommends approval by motion.

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, Resolution #2022-05 Levy of Non Ad Valorem Assessments was approved.

**E. Motion to Close the Public Hearing**

Mr. Winkeljohn: Excellent, so just a motion to close the public hearing would be in order.

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, closing the Public Hearing was approved.

**SIXTH ORDER OF BUSINESS**

**Appointment of Audit Selection Committee**

Mr. Winkeljohn: We also have today the audit selection procedure, and for those of you who haven't done it because we usually go 5 or 6 years in between the process. The process of the Statute requires that a committee be formed by the Board and it can be made up of the Board and that's what I'm going to recommend, to review the auditor, and this is going to be kind of short easy business because only one responded. The whole process is, and we've consolidated it down as tightly as possible to one meeting in the next 10 minutes. So, basically, the first act is for you to appoint yourselves as the audit selection committee, unless you don't want to do it, but I think that's the best advice. We form that committee with that vote, we hold the quick mini meeting, we rate the one respondent, and score them, that's the ranking process, and then we adjourn the audit committee meeting, we reconvene as the Board, sort of switching hats real quick, and then you authorize the engagement with the #1 ranked firm, so it's very procedural. If you want to talk about the audits, or why there's only one firm, we can do that, but this is what's happening everywhere and I don't really have anything for you to consider really, other than to just move through it.

Mr. Timm: You say it's happening everywhere, that the people aren't responding?

Mr. Winkeljohn: The one firm that responds, and this is just my sense of the market is that they're the only ones that can compete at that level and no one else is issuing because they can't offer the services.

Mr. Timm: You're talking about the expertise involved in doing it, not because of the certain price.

Mr. Winkeljohn: Right, it's just the market, and this happens from time to time.

Mr. Timm: Ok.

Mr. Winkeljohn: So, at this time I'd asked that the Board by motion move to appoint the Board of Supervisors as the audit selection committee.

Mr. Azcona: Ok, motion to appoint.

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, appointing the entire Board of Supervisors to serve as the Audit Selection Committee was approved.

### **Audit Selection Committee Meeting**

- A. Opening the Audit Selection Committee**
- B. Roll Call**
- C. Selection of Criteria for Evaluation**
- D. Ratification of RFP**
- E. Ranking of Respondents to the RFP**
- F. Adjournment**

Mr. Winkeljohn: Congratulations on your new job, and now at this time we would call to order the audit selection committee meeting, the sitting committee of Frank, Juan, Rohn, and Gerald are here to attend. The first two items, we've already done on your behalf, so you're ratifying the actions of staff. One of which was to identify the selection criteria and in your packets you would have gotten the five criteria that are allowed by the State of Florida to evaluate the auditor, and four of those are mandatory, and one of them is price, so you can probably see why we picked them, and there's typically really not a lot of debate on that in the business, so a motion to ratify the criteria for evaluation by motion.

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, ratifying the criteria for evaluation was approved.

Mr. Winkeljohn: The second item we've done for you was issue the required newspaper request for proposals, and we need you to ratify that ad which was placed on your behalf, is there a motion?

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, ratifying the RFP was approved.



Mr. Winkeljohn: The second item we've done for you was issue the required newspaper request for proposals, and we need you to ratify that ad which was placed on your behalf, is there a motion?

On Motion by Mr. Azcona seconded by Mr. Timm with all in favor, ratifying the RFP was approved.

Mr. Winkeljohn: Alright, so with the housekeeping portion over with of the committee, before you is, and I hope you have it but I can pass out some more now, this is the respondent and one of the good things about this is they are allowed to go up to 5 years of what their pricing is, so you get to see that upfront and so each year you don't have to go out to do this and risk what the market might do to you, so it locks it in there, that's a good thing. Grau & Associates is the one respondent and our counsel has pointed out that in the statute it does ask that you try to get three respondents but, by motion, you can waive that requirement, and I would advise that.

Mr. Azcona: And how many companies did we approach?

Mr. Winkeljohn: It goes out to everyone and the existing auditor.

Mr. Azcona: Ok.

Mr. Winkeljohn: So, the first motion would be to waive the three respondent requirement, is there such a motion?

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, waiving the three respondent requirement was approved.

Mr. Winkeljohn: At this time you can see that there is one respondent and I would ask that one of you propose a motion to rank the one respondent as the #1 respondent, is there such a motion?

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, ranking Grau & Associates as the #1 ranked audit firm was approved.

Mr. Winkeljohn: Congratulations to Grau & Associates, we can now adjourn the committee portion of today's meeting.

On Motion by Mr. Timm seconded by Mr. Mirabile with all in favor, the Audit Selection Committee Meeting was adjourned.

**SEVENTH ORDER OF BUSINESS**

**Selection of Audit Firms**

Mr. Winkeljohn: Alright, so because the audit selection committee just ranked Grau & Associates the #1 firm, I'd ask that the Board authorize an engagement with Grau & Associates in an appropriate form approved by counsel. Is there a motion?

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, selecting Grau & Associates to serve as the audit firm for the District and authorizing staff to enter into an agreement was approved.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Audit for  
Fiscal Year Ending  
September 30, 2021**

Mr. Winkeljohn: In the same theme but different, the current auditor completed your audit back in probably April, it's in your packet for review. There are no findings in it that are not built into your District which is Portofino Court which is always referenced because it's in a default status, that's the only thing in your audit and that's always been like that. Staff recommends, and it's your job to accept the audit as a record by motion.

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, accepting the audit for Fiscal Year ending September 30, 2021 was approved.

**NINTH ORDER OF BUSINESS**

**Ratification of Revised  
Estimate #1431 with Breen  
Acres Aquatics, Inc.**

Mr. Winkeljohn: Moving on, the next item on the agenda is an estimate from Breen Acres, and I wanted to keep changing that to Green Acres Aquatics, but it is Breen Acres. What happened was, and we've done this many times before, we do an aquatics mechanical removal we call it, where you basically try to scoop out the debris, it gives the lakes advantage of their natural cycle because if you get too much debris you either treat that with chemical, which is capped, or the natural biology has to take over. So, you get an

advantage if you remove some of it manually, and that's what we did. Unfortunately, the day that it happened, while they were getting it the wind shifted around or picked up, and blew a lot of it back out, and disbursed it throughout the lake. You want to time it when you have a prevailing wind in a place where they can pick it up, and that's an open ongoing thing and when we see a window we just pull the trigger, we've learned over the 18 years or so that's the best way.

A resident: What's that, a south-to-north wind?

Mr. Winkeljohn: I don't know what direction it is, but it's probably east and west.

Mr. Mirabile: Depending on the lake.

Mr. Azcona: Ok, I have a question with regard to the agreement to mechanically remove algae or whatever is needed, is there a possibility rather than contract a company for days of work, taking into consideration the wind and all of that, that we have an agreement to do the job, rather than one day of work?

Mr. Winkeljohn: Yes, there's two variables, what you just described and then the most important variable is when it comes out of the lake, the weight of it, the hauling and disposal of it is the next variable, very expensive. So, we found this hybrid approach is the most economical where we bring them out for, the minimum I think is a half day.

Mr. Jado: Two days, well we use two man days in one day, so they have two machines in one day, they came out and cleaned up.

Mr. Winkeljohn: So, as soon as this situation happens, we know we're going to get, at least when we started it, and if we needed to do more if the wind hadn't shifted, we already have them built in to keep working. The wind shifted, we called timeout, so we didn't waste another day's work because there wouldn't be any debris there. Long term, anything we can come up with that's better than that, and I don't know what that would be.

Mr. Jado: I think we should schedule them every year.

Mr. Azcona: Ok, and I'm not an expert by any means, but just by looking at it, we spent how much?

Mr. Jado: \$3,600.

Mr. Azcona: So, \$3,600 total?

Mr. Jado: Plus removal.

Mr. Azcona: Ok.

Mr. Winkeljohn: Right, so it's about \$4,000, and this used to be about a \$9,000 project.

Mr. Azcona: Ok, so total how much did we spend?

Mr. Winkeljohn: \$4,000, or \$4,500 to be exact.

Mr. Azcona: Ok, \$4,500, so the reality is a little work was done, which is great, however, it's not the way it should be because it seems like we have to do it again.

Mr. Jado: I have them scheduled to come out, a Board member has asked me to get a schedule, they're either going to come out on Saturday and Monday if the Board approves it, and that would be one day, one machine. If you look up the lake, you'll see stuff that's building up on the side, so if we get an easterly wind, it's just going to get worse.

Mr. Azcona: So, my question or thought would be to the Board, and to you guys, if we're going to spend \$4,500 and then another \$4,500 or so, would it be better or how much would it cost to have a company that we tell them, listen, the objective is to remove, and obviously you can't say 100% but maybe 90% or something like that, or whatever quantity it is, and it is their responsibility to do it within this timeframe, and if you do it all in one day, fantastic, if you have to take 3 days or 4 days, then that's what it takes.

Mr. Winkeljohn: I mean we don't have a problem to fix, we have that flexibility now, so when we see accumulation, and when the weather hits the ideal, he pulls the trigger.

Mr. Azcona: Ok.

Mr. Jado: Can I say one thing, when the weather hits, down here it hits every community that has that problem.

Mr. Winkeljohn: Right.

Mr. Jado: You need to set this up prior, like now for next year, in the April or May area where we have them come for a minimum of a day with two machines or possibly three machines, or three man days, so that we are on the schedule. I've been trying to get them here.

Mr. Winkeljohn: And that you have the authority to do already, it's budgeted, it's work we do.

Mr. Jado: Yes, I've been trying to get them out here to clean this lake because Gerald and Frank had asked me to get that lake cleaned one more time, and it's been 2 ½ weeks and he's in Jacksonville, he's in Naples, he's in Pensacola.

Mr. Winkeljohn: Right, so I might recommend looking for a second option, that has more flexibility.

Mr. Jado: There's not that many of those guys.

Mr. Winkeljohn: I can help you. So, for today's purposes, we're ratifying what we've done, so I need to do that first if that's ok.

Mr. Azcona: Ok, alright, that's fine.

Mr. Winkeljohn: So, a motion to ratify the actions would be in order.

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, ratifying revised estimate #1431 with Breen Acres Aquatics, Inc. in an amount of \$3,600 was approved.

Mr. Azcona: But again, I just want to make sure I'm clear with my statement.

Mr. Winkeljohn: Right, so the future program, I'd like it to be more flexible but, as prescheduled as possible because you could have a really good season and not have a lot of material so you don't want to pay when you don't need it.

Mr. Azcona: Correct.

Mr. Winkeljohn: Because we've gone years without having to do it.

Mr. Jado: And I agree with Juan, if we could move forward that would be good.

Mr. Winkeljohn: Yes, I would move forward on that because we have one more visit.

Mr. Jado: So, it's either going to be Saturday or Monday as of two days ago.

Mr. Timm: He has a question.

Mr. Winkeljohn: Yes.

A resident: John is there any reason why it's so bad this year?

Mr. Jado: It's basically the heat, the worse it is, if we were to get a cold winter with 30-degree weather we wouldn't have this problem next year but it just goes with the heat.

A resident: So, they're not assuming any responsibility for the condition of the lake because of their practice of when they are treating?

Mr. Jado: They're putting the maximum amount of treatments, they've done two extra treatments, they do it every 30 days, they've been out twice, the maximum they can do every 15 days or so and that's the best they can do.

A resident: Ok, you need to look for somebody else then because I know if it's done in a 6-month period, in the early spring or in March, or April timeframe, and in September, October or November, you won't have that.

Mr. Winkeljohn: Right, and so The Lake Doctors just took over for us not that long ago, we had switch to them for the fountains.

A resident: (inaudible comment)

Mr. Jado: And the lights over here, I just called them up, the drivers, we ordered two more drivers.

Mr. Winkeljohn: Well, we don't have a report or any detail to give the Board formally on that topic, so I think we're going to have to research both topics, the lake, and the debris and fountain, and come back. I don't want to open up a discussion with no knowledge of this.

Mr. Azcona: Ok, that's fine, I just want to reiterate, I don't mind doing what we've done, and then bring them back, but if they come back now and they remove 20% or 30% and we still have to have them come back again, my question is, is it worth it having one single contract that says, this company commits to remove 100%, or 90%, or whatever it is, rather than having them come back 3 or 4 times which may add up to \$16,000 whereas if we had a single contract that says, listen we charge you \$10,000 or \$11,000 or whatever but, we guarantee that this is going to be out the door within this time.

Mr. Jado: The original bid was \$10,500 and we got it done for \$3,600 without removal, plus \$1,000 or so for the removal and now he's going to come back at \$1,800 for one-day work machine to clean the rest up that it is, and I think we'll be alright, I don't know.

Mr. Mirabile: We got to research new vendors too.

Mr. Winkeljohn: Right, and you can keep changing vendors but every one of them, their first year sucks because they don't know the lakes as well, and they have to learn where the prevailing winds are, the cumulation is, and treat it, because they have so many parts of the chemical, and once they know the lake they won't spread it evenly throughout the lake, they'll know where to concentrate it like they just get better at it.

Mr. Jado: That's what I told them last time, I said don't spray it in the lake, spray everything on this end.

Mr. Winkeljohn: Right, and your idea why that is really difficult is the environmental little shifts, there was very little rain in June and July this year, had the heat index up, so those are the two things that are bigger, and mother nature is bigger than any contract, and so those conditions get you into these spots more than any maintenance strategy, so I don't like to pick on the vendors because of that.

Mr. Jado: If I could interject one thing, this is in South Florida from say Okeechobee down, the rest of the county wants that weed in their lakes, it's beneficial, over here we just get too much growth and the problem happens, so nobody is researching to kill the weed because it's a beneficial weed that makes the lake very clean.

Mr. Winkeljohn: Right, we have regulatory maximums.

Mr. Timm: There's another question.

Mr. Winkeljohn: Yes sir.

A resident: So, what's their explanation why out of 10 lakes, it's just that lake?

Mr. Winkeljohn: I don't know what their explanation is.

A resident: I mean it's common sense if you think about it, we have 10 lakes, and there's only one that we have a major problem with.

Mr. Jado: The explanation that I got was that the lake is so clear that the lake filtrates down through it and promotes growth and thank God it's not transferring, we have a little bit in this lake, and the rest of the lakes are relatively clear. This Breen Acres guy actually has a machine that will cut 6' down and actually cut it, instead of the 3' that he scraps, it actually cuts it lower.

Mr. Winkeljohn: So, we'll keep this on our agenda and we'll bring you back an update. Do you want to ask, I mean the \$1,800 doesn't require Board action but since we're all here, is there a motion to authorize the supplemental cleaning as discussed?

Mr. Azcona: That's fine.

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, authorizing a supplemental clearing of the lake with Breen Acres Aquatics, Inc. for a total amount of \$1,800 was approved.

Mr. Winkeljohn: And this is always a topic, so we'll only get a little better at it.

A resident: I have one other comment, not to interrupt but, when they were talking about that pump, the one for Portofino Court does not work.

Mr. Winkeljohn: Ok.

A resident: It hasn't for at least 2 years because when I was out there, we had to put the controller in and I asked him about that one, and they didn't want to pay to fix it.

Mr. Winkeljohn: And woven into Dan's comment was, in the future, you probably will be asked to provide water to them if they ever get moving again but, I'm not sure we really have an obligation.

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

Mr. Azcona: Would there be a need to ask for a second opinion and the reason why we have that algae on the lake whereas we don't have it on the others if it's pertaining to the environment and all of that?

Mr. Winkeljohn: Our engineer, we could ask him to give us an opinion, he would have a specialist or somebody he could ask, an environmental specialist, that would be a good idea, just an independent voice is what you're looking for right?

Mr. Azcona: Yes.

Mr. Winkeljohn: Ok, I can do that. Roberto, did you hear that? We're getting close to staff reports, so I'll bring it up then.

Mr. Azcona: Ok.

## **TENTH ORDER OF BUSINESS**

### **Discussion on:**

#### **A. Options to Deal with Algae on Lakes**

#### **B. Option to have 1-2 Meetings Yearly in the Evening**

Mr. Winkeljohn: So, item 10B is the idea of having an evening meeting for like a town hall meeting or something like that. Many Districts do that, I think it's a great idea, we don't have a date in mind but if anybody, like an HOA event or something like that.

Mr. Kischel: I know that there have been some concerns about the lakes within the community, people have been dismayed about some of the lakes and some of our property being unkept or whatever, and I've relayed to them and said why don't you come to a meeting but the meetings are held at 10:00 o'clock in the morning. So, I don't think it's a bad idea that you have one or two in the evening. My only concern is, is it going to cost us more to have folks come?



Mr. Winkeljohn: Well, you can package the meeting to be like a town hall or informational.

Mr. Kischel: Right.

Mr. Winkeljohn: I think a business meeting where you ask people to come to complain to you is going to be really uncomfortable and not productive.

Mr. Kischel: Right, but I think some people have a concern that they're not able to come to a 10:00 o'clock meeting.

Mr. Winkeljohn: Right.

Ms. Wald: You could do workshops.

Mr. Winkeljohn: Yes, and oftentimes what I do is I don't invite the engineer or the attorney to that meeting, it saves that expense because they're hourly folks and I volunteer.

Mr. Azcona: And we could do like a Q&A type thing for information.

Mr. Winkeljohn: Yes, those are more effective.

Mr. Kischel: I mean I don't find it to be problematic the only thing I would suggest is I think you'd get more participation in the months of January, February, March, and April when the full community is here because you have a lot of people that are from out of town and the community would be more active at that time, otherwise it may not be fully worthwhile.

Mr. Winkeljohn: Yes, that makes all the sense in the world. I don't have an exact date or location in mind.

Mr. Azcona: What I would suggest is maybe plan something for like you mentioned February or March.

Mr. Winkeljohn: Yes.

Mr. Azcona: And like you suggested rather than a full meeting, maybe do like Q&A informational meeting, just out of courtesy to the people that have brought it to our attention that they would like to be more informed.

Mr. Winkeljohn: Absolutely.

Mr. Mirabile: I think John can put it in his newsletter, he has a community newsletter that he sends out, maybe we could coordinate it with the Board.

Mr. Winkeljohn: I think John would be the lead on picking that kind of detail if you don't mind, and I'll work with him to get a date set.

Mr. Mirabile: Even if we try it for one time, and if we have a good turnout then we'll do it for the following year and we'll try it a couple of times.

Mr. Winkeljohn: Sounds good, got it.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports (Cont.)**

Mr. Winkeljohn: Moving on to staff reports, Ginger?

**A. Attorney**

Ms. Wald: It's not in your book but we did the legislative memo for the fiscal year.

Mr. Winkeljohn: Yes, and this meeting was a postponed meeting so that's probably why.

Ms. Wald: Right, I know it's in the other one but, what I'll do is I'll just re-provide it and I'll email it to everybody. There wasn't too many changes in the legislative session that would directly affect this CDD because we don't provide the security, and we don't have the issues with cybersecurity. There were a couple of changes with audits that are going to start occurring next year, there were two additional things that have to be added. Obviously, the cost would go up, so I don't really see that as being an issue necessarily as a cost issue for the CDD. There's also a change with advertisements but the county is going to have to provide an internet system, and I can tell you from traffic, from my brethren who are county attorneys, nobody wants to do it, and nobody knows how to do it, so I don't see that really making a difference with the advertisement that we have to do in the newspaper anyway but, that's basically it for this Board, but I send it out to everyone. That's it.

Mr. Winkeljohn: Thank you very much.

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

Mr. Winkeljohn: Roberto, are you there? Hello Roberto? Unless he pops in, I do have a couple of engineering updates, just verbal for background purposes. One of the adjacent properties is under contract and is in planning and zoning for completion for the permitting and they did reach out to our engineer. I don't know if you remember or heard about, last time somebody was going to build on that corridor they had to connect into our system and we're the drainage managers of this whole area so they send engineering plans to him, and his team will review them, and if there's anything of substance that they

won't do we'll bring it back to you but, they're usually engineer to engineer type discussions.

Mr. Mirabile: That's up on the left-hand corner side?

Mr. Azcona: On the west side.

Mr. Jado: It's going to be a Denny's.

Mr. Winkeljohn: So, code makes most of it, so if there's a decision or information of importance we'll bring it back to you, but at this point, it looked like they were working peer to peer and there were no outstanding issues. The second one is, even wider open which is a cell phone fishing expedition looking for communities that would let them put a tower up, and historically this used to be a big thing because there was money generated by them. In modern times it isn't like a lucrative thing that governments get into any more typically, in my general view, but I asked them to send any ideas or locations, or interests, directly to our engineer, just so we could consolidate the technical in one place and then have them report back to us if there was anything that the engineer thought was feasible because obviously, an antenna in a residential area isn't physically feasible, but the reason I'm bringing it up to you today is just to get your policy concepts turning a little bit, whether you would even consider such a thing. I don't have a location so it's kind of a dead point until I get a location, that might be possible but, just in the back of your minds, it's happening that there is an interest in your community for a placement.

Mr. Azcona: Ok.

Mr. Mirabile: So, would that be a revenue generator?

Mr. Winkeljohn: I don't know, my intro was it used to be, and it's not so much anymore, it's more service quality to your residents, that type of thing, that's what usually tips the decision factor.

Mr. Mirabile: Oh, I see.

Mr. Winkeljohn: In municipal life, we put them in parks and fire stations and places where they could be blended in and not be an eyesore because that was the balance of value of why you would do it, it wasn't for revenue.

Mr. Mirabile: Ok, got it.

Mr. Timm: How tall would it be?

Mr. Winkeljohn: I don't know that specs.

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

Mr. Winkeljohn: If it gets to a level of discussion, there are things that we don't have and that would begin the conversation deeper.

Mr. Azcona: Right, less details, otherwise why talk about it?

Mr. Winkeljohn: But just in the back of your minds I wanted you to know that we were approached, and I did tell the party that I would mention it to you.

Mr. Azcona: Ok, got it.

### **C. Field Manager**

Mr. Winkeljohn: We already covered the field manager item earlier with Dan.

### **D. CDD Manager**

#### **1) Consideration of Proposed Fiscal Year 2023 Meeting Schedule**

#### **2) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form – *everyone has filed***

Mr. Winkeljohn: Moving on, the consideration of your fiscal year 2023 meeting schedule, we can add the town hall, or the workshop meeting, whatever it ends up being at another time, but for now I would ask that you authorize the meeting schedule. We have to publish once a year the whole meeting schedule and we hold the meetings, as you guys know, as we need to.

Mr. Azcona: Yes.

Mr. Winkeljohn: Is there a motion?

On Motion by Mr. Azcona seconded by Mr. Mirabile with all in favor, accepting the proposed Fiscal Year 2023 Meeting Schedule and authorizing staff to advertise was approved.

Mr. Timm: I have a question back under the field manager.

Mr. Winkeljohn: Sorry I skipped over that, yes, we'll go back.

Mr. Timm: I was just curious of what the status was with the fence over there that they backed into, was that finished?

Mr. Jado: I've been in contact with him last week, I told him I would give him until Monday to give me a response, but he didn't give me a response back, and I'm getting

ready to turn it over to Paul and the lawyer to go after him. I mean I said fix the fence, I said I have parts, and I never heard back from him. I said it's not our responsibility, it's your lot, and you're parking commercial vehicles illegally on there, I don't think that's legal because it doesn't meet the other criteria of what's going on with zoning.

Ms. Wald: Well wait, what's going on?

Mr. Winkeljohn: A truck backed into our fence and damaged it.

Ms. Wald: Ok.

Mr. Jado: And he's blaming the owner of the truck, there's an insurance company.

Mr. Winkeljohn: And if your effort hits a dead end, give it to me and I'll write a letter to the insurance company.

Mr. Jado: It's been 2 or 3 months.

Mr. Winkeljohn: Ok.

Mr. Azcona: With regard to that, and maybe John you know something, is that something you've done as a community to reach out to the city about how they have semi-trucks there, or is that something that needs to be reported?

Mr. Jado: Well, I'm pretty sure it's illegal because if you look at the other parking facilities that they have for trucks and boats, they have asphalt to the fence, they've got screening on the fence, there's criteria that the county wants.

Mr. Azcona: Have we reached out to the city about it, as the HOA mentioned it?

Ms. Wald: Just call the city and mention code enforcement.

Mr. Azcona: Yes, code enforcement, having 20 semi-trucks there, it's ridiculous.

Mr. Mirabile: That's true, good point.

Mr. Jado: There's a lot of them there.

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

Ms. Wald: We don't have a vice chairman?

Mr. Winkeljohn: He's on the phone.

Ms. Wald: Well, who's the chairman?

Mr. Winkeljohn: It's vacant.

Ms. Wald: Then let's do a reappointment of officers, let's do that.

Mr. Winkeljohn: Alright. Yes, go ahead Frank.

Mr. Wilson: I just said hello Ginger.

Ms. Wald: Hello, Frank.

Mr. Winkeljohn: Are there any other updates for the Board? We kind of bounced across most of your topics.

Mr. Jado: We had some repairs done on the fountain over here, we replaced 2 out of the 6 lights, they run in series, and now we need 2 more drivers. I told them to go ahead and order it, we should have replaced them all, he was trying to save us money because we were having so many problems over here and so we're going to get that repaired. There's only 1 light working but, 4 out of the 6 are brand new, but when it breaks the chain it stops working, so we should have that fixed by early next week. Then we had the major overall on this fountain here, all the major components.

Mr. Azcona: With regard to the fountains we keep having maintenance issues, especially with this one and I guess that one is more related to the algae.

Mr. Jado: Well, no, not the lights, but the pump and the body is related to the algae.

Mr. Azcona: So, are seeing any amount of issues, or the same amount of issues as we are seeing with this one, with the other pumps, is there something that maybe we need to consider making a modification to the system?

Mr. Jado: No, these are the ones that Dan researched, there's are approximately 3 years old and this one we had to replace the pump and everything, the wire went bad, it was good when he tested it.

Mr. Winkeljohn: That was the one the warranty had just ended.

Mr. Jado: Right, it was weeks and weeks and weeks, so he found one thing, then he goes back and tests the wire, and then he said the pump and a little glitch in it, so we had to buy a new pump because they weren't able to repair it.

Mr. Azcona: Alright, what about the management software to manage the fountains, supposedly there is some kind of Wi-Fi software.

Ms. Wald: That's if you do a new system.

Mr. Jado: To change the lights.

Mr. Azcona: Ok, that's all the issue was?

Mr. Winkeljohn: To change the color.

Mr. Azcona: Well, that's what Dan mentioned.

Ms. Wald: Yes, Dan was talking about the colors of the lights when you put the fountains in.

Mr. Azcona: Ok, is that something that we have access to?

Mr. Winkeljohn: Yes, we know the password now, he told us.

Mr. Jado: Well, he had the password.

Mr. Azcona: Do we have a link?

Mr. Winkeljohn: There's an App and I don't know it, but I can get it.

Mr. Azcona: Ok, will you send me that please?

Mr. Winkeljohn: Yes, we can do that.

Mr. Azcona: Alright.

Mr. Winkeljohn: Are there any other questions for John?

Mr. Jado: I could just say that we lost a few of the new plantings that I put in, maybe half a dozen, they were \$2.50 a piece, and I'll get some more as the other ones grow in.

Mr. Azcona: Ok, so these dry patches with the grass, that's coming back.

Mr. Jado: Yes, they're coming back, on the main Boulevard, we have dry patches on the lake edges but the sprinkler doesn't go far enough, that sprinkler is on this side of the fence and it just doesn't get enough water on this side of the hedges.

Mr. Azcona: Do we have a schedule for any seasonal plantings for flowers and things like that, and when do we start with that, or do we have that organized?

Mr. Winkeljohn: Usually, once the weather starts to shift, we go to a seasonal.

Mr. Jado: Right, but that's HOA though that takes the 3 tips.

Mr. Winkeljohn: Most of the plants we went to were perennials so we don't have to replace them.

Mr. Azcona: Ok.

Mr. Jado: We put in stuff like the azoras on the tip over here and they're fine, if it needs one plant, I go buy it and put it in.

Mr. Winkeljohn: The signage and stuff, that's all under the HOA agreement we signed that our flowers are all perennials now.

Mr. Azcona: John, so you guys are taking care of all the seasonals and things like that, is there anything you see that we could cooperate with or that's something you guys have a handle on?

Mr. Kischel: We have a handle on it.

Mr. Azcona: Ok.

Mr. Winkeljohn: Are there any other questions for either John?

Mr. Azcona: I do have a question, with regard to that property that the wall was crumbling a little bit, that was resolved, are you tackling that, are you coordinating with John about it?

Mr. Jado: John called Juan, did Juan ever show up? I spoke with him last week.

Mr. Kischel: No, he was called off on an emergency the past week.

Mr. Jado: Do you want to try one more time for the repair? Or, I'd like to find the cause for the repair, I can't find why it happened.

Mr. Winkeljohn: I can't explain it from the pictures.

Mr. Jado: I don't see any pressure, I don't see any roots, I don't see anything. There's a little bit of sediment in the wall.

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

Mr. Azcona: John, do you need our help with that, or is that something that you guys are handling?

Mr. Kischel: We're handling it.

Mr. Azcona: Ok, so you're handling it, so you're good?

Ms. Kischel: Yes.

Mr. Azcona: We don't need to get John involved.

Mr. Winkeljohn: They're working together.

Mr. Azcona: Ok, so you're working together on that?

Mr. Jado: Yes, if there's a repair, the maintenance man on their end with myself will go out there and do the repair because it takes two guys.

Mr. Winkeljohn: They really wanted the wall expert to look at it because it was such an unusual kind of thing because it wasn't explainable.

Mr. Azcona: Ok, is there anything while we're at it, any communication, or anything we have pending between the HOA and CDD that we can expedite or we can help with?

Mr. Kischel: Well, what's the best way that you guys want me to do that, do you just want me to email Paul or do it through the CDD?



Mr. Winkeljohn: Just let me and John know.

Mr. Kischel: Ok.

Mr. Winkeljohn: Anything you need.

Mr. Kischel: Ok.

Mr. Azcona: But if there is something that needs attention, please, during these meetings bring it up so we can discuss it.

Mr. Kischel: Ok.

Mr. Azcona: Ok, alright.

Mr. Winkeljohn: Everyone is happy, alright, so we can move on. I do have an item, and Ginger and I just noticed that you actually do not have anyone as the chairman and the vice chairman is on the phone, and the resolutions we passed earlier have to have that officer sign. So, basically, whenever you lose the chairman, you reaffirm all the seats again so I would like to ask if the Board could have a motion to name who the chairman, and vice chairman would be and all others would remain as is.

Mr. Mirabile: I'd like to nominate.

Mr. Winkeljohn: The motion would be to move to elect.

Mr. Mirabile: I'd like to move to elect Frank Wilson as chairman.

Mr. Winkeljohn: Well, he's not actually here to sign the documents, so whoever the vice chairman is would do it.

Ms. Wald: Well, you could do an election of officers every meeting if you want to, so let's just go ahead and do a chairman of someone who is going to attend on a regular basis because nobody has any more power than anyone else.

Mr. Winkeljohn: So, for today's sake it's better that the resolutions for the tax roll have the chairman's signature on it because they call for that.

Mr. Timm: I nominate Juan to be the chairman.

Ms. Wald: Ok.

Mr. Winkeljohn: So, that was a motion from Rohn Timm to elect Juan Azcona as chairman, and who's the vice chairman?

Mr. Azcona: And Frank remains as vice chairman.

Mr. Winkeljohn: That's fine.

Mr. Azcona: And he has authority to sign and everything.

Mr. Winkeljohn: When you're not here, yes.

Ms. Wald: Right.

Mr. Winkeljohn: Is there a second?

On Motion by Mr. Timm seconded by Mr. Mirabile with all in favor, Election of officers, electing Juan Azcona to serve as chairman, Frank Wilson as vice chairman, and keeping the existing slate of officers the same was approved.

Mr. Winkeljohn: So, thank you for that, so that was Juan Azcona as chairman and Frank Wilson as vice chairman, and all others as previously stated, so thank you again for that.

## **TWELFTH ORDER OF BUSINESS**

### **Financial Reports**

#### **A. Approval of Check Register**

#### **B. Balance Sheet and Income Statement**

Mr. Winkeljohn: The last thing I have for action is the financial reports, those are in your packets and your action is to accept them by motion.

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

## **THIRTEENTH ORDER OF BUSINESS**

### **Supervisors Requests and Audience Comments**

Mr. Winkeljohn: And the business we got through it, so congratulations everyone.

Mr. Azcona: I have a Supervisor's request.

Mr. Winkeljohn: Yes, we have any open comments from the Supervisors, please go ahead Juan.

Mr. Azcona: Does anybody have anything or can I go? Alright, so there are several aspects that I wanted to see if we can cooperate together and see who's available and so forth to supervise different areas, and I'm just going to brainstorm here and think out loud. So, Frank has been, and he's on the phone, and he's been more proactive and he was in touch with Dan Duncan during the transition, so he's been taking care of several things, and he'll be proactive also signing documents as the vice chairman and so forth, and Frank are you there?

Mr. Wilson: Yes, I am Juan. I'm in Iceland, but I'll be back on October 1st.

Mr. Azcona: Ok. So, with regard to finance and review of income, expenses, would you like to, since you were at the beginning involved with looking at some of the numbers and all of that, would you like to take time to go over details on a monthly basis, and anything you see that needs our attention you could bring it up at the meeting?

Mr. Timm: Well, would I get the information still a week ahead of the meeting?

Mr. Winkeljohn: Yes, that's when it's created, yes.

Mr. Timm: Well, am I supposed to make the report then?

Mr. Azcona: No, but just do like an overview.

Mr. Winkeljohn: Just take the lead at the meetings, like if there's something, like what Dan used to do, Dan used to say, I reviewed the check run, and if he had any questions before the meeting during that week he would call me, and I would answer him.

Mr. Timm: You're talking about the check register or the other part of the budget?

Mr. Azcona: No, every agenda we get numbers, so for you to, prior to our meeting, be the one that is going to pay more attention, and if you see anything that catches your eye that you think you should bring to Paul's attention, obviously, we have Paul and his team that is doing things right, but there are occasions which they may miss something, so we have another set of eyes that you can look at those things.

Mr. Timm: Right, ok, so you're talking about the balance sheet and the income statement, and the check registered because we all look at that anyway.

Mr. Azcona: Yes.

Mr. Timm: Ok, I could do that, because everything is like a line item anyway, we're doing the budget, and where we are and what we proposed and what we spent, and I thought you were talking about these unforeseen expenditures coming up and how we're going to do that, so yes, I did want to consult with you and review them.

Mr. Winkeljohn: Sure.

Mr. Azcona: Ok, perfect. What about, what are we doing with regard to the natural preserve monitoring because I know Dan was going around and looking at everything.

Mr. Winkeljohn: Yes, John basically.

Mr. Azcona: So, are you going behind properties?

Mr. Jado: Oh yes, all the signs that were supposed to be done in November have been put up. Approximately 130 signs were all done.

Mr. Winkeljohn: Right, so he does all that, so if somebody wants to work with him from the Board, is that what you're shooting at?

Mr. Azcona: Yes, that's what I was shooting at, and Frank was also going around with you.

Mr. Wilson: Yes, I have no problem doing it but, it sounds like John just reported that the signs we committed to in between every other property around the preserve has been installed, is that correct John?

Mr. Jado: Correct.

Mr. Winkeljohn: So, for his liaison to the Board, John would talk to Frank.

Mr. Azcona: Yes.

Mr. Jado: Is there somebody we had to notify because somebody was very particular on asking me when they were going to be done at the last meeting? Did we have to notify somebody and generally tell them it's completed? Maybe it was the engineer or somebody, I don't know.

Mr. Winkeljohn: No, but that would be South Florida Water Management but, I would ask them to worry about it unless you have. So, I think Frank said that he could fill that role for the preserve and wetland.

Mr. Wilson: Correct.

Mr. Azcona: Ok, and do we have some kind of checklist or something to look for, that we should be paying attention to?

Mr. Jado: The management company goes around and they clean anything that needs to be cleaned.

Mr. Winkeljohn: Yes, so they give a report.

Mr. Jado: And anything they see that's undesirable they send me a report every month.

Mr. Winkeljohn: So, he reviews the report.

Mr. Azcona: But other than the report, you usually go there every so often and see if there is anything that needs attention.

Mr. Jado: Right, like Gerald's house had a lot of evasive weeds from his next-door neighbor that was creeping over, I look at the certain hot areas where we have problems. I also look for violations, if I see a big pile of stuff out there, and it's not an oak tree or something, and it could be environmentally a problem, I go back there and take a look.

Mr. Azcona: Ok, so you do that actively every month going around and look, and methodically you go by stages?

Mr. Jado: No, just randomly.

Mr. Azcona: But you hit every part because that's the preserve?

Mr. Jado: They do a third, a third, and a third, that's the way the management works.

Mr. Azcona: Ok, and then you follow the same procedure.

Mr. Jado: Yes, and I know in different areas where there's problems like your neighbor's house, so I check.

Mr. Azcona: Ok.

Mr. Mirabile: Yes, and I went out with John a couple of times too, and we started at the lakes, and on the banks, there were some people that had little docks and structures that were thrown on the banks, and I think we had to remove them, so I've been out with John a couple of times, helping him out.

Mr. Azcona: So, you can help with that?

Mr. Mirabile: Yes.

Mr. Jado: And there's people that do plantings sometimes, and plantings, Dan was never worried about plantings because it stabilized the bank but I've got to be able to drive through that stuff.

Mr. Winkeljohn: Right, they're not allowed to impede the maintenance.

Ms. Wald: Right, they can't do that.

Mr. Azcona: Then we regard to the lakes, we're good with The Lake Doctors, but do we get maybe an additional opinion?

Mr. Winkeljohn: Yes, I'm going to reach out to the engineer.

Mr. Azcona: And is there any other possible solution, we discussed integrating some kind of fish or any other type of solution that is allowed obviously by the Water Management.

Mr. Winkeljohn: Right, and the bottom line on doing the algae eating carp was the cost would be impossible because we would have to put a fish catching reducing structure at every lake, and every outlet, and we counted them up, and it's way too expensive.

Mr. Azcona: So, it's not feasible.

Mr. Winkeljohn: Now, all the lake companies will stock native fish, which can help do a lot of stuff, mosquitoes, and things like that, so we do that already but, in terms of innovations you're doing it, you have aeration and fountain work, you have a maintenance contractor obviously, so you're doing everything that is possible in the industry, best business, best practice but, we'll always explore.

Mr. Azcona: Ok, and with regard to the fountains, we've been having a lot of problems.

Mr. Winkeljohn: Right, and that's life with a fountain, they're never maintenance-free, and it's a daily sometimes a chore to keep them functioning properly.

Mr. Azcona: Are we ok with the guy that we're working with?

Mr. Jado: Yes, and I try to keep the price down, naturally I'm always out to save money and what we should have done is we should have taken the whole thing out and just replaced all 6 of the drivers because they run in a parallel or series event, and once one goes out it stops the other 4 or 5, and so we won't do that again, that just made him look bad.

Mr. Winkeljohn: Well, that's management, and that's the field manager's job to work through that.

Mr. Azcona: Then with regard to the irrigation and the sprinklers, what kind of process are we following for supervising that or monitoring that?

Mr. Winkeljohn: The wet check.

Mr. Jado: The reason I went to do the wet check and couldn't get it to work, and then I called Frank, and I said Frank am I doing something wrong because he knows the system, and we couldn't get it started and that's how we got the electrician, well first we got the sprinkler guy, then we got the electrician because it was a power problem, it wouldn't switch on, and then everything went into what you finally saw the repair on, so once a month we do a wet check.

Mr. Azcona: And I wanted to suggest if we could establish maybe some committees, and maybe tackling some, like you mentioned Frank is familiar with that, do we have people that are not on the Board that can be part of a committee that they participate in providing some support?

Ms. Wald: You can legally form committees but, you have to form them.

Mr. Winkeljohn: And they become another government entity in the Sunshine, minutes, etc., it's a little overkill typically but, an advisor working with staff.

Mr. Azcona: Right, an advisor or something.

Ms. Wald: Here's the thing, and Paul will echo this I'm sure, for a lot of communities, for where you are, you're lucky that you have field management that's onsite. A lot of that, Paul's company has further up north than you, that Paul doesn't handle but his company handles, they don't have them on site, so they have someone that just basically just comes out once a month and when you have those situations each one of the Supervisors like you're talking about now, have appointed themselves to be a supervisor over that area because there's nobody there. You have the benefit of having somebody onsite that's a direct employee of GMS, and Paul's the supervisor basically of your field manager, John. So, you don't have the same issue that other communities have of your size and location. If you want to, each one of you, appoint yourselves as you were talking about to a certain area of responsibility for the District to just be someone who looks at it on a regular basis and reports at Board meetings, that's fine, there's nothing wrong with that but, if you're looking at forming committees with people who are not on the Board, like Paul was saying, you really don't need it, so I would not recommend it.

Mr. Azcona: It's overkill.

Mr. Mirabile: So, my recommendation is that we're only a 4 Supervisor Board, hopefully soon to be 5, and it's kind of tough to form a committee when you're only 4 or 5 people. So, the other thing is, two of us, myself and Frank, are only here 6 months out of the year, we both travel, he has a consulting business, I have family up north, and I'm flying out this afternoon actually, so it's kind of difficult to form committees when we're only a small group of folks. When I come down, I see John all the time, I've been out with him doing maintenance.

Mr. Jado: I mean if you see something wrong let me know and then I can look at it.

Mr. Mirabile: I'm happy when I'm down here to lend a hand and I've been out learning the systems, I know Frank has been out and he knows the systems very well, he's very talented, so when we're here we're going to lend a hand in any way we can. My advice is to get out with John, take some time, Rohn, get out with John and drive around, learn the systems, and help pick up trash, a lot of trash comes from Walmart, it's

unfortunate but, to form a committee it just doesn't make sense, I mean we're all here to help, so the bottom line I think that's my feeling.

Mr. Azcona: Yes.

Mr. Winkeljohn: But I like the idea though because obviously what Ginger just said is right, you have John. So, I like him having a point of contact, just to make sure he's going down the right road and he can always call me, and we consult each other on lots of topics.

Mr. Mirabile: And if I see something, I'll catch John or I'll give him a call, or I'll say the lakes, what's going on with the lakes, and I've rode around with John and we we've gone and looked at some of the lake properties, and anything going on, so I think the whole working relationship between all of us kind of does the job.

Mr. Timm: Let me ask you a question, Dan said something about the maintenance going up.

Mr. Winkeljohn: He's implying that there was cost of living type increases for some of the contractors, that you'll buy things, or have to buy things twice, I wouldn't pay too much attention to that.

Mr. Timm: Ok, I just wanted to know where we were slipping or if we were.

Mr. Winkeljohn: No, your finances are in good shape.

Mr. Azcona: So, we have, and it makes sense totally about the committees and so forth, but what I was thinking is, John got along pretty good with Frank and Frank has knowledge about the sprinkler system and all of that, and if we could tag him as a consultant that maybe he could help with the wet check or if you see value in that.

Mr. Jado: He does, he'll come out with me.

Mr. Winkeljohn: Yes, so my notes as you've been describing it, I actually put Frank and Gerald into that role for preserve, lakes, and irrigation.

Mr. Azcona: And meaning not Frank Wilson, but I mean Frank Austin.

Mr. Jado: Yes, Frank Austin.

Mr. Winkeljohn: Oh, that Frank.

Mr. Azcona: Yes.

Mr. Winkeljohn: You can have him any time you want.

Mr. Azcona: That's my question.

Ms. Wald: Well, hold on, it's nonformal.



Mr. Azcona: Ok, nonformal.

Ms. Wald: And so, take that out of the equation because Frank Austin is just a resident at this juncture, he's no longer on the Board, so there's no area, and let's make sure it's clear for the record, there's no area of responsibility that is being assumed by a resident and acting on behalf of the Board.

Mr. Azcona: Ok.

Mr. Winkeljohn: But he's welcome to seek his input because of his experience.

Mr. Azcona: Yes, his expertise.

Ms. Wald: Well, I just don't see for this District because you have someone onsite, you know what I'm saying, that you need to divvy up these areas. It sounds like, I just don't think you need anything formal.

Mr. Azcona: Ok.

Mr. Jado: See originally there was a monthly maintenance and Dan cut it out, but originally they charged us like \$150 for the wet check, and the HOA is paying for that over in the townhouses but we don't pay that and we save money.

Mr. Winkeljohn: Right, and those are options. Are there any other Supervisor requests? Audience comments, we don't have any audience left.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Winkeljohn: If that's all we have, a motion to adjourn is in order.

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

  
Secretary / Assistant Secretary

  
Chairman/Vice Chairman