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Present and constituting a quorum were:

so present, either in person or via Zoom Video Communications, were:

This is not a certified or verbatim transcript but rather represents a recap of the discussions and actions taken at the meeting. The full meeting recording is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

Mr. LeMenager called the meeting to order at 6:00 p.m.

Mr. LeMenager called the roll and indicated a quorum was present for the meeting.

Mr. LeMenager indicated a three-minute time limit for comments.

Steve - 3313 Sage Brush St - commented on adding speed bumps, posted signs are not working. would like something to slow people down.

Mr. LeMenager commented that this has been talked about for 18 years as it is an ongoing issue.

Debbie - 7450 Oak Lake Rd - concerns about the lake easements looking bad. Irrigation is not turned on and the Bahia is dead. The Town Square had trash all over the pizzeria area, who is responsible for cleaning this area up. A lot of trash was around. The pizzeria explained that it is not their responsibility.

THIRD ORDER OF BUSINESS Discussion of O&M Assessment Methodology

Ms. Kassel noted a resident contacted her about this and the Board also discussed methodology a few months ago. The resident that contacted Ms. Kassel suggested assessing by number of bedrooms by dwelling. Options previously presented were not favored. Is assessing by bedrooms an option. What does this look like.

Mr. Eckert provided an email to the Board about this for their review and some options. Management would be the ones to provide insight on this.

Ms. Kassel provided information to the Board on why she wanted this to be discussed.

Mr. LeMenager stated we have a multi-family assessment and I do not want to do it. Discussion ensued.

Mr. Eckert stated to start the conversation now, debt assessments are fixed, there is only a change to the O&M assessments portion.

Ms. Popelka noted it is not implemented in this fiscal year. There is a fee associated with looking at the assessment methodology which is dependent on how deep the Board would like to go. No community has done this bedroom count. We do have an Equivalent Assessment Unit (EAU) based on lot size front footage. Harmony has something similar to this. If you are going to consider something new, consider the EAU approach.

Ms. Kassel asked what the cost would be to look into this.

Ms. Popelka responded if we are looking at an assessment methodology would be \$5,000. If you were looking at an EAU basis it would be \$1,500.

Ms. Kassel MOVED to approve looking into the assessment methodology and the \$5,000 option. Motion died for lack of a second.

FOURTH ORDER OF BUSINESS Public Hearings

A. Presentation of FY 2025 Budget

Mr. Neal asked does the Board have any questions regarding the 2025 budget. This is the same budget that was approved with no changes when it was presented to you in May.

B. Public Hearing on FY 2025 Budget

i. Public Comment

On MOTION by Mr. Leet seconded by Mr. LeMenager, with all in favor, the public hearing on FY 2025 budget was opened.

Mr. LeMenager asked if there are any public comments on this. There is a 3-minute time limit.

Resident - Increase is too high, 7.6%. The increase in engineering and legal is too high, having

to rework everything. Padding the budget out. Landscaping is being added to, invasive species in the lakes. Reserves a pitiful. Should not approve with increase.

Brent - Schoolhouse Road - Benchmark is not getting things done. What is Inframark doing. I second the first resident not to waste more money. People need to be held accountable for the vendors. Grass is dying on Cat Brier. Sprinkler repairs are not getting done. If you have an Engineer, they will find problems. Need to be careful with what the money is being spent on.

ii. Consideration of Resolution 2024-10, Adopting the FY 2025 Budget

Mr. LeMenager talked about reserves being lowered to be in line with inflation. Discussion over lowering reserves ensued on the reserve amount to get it to 3.5%. Mr. Neal reviewed the numbers noting the Board would need to reduce Reserves to \$280,000 instead of \$387,000 to get an increase of 3.5%.

Mr. Leet MOVED to adopt Resolution 2024-10, Adopting the FY 2025 Budget with a 3.5% increase and Mr. LeMenager seconded the motion.

Ms. Kassel noted her concern about not doing a larger increase this year, so we didn't have to do this again next year.

Mr. LeMenager inquired wasn't that the goal to get it a rate of inflation. Discussion ensued.

Ms. Phillips stated that we have been playing catch up.

On VOICE vote, with Mr. LeMenager, Mr. Leet, and Ms. Kassel voting aye and Ms. Phillips voting nay, the motion was approved.

On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all in favor, the public hearing on FY 2025 budget was closed.

C. Public Hearing on Levying O&M Assessments

i. Public Comment

On MOTION by Mr. Leet seconded by Ms. Kassel, with all in favor, the public hearing on Levying O&M Assessments was opened.

Mr. LeMenager asked if there are any public comments on this.

No public comments.

ii. Consideration of Resolution 2024-11, Levying O&M Assessments

On MOTION by Ms. Kassel seconded by Mr. Leet, with all in favor, Resolution 2024-11, Levying O&M Assessments was adopted.

On MOTION by Ms. Phillips seconded by Ms. Kassel, with all in favor, the public hearing on Levying O&M Assessments was closed.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscaping: Benchmark Landscaping/United Land Services (“Benchmark”)

Mr. Lomasney provided an update on mowing maintenance height, and low-lying areas we can get access to do maintenance. IMC irrigation repairs in South Lake, one solenoid replaced in East Lake. Three mainline breaks were found during IMC inspection and will be repaired this week. An issue with a leak along Schoolhouse Road was noted. The meter is locked so he was not able to turn it off, but this issue is nothing to do with the CDD. Five Oaks Drive past the Clubhouse there was also an irrigation repair.

TruGreen treated weeds in common areas. Fungicide will be done early August. Sod is getting replaced on Cat Brier where needed.

Ms. Kassel asked about 3344 Cat Brier.

Mr. Lomasney responded that they switched out the valve and should be good.

Mr. Lomasney noted for 6839 Sundrop Street, the tree is cut in half, will need to do a proposal to remove the old stump and get a new Oak tree in its place.

Mr. Lomasney addressed the residents’ comments about the ponds during the Audience Comments at the start of the meeting. There is Bahia in this area which is why it looks the way it does. Bahia and rye seed mix would be a good solution for this area as it is a cost-effective way to deal with this. Mr. Lomasney is familiar with the area. Sprinklers there are working fine. This is also not the only lake that needs seeding.

Ms. Kassel asked what about using fertilizer in these areas.

Mr. Lomasney responded we can't use fertilizer as it cannot get into the water.

Mr. LeMenager commented on the 192 median maintenance and that trash is not being picked up by the landscaper. He has seen the mowers run over the trash; it needs to be picked up.

Mr. Lomasney responded that he will have a word and ensure the trashed is picked up.

Ms. Kassel commented that if you do see trash on 192, contact the County too.

Mr. LeMenager noted the 192 Median Agreement with the County is from 2004.

Mr. Lomasney commented we are monitoring the spinning of meters to be proactive with necessary repairs.

Ms. Phillips asked what about the locked one you said that was from today.

Mr. Lomasney explained that the meter is locked and chained. Discussion ensued.

Ms. Kassel asked what about the sprinkler by the little community public library.

Mr. Lomasney commented that mulch would be the best option here due to the location.

Discussion ensued.

B. Field Manager: Inframark

i. Monthly Report

Mr. Baez went over the projects that are being worked on. Painting at the Swim Club restrooms, replacing swings at playground, floating rubber around the dock, life rings at Buck Lake and Ashley pool area, Ecolab just completed the installation of the equipment for the chemicals. The restroom doors will be replaced at Buck Lake. Because of the restroom complaints, the restrooms are being checked three times a day. We are going to have a paper to check off that shows when the restrooms were serviced. We do not have any control over what happens after 4:00 p.m. when field staff leave.

Ms. Kassel asked about the monitor for splash pad. There is no update unfortunately from the vendor.

Ms. Phillips said she saw it working and adjusting the height.

Mr. Baez explained that the monitor is used to control pressure in the system which makes the water do the different motions.

Ms. Kassel asked about items being added to project board.

Mr. Baez provided responses. District Manager also explained the new items are being added.

Ms. Kassel asked what about sidewalk grinding. There are trip hazards around the community.

Mr. Baez responded we are taking care of the panels next month. I need to teach the guys how to grind and do concrete.

Ms. Kassel asked if can make this a priority as it is a liability. She asked if Inframark has a sidewalk crew. Discussion ensued. Mr. Neal commented that he is not sure but will find out. She understands that there would be a charge for this type of work but would want to find out how much it costs.

Mr. Baez commented grinding to be done on a weekly basis. Ms. Kassel stated to make priorities to get the worst tripping hazards resolved first.

Mr. Baez addressed the monument structure work. It has been hard finding someone to do the repairs. Mr. Neal has been running into the same issues.

Ms. Kassel stated check what Inframark can do to get this resolved. Celebration CDD might have a vendor or someone that can do this type of work.

Board reviewed images provided by Mr. Baez showing the work that is being completed.

C. District Engineer: Pegasus

i. Change Order #1

Mr. Hamstra provided a handout prior to the meeting for each Supervisor with eleven items on it.

Mr. LeMenager requested if Mr. Hamstra can get this information sooner rather than the day of the meeting or the day before for review.

ii. Lakefront Park Community Maintenance Facility Update

Mr. Hamstra advised that items one through three on his handout are together. Lakefront Park maintenance location, are we going to kill this location.

Mr. LeMenager commented that he likes the Five Oaks Drive location.

Ms. Kassel asked, based on the Counties comments from the Lakefront Park submission, how would this look for the Five Oaks Drive location. Is it similar work that the County would need us to do. She likes the Five Oaks Drive location.

Mr. Hamstra noted the lean-to structure is going be bigger at the Five Oaks Drive location. We have an easement issue that would need to be resolved. The Five Oaks Drive location is a tight site to work. Prices are going up every year.

Ms. Phillips asked about the tree line area at Five Oaks Drive and who owns this.

Mr. Hamstra advised that this is wetlands. He inquired what direction does the Board want to go down.

Mr. LeMenager commented that he got the Golf Maintenance Facility owner down to \$1,800,500.

Ms. Phillips asked would the Lakefront Park location be a cash outlay as opposed to a bond. Discussion ensued over financing as opposed to paying cash. As we grow larger do we need more space, more staff, bigger area. Discussion ensued over parking.

Mr. Leet asked about the 90% threshold, and where are we at. Percentage of build out in the community was discussed.

Mr. LeMenager commented the west side is above 90%, the east side is not. There is also \$9 million of bonds that this body can still issue. There are funding possibilities.

Mr. Leet asked about the telephone easement for the Five Oaks Drive location.

Mr. Hamstra noted the plan for the Five Oaks Drive location was presented to the County a year ago.

Mr. LeMenager MOVED to make the Five Oaks Drive location the location to continue with.

Mr. LeMenager, Mr. Leet and Ms. Kassel commented to give Engineer notice that we are

dropping the Lakefront Park and Golf Maintenance Facility locations.

Mr. Hamstra commented that we would have to retract the proposal that has been submitted.

Ms. Phillips asked to confirm what the motion is. Discussion ensued.

Ms. Phillips asked are cost considerations included with this. Numbers have changed. Is there still other issues.

Mr. Hamstra noted there was not a deal breaker when presented to the County originally. Official pre-application meeting with the County.

Ms. Kassel explained the revised motion which is to give notice to the District Engineer that we are dropping the Lakefront Park and Golf Maintenance Facility locations and to make the Five Oaks Drive location the location to continue with.

Mr. LeMenager MOVED to approve the amended motion and Mr. Leet seconded, with all in favor, to give notice to the District Engineer that we are dropping the Lakefront Park and Golf Maintenance Facility locations and to make the Five Oaks Drive location the location to continue with was approved.

Mr. LeMenager commented that he did not realize there were plans for it.

Ms. Phillips comments we are giving up on the Golf Facility. We do not to get access from Five Oaks Drive, what if the golf course doesn't provide access.

Mr. Hamstra confirmed that we should be fine.

iii. Alleyway Inspection Results

Mr. Hamstra reported Element Environmental are basically done. Eddie, the field inspector for the insurance company, was provided with the proposal for this work.

Ms. Kassel commented on dirt in the area.

Mr. Hamstra responded that it was a work in progress when the dirt was commented on social media.

Mr. Hamstra noted for the Bathymetric Survey for pond PS-2 as there are some issues with it.

Ms. Kassel said that she is seeing issues.

On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all in favor, the Geospatial Bathymetric Survey to see if there is a need to dredge was approved.

v. Safety Ramp Improvements at the Intersection of Clay Brick Road and the High School

Mr. LeMenager asked why this came about.

264 Mr. Hamstra explained that it was from Mr. Lucas.

265 Mr. Leet commented that it is a large curb.

266 Ms. Kassel talked about the trip hazard that was visible in one of the photos Mr. Hamstra
267 provided.

268 Table until next meeting. Add to next agenda.

269 Ms. Phillips asked about the cost to do this.

270 Ms. Kassel commented that she was concerned about the ramp. Discussion ensued.

271 Mr. Hamstra reported Alleyway inspections were done. Neighborhood G would be the first
272 one to do.

273 Ms. Kassel said she has seen that it was mostly cracking and suggested to just address the areas
274 that need it rather than do the whole alleyway.

275 Mr. Hamstra noted Five Oaks Drive and Cat Brier flooding were from a storm that caused it
276 and should be fine.

277 Mr. Leet explained that the County has come out and cleared the drains.

278

279 **iv. Drainage Matter in The Estates**

280 Mr. LeMenager asked who installed this, the developer. It was confirmed that it was the
281 developer.

282 Mr. Hamstra reported Atlantic Pipe Services (APS) fixed joints. There was neglect of the
283 system and a fence puncture due to a resident installing a fence post. There is an inlet that is not
284 draining properly. We could connect it to another inlet to make it flow better. It has been ignored
285 for about a year.

286 Ms. Kassel said there is a resident who cannot be outside due to the presence of insects.

287 Mr. Hamstra inquired does the CDD want to explore a new pipe.

288 Ms. Kassel asked if there is evidence of flooding here. Mr. Hamstra responded that it is only
289 on the East end.

290 Ms. Kassel proposed to table it. Mr. Lemenager stated I think we need to look at this more as
291 they pay more for the O&M portion. The developer did not put in a good system.

292 Ms. Kassel commented that is 15% of the \$280,000 reserves. Mr. LeMenager disagrees.

293 Mr. Leet asked do we want to try to go after the fence vendor. Discussion ensued.

294 Ms. Kassel stated let us get a real number on this so we know.

295 Ms. Phillips commented that it does not matter what people contribute in O&M assessments,
296 that should not be our goal to get things done. Mr. LeMenager agrees.

297 **i. Change Order #1**

Mr. Hamstra addressed Change Order #1. Ms. Kassel went through what work has been done and what will be done for the fiscal year that remains.

Ms. Phillips commented that it appears the waste trucks are doing what they can to prevent issues on the alleyways by taking alternative routes.

Mr. Hamstra asked if the boulders hadn't been put in. Mr. Baez said no.

On MOTION by Mr. Leet seconded by Ms. Phillips, with all in favor, Change Order #1 was approved.
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D. District Counsel: Kutak Rock

i. Consideration of Agreement with Flock and Related Negotiation Issues

Mr. Eckert said there are two discreet issues. Flock is demanding a limitation of their liability at three times their annual fee. Probably a low risk but it is possible. Likely you will not pursue litigation but is a business decision for the Board. Second issue - the District would be agreeing to be responsible for the actions of all authorized users. Flock has refused Counsel's suggestions to change the language to state that Flock will not be responsible which would not lock the District into responsibility if an authorized user was acting inappropriately and would not arguably waive protections afforded to the District. The risk is low, but it is something for the Board to decide.

Mr. LeMenager said I have no issue with limitation of liability. What scenario would cause this.

Ms. Kassel asked Mr. Neal to look into reviews, lawsuits, BBB rating etc. to see if Flock are a reputable company. Discussion ensued.

Mr. Eckert will discuss an issue he is concerned about directly with the Mr. Neal.

Table until next meeting.

ii. Consideration of Resolution 2024-12, Security Access Policy

Table for next meeting due to no decisions made on the agreement by the Board.

Mr. Eckert provided an update on the capital charges with OUC. He is waiting to hear back from their Counsel on this but has communicated the Board's stance.

Ms. Kassel said that there were two charges for Ecolab meeting. Emailed separate invoice documents. Ecolab May 20 and May 21.

Mr. Eckert said Ms. Kate John did some work on Ecolab and was on a call regarding the agreement. Mr. Eckert will need to go back to check billing and provide an explanation for the charge to the Board.

E. District Manager: Inframark

i. Consideration of Falcon Design & Construction Estimate #2344.1

Mr. Neal noted this proposal is for assisting with the permitting of the garden shed.

On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all in favor, the Falcon Design & Construction Estimate #2344.1 was approved.

SIXTH ORDER OF BUSINESS

Business Items

A. Discussion of FY 2025 Meeting Schedule

Mr. Neal said that one thing to keep in mind is that the model home is only going to be available for around six to eight months. The Board should consider changing meeting location so when we advertise for the whole year we have a confirmed location.

Mr. Leet asked about the location still being an option.

Ms. Kassel commented that it is and that she has never accepted a penny from being on the Board. Discussion ensued. Ms. Kassel explained that an LLC is in effect for the business but we are non-profit.

Mr. Leet commented that the Internet was not working today.

Ms. Kassel confirmed the meeting location of 7530 Old Melbourne Highway, St Cloud, FL 34771.

On MOTION by Ms. Kassel seconded by Mr. LeMenager, with all in favor, the FY 2025 meeting schedule as amended with location change was approved.

Discussion ensued over the location and what if Ms. Kassel is not on the Board moving forward. Ms. Kassel and Mr. Neal both talked about the \$7,500 meeting location amount that was added to the budget for this reason.

B. Discussion of 192 Median Maintenance

This was discussed in 5A.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Minutes for the June 27, 2024 Regular Meeting

The minutes are included in the agenda package and available for public review on the District's website or in the District Office during normal business hours.

B. Financial Statements (June 2024)

The financial statements are included in the agenda package and available for public review on the District's website or in the District Office during normal business hours.

C. Check Register #289 (June 2024)

The check register is included in the agenda package and available for public review on the District's website or in the District Office during normal business hours.

Ms. Kassel and District Counsel have provided some revisions which have been made.

Mr. LeMenager commented on the misspelling of his name which needs to be corrected.

Mr. Eckert noted that the .6 hours would be credited on the next bill. Ms. Kate John does the behind the scenes work as she is at a lower billing rate. She did attend the conference, but we do not double bill if there are two of us at the same meeting. He stated his firm would issue a credit for Ms. John's time on that task rather than research whether the charge was in fact duplicative. The Board was fine with this.

On MOTION by Ms. Kassel seconded by Ms. Phillips, with all in favor, the Consent Agenda was approved.

EIGHTH ORDER OF BUSINESS Supervisor Requests

Mr. Leet asked if the Board can get an answer regarding the pool permitting.

Mr. Neal explained that the renewal was only received for the splash pad and not the other pools. When this was realized it was quickly corrected and the pool reopened after about 20-25 minutes. We have put steps in place to ensure this will not happen again and Mr. Neal is waiting to hear back as to why the renewal was not received.

Mr. Leet asked what about the boat reservation issues that we have been having.

Mr. Baez advised that field are receiving the confirmations during the night at 1:30 a.m. Mr. Neal will need to look into the reservation system to get this sorted.

Ms. Kassel went over the email she had sent to District staff with the questions and answers that she received back. This email is provided here with those responses:

What does the %+(-) column in the budget represent, please? This tells you how the line item is tracking. If it is above budget, below budget, or on budget.

What does the (59,801) number in the Reserve Other (agenda page 126) represent, please? I'm waiting to hear back from accounting on what has been allocated here.

Why does the general O&M reserve fund balance not generate interest? I'm waiting to hear back from accounting on this.

What does the Benchmark contract say about what they are obligated to do to maintain our soccer field? There is nothing specific that pertains to the soccer field in the contract.

Ms. Kassel added that Bahia and Rye seed will be added to the soccer field in November with time to recuperate.

What has been done about alerting Jennifer (or whoever) to prohibit food trucks from dumping their grease in our trash receptacles? Jennifer was notified of this issue and said she would let them know that this is prohibited.

Have the dirty pool tiles mentioned last month been sufficiently cleaned? Yes, they were cleaned the day of the last board meeting as field staff were aware of this already.

What is the street flooding status as mentioned in last month's meeting? The County has been out and cleaned several drains already. They are being notified when further issues arise.

What is the status of the Waste Management Insurance claim/payout? We are still waiting to hear back from them and when I asked for updates, they did not have any. They have received the proposal from Element Environmental which was provided by David. That should be all they need to proceed with the claim.

Has Benchmark been asked about the 7300 Five Oaks Drive invoice from Toho and what is the answer? Yes, they looked into this immediately when it was brought up but could not find an issue. In addition, TOHO have also provided the same responses about billing fluctuations. They have said these are actual readings and the fluctuations are consistent with the bills historically. My research also shows the same trends.

There is no copy of the updated Facility Usage Agreement, as promised in the last meeting. When will it be available? The Facility Usage Agreement has been updated on the website and a copy of this is attached which shows the addition of the fee schedule.

What is the update on conversations with the County about No Commercial Vehicle Parking signs? The County has been giving me the run around on this which has been frustrating, but I am continuing my efforts to get some traction on this.

Mr. Leet asked about the 192 median agreement that had not been discussed.

Mr. LeMenager said it had been discussed earlier in the meeting.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kassel, seconded by Mr. LeMenager, with all in favor, the meeting adjourned at 8:06 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman