

1 deferred cost account flows back to the developer, because the developer has put more improvements on this project
2 than was funded from bonds. The developer agreed to waive this amount, and reward it back to the district to be
3 used for this purpose. It helped in not exceeding the outstanding principal to refund the bond. Mr. Bulliet stated it
4 saves \$32,200; over 20 years, it is ~\$213,000 in savings. By product type, the detached (46) saves \$165.31, the
5 attached (80) saves \$135.20, and the multifamily (84) saves \$150.32 annually, assuming the bank approves. MBS
6 Capital Market requested the Board continue the meeting to the 27th or 28th, if the bank submitted the credit package
7 as expected. This would ensure closure by the end of the month. If the bank did not submit the credit package and
8 the deal cannot close by October 31, and therefore it cannot be on the tax roll for this calendar year.

9
10 **THIRD ORDER OF BUSINESS – Administrative Matters**

11 **A. Approval of Minutes of Meetings**

12 > **June 11, 2014**

13 > **July 9, 2014**

14 Ms. Oram presented the minutes of the June 11, and July 9, 2014 meeting, and requested an additions, deletions
15 or revisions.

16 Ms. White called attention to two typos; a figure needed to be 5400 instead of 500 and Mr. Didrick needed
17 to be changed to Dr. Didrick.

18
19 On MOTION by Ms. White, SECONDED by Mr. Weidemiller, WITH ALL IN FAVOR, the Board approved the
20 minutes for the June 11, 2014 meeting.

21
22 On MOTION by Ms. White, SECONDED by Mr. Weidemiller, WITH ALL IN FAVOR, the Board approved the
23 minutes for the June 09, 2014 meeting.

24
25 **B. Acceptance of June 2014 Financial Statements**

26 There being no questions or comments,

27
28 On MOTION by Ms. White, SECONDED by Mr. Weidemiller, WITH ALL IN FAVOR, the Board accepted the
29 June 2014 Financial Statements.

30
31 **SECOND ORDER OF BUSINESS – Public Comments on Agenda Items**

32 A resident inquired about contract cancellation.

33 Ms. Oram stated that any contract can be cancelled, but some require 30-day notice. The pool company had
34 been put on notice due to dissatisfying service.

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1 **FOURTH ORDER OF BUSINESS – Public Hearing FY 2014-2015 Budget**

2 **A. Open Public Hearing**

3
4 On MOTION by Ms. White, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board opened the Public
5 Hearing.

6
7 **B. Presentation**

8 Ms. Comings-Thibault presented the proposed Operating Budget for FY 2014-2015. It was prepared under
9 Florida Statue 189.418, which required the board to present a balanced budget. There was an increase in assessments
10 of 8%. The amounts differed by product type. The total expenditures were \$359,706. She went over the allocations
11 and comparisons with the prior year budget. The development, growth and compensation of the Board contributed to
12 several increases in the budget. There was a reserve of \$17,794, to address issues with an established life, and a
13 contingency amount of \$5,000, to address unexpected events. The ending fund balance was \$161,514. The one
14 quarter operating capital is the amount set aside to cover three months that the district is not earning revenue;
15 \$89,926 was taken out for this purpose. The unassigned fund balance at the end of the fiscal year was \$87,932.

16
17 **C. Public Comment**

18 Ms. Talbot inquired about increased assessments.

19 Ms. Comings-Thibault stated that funds were taken out of the reserve to balance the budget in the prior
20 year; this affected the assessments for FY 2014-2015.

21 Ms. Talbot stated that she would like copies of the Budget to be distributed to residents.

22 Ms. White responded that copies are always available, and once the website is established, the meeting
23 minutes, budgets, and related information will be available. Residents with questions were directed to contact Ms.
24 White.

25 Ms. Talbot inquired about AJAX and their duties.

26 Mr. Weidemiller stated they were commissioned for a special paving project.

27 A resident requested for the budget to show estimated 2014, in addition to adopted cost in 2014.

28 A resident asked that the budget shows estimated 2014 costs as well as adopted.

29 Ms. Comings Thibault complied.

30
31 **D. Close Public Hearing**

32
33 On MOTION by Dr. Didrick, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board closed the Public
34 Hearing.

35
36 **E. Resolution 2014-7, Annual Appropriation and Adoption of Budget**

37 Mr. St. Denis presented Resolution 2014-7, Annual Appropriation and Adoption of Budget.

38
39 On MOTION by Mr. Weidemiller, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board adopted
40 Resolution 2014-7, Annual Appropriation and Adoption of Budget.

1

2 **FIFTH ORDER OF BUSINESS – Public Hearing on FY 2014-2015 Assessment Levy**

3 **A. Open Public Hearing**

4

5 On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board opened the
6 Public Hearing.

7

8 **B. Presentation**

9 Ms. Comings-Thibault restated that there was an increase in assessments over the prior fiscal year.

10

11 **C. Public Comment**

12 There being none, the next item followed.

13

14 **D. Close Public Hearing**

15

16 On MOTION by Ms. White, SECONDED by Mr. Weidemiller, WITH ALL IN FAVOR, the Board closed the
17 Public Hearing.

18

19 **E. Resolution 2014-8, Assessment Levy**

20 Mr. St. Denis presented Resolution 2014-8 Assessment Levy.

21

22 On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board adopted
23 Resolution 2014-8, Assessment Levy.

24

25 **SIXTH ORDER OF BUSINESS – General Matters (Continued)**

26 **B. Consideration of Hoover Proposals**

27 > **Microprocessor Replacement**

28 > **Filter Control Pressure Differential Switch Service**

29 > **Flowguard History Graph**

30 Ms. Oram stated that Hoover maintains the irrigation pumping system. The company continuously finds
31 repairs & updates that need to be done. At the time, they suggested the above repairs. Ms. Oram proposed they get
32 a second opinion and keep the issue on hold until it is received.

33

34 **C. Consideration of Landscaping Proposals**

35 > **Palm Tree Trimming**

36 Ms. Oram stated that there were 361 palm trees, which cost \$6,498 to trim.

37 Mr. Weidemiller asked if the cost was allotted for in the budget.

38 Ms. White responded that palm tree trimming was in fact included in the budget.

39 Mr. St. Denis requested a motion to approve palm tree trimming at \$6,498.

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41 On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board approved the
42 palm tree trimming at \$6,498.

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➤ **Mulch**

Ms. Oram stated that the cypress mulch installation for 200 yards was estimated at \$8,000.

Ms. White requested more investigation on what improvements actually needed to be done. There seemed to be plenty of mulch.

Ms. Oram agreed to table the issue to another time, after investigation.

➤ **Annuals**

Ms. Oram stated the estimate for 125 annuals and 2 yards of potting soil was \$450. This would cover

Natalie Way and the Entrance.

Ms. White questioned the quantity of annuals and the location.

Mr. St. Denis requested a motion to authorize the Chairman to negotiate the quantity and placement of annuals.

On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board authorized the Chairman to negotiate the quantity and placement of annuals.

D. Consideration of Pool Filter Repairs

Ms. Oram stated that this item was already discussed at another meeting. The resurfacing debris clogged the filters, causing them to need repairs. She suggested ratification to the decision to get them cleaned.

Mr. St. Denis requested a motion to ratify the decision on pool filter repairs.

On MOTION by Mr. Weidemiller, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board ratified the decision on pool filter repairs.

Ms. Oram directed her next item to condominium owners. The storm drain and the surrounding pavement was sinking. It was repaired years ago, but desperately needed reinforcement. The following proposals were received: Abbots at \$8,480, Unlimited Fill at \$7,450, and A-Team Underground at \$5,400. They were all reputable and licensed companies, and all proposals were comparable.

Ms. White suggested the Board move forward with A-Team Underground, subject to district engineer's review of the details provided by the contractor.

Mr. St. Denis requested a motion to approve the storm drain agreement, subject to district engineer's review of the details provided by the contractor.

On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board approved the storm drain agreement, subject to district engineer's review of the details provided by the contractor.

1

2 **E. Approval of Meeting Dates for FY 2015**

3 Mr. St. Denis requested a motion to approve the meeting dates for FY 2015 for second Wednesdays at 1:00
4 p.m.

5

6 On MOTION by Mr. Weidemiller, SECONDED by Ms. White, WITH ALL IN FAVOR, the Board approved the
7 meeting dates for FY 2015 for second Wednesdays at 1:00 p.m.

8

9 **F. Resolution 2014-9, Designation of Landowner Election Meeting Date, Time, & Location**

10 Mr. St. Denis stated that Ian Davidson's Seat was up to be filled. The election was scheduled to be
11 held on a regular meeting day in November.

12 Mr. Weidemiller wanted a clear procedure on those who want to enter the race. No one provided a
13 clear answer and legal procedure was left to be investigated.

14 Mr. St. Denis stated that the proxy and ballot can be provided electronically, and that the votes
15 would be 1 lot/1 vote. The HOA and COA can be given word that a Seat needs to be filled with the CDD.

16 Mr. St. Denis requested a motion to approve Resolution 2014-9, Designation of Landowner
17 Election Meeting Date, Time & Location for November 12, 2014 at 1:00 p.m. at the Harborage Recreation Center.

18

19 On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board approved
20 Resolution 2014-9, Designation of Landowner Election Meeting Date, Time & Location for November 12, 2014 at
21 1:00 p.m. at the Harborage Recreation Center.

22

23 **G. Additional Items**

24 Ms. Oram presented surveys received about the tot lot. The playground equipment was not up to code, and
25 the Board had already discussed removal and the installation of irrigation system and sod. The survey was based on
26 the fate of the space. The cost for new playground equipment ranged from \$20,000 to \$50,000, depending on
27 quality. The other proposal was a green common area. The benches and fences would remain. The last idea was a
28 fenced in dog park. The survey came back with nearly equal votes for all three options.

29 A resident requested that the gate be fixed.

30 Mr. St. Denis suggested that the gate be removed and dogs allowed on leash to satisfy everyone. Families
31 would still be able to take advantage of the open space.

32 Mr. Morrill inquired about which landscape company was in charge.

33 Ms. White stated that West Coast would be handling the improvements.

34

35 **SEVENTH ORDER OF BUSINESS – Staff Reports**

36 There being none, the next item followed.

37

38 **EIGHTH ORDER OF BUSINESS – Audience Comments**

39 Mr. Duke stated that he has an abundance of worms near his condominium, after the rain.

1 Ms. Oram stated that she will speak with the landscaping company and follow-up with Mr. Duke.

2 A resident inquired about the need for a bar and a gate.

3 Ms. White stated that the bar was to discourage tailing.

4 A resident stated they were having difficulty with their clicker.

5 Ms. White responded that she would call the company to check on the receiver, because many had
6 complained about the issue. If the clicker was non-functional, Ms. White suggested they contact her with the clicker
7 number.

8 A resident requested they clean the pond by the bridge.

9 Sarah from Aquatic Systems stated that lily pads and bladderworts were native. They wanted to treat the
10 bladderworts but they feared it would kill the lily pads. Spot treatment is not allowed. Sarah warned that treatment
11 may encourage the growth of non-native, invasive species.

12 Ms. Oram agreed and added that the grasses around the pond are considered a conservation area, and cannot
13 be cut.

14 A resident requested an update on the marina.

15 Dr. Didrick provided the update. He stated that the bids were still out to sell, but the response was less than
16 they were willing to accept.

17 Ms. White added that the Board has not spent anymore funds on the marina. There were 17 lifts and there
18 was some income from the recent rentals. She restated that the Board was trying to sell.

19

20 **NINTH ORDER OF BUSINESS – Supervisors Requests**

21 There being none, the next item followed.

22

23 **TENTH ORDER OF BUSINESS – Adjournment/Continuation**

24 Mr. St. Denis requested a motion to approve the continuation of the meeting on August 28, 2014,
25 dependent upon bond updates from the bank.

26

27 On MOTION by Mr. Weidemiller, SECONDED by Dr. Didrick, WITH ALL IN FAVOR, the Board approved the
28 continuation of the meeting on August 28, 2014, at 1:00 pm at Harbourage Recreation Center, dependent upon bond
29 updates from the bank.

30

31 **Note:** The morning of August 28, 2014 it was determined by the District Staff and the Finance Team
32 that it was not necessary to convene the recessed meeting scheduled for August 28, 2014.

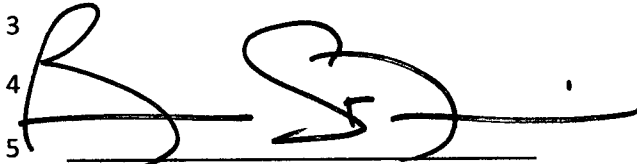
33 Whereby, the August 13, 2014 was deemed adjourned.

34

35 **These minutes were prepared in summary format.*

36 **Each person who decides to appeal any decision made by the Board with respect to any matter considered at the*
37 *meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the*
38 *testimony and evidence upon which such appeal is to be based.*

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting
2 held on SEPT 10, 2014

3 

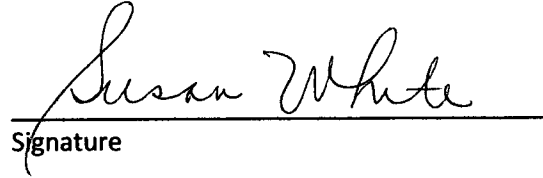
6 Signature

7
8 BRUCE ST. DENIS
9

10 Printed Name

11 Title:

- 12 Secretary
13 Assistant Secretary
14
15
16



Signature

SUSAN WHITE

Printed Name

Title:

- Chairman
 Vice Chairman