

MINUTES OF MEETING TALIS PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Talis Park Community Development District was held on Tuesday, April 23, 2024, at 10:00 a.m. at 16665 Toscana Circle, Naples, Florida 34110.

Present and constituting a quorum were:

James Proctor
Steven Wishner
Barry Sinoway
Mike Smale
Barbara Hurt-Simmons

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary (by phone)
Assistant Secretary

Also present were:

Paul Winkeljohn
Sheryl Fulks
Alyssa Willson
Josh Evans
Alan Weiss
Mr. Mike Durham
Mr. Frank
Scott Douglas

District Manager
Governmental Management Services
District Counsel (by phone)
District Engineer
Corsica Association
Blue Landscaping
Blue Landscaping
Blue Landscaping

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (Related to Right to Speak Statute Changes)

There not being any, the next item followed.

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THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
February 22, 2024 Meeting**

Mr. Winkeljohn: The first action item is the minutes from the February 22nd meeting, if those are in order a motion to approve is welcomed.

On MOTION by Ms. Simmons seconded by Mr. Wishner with all in favor, the Minutes of the February 22, 2024 Meeting were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution
#2024-05 Approving the Proposed
Fiscal Year 2025 Budget and
Setting the Public Hearing**

Mr. Winkeljohn: Item No. 4, we may choose to table this until after our discussions with the landscape contractor but, the big picture which I've been talking to you all a little bit about, and what we're trying to do is make a decision, do we want to tackle the project as a whole and then increase the assessment, or do we want to do it piecemeal, or do we want to delay it another year, so all of those options, and it all comes to a head with how we would choose to act on our budget because today we are setting a ceiling of the budget. So, with that, we can move past item No. 4 and we'll come back to it if that's ok.

Mr. Proctor: That's fine.

FIFTH ORDER OF BUSINESS

**Approval of License Agreement
for Installation and Maintenance
of Lake Fountain and Use of
Certain District Property (Lake L-
1) with Coach Homes at Fairgrove
Condominium Association, Inc.**

Mr. Winkeljohn: Item No. 5 is a license agreement for the installation and maintenance of a lake fountain and use of certain District property for the coach homes at Fairgrove. Alyssa, do you want to handle that one?

Ms. Willson: Yes, absolutely, so this license agreement as to the Lake L-1 conveyance over the course of a few meetings that your District engineer, Josh, has been involved in the review process. So, once that lake is finalized and ready for turnover to the District, you're going to need a license agreement for this fountain that's located within the lake, so the fountain is a requirement of the permit. So, the fountain needs to be there but,

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what the association would like to do is they would like to operate and maintain it if it's powered by electricity from the association. The power source, they'll operate it, and they'll maintain it, but this just allows them the ability to keep the fountain within your District pond once that is ultimately conveyed to the District. From the last check-in with the developer, it looks like they are requesting that you authorize the turnover of those lakes given that you're not going to meet for a few months, your engineer has been reviewing it, still Lennar hasn't finished it yet so there's no site acceptance and the South Florida Water Management District certification, those won't come until after they have site acceptance, so I think those are probably the last two pieces unless Josh has identified anything else in regard to turnover. So, I think ultimately it would be appropriate to authorize, upon Josh's final review and sign off on the Lake L-1 and authorize the chairman to accept that and then enter into this license agreement for the maintenance of that fountain that needs to be there. There is a termination clause that if the association is not maintaining it appropriately you would then be able to take title to the fountain via bill of sale and take over maintenance and go back to the association if needed.

Mr. Wishner: I'm a little confused here, this license agreement is a license for them to be able to put a fountain into a pond that will ultimately be turned over to us, is that correct?

Mr. Winkeljohn: Perfect.

Ms. Willson: Correct.

Mr. Wishner: Does this agreement go beyond that in any way relative to accepting a pond that has not yet been clearly defined having been certified to meet the requirements we have to accept the pond?

Mr. Evans: And there's a couple more things they have to do to make that official.

Mr. Wishner: Right, but I'm not prepared to authorize any kind of approval accepting of anything, other than allowing a license for them to operate a fountain.

Mr. Winkeljohn: You want another cut at that, at the transfer.

Mr. Sinoway: There's another issue too aligned with that, that's a construction site, and there's a lot of liability issues there, who's going to be responsible for issues related to injuries to workers on that property, I don't like that at all.

Mr. Winkeljohn: So, all of the construction would be done. Go ahead, Alyssa.

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Ms. Willson: Yes, sorry, this is a bit of a confusing item, and I probably went a little bit too fast. So, the developer has requested that you authorize acceptance of that L-1 pond once that is complete and your District engineer has signed off, it's not complete yet, and Josh has not signed off. They anticipate it will be completed well before your budget meeting, so with the understanding that you going to, and I was told that you guys weren't going to meet in the next few months, just given your historical meeting schedule, and summer plans, so they've requested that you authorize Josh to sign off once that pond is complete, that they've met all their permitting requirements, the pipes restored, that you authorize Josh to do that final inspection and review and make sure everything is in order, and if Josh does that, authorize the chairman to accept that pond L-1 at that time between your meetings.

Mr. Wishner: I still think this is putting the cart before the horse, I do not think we should do this.

Mr. Sinoway: Absolutely.

Mr. Winkeljohn: So, I think we have a pretty obvious consensus in the room Alyssa that's not going to happen but, the license agreement seems more favorable to go ahead and tee that up, conditionally that the lake is transferred, is that ok? Is there heartburn that we don't know about with Lennar that they can't wait until August?

Mr. Wishner: I'm good with that.

Ms. Willson: (inaudible comment)

Mr. Sinoway: Do you think we're buying a problem if we allow a license for the fountain? I'm not sure I understand it, I don't understand at this point the condition of the license, what are we licensing?

Mr. Winkeljohn: Their ability to put in their fountain, they have to do the fountain anyway, we're not doing it, that's the good news.

Mr. Sinoway: I have no problem with that.

Mr. Winkeljohn: That's it.

Ms. Simmons: When do they expect to put the fountain in?

Mr. Winkeljohn: Well, they have to do it as part of their permit, so they're going to do it as soon as they have the license or start like it will be part of that, it would roll through that process.

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Ms. Simmons: Can we approve this once all the homes are built, they run it, they manage it, and then we take it over?

Mr. Winkeljohn: Frankly, I think you let the fountain go in as soon as they want it.

Mr. Wishner: I think part of the issue here is if we don't allow them the license now, they can't put in the fountain to get the permits they need, and I don't want to accept the pond until they are fully permitted, so I'm willing to let them have the license for the fountain so that they can do that work and complete what they need for the permit.

Mr. Winkeljohn: And we want to pause on accepting the transfer until we get a chance to hear Josh's report and see, and make sure that from an engineering standpoint, he can do that, and we do it all the time but, I get what I'm hearing, and what we're saying, that your needs and your expectations may be more finetuned and we don't know what that is, so let's pause that.

Mr. Proctor: Correct.

Ms. Simmons: So, we would need to change this resolution, or this agreement but, we would want to see it before we actually vote on it, how would that work?

Mr. Winkeljohn: Right, so the license you can approve in form as discussed and we'll make sure it fits that package that we just articulated, and then the transfer, Alyssa will bring that back when it meets your requirement.

Ms. Simmons: So, we would ask Jim to review it and make sure everything we discussed is in this new license agreement because there's going to be changes in verbiage.

Mr. Winkeljohn: And that's easy.

Mr. Proctor: Well, we can do that at the next Board meeting.

Mr. Winkeljohn: Go ahead, Alyssa.

Ms. Willson: I was just going to say, procedurally, I think you could approve the concept of the license, but we don't need this signed until you actually are the property owner, you don't need to give the direction now but, they can go ahead and put it in and then it will just be a condition of your acceptance that they will then enter into a proper agreement. So, we can approve the concept of it letting them know that you're fine with the fountain being ultimately in here for the permit requirement, and then bring the license agreement and the turnover document for you at your next Board meeting to vote on the final form of those, I think it's fine for the agreement to come back then as well.

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Mr. Winkeljohn: Sounds perfect, thank you for that clarification, Alyssa. So, it would be a motion to authorize the conceptual use of a fountain license agreement as discussed.

On MOTION by Mr. Wishner seconded by Mr. Sinoway with all in favor, authorizing the conceptual use of a fountain agreement for (Lake L-1) with Coach Homes at Fairgrove Condominium Association, Inc. as stated on the record was approved.

SIXTH ORDER OF BUSINESS

Discussion of Procedures for the General Election

Mr. Winkeljohn: Item No. 6 on your agenda is the election procedures, seats #4 and #1 will be up for election in November 2024. That's Mr. Proctor and Mr. Wishner, and if you are interested in running, the little memo in there explains that the qualification period is oddly from 12:00 noon to 12:00 noon, on a Monday through Friday in June, specifically June 10th through June 14th, and you've probably done it before.

Mr. Wishner: I actually went there and registered last week.

Mr. Winkeljohn: You were able to do it early, great.

Mr. Wishner: Yes, I went down to the Supervisor of Elections.

Mr. Winkeljohn: And you were certain to use seat #1?

Mr. Wishner: Yes.

Mr. Winkeljohn: Excellent.

Ms. Simmons: So, what does that mean for you?

Mr. Proctor: I actually couldn't go with Steve, we had a scheduling conflict but, I talked to the Supervisor of Elections, and they sent some information.

Mr. Winkeljohn: So, you're good with the process and you know what you need to do?

Mr. Proctor: Yes.

Mr. Winkeljohn: Excellent, so item No. 6 is handled.

SEVENTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: That will move us on to staff reports, Alyssa, anything for our friends today?

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A. Attorney

Ms. Willson: Nothing further today but, I'm available to answer any questions.

Mr. Winkeljohn: Thank you.

B. Engineer

Mr. Winkeljohn: Josh, any report, I know you have a couple of things.

Mr. Evans: Just a couple of things, we completed the lake bank inspection report, and we sent that to you, did you get it?

Mr. Winkeljohn: I don't remember.

Mr. Evans: Ok, I was wondering if it got stuck in the email, you didn't see it but, I was wondering if it got caught since it was a fairly large file, so I'll re-send that to you, I'll send it to you as a drop box, and then you can send it out to the Board, but it was pretty clean cut because obviously you just did a whole restoration of your golf course, and that was the majority of it. There were a couple of small spots, so I'll get a price from the contractor to repair those spots and I'll have that for you at the next Board meeting but, there was nothing major.

Mr. Wishner: Will those repairs be the financial responsibility of the golf course?

Mr. Evans: Well, that's why I want to sit down with you at the next meeting.

Mr. Winkeljohn: Well, is there anybody here from the golf course?

Mr. Evans: Well, some of them are along the golf course but, the way we've done it in other communities that are a CDD and next to a golf course, if it's just sod, and it's still affixed, then that's what we would have to do anywhere else but, if it's something that's ornamental like rocks that the golf courses has put up, and things that are more than what we need, then the golf course would usually take that responsibility because we're going to repair back the sod and dirt. So, what I have to do is sit down and verify, and I'm going to have to take a golf cart around and check it out to see which ones, some of the fixes were just rock fixes, and if there are any rock fixes, so I'll have that for you next time.

Ms. Simmons: I apologize, I missed the area that you're talking about.

Mr. Evans: It's the whole community.

Ms. Simmons: Ok.

Mr. Evans: So, all our CDDs, or any CDD that I've worked on we do an annual lake bank inspection and we haven't done that in several years because we have been in the process of doing the golf course renovation and it just didn't make sense to do that, so this

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is the first year we've done it and again, since the golf course renovation. Normally, older communities would have 20 or 30 places that would need to be fixed but I think this is probably about 5 or 6 and they were really small.

Mr. Wishner: And before you go on, did that inspection include the various walls throughout the community that are containing the lakes?

Mr. Evans: If there was a major failure where it looked like it had eroded, yes but, it's not a full structural analysis of any retaining walls or anything of that nature.

Mr. Wishner: Ok because there was a lot of construction going on around those walls.

Mr. Evans: Right, and my field inspector would have noted if it was major but, as far as small damages and cracks from construction that wouldn't have been picked up in this but, we can absolutely do that, but that's not me, that would be a structural engineer.

Mr. Wishner: Ok.

Mr. Winkeljohn: It's also the community's responsibility, the golf community, it's theirs, not ours.

Mr. Evans: Yes.

Mr. Winkeljohn: When we did all the lake maintenance, the role, our maintenance agreement, we took over those lakes, but the bulkheads were excluded on purpose.

Mr. Wishner: Ok.

Ms. Simmons: When did you do that, what year did you do that?

Mr. Winkeljohn: I think the last lake we took over we spelled that out because it had a lot of bulkheads I think, if I recall but, the principal is that the ornamental attractive bulkheads around the golf course are wonderful, but they're not related to our responsibility.

Mr. Wishner: And the bulkheads surrounding Sona Bella.

Mr. Winkeljohn: Yes, that one was very specific not to include because that's an association cost.

Mr. Evans: Then the other thing is we got a price to fix that pipe and it was crazy expensive, it's like \$20,000 and it took me a month and a half to get a price and I had to call 3 people. So, that's one of those things that would be a lot easier if it was somebody, a developer with a big project if they could ask them to do that, it probably would have been half of that but, to bring someone out for just that small job it was really expensive. I could

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probably work that down a little bit, and maybe even the same guy, actually he does a lot of our lake bank restorations, so I'll get him to give me a price on the lake bank restorations and try to get a better price on that but, I know we're not paying for that anyway.

Mr. Winkeljohn: Not necessarily.

Mr. Proctor: Once we got that number of \$20,000 and you said it was high, which you concurred with, we had Blue Landscaping under the direction of Kevin Shields, do a proposal, and that structure, that image, and examples, it would just not fit in this community, it doesn't make sense.

Mr. Evans: Ok.

Mr. Proctor: So, he wasn't in favor of that but, I actually have an estimate that we got last Friday, it's \$3,275.

Mr. Evans: Oh great, to do what different?

Mr. Proctor: Here, I made a copy for you.

Mr. Winkeljohn: They're going to do the combination and then move it to a spot that's a little easier to bury.

Mr. Evans: Well, great, that's much better.

Mr. Wishner: And what will that encompass, what will they be doing?

Mr. Proctor: Why don't you read from that?

Mr. Evans: It says, to relocate 10" drainpipe at lake, install rip rapping, and create aesthetically pleasing lake site. So, I'm not sure where they'd relocate it and I hope they understand the reason we did what we did is because the liner comes up to that elevation, so we're trying to create something that the pipe can pop out at a location and look good, so I'm not really sure where they're going to relocate it but they're not thinking they're making it deeper but, installing rip rap around it, that will keep it covered.

Mr. Winkeljohn: And what we were thinking is splitting this but, this might be the kind of thing we could just take care of if it's \$3,000 or so, subject to his review if you guys want to get this thing done with.

Mr. Evans: I'm not saying it's not a great idea, I just have some questions, but they do have the survey?

Mr. Proctor: Yes, they did have the survey.

Mr. Evans: Ok.

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

Mr. Winkeljohn: Ok, so we'll table that item. Anything else Josh?

Mr. Evans: No, that's it. Oh, the GIS map, I just kicked it back to do it annually because then you just need to update the ownership on the GIS map.

Mr. Winkeljohn: Ok.

Mr. Evans: That's it.

Mr. Wishner: Can I bring up another lake related topic on the table and that is, I know at a prior meeting we were asked to look into midges which were not something that we could deal with financially or otherwise but, I've also been approached about the frogs.

Mr. Winkeljohn: Yes.

Mr. Wishner: And I'd like to reopen that conversation.

Mr. Winkeljohn: And I can update you that we did our tadpole removal as we agreed to, that would be our job in the frog collection world, is get them while they're living in our ponds and growing, we pulled I think it was over 15 gallons of toads, and I don't know how many that is. So, we're in that business and we're going to keep doing that.

Mr. Wishner: But we have no responsibility to deal with frogs per se, just tadpoles?

Mr. Winkeljohn: Right, it's not our problem, it's the HOA.

Mr. Proctor: And Steve that was done 2 weeks ago, at the same time the lakes were treated.

Ms. Simmons: It's in the field division report at the very bottom.

Mr. Wishner: Ok, I did see that.

Ms. Simmons: And it says you'll repeat it in 3 or 4 weeks.

Mr. Winkeljohn: Correct, at each hatching, a group will emerge.

Mr. Wishner: Yes, I was aware of that tadpole but, I wasn't sure if we had responsibility for frogs/toads.

Mr. Proctor: No, that's HOA.

Mr. Winkeljohn: Right.

Mr. Wishner: Ok.

Mr. Proctor: But the same firm did both.

Mr. Wishner: Ok.

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Mr. Winkeljohn: So, we have our program, and I will add that the lake program can do a larvicide but, this isn't the time of year for it but, we'll do a pellet which sinks, it gets in the muck and that does reduce the midges, so that's something we can do and it's pretty nominal. If the HOA wants to go further than that, which they can, they could spray the banks, there's more they can do like all the mosquito treatments work on midges, and many of them do.

Ms. Simmons: Do you share these communications with Chris Chilton, the HOA manager onsite about what we do?

Mr. Winkeljohn: We can, yes.

Ms. Simmons: Well, we should absolutely, and let them know that, and you may be even more aware of what they could do further if they wanted.

Mr. Winkeljohn: Yes, and I've had that conversation with some of the residents that are like the head of HOAs, I don't always know where they live in the community, but there's only one HOA here right?

Ms. Simmons: Well, there's one big one and then there's all the different subdivisions, but the big one is Chris.

Mr. Winkeljohn: Ok, and I prefer just to talk to one person like that, so that's excellent so Sheryl and I will get that contact, and we're working on that. So, our report would be something we could send them, we could do, and I didn't have to do it for this meeting because everything from the last meeting just moved forward to this meeting but, my summary of the actions, like I can share all that, and the whole agenda package as well. Obviously, it's public record anyway but, those items are usually what HOAs grab, and then when they do the communication they put out the bullets, they send it to me first to make sure they got it right, and we'll look at it and say, yes that's what we meant by that, because that's not always their language area, they're not familiar with what we're talking about sometimes, so that's a good way to handle it. Districts don't usually, or they try to stay out of the email business because we are public, and the emails get full of SPAM and we get requests all the time saying, send me every community's email address, so you don't want that, so we usually give it to the HOA person, and they are the bullhorn.

Ms. Simmons: The field division report, I really appreciate that.

Mr. Winkeljohn: It's a start.

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Ms. Simmons: It was really nice, and then the last page of it, it looks like you have, those are all about quotes, the drainage relocation, and the I-75 berm.

Mr. Winkeljohn: Yes, all the pending stuff.

Ms. Simmons: So, everything is done and it's on schedule with numbers and then this is the quotes.

Mr. Winkeljohn: Correct, these are the ones in progress.

Ms. Simmons: And then who makes the decision on who we accept what?

Mr. Winkeljohn: So, when we start talking about the berm, when that gets decided it falls into where we are as a status. One of the key points about, you all are probably familiar with is, that when a project crosses I think the state threshold is a little over \$300,000, it might be as much as \$350,000, once it crosses that line we have to go to a formal sealed bid for the work, we can't piecemeal it.

Ms. Simmons: What's the dollar amount on that?

Mr. Winkeljohn: About \$350,000 is the threshold, and we're well past that and we don't have any quotes in front of us, and even if we pulled the irrigation and gave that to an irrigation contractor, the scope of work that we've been talking about is still past that number, so we're in that business. So, just a quick overview, what that entails in detail, and we have a landscape architect that would pull this together for us, detailed plans, what the plants are, the specifications, and a bid document, which I have, I do that all the time. So, that bid document goes out on the street in publications of the trades, whatever newspapers, and then it's very formal, this is the pre-bid meeting date, this is the question and answer period all of those dates are built into the package. Then we have a bid opening, and then once the bids are opened it comes back to you as a Board for ranking and selection of the #1 qualified bidder, and the key word in that sentence is qualified bidder, the better your specs are written, the better you prevent something bad happening which a lot of bad can happen in sealed bidding. The worst one is a not very qualified contractor, throwing a really low number at it and then you have a disaster, and they can't really perform the work, and you end up litigating or fighting, so all that.

Ms. Simmons: So, we'll do a sealed bid for the I-75 berm?

Mr. Winkeljohn: Yes, so the better your specifications are, the better the quality of your respondents are, and then there's some scoring capabilities that Josh and I can talk about where you can really tighten up the evaluation where, and I'm not going to say this

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will happen but, it can happen where a low bid never makes it to your selection because they don't have the other qualifications, so you either throw them out or you score them low enough because of that, and you can get away with that, and Alyssa would be the final say of what we can accomplish.

Mr. Proctor: It says if it's greater than \$350,000, they have to be bonded.

Mr. Winkeljohn: We can choose to have a bond or not, that's up to us. I don't typically do it because it just throws \$10,000 on your bill.

Ms. Willson: So, if it's over \$200,000 they need to do the performance bond.

Mr. Winkeljohn: Thank you.

Ms. Simmons: So, on this field division report you have two quotes, one from Outside Productions, and one from Blue Landscaping, that's not an official bid.

Mr. Winkeljohn: Right, and as we've done our research, these are pieces that are helping us hone in on how big this is and how our decision will ultimately come out. So that's the intro of the landscaping that I wanted to get to, and at 10:30 you said they're coming because we can table this for now.

Mr. Sinoway: In advance of that, so are we not to really rely on these two bids yet?

Mr. Winkeljohn: They're an order of magnitude type of information.

Mr. Sinoway: Ok.

Mr. Winkeljohn: But we've been pushing this road quite a bit, that we don't know the exact scope so the pricing is always misaligned, we're honing in and the last suggestion was for our chairman and Kevin to go with Blue and just get in the field and really understand on the ground what scope might work because every time somebody says do this, Kevin or somebody would say, you don't have to do that much, so we tried to get past that.

Ms. Simmons: So, we've done that.

Mr. Winkeljohn: Right and that's where we've gotten today, and they've come back to about a \$500,000 project somewhere in there, and I made it \$600,000 for the draft budget.

Mr. Wishner: And I'm sorry, I have a question, is this a bid from Blue and Outdoor Solutions jointly or are these two separate things?

Mr. Winkeljohn: This is just Blue's version of it, so we're sort of leaning towards their expertise before we do a final of what we're going to do.

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Mr. Wishner: So, why is Outdoor Solutions on this?

Mr. Winkeljohn: We asked them to give us a price through our landscape architect, when he was designing the project, we wanted to get some numbers to start getting the sense of what his design would cost.

Mr. Wishner: So, do we have a separate bid from Outdoor Solutions?

Mr. Winkeljohn: We have an estimate.

Mr. Wishner: I don't know what I'm looking at.

Mr. Winkeljohn: It's an estimate.

Ms. Simmons: It's in the field division report.

Mr. Evans: And I think Blue Landscaping and Outdoor Solutions is a big company, and that it's Outside Productions.

Mr. Winkeljohn: That was confusing me too.

Mr. Wishner: Ok.

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

Mr. Winkeljohn: So, the landscape architect had a plug number for the irrigation, I brought in a couple of irrigation companies to start to give us the price but, none of them could really give us a price because the scope was still highly uncertain and the golf course was still under construction, the driving range part, so we didn't get a hard number, and we are working with them but, we don't have that because of the scope.

Ms. Simmons: So, we have to get the scope written out before we can get a price on the irrigation for a design.

Mr. Winkeljohn: Yes.

Mr. Proctor: The thing that's really helpful here, and Blue is here to meet with us now with Smale, and I, and Kevin, and Mike Durham met on April 2nd and we toured the entire berm, the top level and the bottom level on I-75, identified the areas that need to be removed, replaced, what was sufficient and so forth, and we saw that, and it took about 3 weeks, we got this assessment late Friday with some nudging but, the good news is we do have some direction now of how we can do the design, if you will, and on to the process. So, I think we should have them come in now so we can hear what they're thinking and so forth.

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Ms. Simmons: And so, the irrigation part is going to be a separate price?

Mr. Proctor: No, it's part of this.

Ms. Simmons: Ok, that's all I needed to know.

Mr. Sinoway: That's the irrigation on the berm but the connection is what we're still looking for with respect to what's happening at the driving range.

Mr. Winkeljohn: Right, and Kevin had an answer for them on a way to do it, so it's included, and he basically said you can switch the parts you have to switch.

Mr. Wishner: So, are we ready for Blue?

Mr. Evans: We are.

Mr. Wishner: Come on in guys.

Mr. Durham: How is everybody doing, hello I'm Mike and I've been here at Talis Park for the past 10 years overseeing maintenance and working with Kevin and everybody and this is Frank, one of the owners of Blue, and Scott Douglas, he's the director of the irrigation for Blue. Ok, so nice meeting you all, so what you have here on the left-hand side is you have a site map location of the valves that are in red, the plant locations are in blue, and we blew it up a little bit bigger so it makes it easier to see. (inaudible comment)

Ms. Simmons: So, everything in red is what?

Mr. Durham: Red is the irrigation valves and blue is plant locations, and I have a lot of pictures of some of the area just to give you an idea of what it's looking like right now, and then we've got a couple of pictures of the old filtration system that's been there for at least 25 years I would say.

Mr. Frank: So, Mr. Proctor may have explained the situation out there but the irrigation system is really outdated and it's basically non-functional right now. There's a filtration system, like Mike said, 20 plus years old and it's old technology, and it's allowed a lot of sand and debris from the pump station that's getting into the drip irrigation and clogging the drip irrigation. On top of that, the original installer, installed 200' of runs of drip irrigation and according to the manufacturer you should only run about 100' because then it loses pressure, so a combination of being clogged and the pressure issues, Mike and the crew have to go out there and basically punch holes in the drip irrigation on a regular basis, or cut the line and try to blow out the sand that infiltrated the drip irrigation and just from him going out there the last couple of days and updating these pictures and things, there has been a lot of dry plants out there. Then to complicate things, the

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developer, when that was installed, basically filled all the levels with lime rock, and it's almost 100% lime rock. We've gone out there in the past and replaced plants, we had to use a pick and we know this too because when there's an irrigation break which happens on occasion, the water just pours from one level to the next, and then floods I-75. We usually get a call from the golf course staff or someone driving by I-75 saying there's a flood on the berm out there. So, the good part is, the organic matter, and the mulching and all the trimming that's been done over the years, there is a little bit of organic matter there, it's just a challenge for us to plant, and then the irrigation, you really have to run the irrigation, like yesterday he had to let a couple zones run for 4 to 5 hours because one they're not working efficiently, and two, drip irrigation typically runs, it just goes straight downhill because of the earth so it takes a long time for that to get into the soil.

Mr. Durham: We've also added some soil to the proposal because by the time we put in new planting we over dig a little bit and put some fresh soil in there.

Mr. Frank: But it's all lime rock out there, it's unbelievable. Then the main line, which has been right on top of the ground, has been in the sun for 25 or 30 years and it's very brittle out there. So, our proposal, we can't really bury the main line because it has to run from tier to tier to tier up the hill but, we'll use the schedule 40 pipe, and we'll paint it, we make sure it's painted to try to keep the UV rays from breaking down the PVC, which makes the pipe very brittle. So, there's a bunch of things going on over there, as well as access because you guys drove it, I was away but I heard you can basically drive at the top and you can drive at the bottom and then everything else has to be climbed like when our guys trim every week, it's quite the process out there.

Ms. Simmons: I've walked it.

Mr. Wishner: I've driven it.

Mr. Frank: So, that's kind of it, I know in the past we've submitted proposals to Paul, we've broken them down into smaller pieces, which we can do with these proposals but I think you had Mike split north, and south pretty much the best he could. Our recommendation is that the irrigation be worked on prior to the planting being done of course. Scott does believe and he can explain that we can run the new system, the proposed new system, and the old system at the same time and then eventually cut the old system off, just so there is some water out there, if we want to get started on the plantings, it's just a lot of coordination.

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Mr. Wishner: Can I ask a question in that regard, can you do that, you have three sections here, north, south, and middle, can you keep the old irrigation for one or two of the sections while you're redoing the third section, is that how you're contemplating doing it?

Mr. Douglas: Yes, well what I think we could do is I'd like to start with south to north, but that's up to you guys, but what we can do is we can run the old system at the same time because you have so many plants out there, you have so much existing that's going to need water the whole time. So, I think what we can do with the right coordination between Mike and I, we can keep that system running until a certain turnover. Now the north side and the south side are separate tasks, so we have that opportunity also.

Mr. Wishner: And the reason I ask is, I don't think I would particularly want, unless there's a reason to do it, I wouldn't particularly want that both systems physically in existence on that land because that's going to, I think, further interfere and make planting more difficult, so that's why I was wondering if you could take out one section, replace it while you still have the other sections operating.

Mr. Douglas: Correct, it's definitely doable.

Mr. Durham: You'll probably get by with a week to 10 days without water when it's 90 degrees out, and then the plants start to wilt. Now, if this was your yard, and your plants have been there for 20 years and established, we'd have an issue, but because they're planted in lime rock, they dry out super quick, and they actually wilt. So, you have to keep both systems going at the same time.

Mr. Proctor: I can say, and I know Mike and Kevin have agreed, and Mike Smale as well, that the plants look better now with all the rain we had last fall and during the winter, and obviously in the last few weeks we haven't gotten much rain but, the ones that are alive they look pretty good actually.

Mr. Mike: And that rain definitely helped, yes.

Mr. Proctor: And there's 3 components to this, and the estimates north and south, and you recommend the south, the south was included in the other area, which is kind of open which includes some plantings there, just so everyone understands that but, the cost for the north and the south as it relates to irrigation, is pretty much equal, if you look at the estimates here but, before you can actually, and correct me if I'm wrong on any of this, to do this there needs to be a tree trimming process, removal, cutting, fitting, etc., and that's

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a separate proposal that they've provided you. So, we've talked and the recommendation of Paul and Kevin that prior to the hurricane season, we should be doing this anyway just to prevent things from happening, so that's a separate estimate of \$85,000. So, that would be literally something that would be a part of the bid process.

Mr. Winkeljohn: And you could do that now.

Mr. Proctor: So, we could go ahead and do that, and I think Mike, you said, that the next phase would be the irrigation which you viewed, and the planting about a 2-month process.

Mr. Durham: And I wasn't exactly sure, Scott would know more about the irrigation, how long that would take for them to put in for north and south separate.

Mr. Douglas: Yes, probably a couple of months each.

Mr. Proctor: So, it would seem to me that your plantings would be kind of after hurricane season is over.

Mr. Durham: Yes.

Mr. Proctor: And that's kind of what you did on Talis Park Drive I assume last year.

Mr. Durham: Yes, September or October, something like that, depending on what Scott thinks.

Mr. Douglas: Yes, I would say just because it's drip irrigation, so what we do is the whole infrastructure, the valves, the laterals, and get that working, then the drip actually goes in after the plants because of lack of damage and that's just what we do, we lay the drip after the plants, so it doesn't get damaged, and then it's a done deal, and then I think you mulch.

Mr. Durham: Yes, mulch after that.

Mr. Douglas: Right, so there's a lot of planting going on while there's still irrigation going.

Mr. Durham: The bulk of the irrigation would be first though, the main line, the laterals, south.

Mr. Douglas: Right, and I'm concerned about the main line, I just figure in so many feet per day, and if we run into some cap rock or soil conditions down there, we might have some issues but, it should be ok.

Mr. Proctor: Our direction to Blue was because we've talked about it as a Board doing this in phases over a period of time, so the consensus was south, first, then north,

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but in the whole scheme of things, it's probably a lot more efficient to do it all at once, so it's just a matter of what this Board thinks, and that the residents are going to vote on eventually as far as what kind of an assessment they're looking at.

Ms. Wishner: When you say north and south, we have north, south, and middle here.

Mr. Durham: That's just to fit all those locations.

Mr. Wishner: Ok, so we're just talking about two basic zones.

Mr. Durham: Yes.

Mr. Proctor: When you read this you can see it references north and south.

Mr. Wishner: Yes, and that's part of why I was confused.

Mr. Durham: Right, I just wasn't able to fit it in.

Mr. Wishner: That's ok, and then, all of these amounts, these subtotals, etc., they are just breaking down the total of the \$438,000, they're not adding to it, so they're part and parcel of the \$438,000 explaining how we get there.

Mr. Durham: Correct.

Mr. Wishner: Ok.

Ms. Simmons: My question is I don't compare the plant materials, we have received a proposal, and a design, so are these the same plants?

Mr. Evans: I had the same question actually, so all we did was take some pictures and the plant list of what they think, it wasn't a layout.

Ms. Simmons: Ok.

Mr. Evans: So, I was going to ask the same question, did you all come up with this plant list or did you copy it from what was there?

Mr. Durham: We pretty much went with what's out there now and what's doing well, and we're just filling in.

Mr. Evans: Got it.

Mr. Mike: So, whatever was missing, we flagged with Mr. Proctor and Mr. Smale, and I don't think they're familiar with the soil conditions out there and what actually works because they might come up with some beautiful plants but it's not practical for that.

Mr. Wishner: But wait a second, if my memory serves me correctly, one of the things they did was they migrated to more natural plants that need less maintenance.

Mr. Evans: Right, it was a different pallet for sure.

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Mr. Wishner: And so the question is, we liked that idea, we liked the fact that it would save us annually a significant amount of maintenance costs, but if that's not incorporated into this, I think we need to evaluate whether it can be.

Mr. Evans: And what their experience is based on their maintenance of what's been there in the past, so it might make sense to get Outside Productions and you guys talking in the same room and make sure that these things are meeting their criteria, and their plants are meeting your criteria for maintenance, so there's probably some hybrid of these two.

Mr. Winkeljohn: Right, and the reason we brought in the landscape architect was so that we could be compliant with our site plan, and that's where we started, they knew what they could get approved and they're probably very similar like you just said, there's clearly an overlap, I saw more cocoplum than I could count.

Mr. Douglas: Yes, a lot of the plant material that Mike chose is native, from the cocoplum to the fire bush, and there's a lot in here, the silver buttonwood.

Ms. Simmons: That needs little water and cutting back in maintenance.

Mr. Winkeljohn: Yes, and they can tolerate the limestone too.

Mr. Douglas: The trimming, yes there's some things out there like the silver golf thorn, and they grow like bougainvillea and in one week they'll grow 2', and I can trim them and then it will rain out, and then you look at the berm and say, they haven't trimmed the berm in awhile and in one week they grow this big.

Ms. Simmons: So, your proposal on things like that is to take them out?

Mr. Durham: Not this one, so this proposal for the plants I think was \$50,000 something, was just to fill in the gaps and the voids that are there now, it wasn't to remove the silverthorn that he's talking about.

Ms. Simmons: Well, I would like to remove some of these things, that's just me.

Mr. Winkeljohn: Sort of like a maintenance strategy, we can as we move forward, get it fixed and then start to get rid of the bad stuff.

Ms. Simmons: Yes, so do this in two phases, fill in the holes, and that's part of a master plan.

Mr. Wishner: Well, part of what we talked about was, that some of what was there did not do well during hurricanes, and it was also expensive to maintain. So, now that we're at a point where we have to replace and repair, let's put in something that is more

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native and natural, less maintenance, and will weather storms better than what was originally planted.

Mr. Durham: Most of the shrubs held up during the storm, it's the trees that are the issue out there because in the lime rock, they're so large now, and you get those big heavy winds and they just snap over, it's very difficult to get a machine out there to put anything up, like we would do say on the golf course or your property so we can stake up the trees, you can't do that out there unless you have a helicopter or something like that because there's no access.

Mr. Proctor: We did remove several at Kevin's direction, they cut it parallel to the golf course side, so there's a part of your proposal, that's removing several other trees that kind of are beyond their useful life.

Mr. Durham: They're either leaning over down at the bottom, halfway up or magnolias that are getting no sun because everything has grown so much.

Ms. Simmons: I think the worst thing about that berm is the trees that look like they're laying down, that's like the ugliest part of the berm.

Mr. Sinoway: Do we need the trees?

Mr. Douglas: I think it breaks up the lines, the terrace rows, I think it breaks it up a little bit, I think that some of these, is he pruning some of these?

Mr. Durham: Yes, and one of the estimates for tree service is thinning and reducing.

Mr. Douglas: Right.

Mr. Proctor: Guys, why don't you explain what you're doing on the south end, the very south end that's open now?

Mr. Durham: So at the end, you have that field kind of, it's where you can access the berm on the south end, and we're going to trim that back, have the tree company come in, cut everything down, spray it out and then we put in a line of clusia and then in front of that some more plants, so a thinner hedge, an 8' hedge, and in front of that a smaller yellow hedge, and then on the top we were going to add three 25 gallon oak trees, and then another hedge of clusia so when you're driving up the interstate you can't see the condos and you also can't see the interstate. So those two locations, I think it's under screening, it might be indicated on the proposal, south, and screening, so it's towards the end of the plant list on page 3, down towards the bottom. The reason we only use 25-gallon oak trees

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is because it's not easy to get anything bigger over there, so that's why we went with that size.

Mr. Proctor: Yes, accessibility there is not easy.

Mr. Durham: No.

Mr. Wishner: And at what approximate rate can we expect those oak trees to grow?

Mr. Durham: In those soil conditions, like a 25 gallon, to fill out, it could take a few years, 2, 3 4 years to get the way you'd want them but, that's also why we put in that clusia, they grow a little bit faster so you would still get immediate coverage.

Mr. Evans: Scott, can you speak to the filtration system compared to the one that's out there, the new one you're proposing?

Mr. Douglas: Yes, so that's a big issue that you've been having for the past few years, like 10 years or whatever. The irrigation filtration is manual, we rely on our guys to go up there and flush out and clean the screens for the filters. Obviously, they don't do it every day but, the new filtration is powered and automatic, so we can actually flush before and/or after a cycle. So, say the north side runs its cycle, we can run a flush cycle in between zones, even between zones, at the end, in the beginning, or all three. You pretty much can run it whenever you want to keep the water clean, and drip irrigation is great, it's super-efficient and 70% of a drip zone, which is 70% more efficient than overhead, so it's a lot. So, you want the water to be as clean as possible.

Mr. Evans: And not to put you on the spot but, gallons per minute compared to a spray?

Mr. Douglas: It's more gallons per hour with drip, the normal 15' square feet of overhead spray that you would usually use on these shrubs, you using it would be 6 gallons a minute for overhead where, you're using about 12 gallons per hour with drip, so that's huge.

Mr. Winkeljohn: Right, you don't have the evaporation, you don't have all those factors there.

Mr. Wishner: With respect to the physical irrigation infrastructure, lines, valves, pipes, whatever, is there any good, better, best in terms of those materials, are you quoting the best quality, are you able to get the best quality, are you compromising on anything in terms of the quality of the equipment based upon either price or ability to obtain the materials you need, can you talk about that a little bit?

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Mr. Douglas: I've been working on this for a long time, so Kevin Shields and I, I basically listened to what he wants up there, what he recommends, so that's basically where it came from. All of this is top of the line, the filters we had a representative come out here a couple of years ago to look at the project, they inspected the filter, and they're the number one filter in the world. We're installing a 2 wire Rainbird systems and tying into a controller that he has on his side of the berm, it's the latest and greatest technology, there's basically two wires that run to every valve, and we have control of the berm remotely on your cell phone and also back at golf maintenance, so it's the latest.

Mr. Winkeljohn: So, he can manage his water needs.

Mr. Douglas: Absolutely.

Ms. Simmons: So, if we're asking the residents to pay in taxes to improve all this on the berm that they wish they didn't have, I think we need to show like would this cut down on one maintenance guy, this whole irrigation berm issue, if they're not having to go out there so much, and the plantings are more native so we'll eventually get there. So, will this cut down on employee time, or how does it work, or where is our savings?

Mr. Durham: That's a good question, definitely it would probably cut down a little bit on the irrigation maintenance that we have to perform now, it still has to be done on a regular basis, the reason being is every time that the hedges are trimmed if you can imagine a couple of guys out there for days and days at a time trimming hedges and when they come down with the hedge trimming, how many times the drip irrigation is dinged because it's hard to bury that in the lime rock, and eventually as the plants grow and the roots, they kind of push the drip irrigation up, and it might have a coating of mulch over it but, it's a constant maintenance issue out there, and it has to be looked at on a regular basis, or we'll be getting calls that the water is running and flooding out I-75 if it's running down the tiers.

Ms. Simmons: But we can look at possibly the plants again, what can go into lime rock and be native and less maintenance and less trimming.

Mr. Durham: Definitely some plants do better than others, planting anything in lime rock because lime rock is not what these plants grow in, even if we use native plants, so I think the big thing is, down the line if you eliminate some of those suckering plant material that grows a foot a week that would definitely help things but, to say we could just eliminate a worker, in a perfect world I would say, yes, but that probably won't happen, whether you

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use us or someone else it won't happen because it takes so much maintenance, especially when the rains begin, it goes like crazy out there.

Mr. Sinoway: At the beginning of this meeting there was a threshold question asked and I haven't heard the answer to it yet, and the residents want to know why we need the berm?

Mr. Wishner: Isn't that a state issue?

Mr. Winkeljohn: It's part of the site plan that was built as an approved site plan.

Ms. Simmons: Well, we inherited it.

Mr. Wishner: Right, but what would be the process if we don't want it?

Mr. Winkeljohn: Site plan amendment.

Mr. Wishner: You'd also get a lot more noise.

Mr. Sinoway: Well, we had some discussion about how the trees really don't help you.

Mr. Winkeljohn: But the berm does.

Mr. Wishner: That's the trees above the berm, yes, but that berm is what a 40' or 50' berm.

Mr. Proctor: But Paul, you're thinking about the site plan amendment, it could go either way.

Mr. Winkeljohn: Right, you could get dinged that's one of the risks is, they could do an inspection and you could find out that they want it back better than it was, or all kinds of unfortunate consequences could happen.

Mr. Durham: And the plants definitely help as a noise buffer.

Mr. Winkeljohn: Yes, a little bit, no doubt, so that doesn't seem realistic to get rid of the berm, like obviously the shape of it is going to stay.

Ms. Simmons: And that's what we need to tell the residents.

Mr. Wishner: I haven't heard, what you're saying you've heard, is news to me, I have not heard that.

Mr. Winkeljohn: I think one of the big stepping points we made was the aesthetics of it are much less valuable to the present owners versus the people trying to sell the place, that's the paradigm shift that's gotten us to this point, and so that's understood. There is a savings because to put it back to the way it was originally it's conceptual but, that's a big dollar amount, that would have been in the million dollar range easily.

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Mr. Sinoway: So, the answer is if you try to get rid of the berm, you have more problems than keeping it.

Mr. Winkeljohn: I think so.

Mr. Sinoway: Ok.

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

Mr. Wishner: But I still want to circle back to gaining the level of comfort that the site plan that we got and paid for relative to the plantings, are integrated to the greatest degree possible with what you're quoting on us on doing. I understand that you may look at that and say, some of those things aren't going to do well in lime rock but, I think we need to have that review and analysis done before we approve what it is we're going to wind up doing.

Mr. Winkeljohn: Right, and the final specification will have to be a collaboration, there's no doubt.

Mr. Mike: Right, and we plan about the plant selection absolutely.

Mr. Winkeljohn: Yes, because we don't want to do something that opens up a government inquiry.

Mr. Proctor: So, I think Paul makes a good point, in the future, we can continue in future years to replace plants, otherwise, you could have a bill that's out of control here, and the residents are not going to support that, I won't support it either. The Outside Production, was a number that you can't comprehend.

Mr. Wishner: I mean the vast maturity of this is in irrigation cost.

Ms. Simmons: Yes, so you're doing the irrigation and you're phasing in the plants maybe over 3 years.

Mr. Proctor: And plants that need to be replaced on this proposal.

Ms. Simmons: Yes.

Mr. Proctor: But then as plants die off, or you want to replace certain types, you could do it in 2 or 3 years.

Mr. Durham: Absolutely, you have a plant list and it's approved by the architect.

Mr. Proctor: Right, it's just more common sense, that's what you would do with your own property I think.

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Mr. Douglas: But if you have this irrigation system on your house, you probably would have replaced it by now, so how old is the berm now?

Mr. Winkeljohn: It's about 20 years, it was in 2004 or 2005 when the community started.

Mr. Douglas: So, the trees were little, the plants were little, but just switching this filtration system is going to be such an upgrade compared to 21-year-old technology. It's basically a pool filter that's out there right now that gets clogged, and we didn't speak about the snail issue, I don't know if Kevin has updated you on the snail issue. We have these exotic snails that are in our lakes, and our wells, and we treat them because we take care of the HOA side, and he takes care of the golf course side, and the pump station, but the snails have overtaken the irrigation system, and we've had to put inline filtration on every valve in Talis Park because unlike the golf course that has a big head that blows out, you may play golf once in a while and you may see snails on the grass but, if it passes through the golf course heads, it doesn't do that with drip irrigation but, on our homeowner's heads they get stuck and they get plugged. Now we actually have snails growing in the line past the filtration which is a real challenge, in the drip line and the spray heads, and the pop-up heads that you have on your property, so it's such a challenge. We inject chlorine, acid, copper sulfate, etc. to try to kill the snail, and you have to be careful what you inject into the head because eventually it's going to go out and you're going to irrigate with it. It's daily, we have two full-time irrigation techs and that's all they do all day is clean filters, and then it will go away, it cleans up, it goes away but, when we do that initial kill too, then all the bodies of the snails break down and then they clog, but we inject acid into the water which helps.

Mr. Proctor: If we were to approve the tree service when would you project that he would do that work?

Mr. Durham: He could get started in the next month or so.

Mr. Douglas: We'd have to check with him to get that done sooner, I think that's an important proposal, that's the same tree service that we use in the HOA and that Kevin uses on the golf course, so he's familiar with the place, that's why we chose him.

Mr. Proctor: Paul, I think as a courtesy you should talk with Blue here about the sealed bid process and what you have to go through.

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Mr. Winkeljohn: Right, so we're a government, so we're like a city or county, we're restricted by State Statutes, anything about, the index has it a little over \$300,000, about \$350,000 I think is about as high as it's gotten to, so we have to do a sealed competitive bid for anything over that for this type of work. So, there's a couple of things, and we've been bantering around about phasing it but, we also have to pick our revenue today, and we can do a one-time revenue where that guarantees a sealed bid process, we could do two years, and you could do two different projects and Alyssa may disagree but, we might be able to not have a sealed bid if they're each approved separately, one at a time, and repropose, that's possible maybe, that's about the best way I can come up with to be able to work directly with you but, the sealed bid process you would have excellent competitive vendors.

Ms. Simmons: What's the timeline on that?

Mr. Winkeljohn: If it were approved today to go out to bid, it's probably a 2-month process.

Ms. Simmons: But we would need to be meeting in person the way we're structured to approve that bid.

Mr. Winkeljohn: So, all the bid process I can do, but the actual selection is a Board meeting.

Ms. Simmons: So, you're looking at a Board meeting in July?

Mr. Winkeljohn: Or whenever, yes.

Mr. Douglas: Then ultimately the lowest bid, right?

Mr. Winkeljohn: Lowest qualified bidder.

Ms. Willson: Paul, why don't we have them approve the scope that we are bidding out, as well as the evaluation criteria they're going to be using in advance, and then staff can do the rest, and then bring the proposals back to them to review but, I think we need to do that criteria first.

Mr. Wishner: Alyssa, I presume we can include in our evaluation criteria familiarity with the community, or the project area involved?

Ms. Willson: Yes, absolutely, we can do something like that.

Mr. Winkeljohn: Yes, so it would be a qualitative approach versus pure bottom line.

Ms. Simmons: So, if we go through this, and let's say you guys are selected in July or August, and we were planning to get together in September.

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Mr. Winkeljohn: Yes, September is our next available meeting.

Ms. Simmons: Ok.

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

Mr. Winkeljohn: So, I would say your threshold today in this setting would be \$300,000 given your reserves, that you could do that today.

Mr. Wishner: Right, I was going to say, could we authorize the south project for example?

Mr. Winkeljohn: Yes, I think you could.

Mr. Proctor: So, it's viewed as two projects, you can do the south versus north, versus one, my understanding was you thought it was one.

Mr. Winkeljohn: It depends, you'd have to go back to the vendors and say, we want to do one project, this is the scope, price it, and if it's below the threshold you'd be fine, and then at a later time you would have another project and you'd deal with it at that time, so you have to really have the Chinese wall, so to speak, in the two projects.

Mr. Sinoway: In light of that, you cut them in half, you're below the threshold.

Ms. Simmons: Yes, that's what he thinks.

Mr. Winkeljohn: No, you would be.

Mr. Douglas: Can they be done in the same year?

Mr. Winkeljohn: Not fiscal year.

Mr. Douglas: Ok.

Mr. Wishner: Which ends when?

Mr. Winkeljohn: October 1st is the beginning of the new fiscal year.

Mr. Douglas: Can one project be approved this year, and one project start next year?

Mr. Winkeljohn: They have to be separate projects and approved separately, but in theory, yes.

Mr. Wishner: So, we could approve tree trimming now, and we could approve the south project now as a standalone project.

Mr. Winkeljohn: Right.

Mr. Sinoway: Without bidding.

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Mr. Winkeljohn: And without an assessment increase.

Ms. Simmons: So, we have that money.

Mr. Wishner: However, I just want to be clear in my mind because we've got what is anticipated to be a very difficult hurricane season coming up, we need to have enough operating reserves to deal with that should we need to, so if we approve the south project in anticipation of using reserves to fund it, where does that leave us with respect to our budget this year?

Mr. Winkeljohn: You would deplete your reserves.

Mr. Proctor: We'd still have 50% of our total reserve.

Mr. Winkeljohn: Correct.

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

Mr. Winkeljohn: Which is sufficient for an immediate recovery for us.

Mr. Wishner: And would we need an assessment to replenish next year?

Mr. Winkeljohn: That's the hard decision.

Ms. Simmons: We won't know until we see what the hurricane season is like.

Mr. Wishner: Well, no, we know we need reserves up to approximately a \$300,000 level, so the question is, because I don't have enough of the budget in my head to do the mental gymnastics but, I want to get a sense of if we do this project based on the reserves and draw down reserves to do that, will we have enough in our budget next year without an increase to replenish the reserves to an acceptable level.

Mr. Winkeljohn: The reserves will be at an acceptable level, you use reserves for two things at the same time, simultaneously, one is for hurricane recovery or something like that, an emergency but, you also use them for first-quarter operating. So, you can use it in two places in theory but, if you spend it in an emergency, it's gone for the first quarter operating, so that puts you in a pickle. You can survive as you are spending \$300,000 today, and there would be no material problem, it's the next problem, do you want to do another phase, do you want to do the other half of the berm, do you want to do that, you wouldn't have that kind of money for a few years at your growth rate.

Mr. Wishner: At what rate in our normal budget do we typically build reserves?

Mr. Winkeljohn: About \$100,000.

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Mr. Wishner: Ok, that's what I thought, that's why I'm asking the question.

Mr. Winkeljohn: Right, you're in that \$125,000 range, it depends on small things.

Mr. Wishner: Right.

Ms. Simmons: Alright, any more questions for these guys?

Mr. Wishner: No.

Mr. Proctor: I appreciate you guys coming in, we'll give you some feedback.

Mr. Durham: Thank you.

Mr. Dougals: We're ready to go if you're interested.

Mr. Wishner: Thank you.

Ms. Simmons: Thank you. Can you remind us the last time we had a tax rate increase?

Mr. Winkeljohn: It was 6 or 7 years ago, and it was related to you having a significant shift in the actual units that were being charged, and with that, we had to have an assessment to cover that.

Ms. Simmons: So, 6 or 7 years, so that was in 2018?

Mr. Winkeljohn: Right, it might have been about 7 years ago, it's been a while.

Mr. Proctor: I just want to make a comment, the Outside Productions estimate which I didn't want to share with them, January 16, 2024, just for plant material was \$863,956, and they didn't have the quote on the irrigation, they didn't do the homeowner thing, they never got back with us in that regard.

Mr. Winkeljohn: They put in a plug number of \$150,000.

Mr. Proctor: So, I don't think it's hard to make this decision personally, just the \$51,000 versus \$864,000 on landscaping, so this seems reasonable, our reserves are strong.

Mr. Winkeljohn: Right, so I want to jump a little bit ahead, so as we're talking about this, you could let out a project today, you can decide to not raise your assessment and you would have a really tough situation letting out another project in reality. If you raise the assessment for that second phase, if you will, a \$300,000 increase then you would be whole and you would track evenly, so that's sort of how I took it.

Mr. Wishner: And refresh my memory, I know we've looked at this, how much of an assessment, I know we had the numbers before.

Mr. Winkeljohn: Yes, and I want to look at that before I speak.

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Mr. Proctor: You're talking about option 1, 2, and 3?

Mr. Wishner: Yes.

Mr. Winkeljohn: Yes.

Ms. Simmons: And that's on our agenda, right?

Mr. Proctor: Yes, so if you raise the assessment probably 7%, that would raise it to \$328.

Mr. Winkeljohn: Right, that would hit the mark.

Mr. Wishner: Dollars per household?

Mr. Proctor: Yes, and option 2 if you raise by 9%, that would be a raise of \$404.

Mr. Winkeljohn: What was the first one, \$300 something?

Mr. Proctor: It's \$327.91 to be exact, option 2 with a 9% increase, it's \$403.91, and option 3 is a 32%, \$1,401.35.

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

Mr. Wishner: So, to raise \$300,000, there's an increase of \$527 per unit, which means you're in the 10% range.

Ms. Simmons: Well, we have money in the budget to put towards some of this, you don't have to raise that amount of money.

Mr. Proctor: Well, option 2 raises rounded to \$230,000.

Mr. Wishner: Can I back up for a second, how much do we have in our budget currently to put towards these projects?

Mr. Winkeljohn: You budget around \$70,000 or \$80,000 for special projects.

Mr. Wishner: So, that would cover the tree trimming.

Mr. Winkeljohn: Correct.

Mr. Wishner: Ok, so now we're looking at the irrigation and plantings if assuming they're about the same.

Ms. Simmons: Could you go with the philosophy of it's been 7 years, so we want to raise it 7%, 1% a year?

Mr. Wishner: No, that won't even get you there.

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Ms. Simmons: I know but I'm just saying, I'm talking about how you sell it and what you need, and yes, it doesn't get you there but, you do have some reserves that you can take out.

Mr. Proctor: Well, I think we have to balance off Barbara's point that, why do we need the berm, and I don't know if we have a real good explanation other than, it's part of the site plan approval.

Ms. Simmons: And I think the noise issue is huge.

Mr. Wishner: Noise is huge but, I don't even know why this question is coming up, not in 7 years I've never heard anyone ask me, why do we need the berm.

Ms. Simmons: Oh, I hear it all the time.

Mr. Proctor: Well, I can tell you, I have a feeling, you're going down I-75 at 75 mph, and you're going to look over there for 5 seconds so you're not in a wreck, how many times are you going to be looking at that berm?

Mr. Wishner: I don't assign more than 2% of the value of the berm to driving by on I-75, I ascribe almost the entire value to noise reduction because you don't have a 50' berm there, you're getting I-75 noise straight into your living room.

Ms. Simmons: And that's what we have to sell, and we do need to sell because they haven't heard from us for a long time, they don't understand why we have this.

Mr. Sinoway: You have a whole narrative here, the narrative is ok, the developer took all this limestone, dug it out of the ground, put it in this big area, and we're stuck with it, and the fact that we're stuck with it, we've got to make the best of it, and somehow we put all these plantings there which have eliminated some of the noise. It created something that is aesthetically pleasing, and we own it, and that's a problem we own because we bought houses here. Now that we bought these houses here, what are we going to do with it to maintain it because if we don't maintain it, it will cost us more in the long run.

Ms. Simmons: Well, if we're going to communicate this, and sell this, it can't be one email because if you miss the email then you miss the email and you don't know what's going on. So, it needs to be a couple of communication pieces, and people are out of sight, out of mind, if they're leaving the community for the summer, they necessarily don't read it, so we have to make it compelling, and all of us proofread it. You know how the HOA is doing monthly things, and they're just dripping on you, we're doing this, and you get excited, it's some good stuff, so I see a couple of communication pieces going out.

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Mr. Wishner: I say at least a couple, yes, I think there ought to be regular communication, probably quarterly.

Mr. Winkeljohn: That's perfect.

Ms. Simmons: Through the HOA.

Mr. Winkeljohn: Yes, that's the way to do it.

Mr. Proctor: Mike Smale, are you still with us?

Mr. Smale: Yes, I'm still here, and before we get into it, I just have a quick comment here, before we get into talking about how we're going to sell it, we have to determine what we're going to try and sell, so let's get back to that issue, and decide which of these budget proposals we want to go with before we get into how we're going to sell it.

Mr. Proctor: Well, Paul, you indicated the fiscal year is at the end of September.

Mr. Winkeljohn: Right.

Mr. Proctor: So, it kind of makes sense to do it in two different fiscal years.

Mr. Winkeljohn: Right approve a project we can afford, adjust the assessment to replenish that, and then you can choose the second project shortly thereafter.

Ms. Simmons: I like that.

Mr. Winkeljohn: So, I just answered Mike's comment, you're selling what you're buying.

Mr. Proctor: I'd like to make a motion that the tree service is approved, the estimate by Blue for \$85,015 to begin within the next 30 to 60 days.

On MOTION by Mr. Proctor seconded by Ms. Simmons with all in favor, accepting the estimate from Blue Landscaping for tree trimming service in the amount of \$85,015 to begin in the next 30 to 60 days as stated on the record was approved.

C. Manager – Number of Registered Voters in the District - 644

Mr. Wishner: I don't know if we're ready for a motion on this but, I would be in favor of a 9% increase in the assessment which gets you \$400 a household.

Ms. Simmons: So, people go to the ballots, and then when they vote during the big presidential election this year, they will vote on this, we have 644 voters.

Mr. Winkeljohn: It will already be over, this will happen in September.

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Ms. Simmons: I know if we phase it, I know, but so they say no, and I'm just doing the scenario, so if they say no, I think we have to rely on our homeowner groups, we bring our homeowners associations in and we talk to them about why this is important so they go out to their people because that's the majority of that.

Mr. Proctor: Paul, how's the voting taking place?

Mr. Winkeljohn: So, it's real easy, it's as easy as it gets, at your public hearing in September, you need a majority of the people in the room to pass it.

Mr. Proctor: So, it's the people in attendance.

Mr. Winkeljohn: It's actually the Board members.

Ms. Simmons: Oh, it's not going to the ballot?

Mr. Winkeljohn: No.

Ms. Simmons: Oh no, it's here, it's our meeting.

Mr. Winkeljohn: Right, it's this group right here.

Mr. Wishner: Right.

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

Mr. Winkeljohn: So, District Boards have incredible power of assessment.

Ms. Simmons: So, the meeting would be in September.

Mr. Winkeljohn: So, it will be a public hearing, I will send them the information but they don't vote, they get to come and make public input, and we've done it before so I know what the comments are going to be.

Ms. Simmons: Ok, so it's not that difficult.

Mr. Winkeljohn: Right, it's pretty easy.

Ms. Simmons: Ok.

Mr. Smale: So, I'd like to go back to what Steve said, and let's make a motion for the 9% increase.

Mr. Winkeljohn: Do you want to make an exact dollar amount and I'll build the budget accordingly?

Mr. Wishner: Sure, \$400 a unit, door to door.

Mr. Winkeljohn: Ok.

Mr. Smale: \$400 sounds good.

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Mr. Winkeljohn: And I forgot, what was the date we picked in September?

Ms. Simmons: The total was \$403.91.

Mr. Wishner: No, he's going to do \$400, so it will not be exactly 9%, it will be a \$400 increase.

On MOTION by Mr. Wishner seconded by Mr. Smale with all in favor, Resolution #2024-05 approving the proposed Fiscal Year 2025 Budget, authorizing a \$400 increase to the assessments and setting the Public Hearing on September 5, 2024, at 10:00 a.m. at 16665 Toscana Circle, Naples, Florida was approved.

Mr. Proctor: I think we can make a motion to identify the south project.

Mr. Winkeljohn: We haven't approved anything with the berm, that's a different item.

Mr. Proctor: Ok.

Mr. Winkeljohn: So, if you want to go forward and authorize the south project as defined and let staff put the pieces back together, that would get things moving, and what was your not-to-exceed amount, do we want to give them a round number of \$300,000, or \$325,000 something like that?

Mr. Wishner: No, I say \$250,000 because that's not part of the planting.

Mr. Winkeljohn: The planting was in there.

Mr. Sinoway: Everything is in there.

Mr. Proctor: So, I say not to exceed \$225,000.

Mr. Winkeljohn: Yes, that's good, so the motion is not to exceed \$225,000 for the south berm project as defined and proposed.

On MOTION by Mr. Proctor seconded by Mr. Wishner with all in favor, authorizing to move forward with the south project for the berm as defined, not to exceed \$225,000 as stated on the record was approved.

Ms. Willson: And we'll prepare a District agreement as well meeting all the statutory requirements.

Mr. Proctor: So, the plan is going to be in October, we'll approve the north.

Mr. Winkeljohn: We'll worry about that then.

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Mr. Wishner: Right, we'll discuss it then.

Mr. Proctor: Ok.

Mr. Winkeljohn: Ok, excellent work, I think we're there.

Mr. Wishner: I think this is structured well I'm pleased with where we went.

Ms. Simmons: Do we need to make a motion on this, I'm not sure, I don't want a lot of maintenance with these plants.

Mr. Winkeljohn: Well, that's duly noted and on the record.

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

Mr. Smale: You know what, we're going to replace, and if you go up on that berm and you look at all the plants there for however long it's been, we're replacing about 10% of the plants, so no matter what we put in there, what kind of plants, it's only 10% so it's not going to reduce the maintenance by anything. So, I think we go forward with the best possible low-maintenance plants that blend it with the 90% of what's going to continue to exist there but, it's a rounding amount as to how much we're going to save in maintenance right now.

Mr. Wishner: That's a good point, Mike.

Ms. Simmons: But I would like to have a future plan so we can share that with the residents.

Mr. Winkeljohn: Right, and we'll have that always as our blueprint literally of what we want to do and as we adjust, they adjust, and he'll revise his with their insight, and we're close, they're not that far apart in their plant choices. I did have one last item that we need to do if you guys are done with this topic.

Mr. Wishner: Yes.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: The financial reports, we've just covered them, sort of, so I need a motion to accept them.

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On MOTION by Ms. Simmons seconded by Mr. Proctor with all in favor, the Check Register and the acceptance of the Unaudited Financials were approved.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Winkeljohn: That brings us to other comments and Supervisor's requests.

Mr. Wishner: Just that we really do need to get some focus on communications that we can put forth to the community, and I think we raised a lot of new issues today that will need to be incorporated into that, so the sooner we can get something drafted and worked on the better. I'm clear in my mind how within the confines of the laws that we are obligated to operate under how we can take a draft of communication and circulate it.

Mr. Winkeljohn: I can circulate it, and you can respond to me individually.

Mr. Wishner: Ok.

Mr. Winkeljohn: Just don't reply to each other and discuss it, so my team, we all know how to do that.

Mr. Wishner: Ok.

Ms. Simmons: Can you lay out when you think you would like to have it sent out, and then the next one, because we talked about maybe two over the summer?

Mr. Winkeljohn: Yes, so here's the fun times, your assessment hearing is on 9/5, they'll get a mailed notice about two weeks before that, so you want to have everything with a bow on it before that, so the middle of August you should be completely done with your 2 or 3 newsletters for a lack of a better phrase.

Mr. Wishner: Yes, I think there should be one very soon after that, and then a second one in August.

Mr. Winkeljohn: Right, in more detail, yes.

Ms. Simmons: Yes, and I also think you need to tell them about the elections, if anybody wants to run or they're interested, talk to us, but I just think that's important to put out just like any government service would do. Then I would give them the date of the meeting far in advance and tell them they'll get a formal notification so that they're aware because some people would plan around this.

Mr. Wishner: Good thoughts.

Mr. Proctor: So, Paul, do you want me to tell Blue to send you a contract for tree service as well?

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Mr. Winkeljohn: My new friend here, Sheryl should be our spokesperson, so they get used to being told what to do by her, not me, you, or Kevin.

Mr. Proctor: Ok, so I'll send you the contract information.

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

Mr. Evans: So, what I put on the piece of paper is something you don't have a lot of maintenance in what they're planning, it's going to wash and settle over time, and the rock is going to be exposed, so as long as everybody knows that the less expensive fix requires maintenance like any other thing that you put infrastructure, so it works fine, it's just going to require a little more maintenance.

Mr. Proctor: So, please get with him, and then you guys bless it, and then decide who's paying for it.

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

TENTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: If there's nothing else a motion to adjourn would be in order.

On MOTION by Mr. Proctor seconded by Mr. Sinoway with all in favor, the meeting was adjourned.

DocuSigned by:

Paul Winkeljohn

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Secretary / Assistant Secretary

DocuSigned by:

James Proctor

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Chairman / Vice Chairman