

**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, January 16, 2024, at 10:00 a.m. at 16665 Toscana Circle, Naples, Florida 34110.

Present and constituting a quorum were:

James Proctor
Steven Wishner
Mike Smale
Barbara Hurt-Simmons

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Paul Winkeljohn
Alyssa Willson
Josh Evans
Cynthia Gowans
Several Residents

District Manager
District Counsel (by phone)
District Engineer
Resident

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.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
October 18, 2023 Meeting**

Mr. Winkeljohn: The minutes from the October 18th meeting, and it was pointed out to me that there were a number of errors, the translation of some of the discussion about the Cane Toad, was in error but we can correct that, and the name of the person who gave

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that report was misconstrued as Mr. Hannum, it wasn't Mr. Hannum it was Mr. Chilton, so we can make those changes. If you want, we can approve the minutes with those changes, or we can table them for another meeting. It's a little bit easier just to let us edit them and not keep putting them back in the book and things like that.

On MOTION by Mr. Wishner seconded by Mr. Proctor with all in favor, the Minutes of the October 18, 2023 Meeting with the indicated changes were approved.

FOURTH ORDER OF BUSINESS

Consideration of First Amendment to District Management Agreement between Talis Park CDD and Governmental Management Services – South Florida, LLC

Mr. Winkeljohn: Then item No. 4 is a housekeeping item with the District management contract. We went through all the contracts that the Districts owned and were engaged in a few years ago to bring in some statutory changes up to date like E-Verify, the insurance language has been updated, none of those things change the business arrangement with the District, it's really some legal housekeeping if you don't mind that phrase, and I would ask the Board to approve this amendment and Alyssa is available for any questions but, she's reviewed it as well.

Ms. Willson: Yes, I've reviewed it and it's consistent with other amendments in other District management agreements as well.

Mr. Winkeljohn: Is there a motion to approve?

On MOTION by Mr. Wishner seconded by Ms. Simmons with all in favor, accepting the First Amendment to District Management Agreement between Talis Park CDD and Governmental Management Services – South Florida, LLC was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2023

Mr. Winkeljohn: Item No. 5 is always good news when your audit is done, it's a clean audit, there is no management letter of exception and staff recommends that you accept it as a record.

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On MOTION by Mr. Wishner seconded by Mr. Smale with all in favor, accepting the audit for Fiscal Year ending September 30, 2023 was approved.

SIXTH ORDER OF BUSINESS

Discussion of Conveyance of Final Lake Tract

Mr. Winkeljohn: Aylssa, do we have anything new on our lake tract conveyance, I know we pushed that off as some things were being gathered, did it move forward?

Ms. Willson: No, my understanding is that work is still ongoing and it's not appropriate to convey at this time, we're thinking there needs to be additional work with the developer but, this will be postponed a bit longer.

Mr. Winkeljohn: Ok, thank you. Are there any questions?

Mr. Wishner: Question, are there specific issues that are contentious here that need to be resolved?

Ms. Willson: No, my understanding is just that the developer made the request to get the conveyance started and when we discussed further, they were still doing active construction, and it was my recommendation to not do the conveyance until the construction was complete so your District engineer can review and sign off, so it was just a bit of premature request on their part, so they still have work to do.

Mr. Wishner: Ok, that's helpful, thank you.

Mr. Smale: We're talking about the lake out front, right?

Mr. Wishner: Yes.

Mr. Smale: Can we demand that they line that lake?

Mr. Winkeljohn: We've asked that over the years, through this process, I don't know if we can demand them, I believe we concluded we couldn't.

Mr. Smale: Ok.

Ms. Willson: Correct, you can't demand that the lake be lined, as long as it's constructed in a manner that it's built to the various permit requirements, and Josh has reviewed that as well.

Mr. Evans: We put provisions in before they started their design to protect the rest of the lakes if they want that lake to drop lower than we find aesthetically pleasing, then we just can't have it impact us and the rest of the lakes in any way, so we put a wall between them.

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Mr. Smale: Oh, that's right, now I remember that.

Mr. Winkeljohn: Ok.

Mr. Wishner: So, is there any motion that we need on that?

Mr. Winkeljohn: No, it's just informational, that we're on an intentional hold until the construction is completed and inspected.

Mr. Evans: It's good to put it on the record so then Board meetings where 2 years later residents from that community come and say, why didn't you line that lake, and you can refer back to this conversation and the previous conversations.

Mr. Winkeljohn: Yes, right.

Ms. Simmons: When do you think it will be ready for approval?

Mr. Evans: Well, when they came to us to suggest turning it over, we gave them some criteria that they needed to provide us which is a South Florida Water Management certification, a Collier County certification, which is usually done at the end of construction, so as soon as they're done with the construction, and I don't know what their schedule is on that.

Ms. Simmons: Construction on the lake or everything there?

Mr. Evans: I like to see it when most of the houses have been built because what happens is the homeowners sometimes come in and disregard the lake bank, and so the longer we wait, I think the better it is for us as a CDD.

Ms. Simmons: Ok.

Mr. Evans: So, if they provide those items, I don't have any permit for it, otherwise we just have to monitor what they're doing like we did at Corsica.

Mr. Winkeljohn: Very good.

Mr. Proctor: Can we maybe address some of these at this time before we get into this landscape architect and let's move on.

Mr. Winkeljohn: Yes, so do you want to bring everybody up to speed with what you've been doing?

Mr. Proctor: Yes, sitting down with Ms. Sinoway, and she was at the April meeting I believe, and there was an issue with, and I sent out photos to each of you this morning with one video that Cindy had taken for a period of two or three different times in 2023, where these large pipes are being exposed and so forth.

Mr. Winkeljohn: There's two of them, correct?

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Mr. Proctor: Yes, there's two large ones, and then there's kind of like an after picture with the lake now full, and then the erosion issue and so forth, and we've talked about this through Josh at one point but, also Kevin Shields, is this a CDD issue or an HOA issue, and we've had discussions to that end and we think it's kind of combination of each side is responsible. So, this has been lingering for a long time and I think we really need to address it and make a final decision on what we're going to do. I did talk with Kevin Shields again on this and since we've got this unusual amount of rain coming now that we normally don't have and the opposite of last summer, he thinks probably May is the right month to be able to get access because the water levels aren't going to recede in April and originally, he was thinking April that we could do this. So, it's just a matter I guess of Paul getting a final cost estimate so that the CDD can authorize what they're obligated to from a water perspective versus a homeowner's, HOA versus a residential perspective.

Mr. Wishner: I'm a little confused in that shouldn't there be the ability for the lawyers, whoever the lawyers are, to determine based on the documents whose responsibility this is, rather than there being some question or confusion about it?

Mr. Proctor: Paul, why don't you answer that?

Mr. Winkeljohn: Right, so there's two topics, one is the pipe itself, and the second one is the configuration of the lake bank. The two aren't in agreement right now, we'll put it that way. The District does not own the pipe in the collection system that's bringing it into the lake, it's an after-market, if you want to use that term, add on drainage pipe from an HOA bringing water from probably between houses, sometimes construction adjusts and they'll drop an extra pipe in to keep a swale from holding too much water for example, so it's just an after the fact type of adjustment. So, it's not the District, it's not integral, it's not permitted in the District's system.

Mr. Evans: We refer to it as a secondary drainage.

Mr. Winkeljohn: That's the term, thank you, it's a secondary pickup. So because of that, we have no direct obligation to participate in that drainage, unless somebody assigns it to us, if somebody said, hey we'd like the District to take this pipe over and gives it to us, and an easement and a bill of sale, or whatever you want to call it, then this Board could assume ownership of it and add it to our maintenance and our responsibility, so that's the pipe part of it. The lake part about it is, and it's been shown through the photographs that over time, the lake has moved enough where it has eroded and part of the exposure of the

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pipe is a relationship with that erosion, so that's the two-party perspective that we're saying exists.

Mr. Evans: And if I could add to the differences, a lake that's not lined, you would also put the top of the pipe a foot or so below water, and you never would see it. We don't really want people cutting the liner, or destroying the lake and our pipe below the water because it creates an opportunity for that lake to leak around the joints, so it's kind of an awkward situation, it's an easy fix when you don't have lined lakes.

Mr. Wishner: So, what is the fix that we're expected to see?

Mr. Evans: Well, it's predominantly an aesthetic issue so you could bury it in rock, you can't just put dirt on top of it, it will wash away, you have to come up with some special treatment to it that prevents it from washing away in the rainy season, not just like it exists now, and there's no formal fix.

Mr. Wishner: And how does that design come about? Who does the design, the HOA or us?

Mr. Winkeljohn: We've sent around some suggestions like Josh just mentioned, dropping small size boulders around it, give it a structure, covering it, and then you could go after that and maybe plant around it and hide it, is really what you're doing, or what you're trying to do to make it more attractive, and that's really a landscape plan.

Mr. Wishner: Ok, because one of my concerns here is that someone, whoever that is, comes up with a plan, implements covering with rock, etc., and then the homeowners say, that is the ugliest thing I've ever seen, we don't want that. So, I'm a little concerned that we don't have a real plan of how to do this yet.

Mr. Winkeljohn: Or a good one.

Ms. Gowans: Well, thank you for saying that and I agree because it's not just in my backyard, when you're playing golf you can see it, so everybody can see it. I don't know how putting boulders around these pipes is going to improve the erosion issue because there definitely is an issue with erosion, so I think it needs more than that but, you were just about to ask a question.

Ms. Simmons: I know I've seen it because I do play golf, and I'm trying to think of how this is, but these are pictures taken when the water level was getting low because I know, I'm on this lake and we saw pipes too when we came back in November, and it rained. So, what does it look like now when the pond is full?

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Ms. Gowans: So, you can still clearly see, and this is the most full I've ever seen this pond, me personally, and I know Jim has been here longer. You can clearly see them and one of them could have been whatever engineer you had come take a look, one of the pipes is not even attached anymore. Eventually, it's going to float down, or something, because there's been so much erosion, the pipe literally, and he moved it with his hand.

Ms. Simmons: So, the pipe is the HOA, they own it.

Mr. Winkeljohn: Yes, I suggested it be removed.

Ms. Gowans: So, the question is 8 years ago, Kevin said it's the CDD, so are you certain that the bigger of the two pipes was not part of this?

Mr. Evans: Yes.

Ms. Gowans: Ok, so Kevin was mistaken. I just want to make my yard pretty, and I've been kind of waiting for guidance, but the erosion is getting worse for sure, and now because the water is higher, it's just getting worse. So, I just want to know that you guys come to an agreement as to who is going to be in charge because we've been waiting a long time for this. This is not, and to prove the erosion is bad, I walked the entire bank with this engineer, and irrigation hoses, the white ones that were installed by the landscapers, they're all exposed, all the way down, and at one point I said, I'm not going to walk anymore. So, that proves that there's been erosion over the years, so is that HOA's?

Mr. Winkeljohn: Yes, so the erosion of the District is the configuration of the lake, the lake has a real specific line that defines it, and erosion upstream of it, it's a community-wide problem, so there's nobody here from the HOA, there's nobody here from the developer to express what they had done, or could do about it but, the District, and I don't mean to be obtuse or mean, it's not our job unless this Board makes it our job, so I'm asking for direction.

Ms. Gowans: And I don't take offense, I just wish that some decision would be made.

Mr. Winkeljohn: Right, so the reason I say that is because in government we're not allowed to expend tax dollars outside of government, so that's on private property and that would be an illegal act, and so I'm cautioning the Board unless we cut an arrangement with the HOA, get an easement, make our problem, now we're in the residential drainage business, and that may not be the right direction but that is an option. I don't want to say we can't solve it that way but, right now we can't because it's not assigned to us.

Mr. Wishner: Well, if the lake that we're responsible for is incurring erosion as a result of something.

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Mr. Winkeljohn: Right, and Josh you don't think the lake is eroding, that's upstream of it, right? That's outside the bank area.

Mr. Evans: I haven't seen anything in about a little less than a year, so I could probably go back and look at it and see but, we have been doing our lake bank erosion inspections because we've been under the renovation period, so we could probably restart that in February or March this year and take a look, and if the lake bank is eroding we might have some restoration for the lake bank in many places, I don't know.

Mr. Winkeljohn: Right, it seems weird with a lined lake because that's the whole point of a liner is to prevent erosion.

Mr. Evans: Prevent eroding, right.

Mr. Wishner: But in reference to this issue, when we are at a point in the next few months where we can reinitiate our erosion examinations, can we start with this area so that this is addressed first?

Mr. Evans: Absolutely, yes.

Ms. Gowans: So, you said February or March of this year?

Mr. Evans: That's correct, in the next 60 to 90 days, we try to wait until the winter to do the lake bank, usually right now is the perfect time to do it because the lake is at its lowest level because need to see as much of the exposed lake bank as possible but, we keep getting rain, we had 10" of rain or more.

Mr. Winkeljohn: So, jumping forward to the overall solution is, whenever you have lake bank erosion obviously you have to act because we have an obligation to keep the shape of the lake and maintain its capability which is volume, and there's lots of ways to fix that, none of its cheap necessarily and with a lined lake this is a little unusual to even hear it.

Mr. Gowans: When Jim told me it was lined, I was shocked, I said no way is that lake lined but, apparently it is. It does not look like a lined lake.

Ms. Simmons: So, it appears that we're going to be taking our first step which would be the infrastructure.

Mr. Winkeljohn: Yes, we'll look at it again, and update our knowledge of what it is versus the engineering design. We'll measure that difference and then decide how big of a problem we have overall in the lake, Josh and I, we've talked about this 20 times because I wanted to fix it a lot of different ways but, then I didn't think it was lined either when I saw

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the pictures. So, this might be one of the lakes that was not re-lined, do you remember when we had that big project where we redid 3 or 4 of them, this sounds like one of the originals and it's just old.

Ms. Gowans: How many years ago were the lakes re-lined, like 3 or 4 years ago?

Mr. Winkeljohn: 5 or 6 years.

Ms. Gowans: Ok.

Mr. Evans: Much longer than that because they even got a bond issue, they ran out of money, and they didn't do #11, but all the lakes were done.

Mr. Wishner: From an engineering perspective, is there a way to integrate the pipe into the liner somehow so that it can be lowered without adversely affecting the integrity of the liner?

Mr. Evans: Well, there's a couple of ways to do it. So, one way is to just lower it and you actually pull the liner back and you mount it to the side of a box, and you put the pipe low. I think, if it were me and I was designing it, or whoever's responsibility it is, I think in this particular situation I wouldn't want to touch that liner because I think every time you touch it you just scrape more off.

Mr. Winkeljohn: It's like a roof.

Mr. Evans: Exactly, and I was just looking at that picture, and I would probably have it come in and tie into a box, and then that box would bubble up at grade and we'd put rip rap around it, and you wouldn't see any pipe at all. I would have never designed that, that's a poor design because when we come back, and even if we fix the lake bank, we put material back down to restore where it sits, it will erode back 2' and by the time we come back next year, it's going to be gone again. So, I hate fixing something that I know is going to be broken again in a year, so I don't know who would have paid for it but, lowering that pipe, tying it into a box, and having it bubble up to the grade that you see there, I think is a good fix and then you put rip rap around that to make sure it doesn't erode and you won't see any pipe.

Mr. Winkeljohn: Rip rap like medium boulders?

Mr. Evans: Well, like 6" to 8".

Mr. Winkeljohn: Right, smaller.

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Mr. Evans: We would put a fabric down to keep it from eroding and then it would bubble up and I could tie both of those pipes into that one box, so you'd need one box, and that would probably be about \$15,000 or something like that.

Mr. Winkeljohn: I was thinking between \$15,000 and \$20,000 all in.

Ms. Simmons: What have we done, and you've talked to the HOA, have we talked to the HOA?

Mr. Winkeljohn: I have not, no.

Mr. Evans: I talked briefly with David Hannon.

Ms. Simmons: Ok, so when we do this investigation, and look at all this, will we bring the HOA with us to look at this or will we do it ourselves, and submit a report?

Mr. Proctor: He's got the same photos, I sent those to him today, so he has the same photos, and I think Josh can do the design and get an estimate and then we determine who's going to pay what.

Mr. Evans: And we just did this on another CDD where the problem just kept coming back to us, even though we weren't really responsible and what we did is, the CDD decided to provide the design and permitting of it, and then they handed it back to the HOA and delegated it to them, and I don't know if it's the same situation here or not but, it's just something I did on another CDD.

Mr. Winkeljohn: Yes, that happens sometimes.

Ms. Simmons: I trust our HOA, as long as we come up with a solution maybe before we start looking at things.

Mr. Winkeljohn: And parallel to that we'll look at the lake bank configuration and see if there's a material shortage and a reinstall, and don't you often do some sort of reinforcement or tubes or something like that to keep it from doing it again?

Mr. Evans: There's not a good solution to keep this one from doing it again.

Mr. Winkeljohn: Because of the liner.

Mr. Evans: Because of the liner and the fact that the pipe is so high, it should be a lot lower.

Mr. Winkeljohn: But just without the pipe in the equation, if there's a restoration, we've done that a hundred times.

Mr. Evans: Right, yes.

Mr. Winkeljohn: So, there's proven business practices.

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Mr. Proctor: Here's what I suggest we do, I mean, if the accessibility is May because the water level is going down, so we're 4 months out, so I think we should try to have a 30-day window here to get the design done and then a presentation, and then they get the bid so that they can schedule it because to schedule anything you have to be at least 2 or 3 months out to get work done.

Ms. Simmons: But wouldn't you want to have the HOA in on the conversation before you design anything before we're spending government money that they maybe pay for?

Mr. Proctor: What do you think the design costs would be?

Mr. Evans: I think a certain amount would be probably \$1,500 and so we're talking sound of \$4,000 or \$5,000 tops, and I don't think we need a permit because it's maintenance.

Mr. Winkeljohn: I'm sure it wasn't permitted.

Mr. Evans: Right, so you don't go and permit something that hasn't been permitted.

Mr. Proctor: Ok.

Mr. Winkeljohn: This is not in our design, we know it's not perfect.

Ms. Simmons: Because all of a sudden we're taking responsibility for it and we need to be careful about that precedence, so we talk with them about this.

Mr. Proctor: So, why don't we agree to, subject to their approval, authorize the work?

Mr. Wishner: I'm sorry, say that again.

Mr. Winkeljohn: The design.

Mr. Proctor: Yes, so subject to the HOA is concurrent, we can have authorization to do the design work and we're going to need a proposal of some nature so that they can look at that and sign off on it.

Mr. Evans: Ok.

Mr. Wishner: Well, I don't want to cross the barrier of us setting a precedent of taking on residential landscaping responsibility.

Mr. Proctor: Here's the problem though, it's partially CDD, that's what I think everyone is kind of missing here, it's not all residential.

Mr. Evans: Well, you're going to have a continuous erosion problem there on our lake bank if it's not done properly, and I don't think it's our responsibility to fix it because they did it wrong but, we're going to be the beneficiary of the problem as it relates to the erosion on the lake bank.

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Ms. Simmons: So, that would make me feel better about moving forward, taking the lead on this at least, and talking with them and figuring out who pays for what.

Mr. Proctor: Right, and I just don't want to have the conversation 90 days from now, I mean we had this conversation last April, and this was down at that time.

Mr. Wishner: Well, we still need to understand the erosion and whether we have a lake problem that we need to fix, and I think that I may be wrong, I'm not an engineer, but I think that is part and parcel of this potential fix for a piping.

Ms. Gowans: Wasn't that engineer that came too, wasn't he an engineer, he told me he was.

Mr. Evans: He wasn't from my firm.

Ms. Gowans: What firm is your firm?

Mr. Evans: JR Engineering, I don't think we've been out here.

Ms. Gowans: Well, who else would it have been? I kind of think it was, I don't know who it was but, somebody sent somebody out, and this guy was an engineer and he's the one who showed me, the erosion is so bad this pipe is not even attached anymore, now who would have done that?

Ms. Simmons: Is it someone from the HOA?

Mr. Winkeljohn: I think it was the golf course crew.

Mr. Proctor: I think Kevin probably got with you or one of your associates probably.

Mr. Evans: Maybe my field inspector but, regardless, what he said sounds accurate, I mean it's erosion and as it pulls back, and it's a plastic pipe so it will wiggle around if there's nothing anchored by it.

Ms. Gowans: And there's the hoses, the irrigation for landscaping, it looks like it's in the lake.

Mr. Evans: Well, I can tell by the picture it's eroded, there's no question it's eroded.

Ms. Gowans: But we still need to have somebody come back and do it again.

Mr. Evans: Well, the thing is, if you come back and put soil on top of that, and sod it, next year it will erode again because the pipe being the elevation it is, just continues to accumulate at the bottom of the lake but, we have erosion all over the community, so you're always going to have some erosion but, that's excessive.

Ms. Simmons: Do we need a motion to do this?

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Mr. Winkeljohn: I don't think so, I think the actions are administrative at this stage unless we want to authorize his work if we get the approval from the HOA, so maybe I'm wrong, maybe we authorize it subject to, like you said, and not to exceed \$5,000.

Mr. Evans: So, it is authorized.

Mr. Winkeljohn: Conditionally with the HOA agreeing.

Mr. Wishner: What is it that we're authorizing?

Mr. Winkeljohn: The design.

Ms. Simmons: So, the motion would be?

Mr. Winkeljohn: Not to exceed subject to HOA approval.

Mr. Smale: So, should we, when you say subject to the HOA agreement, what do we mean by that?

Mr. Winkeljohn: And email or something in writing that yes, they agree with that design.

Ms. Simmons: Or to do the work.

Mr. Smale: Or do we want them to split the cost of the design, should we put that in there?

Mr. Winkeljohn: Well, we don't know the cost.

Mr. Smale: Well, not to exceed \$5,000.

Mr. Winkeljohn: Oh, you want to split the design as well, I'm sorry, I thought the design means it's a \$20,000 project, they say we're not paying for that, great design but, we're not paying for it, now what.

Mr. Smale: Well, we could go to the HOA and say, at our meeting, we authorized up to \$5,000 for this design whatever we're going to do, if you will split it with us, and that makes it real easy for somebody to say sure we'll split the cost.

Mr. Evans: We probably don't have a price but, if you do that, won't they come back and say now you have to split the construction cost because the construction is going to be a lot more expensive, so if it were me I would take 100% of the design.

Mr. Winkeljohn: That's exactly where I was going too.

Ms. Simmons: So, then the motion just is as is?

Mr. Winkeljohn: Yes.

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On MOTION by Mr. Proctor seconded by Ms. Simmons with all in favor, authorizing an amount not to exceed \$5,000 for the lake bank erosion design and proposal from the District Engineer conditional with HOA approval was approved.

Mr. Winkeljohn: And I have a question Josh, do you really think it's necessary, this pipe, do you think it can be held upstream somewhere with a french drain or something redirected?

Mr. Evans: No, we might be able to find a different lake for it to go into but then we're running into the same issue.

Mr. Winkeljohn: Ok, and I wouldn't be surprised if somebody put this in without a lot of discussion.

Mr. Evans: Well, we'll check it.

Ms. Gowans: So, February, is that like the timeframe?

Mr. Winkeljohn: You should have some new information in 30 days, new information.

Ms. Gowans: Ok, alright, I thank you for listening.

Mr. Winkeljohn: Thank you.

Ms. Gowans: I do appreciate it, Happy New Year everyone.

SEVENTH ORDER OF BUSINESS

Update from Landscape Architect

Mr. Winkeljohn: Alright, our landscape architect has produced some order of magnitude numbers for us, if you don't mind that term.

Mr. Evans: Was this emailed out?

Mr. Winkeljohn: Yes, I emailed it, you have a copy, they don't have it fresh on their iPads but I can pull it up but, if you have a hard copy that's better.

Mr. Evans: Ok.

Mr. Winkeljohn: So, most of us I'm guessing are bottom-line people, is how you start a business, so it came back north of \$860,000 and there's some pretty big plug numbers in this as well, that may or may not be right. Irrigation is considerably lighter than we had anticipated and the contingency is considerably higher than you would have anticipated, contingency meaning the plant removal contingency of \$150,000. So, those were the glaring

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elements that a couple of us have already noticed and talked about, you may have your own equally or greater.

Ms. Simmons: You said this was emailed out to us?

Mr. Winkeljohn: Yes, I sent it this morning, I got it last night.

Mr. Proctor: Yes, 8:00 last night I got it.

Ms. Simmons: Ok, I didn't see it.

Mr. Evans: And it's priced per square foot on irrigation is what you do on a flat surface, and that's impossible to accomplish.

Mr. Winkeljohn: Right, this one, because it's a tiered berm, it kind of lends itself to maybe some creative type of irrigation, and I was thinking old school rainbirds that spray out.

Mr. Wishner: Yes, but we were also talking about drip, weren't we?

Mr. Winkeljohn: Yes, drip is another way, that's how it was originally installed but, there's a lot of backbone to get to that much drip irrigation because each plant was served and I'm just going to refresh everyone's perspective on this. We've done a lot of things, one of what we did with this project was bring us to the point of what material we could put in there that would be more durable and less dependent on our maintenance dollars and irrigation dollars. So, that's what this project was really designed for, the landscape architect went to the government and verified what material could be substituted. So, that's a check we have in front of us, we have a list of material that we believe would not create a hardship with the regulatory world. The second thing is, that this is designed to meet his fix, a total design, and so today you have a lot of questions that we can begin answering, do you want to do it that way, or do we want to go back to what we originally were thinking which was, let's get a functional irrigation system in there and just treat this as a lifetime maintenance project and just dump \$20,000 or \$50,000, \$100,000 every few years into just plant replacement, and not necessarily pure aesthetic effort that was there originally which was kind of already concluded. Not to put the real expensive plants in, put the tolerable allowable plants in there but, put them in a less mature sort of just replicate by putting where the holes are, that's sort of a maintenance approach versus a redo approach. So, those are the things we've grappled with over this topic's lifetime, and this order of magnitude, \$800,000 that's a pretty significant amount, you only have about \$300,000 in your bank account that you could

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afford towards a project, or projects, so you'd have to hit the members up with the difference some way or another.

Mr. Proctor: Well, the other problem here is as you pointed out, is the plug numbers, and the plant removal at \$150,000, and the irrigation of \$75,000 is so far off because there's three main things that need to be replaced. The valve is 20 years old, the drip tubes are all dry rotted and all the wiring is aboveground and new wiring now is below ground, so it's at least half of a million dollars replacement, so this number \$860,000 is probably \$1.4 million.

Ms. Simmons: But why are they so far off?

Mr. Proctor: Because they got this to us at the last minute it looks like and they just plugged it in, they didn't do the proper research.

Ms. Simmons: Well, shame on them, do we trust the rest of the report then?

Mr. Evans: Well, they're landscape architects, they're more on the plant side, so they're really not qualified to give those, and we have good numbers for those too, so I feel very comfortable with the top number but the \$511,000 for plant material.

Mr. Smale: For purposes of the discussion I want to see if I remember this correctly, the annual maintenance on that berm is \$150,000 or so?

Mr. Winkeljohn: Off the top of my head, I can't remember but, I can look.

Mr. Smale: And I'm going off the top of my head but, I remember that at some point.

Mr. Proctor: The 2023 was \$135,000 for labor and \$47,000 for materials.

Mr. Smale: When we had the person in the room and we talked about these types of plants, I remember him saying we could cut our maintenance budget by \$75,000 a year.

Mr. Winkeljohn: Exactly.

Mr. Smale: Am I remembering that correctly?

Mr. Winkeljohn: Yes, you remember the concept perfectly.

Mr. Smale: So, keep in mind as we go into discussion whatever we do, if we do this, we're going to save \$75,000 a year in maintenance.

Mr. Winkeljohn: Right, and then one of the logics was also the irrigation and how it would fit in there and the moving piece was that the golf course was redoing its irrigation and so we called a time out, we don't want to put in a system that's not compatible, that isn't in the right place, etc. So, now that the golf course is concluded we could study the irrigation and probably finetune that number but, the kind of irrigation you want could vary with what kind of plants you choose, and so I think we've all concluded it's a much better investment

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to go with his top list of plants and one of the things I sort of inserted into it was maybe not doing it all at once, do it in phases and spot the worse holes, and do it as a long project a little bit at a time, and that would spread it out over where your membership isn't it with a big increase unless you want to do that.

Mr. Wishner: We may need to do all the irrigation at once though.

Mr. Winkeljohn: Right, irrigation certainly needs to go first and that's the study we haven't, or we did it, like Kevin looked at it with his contractors when he was doing the golf course, and it was closer to the half million-dollar range. I'm presenting a concept that you might be able to trim that significantly by telling the landscape and irrigation technicians because that's a specialty, this is what we want, we don't want the Cadillac version, you don't need that necessarily because we're going to this native stuff, and if you do the long term plan you need enough to just get it wet and keep it alive and then it should be good, and that's a vision that I think has the most economic but, it may not be satisfying to you all as the owners.

Mr. Smale: How long, if we started on this project, how long do you think it would take from start to finish?

Mr. Evans: To construct?

Mr. Smale: Yes.

Ms. Simmons: You're saying do everything?

Mr. Smale: Well, do everything all at once, start to finish, are we talking about a year, or two years, 6 months?

Mr. Evans: No, not a year, I guess irrigation would take you at least 60 days, and then I'd say that planting is at least 60 to 90 days too.

Mr. Smale: So, it could all be done in 6 months.

Mr. Evans: Oh, yes.

Mr. Smale: Ok.

Ms. Simmons: When are we going to have an update on the irrigation price?

Mr. Winkeljohn: So, we need to ask, we haven't asked yet.

Mr. Wishner: I think that should be the first step.

Mr. Winkeljohn: Yes.

Mr. Wishner: Because we need to do irrigation all in one piece. It sounds like we need to do irrigation first and phase in the plantings once we have the irrigation repaired.

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Mr. Winkeljohn: And if you like the menu options, I presented was one, yes, let's do a replication irrigation price which I think we kind of know what that is but, then something in a lesser more crude irrigation that would work and that would be less maintenance, less volume.

Ms. Simmons: Based on this proposal.

Mr. Winkeljohn: On this one or something like it, yes.

Mr. Wishner: I think the irrigation company will need to know what these plants are and where they're being planted to be able to come back to us.

Mr. Winkeljohn: The first thing I see is you only need water in, watering in capability which can be even temporary, I could see that happening with this design. Now, because it's a berm you lose a lot of your irrigation, like it's not efficient because it runs off and it disappears but, I'd be really curious to find a really good irrigation person to be creative on one of the proposals.

Mr. Wishner: And one of the things I don't see here is we had talked with him about while they're doing this planting project, they could unbury the access halfway in there, and I don't see anything in here on that.

Mr. Winkeljohn: I don't know, I don't see it.

Ms. Simmons: Well, I would say in a perfect world we'd do it all at once, but I'm trying to figure out if the residents would be willing to pay for this.

Mr. Smale: What's our live count or taxpayer count, is it 540 or something?

Ms. Simmons: Well, it's really 505 right now.

Mr. Winkeljohn: So, operations and maintenance are divided equally by 569 units, currently, it used to be 577.

Ms. Simmons: Right.

Mr. Smale: So, if you go with \$2,000 a head it gets you about \$1 million plus, which should complete the project.

Mr. Winkeljohn: Yes.

Ms. Simmons: If we did it over, I think if we do it over time, I think we should have a start date and end date, and do it over 3 years, or 2 years because there's savings all of a sudden.

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Mr. Smale: But by the time we get started it's going to be over 2 fiscal years anyway by the time we get started and completed because the fiscal year ends in October, most likely right?

Mr. Winkeljohn: Yes, it would be next year, you just got this year's money a week ago.

Mr. Smale: Right, so the best case scenario is it's going to be over 2 fiscal years anyway.

Ms. Simmons: And we'd still need to probably do an assessment.

Mr. Smale: Yes, and we would have to do an assessment.

Mr. Wishner: I think you're likely to get significant pushback from the community on an assessment for this. I've heard it both ways, but I would say 80% of sentiments that I've gotten have been, why are you spending money on that?

Mr. Winkeljohn: Right.

Mr. Wishner: Who cares, that's the highway.

Mr. Proctor: Well, you're driving down I-75 at 70 mph, and you might look over for 5 seconds but, to avoid an accident keep your eye on the road, I mean we inherited a situation here, there's no reason to spend good money on something that's not going to make a lot of sense.

Ms. Simmons: But we have to preserve the berm, and we do that with plantings.

Mr. Proctor: Well, we could fill the holes that exist and maybe that's \$100,000 a year max and let the irrigation system just be there.

Ms. Simmons: It has to be repaired.

Mr. Proctor: I don't know to what degree, it depends upon what you plant.

Mr. Winkeljohn: This list is ideal for the least possible water.

Mr. Wishner: I think the next step has to be to get a more accurate estimate on what the irrigation is actually going to cost us for this plan.

Ms. Simmons: Yes, for this plan.

Mr. Wishner: And then we can decide based on that, how much of it, or all of it we want to do and over what period of time, and how we potentially phase in this plan, hopefully without an assessment to the community.

Mr. Winkeljohn: So, I may ask you to put your CDD hats on because we already have an assessment, this would be an increase to the assessment.

Mr. Wishner: I understand that.

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Mr. Winkeljohn: I just wanted to make that clear it's not a standalone.

Mr. Wishner: Right, I'm talking about a change to what people see.

Mr. Winkeljohn: And is that a long-term change, is it a one-time change, those are the tough decisions.

Mr. Smale: I would be among the people who would say, why do we have this in the first place, I wish they never put it in but, it's there and it's our responsibility so we have to do something.

Ms. Simmons: And I was going to say, right before you said that, we need to educate our neighbors because they don't know why it's there, they don't know why we have to maintain it, they don't understand because that's within our guidelines, we have to preserve the berm, and we're trying to be most efficient but, somehow we need to communicate that out there.

Mr. Smale: I agree with you and Josh what would happen if we did nothing over a period of 5 years?

Mr. Wishner: And I don't want to answer the question for you, but I recall we've had this conversation in the past, and the answer in the past has been, the state is going to step in, and they're going to do it, and they're going to bill us for it.

Mr. Winkeljohn: And really it would be the county.

Mr. Evans: You could get a violation if it got too hairy looking.

Mr. Winkeljohn: And one of the earlier points is, you have a design, and they could come in and say, get it back to the original design but, we don't want that, that would be really bad because it's expensive, it's the wrong kind of plants, we've learned our lesson. So, we've gone to the next step of a new set of plants that they will agree with so we're not dinged for that little plan, so we're preventing that, so there's that piece to that, and if we have a plan and we say, well we can't afford it all but, we're putting in a tenth of it, or a third of it every year, I think they're going to give you a pass.

Mr. Evans: Yes, and like I'm working on one code violation in Collier County for like 5 years now, and it's like are we making reasonable progress, and they replaced one of the things that was an issue last year, and then another year goes by and then they make a little progress, and then we get a phone call. So, we can trickle out the plan of any type of violation but, I think they want to see if you're making progress, I don't think you can do

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anything but, I think if we have documented reasonable progress toward that it would be good.

Mr. Winkeljohn: So, you're ahead of it but, that's where it goes, and the code violation is just like he said, it isn't as an immediate of a slap but, you can tell your membership that's the ultimate reason why you have to take responsibility for it at some level.

Ms. Simmons: So, in the budget, what is budgeted for the berm this year?

Mr. Winkeljohn: Just the \$96,000 maintenance.

Ms. Simmons: How much?

Mr. Winkeljohn: \$96,000 a year.

Mr. Evans: We think you can put in like a tank line irrigation system at the top, and then do drip, and do phases, like how many phases you want to do down the hill, and we just tap in, tap in, tap in.

Mr. Winkeljohn: That's what I think, something really inexpensive, and manually control it and manually operate it, so when you have new material you turn it on, and you come back every week or so and start turning off the stuff that doesn't need it and you just babysit it.

Mr. Evans: And I was thinking you could put a tank up there of some sort or a drip irrigation and fill slowly over time.

Mr. Smale: So, the answer is it's there and we have to do something.

Mr. Winkeljohn: Right, and what's the right business slot for you guys, and the aesthetics of it were, and this is a sentence I use in every community I've worked in is, what the developer wants to do to sell the property is not what the residents want to live in necessarily, and so there's always this reversal of design concepts, reversal of plant material, not always wholesale but, it's an 80 mph blur so that high level of appearance isn't there.

Mr. Proctor: I think the goal should be not having to change the assessment whatever the final decision is.

Ms. Simmons: If we were to put out some communication, could we do that after our annual meeting in April when we have made other decisions?

Mr. Winkeljohn: Yes, and so I need to talk about that because of your wonderful summer schedules and your grandchildren and all these other wonderful things that happened in the fall, we missed our budget cycle last year, and we'll get dinged on it a little

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bit probably but, the idea was to actually have a draft budget for you next month, and I'll have a no assessment increase budget, and I can put in a \$100 one just for kicks and giggles to see if you like it. What happens when you propose your budget is you start the clock, you have until June 15th to set the highest number you plan to adopt, and you have until about September 1st or so to adopt that number or a lower number, or your existing number, whatever you want. The problem with September is we couldn't get together easily so what we agreed to do was to try to get that into the April/May window, so that really accelerates the budget process and makes these decisions more imminent. So, the idea was to give you a draft in February.

Ms. Simmons: And if you recall that meeting is going to move to Thursday the 22nd.

Mr. Winkeljohn: Correct, so Thursday the 22nd, you'll have a draft budget in front of you, and you will set the adoption hearing, and you will pick the highest number you want. If you pick an increase, one penny above what you're currently assessed we have to do a mail notice, the mail notice goes to every resident and it tells them the date of that hearing, what's going to be discussed, what the amount is, why, and come to the meeting.

Mr. Smale: But we still make the decision at that meeting.

Mr. Winkeljohn: Yes, you still make the decision with a majority of the Board.

Mr. Evans: Well, what could you budget a year for this because I was just thinking if there was like, let's say you had a \$200,000 budget, raising the assessment, could Pat create a 7-year plan, or a 5-year plan that says we're going to use this as the backbone irrigation for year 1, then year 2 we're doing the next tier, and then the following year the next tier.

Mr. Winkeljohn: That was sort of my idea, the stretched-out approach.

Mr. Evans: But if you had a budget you could come up with a phasing along those lines.

Ms. Simmons: Well, that way that would suffice the government if they say what are you doing to keep it maintained, because there are some residents that don't know, and I think it would be good for the residents to know that this is how we're spending and we have a plan because people are asking what are we doing, they keep asking.

Mr. Proctor: So, people are asking about the berm?

Ms. Simmons: Well, all the golf course stuff that was going on last year, there were people talking a lot about it.

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Mr. Proctor: I have not had one person ask about the berm.

Ms. Simmons: Well, and I was on the transition committee with the HOA and all that, so there's conversations about all that.

Mr. Proctor: So, the February meeting is the 22nd?

Mr. Winkeljohn: Yes, so February and Easter did us a favor this year, it's in March and so what that does is that means late April is not going to have a conflict per se, so that would be when you would probably adopt your budget, if we stick to this seasonal cycle that fits your schedules which I understand, that's what I'm going to recommend. Now, you could pick no increase this year, and punt for another year. One of the things I will remind you is that, yes, we have plenty of reserves but, we also have a diminishing, we have a lower number of units so we're actually eating into our revenue just a little bit naturally, and we don't spend a lot of money either so there's that piece.

Mr. Smale: Do I remember correctly that we're budgeted at a deficit where we have been over the last couple of years but, then we just don't spend our money?

Mr. Winkeljohn: Right, exactly, some line items don't spend at their maximum.

Mr. Smale: So, we historically have been budgeting at deficit but, creating a surplus.

Mr. Winkeljohn: Correct.

Mr. Smale: Which doesn't seem like it's proper budgeting.

Mr. Winkeljohn: Right, and government has an order of magnitude lines that says, you have a bunch of legal problems, your legal bill is going to go to the top, so we leave it at a typical number for typical Districts and we're under it because we haven't had a lot of legal battles, so that's just an example. Then engineering, we've had more engineering, so we're at the top of the engineering budget, that kind of thing.

Ms. Simmons: I think depending on what this engineering thing comes in at, I mean I hate to overtax people but, if we keep going into our reserves or operating at a deficit, if you even added \$50 or \$100, I don't know if that would be a big deal, people would understand because prices are going up.

Mr. Smale: We haven't had an increase.

Mr. Winkeljohn: Right for a few years.

Mr. Wishner: I think it's been 7 years and there's not been an increase.

Ms. Simmons: So, I think if you did have a slight increase people would understand and it would be fair to our budget, and projects like this that we have to do.

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Mr. Winkeljohn: Right, so I was going to do that, I was going to give you a zero increase budget, and I was going to give you something in the \$100 range.

Ms. Simmons: And maybe something a little bit bigger.

Mr. Wishner: Right.

Mr. Smale: In terms of our budgeting and this increase, do we have to go annually for these increases?

Mr. Winkeljohn: Yes, once a year.

Mr. Wishner: Do we establish and increase and does that become the new baseline?

Mr. Winkeljohn: Yes.

Mr. Wishner: So, my thinking is, if you're going to go for an increase for whatever reason, and you're going to need to explain it to the community, I would say you go for a 10% or a 15% increase because you've been having inflation, etc., and you can justify that if you needed to. To do \$100 which is probably a 4% increase.

Mr. Smale: What's the maintenance now, well we have the debt service as one part, and then the operation and maintenance as another part, right?

Mr. Winkeljohn: Right.

Mr. Smale: So, the debt service is not going to change, how much is the O&M per unit?

Ms. Simmons: I have a luncheon I need to get to, can I just call in for the rest of the meeting?

Mr. Winkeljohn: Yes, the number is on the front of the agenda.

Ms. Simmons: Ok.

Mr. Winkeljohn: And just to answer your question, you're at \$969 per unit.

Mr. Smale: So, about \$1,000 a unit for O&M, and the debt service is about \$1,200 or so?

Mr. Winkeljohn: It varies widely by the property type but, yes, there's multiples of them, they're in the \$1,000 to \$1,300 range, and there's a couple at \$1,600.

Mr. Wishner: I seem to recall that my CDD cost is somewhere around \$2,400 a year or something like that.

Mr. Winkeljohn: Right, so the typical debt assessment is a little over \$1,000, and then everybody is paying the \$969.

Mr. Winkeljohn: So, let's just call it \$2,000 for a round number.

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Mr. Wishner: No, I think it's higher, I think it's like \$2,400 to \$2,500.

Mr. Winkeljohn: Right, so \$1,200 plus another \$1,000, so \$2,500.

Mr. Smale: Ok, so \$2,500 at a round number, if you give a 10% increase, that's \$250, I mean I don't want to pay any more like anybody else but, I agree with Steve, why should we raise it \$100 when we know we're going to need to do more.

Mr. Winkeljohn: So, what I usually do, and I can adjust the parameters is I give you zero, I give you \$100 to \$200, and then like a \$300, just to show you how the line items would absorb that, and then at that meeting you pick option zero, option 1 or option 2.

Mr. Wishner: Rather than doing \$100, or \$200, I'd rather see, if you want to do \$100 fine but, I'd rather see 10% or 15%.

Mr. Winkeljohn: Ok, I can do that off the assessment.

Mr. Wishner: Off of the total assessment.

Mr. Smale: The total assessment because people don't think of it as two separate things.

Mr. Winkeljohn: That's fine, that's why you guys are here, so 10%, and 15% ok, and it's a draft and we can change it at the meeting, we can pick anything it's just to give you a number to look at to point to. So, that's my sense of timing and I appreciate you bringing that up because that's real important this year.

Mr. Smale: So, we have to do something, I would rather not have to go back year after year and ask for an additional assessment, I think people can see their way to a 10% increase pretty quickly.

Mr. Winkeljohn: Right, and you're mixing your terms to say it that way, and sometimes that's good, and sometimes that's bad, like if you say, you're total bill is \$3,000, and we're only going up 10%, and they say you're getting it all on one side of the equation, you're getting it all in the operating, you're not changing it.

Mr. Smale: Again, the general population will not discern between debt service and O&M.

Mr. Winkeljohn: Right.

Mr. Proctor: Are we going to have the berm estimates and plans done in the next 5 weeks to be able to know what we should consider for the increase because if we don't, I can't support an increase.

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Mr. Winkeljohn: I don't know how quickly we can get an irrigation person to come up with something creative in a hard one, I'll work on it as quickly as I can.

Mr. Smale: Well, we have a real estimate other than the irrigation.

Mr. Winkeljohn: The plan number is perfect, that is a design, that is a specific number of plants, that one is solid and it's the right plants I believe, so the question is all the other softer stuff.

Mr. Smale: Well, I tend to agree with Jim that we can't go and ask for an increase if we don't have a permanent plan on how we're going to spend that.

Mr. Wishner: I agree too, absolutely.

Mr. Smale: So, if we do get that irrigation not to exceed whatever, and then we could say, here's what we're going to do, we're going to do it over 5 years or 7 years, or 3 years, or whatever it is, and then break it down so people can see we're starting here now, and it's a lot easier to swallow the number than, hey we're thinking about doing some stuff, we need some more money.

Mr. Winkeljohn: Right, and I don't even like to ask a Board to put themselves at a public hearing without everything in advance either but, in your situation, because you're shrinking the timeframe, you're kind of stuck like that where you may need an increase, or you may have some solid footing to say, we're going to do an increase but, by the time the adoption comes in late April, you may finetune and prove that, or you may back off of it, and that's the decision point. So, you invite them to a meeting and then you say, now we're making the decision, and I understand that may not look right but, that's kind of unfortunately your timing reality.

Mr. Smale: Well, can we delay the budget process by a month?

Mr. Winkeljohn: So, that would be your answer if you can be here in May or June, the 3 of you, and you have 5 people on the Board so more likely it would be possible.

Mr. Smale: Well, Jim and I are the most likely to be here.

Mr. Winkeljohn: Right, so it's the other 3, and you'd just need 1 more committed.

Mr. Smale: Right.

Mr. Wishner: Well, I'm leaving around May 8th because we have a wedding in California in mid-May but, depending on when we have the meeting, I may be able to fly back here from California.

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Mr. Winkeljohn: Ok, so that's a situation we can talk about in February, we can get people's calendars out and say, can we stick to this schedule, I mean we can push it out, we can have it in August but, it didn't work last time.

Mr. Smale: And we need 3 people.

Mr. Winkeljohn: Yes.

Mr. Smale: Well, I think that if we have a meeting schedule that we need people to commit to that, it can't be, I think I can do it because the Board can't be at the total convenience of everything else.

Mr. Winkeljohn: Right and last year was just kind of an unusual sequence.

Mr. Smale: Yes, and I'm speaking now because we only have 3 Board members here but, I think that a seat on the Board should demand some attention to the business of the Board and not be secondary to everything else that you're doing.

Mr. Proctor: Well, in reading the minutes, I remember making a comment that we can't be a 6-month Board.

Mr. Winkeljohn: Right, you've said that, and what I often do with a February budget proposal which is super early as you might guess because you're just looking at this year's numbers, at the beginning of them, is that we don't adopt it in February, and we just refine it and marinate with it for another month, and then in March or April is when you actually propose the first budget and then your adoption is in that early fall, that's ideal but, we have to know we can do that this year in advance. So, we can talk about that in February, if it doesn't look good, then we do the short version, and if it looks good and people feel like they're going to commit then we can stretch it out again, and give ourselves more time, so we have that option. I'm just preparing you for the real short if that's what we get stuck with.

Mr. Wishner: Clarify in my mind again, to have a quorum do we need to be here in person?

Mr. Winkeljohn: Yes, 3 people in person.

Mr. Wishner: Ok, so you need at least 3 in person.

Mr. Winkeljohn: Right, so you do have 5 people, the fact that we couldn't get 3 was shocking last year, we tried, and it was nobody's fault, it was just that personal timing was terrible for everybody for August and September, and I made a mistake in thinking it would be easy and then it didn't happen.

Ms. Willson: Hi Paul, I lost the audio on the conference call.

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Mr. Winkeljohn: Ok, we're still here, we're wrapping up, we're just doing budget timing discussions when you probably dropped off.

Ms. Willson: Yes.

Mr. Winkeljohn: I think we have a plan now, and I'll start a draft budget and it will be a draft and if we're stuck in our timing it will become our proposed budget, how's that?

Ms. Willson: Yes, that's fine, so we'll plan to present the proposed budget in February and approve it in April.

Mr. Winkeljohn: Correct, and we're going to have our calendars out and if we can stretch it out a little longer, we will, if not they can start the clock in February.

EIGHTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: Do you have any reports that we haven't covered, Alyssa?

A. Attorney

Ms. Willson: Just a note, Paul, did you give out the email from your office with the update on the ethics training and where we recommend the Supervisors access that?

Mr. Winkeljohn: It didn't make it into today's agenda but, I will circulate it.

Ms. Willson: Ok, perfect, and we can just send this to the Supervisors, and as a follow up that would be fantastic, and just a note to the Board I believe we discussed this at a prior meeting but, at the last legislative session there were updates to include Supervisors of CDDs and some required ethics training, it's 4 hours per calendar year and Paul will send you some information on how to access the free educational requirements by the Florida Commission on Ethics or otherwise endorsed by them, as well as some additional information as well in that process. If you have any questions, please give me a call or email me, you have this entire calendar year to complete that requirement, so no rush on that, and you will need to report that you finished it on your 2025 Form 1 disclosure. Also, I've been getting a number of questions from Boards on the Form 6, items have been picked up in various news publications that's a form that requires a much more significant financial disclosure and CDD Supervisors do not need to fill out that Form 6, so I just wanted to make a note of that. Otherwise, I have nothing further to report today.

Mr. Winkeljohn: Thank you, Alyssa.

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B. Engineer

Mr. Winkeljohn: Josh, anything else?

Mr. Evans: Yes, Josh for the record. Do we want to proceed with anything else with Pat, because this was the conceptual design and the preliminary costs to the plantings. His next step was to create a planting plan, which is about \$50,000 or \$60,000 so you can take that plan and plant it, so do you want to hold onto that right now until we know more or do you want me to have him start with that?

Mr. Wishner: Can that plan be developed, well I think since we don't know the degree to which we may need to phase it, I don't think we're ready to instruct them yet on how to develop it because we're going to ask for certain phasing options and we don't know what those are yet.

Mr. Evans: Ok, I totally agree.

Mr. Smale: I agree.

Mr. Evans: Ok. I don't have anything else.

Mr. Winkeljohn: Thank you, sir.

C. Manager

Mr. Winkeljohn: The manager's stuff has already been covered.

NINTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: In your financial reports I have a check register, and the financials and those are through December 31st which is very early in the year considering we start in October but, nothing alarming in the financials and we have about 80% of our revenue as of today, so right on track. Are there any questions? If not, is there a motion to approve?

Mr. Wishner: I do have a question, is the money we received, you said we just got our money, is the money that we received what we anticipated?

Mr. Winkeljohn: Yes, it's always above 100% of the anticipated collection because we do get some late payments and some penalties with the interest payments, not many but some. Is there a motion on the financials?

Mr. Wishner: Ok.

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

TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Winkeljohn: Alright, that's all I have but, I would remind you that we are anticipating to meet in February because of our robust schedule.

Mr. Proctor: And that's February 22nd, on a Thursday.

Mr. Winkeljohn: Yes sir.

Mr. Wishner: When will we know if we need to meet, are we definitely meeting in May?

Mr. Winkeljohn: That's not solid yet.

Mr. Wishner: When will we know that?

Mr. Winkeljohn: Well, let's talk about it in February because that budget cycle will dictate the hard meetings.

Mr. Wishner: Ok.

Mr. Winkeljohn: So, let's see what happens with the Board configuration when we have that hard talk in February and we'll go from there.

Mr. Wishner: Ok.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Winkeljohn: If there's nothing else, we just need a motion to adjourn.

On MOTION by Mr. Proctor seconded by Mr. Smale 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

January 16, 2024

Talis Park CDD

TALIS PARK – SUMMARY NOTES
January 16, 2024 Meeting

1. Board Approved – The 10-18-24 Talis Park Minutes (with corrections)
2. Board Approved – The First Amendment to District Management Agreement between Talis Park and GMS.
3. Board Accepted and approved the audit for Fiscal Year Ending September 20, 2023.
4. Board discussed the conveyance of final lake tract – no action was taken at this time.
5. Board discussed the Landscape architect.
6. Board discussed the financial reports and approved the check register and the unaudited financials.
7. There were no Supervisor's request. The manager stated the next CDD meeting would be on Feb 22, 2024 and the meeting adjourned.