

**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 Thursday, February 22, 2024, at 10:00 a.m. at 16665 Toscana Circle, Naples, Florida 34110.

Present and constituting a quorum were:

James Proctor	Chairman
Steven Wishner	Vice Chairman
Barry Sinoway	Assistant Secretary
Mike Smale	Assistant Secretary
Barbara Hurt-Simmons	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Alyssa Willson	District Counsel (by phone)
Josh Evans	District Engineer

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 January 16, 2024 Meeting

Mr. Winkeljohn: Moving on to our minutes from the January 16th meeting, if those are in order a motion is welcomed.

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On MOTION by Ms. Simmons seconded by Mr. Wishner with all in favor, the Minutes of the January 16, 2024 Meeting were approved.

FOURTH ORDER OF BUSINESS**Consideration of:****A. Resolution #2024-05 Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing**

Mr. Winkeljohn: Like we talked about at the end of the last meeting, we are going to start the budget process, we have three options basically for you. One is to not increase the assessment which has its merits, you have over \$300,000 in reserves, you could weather a storm, so to speak, but you could also afford various projects throughout the next fiscal year, which is weird that you're in February talking about next October but, that's how this business works, so that is a viable option. The other things that we've talked about are different levels of enhancements to the I-75 berm, one of which was to do a little bit every year without increasing the assessment, you could do probably that scale, \$50,000 or \$75,000 and really basically hold your reserve at about that level. Then the other two options we gave you was a calculation off of the assessments, total assessment of all the units and there's a range, there's some that are really high like in the \$5,000 total which is debt and operating, and then there's one because it's the golf course entity that pays a bill, theirs was only \$1,000. So, I threw those two out, and made the average out of the middle crop, if you will, and then I took 10% and 20% of those and gave you two numbers in the budget of increases, and one was as you might have guessed, one was about a \$350 increase, the other one is about \$400 increase, and I don't have the book in front of me to cite it specifically. So, that's the way the numbers laid out, and those would give you an additional \$75,000 to \$100,000 a year in income for a project, and it's really just a starting point for the discussion today and depending on what you come up with in your minds as a Board determines what we do. We can propose a budget today at the highest level you're considering, that triggers a mail notice and setting a public hearing, so you're going to invite your members to a meeting and backing out of that would be cumbersome if you're not really serious about it. You can table today's budget, and the reason I started it so early is because of our quorum issue last year, we want to try, if you're comfortable with it, try to get this in the spring.

Mr. Proctor: Paul, where are we at regarding the plug number that was in I-75 project cost?

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Mr. Winkeljohn: Yes, so I tried diligently to bring in some irrigation people to explore a price and there's a new piece of information, they did not finish the renovation to the irrigation, they only finished half of it. So, the half that actually feeds the berm is still not even started construction yet, it's tied to the other half of the driving range area.

Ms. Simmons: Who's they?

Mr. Winkeljohn: The golf course renovation because that's where we get our water from, so frankly, the thing we were counting on doesn't even exist yet, which is a completed system to tie into, and estimate from. So, I brought the head designer from BrightView which is the largest landscape company in the United States, and they have a robust capability and they're good clients of mine in other places, so they were willing to do an analysis for us, give us some tiered pricing, a bare bones minimum to put in the plants.

Mr. Wishner: Is this just for irrigation?

Mr. Winkeljohn: Yes sir. That was the opening number.

Ms. Simmons: Remember, we said we couldn't move forward until we do the irrigation.

Mr. Wishner: Right.

Mr. Winkeljohn: Yes, so they talked to Kevin, they worked with him and found out this piece of information that the type of controllers and the final system isn't even finished yet, so they really were stuck, and so we're not able to provide you a number today of any value.

Mr. Wishner: Were they not able to say, well if that were finished here's what it would be?

Mr. Winkeljohn: Yes, in theory, they could but, the tie-in capability and how it would be operated is 80% of the value, and then they would have to decide what type of piping to use, I want them to consider the very flexible type of an irrigation system that could possibly relocate to the new plantings, and they don't know the volumes they're going to end up with, that will be tapped into.

Ms. Simmons: So, we're waiting on Kitson to finish it?

Mr. Winkeljohn: They have to finish it and decide how they're going to install that part and what's going to be left at our capacity.

Mr. Sinoway: So, as far as timing is concerned, we have no idea when this will be done.

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Mr. Winkeljohn: He thinks by May.

Mr. Smale: So, they're going to do that in conjunction with the driving range.

Mr. Winkeljohn: It's part of the driving range, yes.

Mr. Smale: Ok.

Mr. Wishner: Do we have the ability with these guys or whoever, to make a request to Kitson to have certain kinds of controllers put in that we could tie into?

Mr. Winkeljohn: I understand that thinking, I don't think they know enough about this part of it to answer that question, and the other piece of the equation is Kevin is really busy and to keep pulling him into District stuff is another topic for us today. He's really not available anymore to serve like he used to, we've benefited from the luxury of his knowledge and availability for many years and as a member of this Board, and what I propose is to switch strategy and go to a District field person, which I've talked to you about before. We usually have to put somebody in the field who meets with the contractors and walks the site with them, and Kevin used to do all of that, he can't do that anymore for us.

Ms. Simmons: And we can't pay Kevin?

Mr. Winkeljohn: I tried to offer it, I did all kinds of things because I knew that was the golden goose, so to speak, in field management, and I couldn't replicate him easily because his knowledge is at the top. One of the things about Kevin is he thinks very big, and he thinks of problems like an entire golf course versus just one issue, so we might benefit from a District directed relationship onsite managing contractors, and this is in no way a criticism of him but, I think our needs are different than his, and his golf course needs obviously. So, that was my suggestion.

Mr. Wishner: What would that cost us?

Mr. Winkeljohn: Well, I have a West Coast person who is looking for more to do, it's a female, her name is Sheryl and she actually mostly sits behind a desk and does, believe it or not, assessment rolls for the whole state, she's one of our assessment people but, she has an environmental engineering background and she wants to get back out in the field, she has supervised for 15 or 20 years in the field in Jacksonville, so she relocated to the West Coast and is looking for some field work. So, one of my other clients in Punta Gorda has hired her. So, I have her capacity down a little bit, or her costs for capacity down a little bit because I have another client, so I could do it at \$1,000 a month, and usually, a person

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full-time is about \$70,000 down to \$30,000 but, I think you're small enough where it's half of that.

Mr. Simmons: Would it be project-based, like a contract worker?

Mr. Winkeljohn: So, what a field manager does is, one, they meet with contractors and they supervise and inspect contractors, that's a big piece that you don't have. The second thing they do is projects, when you have a landscape project they birdog the whole process, they would meet with the irrigation person and walk the site with them, that kind of thing. Right now, the managers don't do that, we're administrative paperwork people, so we've always had the benefit of Kevin doing that role, so that's one way to do it but, I don't want to hijack the budget process, but it is all sort of tied together.

Ms. Simmons: Did you put it in the budget, a proposal?

Mr. Winkeljohn: I did not, no.

Mr. Smale: Is this someone we would have on a contract basis?

Mr. Winkeljohn: We usually amend the management contract, we add a laundry list of field services which I can circulate to you what the job is, a monthly report, etc., and that's my cost.

Mr. Smale: Are we better off with just doing it on an hourly basis when we have a project?

Mr. Winkeljohn: That's a different type of role because you have over \$200,000 worth of landscape supervision that you don't supervise technically, you let Kevin do it. We don't know what they do, unless he tells us, that kind of thing, we don't know the quality of their work unless he brings it up. Well, you're replacing that with this person, so that is an insurance policy that pays for itself right there, and so that's why you don't want to do it hourly, you want that person feeling obligated to oversee those contractors, and then adding in a berm replacement or an irrigation project, that would just fold right in.

Mr. Simmons: So, that's \$12,000 a year.

Mr. Winkeljohn: Yes, that's it.

Mr. Proctor: To provide like a monthly/quarterly type of work.

Mr. Winkeljohn: Right, I do a monthly report, I do a very elaborate report on purpose because of documentation, I want your residents to see the before and the after, or the workload that you are maintaining, not so much about the staff, it's really about this Board,

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and it really creates a wonderful documentation history that you can always have, so we do that as part of it.

Mr. Wishner: Ok, can I back up for a second relative to paying for all of this? If I heard you correctly, you said that a \$400 increase in the annual assessment would be about \$100,000 but, if we've got about 500 units paying \$400 per unit, that's \$200,000, so I'm a little bit confused.

Mr. Winkeljohn: I was very general in my statement, I apologize, I hadn't opened the budget when I said that, let's just see what it is. Yes, so it's \$140,000 for option 1 net increase.

Mr. Wishner: Option 1 being how much per month?

Mr. Winkeljohn: And about \$180,000 for the other option and those increases are, the two options go from, or that would be an increase of \$328 for the change, if you go to page 10 in the budget, there's a chart there, then on page 11. So, there's 7% and 9%, so the increase would be \$382 and \$404 increases, and there's a very subtle difference between them because of the way you asked me to calculate it.

Mr. Wishner: Ok, and that gets to a total of, did you say \$140,000 and \$180,000?

Mr. Winkeljohn: Yes, so at the top of the budget.

Mr. Wishner: What page are we on now, the actual page?

Mr. Winkeljohn: It's page 4A in your tabs, and I can pull it up for you.

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

Mr. Proctor: So, option 2 requires notification to the residents.

Mr. Winkeljohn: Yes, options 1 and 2.

Mr. Proctor: Option 1 as well.

Mr. Wishner: Well, option 1 is to keep it the same, option 2 was not.

Mr. Winkeljohn: And it's really mislabeled, there should be a third column here but, the print got pretty small, so option 1 is not doing anything, that's the existing budget, so option 1 is an increase, and option 2 is an increase.

Mr. Smale: Option zero is to keep it the same.

Mr. Winkeljohn: There you go, thank you.

Mr. Sinoway: So, as you're saying, any increase is going to require notification?

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Mr. Winkeljohn: Yes, mailed notice and a public hearing.

Mr. Sinoway: 1 or 2.

Mr. Winkeljohn: Yes.

Mr. Proctor: Here's what I'm not comfortable with, until we have an understanding of the berm project costs, I think the notice should be done at the same time because that's going to create questions if we're going to increase it, either option 1 or 2, and we don't have the answers.

Mr. Winkeljohn: Right.

Mr. Wishner: Well, except, we do know that the costs are coming in higher than we had anticipated, and we can't answer the question, what is the final actual cost but, we do know now that we have to pay for a field person, we know that our costs for the irrigation is higher than we thought yet unknown, we do know what the cost of the plantings are likely to be, all of which leads us to an understanding that we're going to need more capital.

Mr. Proctor: I understand that but, I'm not comfortable with the irrigation cost saying it's going to be higher, we have no idea.

Mr. Sinoway: You're talking about, you have to answer the public, and the public is going to say, ok you don't have a project that has any deep amount yet, you don't know how much this is going to cost, you don't know how much that's going to cost, you don't even know when you're going to be ready to do this project, and you're asking us for an increase when you have \$300,000 in the reserve, that's the way the public is going to address this.

Ms. Simmons: But the meeting is in April, and if you don't put it in this year's budget, you're not going to be able to put in any irrigation for another year, and we have to put irrigation in, we have to tie into the system, we have to do something. The proposed budget for option 1 is under special projects which are the irrigation and the plantings, it's \$55,000 that's all we're putting in and option 2 is \$75,000. So, we're going to have to, in my opinion, we can't stay where we are because we have to have irrigation, and there's nothing in the budget.

Mr. Wishner: And in response to Barry's point, we really can't, and I understand the inclination of the public which would be to say, well you have \$300,000 in reserves but, we don't have \$300,000 we can spend because you need reserves as a cushion against storms and other things, so that is a safety net that you have to build into the system that you can't just spend down.

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Mr. Sinoway: Understood.

Ms. Simmons: But will we have some answers in April?

Mr. Smale: Paul, do you have a recommendation with your experience in CDDs?

Mr. Winkeljohn: Well, I'm trying to resist last year's error and it's really up to you all if you think we can count on ourselves to be absolutely three people in the room in September, you buy that time, you get a lot of time if you can do that.

Ms. Simmons: A September public meeting?

Mr. Winkeljohn: Yes.

Ms. Willson: Also, because you won't be able to increase anything if you're trying to adopt your budget after the fact, we can't certify an assessment without holding that assessment hearing. So, if you're going to increase you need to have that done by September at the latest. Also, just another item to mention is, we can't hold the budget hearing for 60 days, you have to have 60 days' notice to the county and then provide that notice. So, what I have had some Districts do when they're in a similar situation to you, is sometimes they will adopt the higher proposed budget, and they put some additional language in there, the mail notice we could work with the chairman or some other designated person from the Board to just basically outline where we are in the process. (inaudible comment).

Mr. Winkeljohn: So, that's certainly a viable approach, I was going to answer your question a little bit more, because if we can be here, like the first week of September or the last week in August, and we can commit to that, three of the Board members, then what you do is you table today, and you wait until between April and May, you have all these numbers in a much tighter focus and then you decide what you want to do then, and then your hearing isn't until September or late August is more accurate. So, that's the ideal, that gives you all the time that you can have, that you do have available to you but, it puts us in the situation if we can't get quorum for that meeting, then we're really in trouble, you definitely can't have an increase.

Mr. Smale: Well, for a public hearing do we need to have a quorum at the public meeting?

Mr. Winkeljohn: Yes, three people.

Mr. Smale: Ok.

Ms. Simmons: Three of us on the Board.

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Mr. Smale: So, we need three people to be here in April or May, and three people in August or September.

Mr. Winkeljohn: Correct.

Ms. Simmons: Well, we have three people for April, right?

Mr. Winkeljohn: Yes, I would think that's no problem.

Mr. Wishner: Yes, I'm here for April.

Mr. Proctor: I can commit myself to being available and make my schedule work for August or September.

Mr. Winkeljohn: Ok.

Mr. Wishner: I'm happy to fly back here for late August or Labor Day week but, I leave on the 10th for Europe for the rest of the month.

Mr. Winkeljohn: Ok.

Ms. Simmons: I'm in Scotland until the very end of August but, I could be here right after Labor Day.

Mr. Sinoway: And I can be here, the end of August, the beginning of September as well, I can't be here at the end of September.

Mr. Winkeljohn: Ok, and I like the sound of late August because of the certification.

Ms. Simmons: Well, how about early September?

Mr. Winkeljohn: That gets a little tight with the tax roll.

Ms. Simmons: Because I can't be here in August, not at the beginning.

Mr. Winkeljohn: But I heard four very likely for late August, did I hear that, very likely for late August?

Mr. Smale: Probably, I'll say very likely.

Mr. Winkeljohn: Ok, I mean last time we sat here, there were some pretty unusual circumstances like a couple of births of grandchildren that were known, so those were off the table right away, and I'm not hearing that right now.

Mr. Smale: Well, let's zero in on a date as we're talking about it, now we're not talking about September, we're talking about August, right?

Mr. Winkeljohn: Yes, so I would pick the last week in August, any of those days.

Ms. Simmons: So, I'm in Scotland, I don't even know if I can do it on a call.

Mr. Winkeljohn: Ok.

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

Mr. Proctor: I don't think we should be a few days before or after Labor Day.

Mr. Winkeljohn: Right.

Ms. Simmons: And we'll provide a Zoom for the public.

Mr. Winkeljohn: Absolutely.

Mr. Wishner: What about the 5th of September?

Ms. Simmons: I mean I like the first of September, but he's saying not to do it then.

Mr. Winkeljohn: I can live with the 5th of September.

Mr. Smale: Where is that in relation to Labor Day?

Mr. Wishner: Labor Day is the 2nd, and Thursday is the 5th.

Ms. Simmons: I can do it on Wednesday or Thursday.

Mr. Wishner: Yes, I can do Wednesday or Thursday as well.

Ms. Simmons: Is that a better safety net for all of us?

Mr. Smale: It probably doesn't make any difference to me because I don't have any current plans.

Mr. Winkeljohn: Ok, so tentatively then, 9/5 would be a good date.

Ms. Simmons: So, definitely April is off the table, and we'll have to get some more information.

Mr. Winkeljohn: For the adoption yes, so what I would do is table today's budget item, I'll do a revision, with some of the things we just talked about, and by our next meeting, if we can't meet in March, we can meet in April and have tighter numbers and make the big decision.

Mr. Proctor: Do you need us to approve the field manager position?

Mr. Winkeljohn: You can just direct me to include it in the budget draft, and if you want to start it now, that would be ideal, if you're interested in that, I'd like that.

Mr. Wishner: I think we should.

Mr. Winkeljohn: So, then a motion to authorize would be appropriate.

Mr. Proctor: I move to authorize.

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On MOTION by Mr. Proctor seconded by Mr. Sinoway with all in favor, authorizing staff to move forward with a field manager's position for the District effective immediately was approved.

Mr. Winkeljohn: And I was going to have her on the phone but, she's on vacation today.

Mr. Smale: Just to be clear, this meeting on September 5th is only necessary if back in April or May we decide to increase the budget.

Mr. Winkeljohn: No, you have to have a budget hearing, whether you invite all the residents to, an increase hearing is secondary.

Mr. Smale: Ok.

Mr. Winkeljohn: So, we have to have that meeting.

Mr. Smale: Ok, but we have no increase, we won't have a full-blown meeting.

Mr. Winkeljohn: You won't have a mob of people.

Ms. Simmons: But we're pretty sure we're going to meet.

Mr. Smale: Well, if we have it on September 5th that's perfect.

Mr. Winkeljohn: Right, and we would use the other room.

Mr. Sinoway: So, we're going to have a budget meeting on September 5th.

Mr. Winkeljohn: The adoption, is tentatively set, so we're sort of working backward, we've decided when we're available to do it, so that gives us a lot of time between now and then to adopt a proposed budget to elect what our proposed budget will be and get the numbers tighter for that budget.

Mr. Smale: Sounds like a good plan.

Mr. Winkeljohn: Alright, that's what I hoped we could accomplish today, so thank you for that. So, my recommendation then is to table item 4A with that direction and I'll bring back the amended budget.

Mr. Wishner: I'm sorry, I'm still a little confused in my mind, and I just want to be clear, so we are not currently making any recommendation along the lines of what she said on the phone to propose a budget at a certain level.

Mr. Winkeljohn: Well, we could do what Alyssa recommended if we were restrained today but, with what we just talked about we're not as restrained, we can move the budget proposal, the first step, to the next couple of months and then the adoption is well past the requirements in the first week of September.

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Mr. Wishner: Ok.

Ms. Simmons: I did have a question on the budget if I may.

Mr. Winkeljohn: Yes ma'am.

Ms. Simmons: It's page 1, and in 2024 there was a carry forward surplus of \$160,000 and there's none proposed for 2025?

Mr. Winkeljohn: Correct, this year to balance your budget compared to the year before, because you had a big expense the year before, you used some reserves and so that's how the accountants amended the budget to balance it. You ended up the year with still some savings, so you really didn't use that carry forward but, it was a balancing item.

Ms. Simmons: So, this is for balancing, and that's why you normally don't put it in there.

Mr. Winkeljohn: We try not to because it's a diminishing return of reality, you'll end up broke if you do that every year.

Ms. Simmons: I understand, ok thank you.

Mr. Winkeljohn: And I've had Districts do that and it's really ugly. So, we're good, did I answer your question?

Mr. Wishner: Yes.

Mr. Winkeljohn: Ok.

B. Resolution #2024-06 Adoption of Records Retention Policy

Mr. Winkeljohn: Some other housekeeping items for you today, resolution #2024-06 is related to the public records retention policy. The good news is the State of Florida has launched itself into the modern era slightly, and they're allowing us to use electronic records retention for the first time of any substance and Alyssa, do you want to cover the nuts and bolts if there's any questions about it?

Ms. Willson: Yes, absolutely. You have this requirement of a records retention policy and this updates it, and it allows you to use electronic records as your official records. (inaudible comment)

Mr. Winkeljohn: It does save a little bit of money because the paper copies have to be retained.

Ms. Simmons: So, who is our appointment for the records management liaison office?

Mr. Winkeljohn: That's us, our office.

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Ms. Simmons: Ok.

Mr. Winkeljohn: So, it saves Districts money because all that paper has to be maintained and stored and Iron Mountain is expensive.

Ms. Simmons: Do we see that savings in the budget?

Mr. Winkeljohn: Maybe a little bit, yes. Since you went to tablets, and now there's an electronic records retention, and our paper costs are going way down.

Ms. Simmons: So, it's kind of in your management budget.

Mr. Winkeljohn: Yes, because the way we bill you is it's a flat fee for management but, then you pay your consumable fees as they come and so you get that immediately because we're not printing anymore, and I pay for the tablets. So, I just need a motion to approve resolution #2024-06.

On MOTION by Mr. Smale seconded by Ms. Simmons with all in favor, Resolution #2024-06 adoption of records retention policy was approved.

C. Resolution #2024-07 General Elections Process

Mr. Winkeljohn: Item C is the general election process and a couple of you, or two or three people are up for election every two years in our business, and I believe it's your seat and your seat are up for election. This is one of the more unusual things in Florida is the window to sign up to run for your seat again is a 4 ½ day process at the beginning of June, and it's noted in there.

Ms. Simmons: I have a note on that, I can't believe that.

Mr. Winkeljohn: Right and there's a very small window to qualify, and worst-case scenario if nobody qualifies, this Board reappoints to that vacancy but, the risk is, and this has happened, you won't believe this, of somebody who just likes to run for office signing up and you have to deal with somebody who you don't know anything about, etc., I've even had people that don't even live in the community sign up for elections because nobody was there, and they got elected and then we had to say, you're not qualified, and it's not as simple as you think to get them out of that seat and we don't want any of that, so I really encourage if you're going to stay in your seat that you do register and that's all you have to do.

Mr. Wishner: So, how do we do that?

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Mr. Winkeljohn: I'm not certain they allow electronic filing now, Broward County does, and I don't know this county as well as Broward or Dade but, you used to have to go to the Supervisor of Elections office, swear an oath, sign a form, pay like \$15 and then you're on the ballot, and if nobody else runs you're automatically elected and you're off the ballot.

Mr. Smale: The first time we had any elections were last year because previously it had been mostly with a development Board for the most part, and I was up for renewal, so just so you know, I had to go down to the Supervisor of Elections office and file some paperwork and put in my financial disclosure form and I think I paid \$25 or something like that, and then that got me on the ballot, they put me on the ballot but then, since I was running unopposed I was not on the ballot, so that's the process.

Mr. Wishner: And where is the elections office?

Mr. Smale: It's on Orange Blossom, it's not that far away.

Mr. Wishner: Ok, and we don't have to do that during that 4 ½ day period, do we?

Mr. Winkeljohn: Yes, you do, you have to go to that office and fill out the paperwork in that period of time, now they did change the policy in some counties where you can do it in advance, and they'll hold it for you, and they'll submit for you.

Mr. Wishner: Ok.

Mr. Winkeljohn: So, if you want to call them and say, hey my seat is coming up for election, and play the process with them, you'll get their most current policy.

Ms. Simmons: What is our responsibility as a government Board to announce this to the community that these seats are open because I feel pretty strongly about this, and I feel strongly that you have to tell your community that these seats are open.

Mr. Winkeljohn: That's an option, this Board has no obligation.

Ms. Willson: Well, you run a notice in the paper and reference the resolution of the qualifying period. (inaudible comment)

Mr. Winkeljohn: So, this resolution is for me to publish the notice that there are two seats on the November election and when the qualifying period is, etc., we can share this notice with the HOA or other people but, you're not obligated to.

Ms. Simmons: Really?

Mr. Winkeljohn: Yes.

Ms. Simmons: So, you run an ad in the newspaper, doesn't that seem very old fashion?

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Mr. Winkeljohn: Yes, and they're working on it slowly.

Ms. Simmons: You know I was on the transition committee and there was lots of conversation about how this is not advertised to the public.

Mr. Winkeljohn: Technically, that's the only thing that's advertised is our meetings.

Ms. Simmons: Just to let people know, and having been in government too myself, I agree.

Mr. Winkeljohn: Right, and most Districts rely on the HOA.

Ms. Simmons: I just feel strongly that we should do a little bit more, I mean that's just me.

Mr. Winkeljohn: Ok. So, Districts don't typically get in sort of the newsletter notice communication business, we often rely on the HOA to do that, and so if there's a master association that we can connect with, what we often do is, they get a copy of our minutes, they get a copy of dates and things like this, and that person puts it in their newsletter and that's how most Districts do it. We have our website obviously, and our website has much of this information built into it by rule.

Ms. Simmons: Maybe we could talk about that under item No. 6, discussion of our communication plan.

Mr. Winkeljohn: Excellent.

Ms. Willson: (inaudible comment)

Mr. Winkeljohn: And I usually lead with that, if the District were in the email business, that becomes a public record and we get targeted for telemarketing scams of public records requests, and it's really cumbersome for Districts to get into that, so we advise what Alyssa just said, let the HOA use their email threads, those are protected and they can add our details to the front of their email threads or whatever. So, we can talk about that in a minute but, it sounds like you're interested in maybe helping that. Alright, so is there a motion to authorize resolution #2024-07 which is the notice of the election process?

On MOTION by Ms. Simmons seconded by Mr. Wishner with all in favor, Resolution #2024-07 the general elections process was approved.

Mr. Wishner: Just a point for clarification, what seat am I, and which seat is Jim?

Mr. Winkeljohn: Yes, so you're seat #1, and Jim is seat #4.

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Ms. Simmons: And these are 2 or 3-year terms?

Mr. Winkeljohn: They're 4-year terms.

Ms. Simmons: Ok.

Mr. Winkeljohn: So, in 2 years there will be three of you in this process.

Ms. Simmons: So, it's every two years.

Mr. Winkeljohn: It's every two years but it changes people.

Ms. Simmons: Right, I understand, ok.

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

FIFTH ORDER OF BUSINESS

Update on New Procedure to File Annual Forms with Supervisor of Elections

Mr. Winkeljohn: Alright, so thank you for that. So some more regulatory world items for you, item No. 5 is your normal Form 1 comes out in June, it's due by July 15th, etc., and you guys have all done that a few times. Well, now that you're perfect at it, they change it, the state changed it, it's now wholly electronic filing which is good and bad. One is, the state now runs it, not the county office, the state will send you an email.

Ms. Simmons: We already got it.

Mr. Winkeljohn: Ok, so you already got it.

Ms. Simmons: Well, I did.

Mr. Smale: I did it.

Ms. Simmons: Well, I got it and I did not fill it in within the 10 days they gave me, and they said I need to request another one and I don't know who to request it from, I couldn't tell.

Mr. Winkeljohn: So, go back and check your email that the District uses for you and see if you got anything from the state. The other thing we did is we put all of you in there and we can coordinate that with you but, once you get logged into the state's system then your information stays there, and so you just punch in the answers to the form every year and you're done. This time next year you'll also be checking the box that you can do the 4 hours of ethics training that they added to us. The good news is you're not being treated like the rest of the elected officials in the state of Florida with the Form 6, which I think over 100 people resigned the week that became official throughout the state, mostly municipal

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and county people didn't care for that, it's a very invasive financial form, and it was in the news. That's not you but, you did get dragged into the 4 hours of ethics training. We found a couple of really good web videos that are 2 hours each, and you can kind of let them play and do whatever you're doing but, it is ethics training, so I'm relying on your ethics for that.

Ms. Simmons: Is there a deadline for that?

Mr. Winkeljohn: Yes, the way this worked out is, if you're in a seat right now it's due next Form 1, you have to be able to check that box, so you have between now and December 31st technically to have performed it because your Form 1 is in arrears.

Ms. Simmons: And we're supposed to pay for it, right?

Mr. Winkeljohn: If it costs, we have found a couple that do not charge.

Ms. Simmons: Ok, well it says \$49 for each District official.

Mr. Winkeljohn: That's one option.

Ms. Simmons: And that cost is \$71.

Mr. Winkeljohn: Right and there's others, there are links that are free that I'll send you.

Ms. Simmons: Ok.

Ms. Willson: (inaudible comment)

Mr. Winkeljohn: Right, so what we did was, when it's in the agenda package the links get disabled so, we'll send a separate copy of it, of Alyssa's report to you guys, and it will have everything, it has multiple links in there, and not all of them have charges, so we'll send a separate email after this meeting.

Ms. Simmons: Ok.

Mr. Winkeljohn: So, I'll resend this separately and that way it's clickable and you can follow along.

Ms. Simmons: And you'll send the annual form again that we do online.

Mr. Winkeljohn: Yes, so I'll ask Jennifer to go into the system and reset you because we can do that for you.

Ms. Simmons: Ok.

Mr. Winkeljohn: When you get your email, you can do it on your own, you don't have to wait for them to email you, you can go in, tell them who you are, what your District is and that's it.

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Ms. Simmons: They said you have to do this in 2 weeks, otherwise my link was no longer clickable.

Mr. Winkeljohn: Right, it expires, and they send you another one. Alright, so thank you for that.

SIXTH ORDER OF BUSINESS

Discussion of:

A. 2024 Communication Plan with Residents

Mr. Winkeljohn: Moving on, item No. 6 was something I think we covered a little bit which is a communication plan with residents. It's usually recommended that we partner with the HOA to be our communication, so we're not trying to create a new path of information, and also that public records protection is really important. Was there more you wanted to add?

Mr. Proctor: So, should the HOA communication come from the management company or the HOA Board?

Mr. Winkeljohn: I think the manager can usually just find out from like me or my staff, what are the highlights, copies of like my summary the other day, that's an option, elections, major budget meetings, things like that we can put in there, and any project the District is doing, so just the highlights, and then link back to me or our website if they want to see anything else.

Mr. Wishner: I'm a little confused as to what is on the table here, do we need to approach the Talis Park manager to coordinate with you?

Mr. Winkeljohn: To help, yes.

Mr. Wishner: Ok, is this something that they're used to doing?

Mr. Proctor: I think we should go to the Board, that they would direct the management company.

Mr. Wishner: Yes, I think that's right.

Mr. Winkeljohn: Are any of you on that Board?

Ms. Simmons: No, we can't be but, they want to work more closely, they want more information from us, and I was reading the minutes from last week, they talked a lot about it, and we have to educate the public about the berm and why they're responsible for it because if we're going to propose a price increase they will need to know that.

Mr. Winkeljohn: Right, and I think it's a now thing, so if anybody wants to volunteer to start the dialogue with the Board you can do that, and then link the manager to me once

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it gets approved. We want to start telling people now, like March or April. There's a couple of other issues coming to me, we can talk about it a little bit.

Ms. Simmons: Well, can I make a comment, I was going to try and get more specific with the plans for our townhall, do we want to have this information out, well I was thinking we had to get it out immediately because we were going to have the budget by April, so now it's not quite that urgent. Do we want to have our first communication piece out like a month after this meeting?

Mr. Winkeljohn: I would say the next meeting when we propose the budget, that's what I would recommend, when we do the proposed budget in either March or April, that would be the time.

Ms. Simmons: Ok.

Mr. Wishner: I'm sorry, let me back up, wait a second, we're going to have a conversation with the Board to try to arrange a chain of communication between you, and the management company but, I think we need some sort of coordination or control over what it is you're providing to them.

Mr. Winkeljohn: Absolutely.

Mr. Wishner: So, I think we need a process by which you would propose a draft of what the communication is going to go to them, and we need to somehow review the work and approve that I think, so that it can be released to them. So, we've been talking at 30,000 feet but, I think we need to get a little bit into the weeds as to how this is going to work.

Mr. Winkeljohn: Well, ideally you pick one person from the Board, and I can share it with all of you and take your individual input because it's not an action of the Board, it's just communication. So, I can edit down what you all tell me but, you might tell me five different things, so if there's one person that you want to be the communications lead, that gives me one voice to answer to with the draft, does that make sense? Who wants to do that, and it has to be just one person? So, the policy would be final draft approved by the chairman.

Mr. Proctor: Yes.

Ms. Simmons: And then you can send a draft out to all of us, right?

Mr. Winkeljohn: Yes, I can do that.

Ms. Simmons: Ok. Will we have a meeting set for April 23rd, and that's a public meeting, so is that going to be our meeting to adopt?

Mr. Winkeljohn: That's when I think we'll propose the budget.

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Ms. Simmons: Ok, propose the budget, and that doesn't need to be a public hearing?

Mr. Winkeljohn: All our meetings are public, but it's not a hearing, correct.

Ms. Simmons: Ok.

Mr. Winkeljohn: Because we moved this meeting until late February, so the March meeting would be like in 10 days, and there wouldn't be much value in that meeting.

Ms. Simmons: So, getting into the nuts and bolts, we would have a communication piece out to the residents after that.

Mr. Winkeljohn: Yes, that's what I think, yes.

Ms. Simmons: Ok.

Mr. Sinoway: When was that April date again?

Mr. Wishner: The 23rd.

Mr. Sinoway: Thank you.

Mr. Winkeljohn: Ok, so are we good on the communication discussion?

Mr. Sinoway: Yes.

B. Waterway Chart Survey with Crosscreek Environmental, Inc.

Mr. Winkeljohn: Alright, so item 6B is from Crosscreek, and I believe this is the midges.

Mr. Wishner: I'm sorry, the what?

Mr. Winkeljohn: The midge world, and what happened was a resident contacted us, and just like the tadpole discussion, and this is related to the tadpole, we're going to do a treatment for tadpoles and we have the frog people, for lack of a better term, handling that but, one of the other persistent pests in the community is midges which one or two lakes have really bad midge.

Mr. Wishner: What's a midge?

Mr. Winkeljohn: It's like a little flying black dark bug, that's a midge, and they're annoying. So, I hope this comes across the right way, I'll tell you what the head of midge research at the University of Florida told me, and he's a PHD of entomology of insect killing, because I had a community that was spending over \$200,000 a year spraying and trying to kill midges, and I asked him what he thought of our treatment program and he said, well the only program that works is to drain the lakes, light them on fire, and let them burn for 30 days. He said because the midges are anaerobic, they don't need oxygen when they're

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born and they can live 6" or 8" under the mud so you can't spray and kill them, so I thought that was a funny answer but, it's reality. There's not a lot you can do economically, and fast forward to the punchline, the solution I've come up with in most communities is if where you have them is you use a sinking larvicide pellet which goes down into the first layer of muck, it arrests a percentage of the larva, and reduces your treatment. If you really wanted to spend more money you could also do a spray when they're coming out and it just kills the living ones but, the population won't go away, you're just ahead of it in that respect.

Mr. Wishner: Is this in any way toxic to birds or fish?

Mr. Winkeljohn: No, it's a flower in Africa that's nontoxic to anything but mosquitoes and midges are the two things that don't survive that oil, it's like a little oil gets on their scalp and kills them.

Mr. Proctor: On this treatment proposal, how long is it good for? I mean as far as the actual treatment, does it last a year or longer?

Mr. Winkeljohn: It lasts a season, a growth cycle which we already missed for this year so usually you do it, I believe in October through November, you do a treatment. This is too expensive I think for a few bugs.

Ms. Simmons: Is it one resident?

Mr. Winkeljohn: One complaint, I just wanted you to be armed with as much information as possible, it's almost \$12,000 for all lakes, once a year.

Mr. Smale: When you're saying you think it's too expensive, is that because you've seen cheaper quotes somewhere else, or it's not worth doing it for the amount?

Mr. Winkeljohn: No, I think it's the cost benefit.

Mr. Wishner: And it only addresses a small percentage.

Mr. Winkeljohn: It's the most effective and economical option.

Mr. Wishner: But what percentage of the midges does it actually kill off?

Mr. Winkeljohn: I have no idea, it depends on if the lakes are lined, it will probably be very effective, if they're an unlined lake which are the ones where you're going to have the problem because that's where the muck is and that's where they regenerate the most, it's less effective because they can still bury deep in the mud their larva, until they feel like hatching.

Ms. Simmons: Can the community pay for it because they bought houses surrounded by water, I mean we're literally on top of water.

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Mr. Winkeljohn: Right, and we're in charge of the lakes for drainage purposes, bugs and aesthetics is not an obligation, it's a nice thing we do but, it's not our purpose, we're a water retention drainage Board.

Mr. Smale: No pest control.

Mr. Winkeljohn: Right, not pest control, and not aesthetic pleasing, although it's certainly not separate of our job but, it's not our prime job.

Mr. Proctor: So, I would take this to the particular neighborhood HOA to address it.

Mr. Winkeljohn: That's one idea, I can treat just that lake for \$1,000.

Mr. Wishner: I think we should go to the HOA of the community.

Mr. Proctor: Paul, can you get an estimate just for that area that it's affecting, that particular area?

Mr. Winkeljohn: Do you know what lake number that is?

Mr. Proctor: No.

Mr. Sinoway: Just an insight, you treat one lake, and you set a precedent, and a responsibility as your duty going forward.

Mr. Wishner: Right.

Mr. Sinoway: So, it's not our responsibility.

Mr. Winkeljohn: It's not an immediate obligation of your responsibility, you can assume that responsibility if you choose.

Mr. Smale: I agree that once we assume responsibility for an individual complaint, it sets a precedent.

Ms. Simmons: And I do like the fact that we studied it and investigated it, and you're a resource, and so we're helping.

Mr. Winkeljohn: Right, I want to switch gears a little bit, often, and is there mosquito control in this county?

Mr. Wishner: I think there is.

Mr. Winkeljohn: So, often the mosquito control path is the best way, and I don't know if you let them into the community, like if people have a lot of mosquito complaints, and you're not here in the summer.

Mr. Wishner: I do not know the answer to that.

Mr. Winkeljohn: So, that's how I've managed to sort of get out of the business, and let the county be responsible for it because they will do larva sighting, just as I described it

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for mosquitoes for the same reason, and it has the same affect, they also fly and they spray that type of solution and they use a mixture, and that will affect the midges.

Ms. Willson: (inaudible comment)

Mr. Winkeljohn: Ok, so we'll have to find that out, I can dig into that a little bit maybe Josh knows somebody.

Mr. Smale: So, I would say our response is, this is not our responsibility, here's some resources if you want to investigate it yourself.

Mr. Sinoway: Agreed.

Mr. Winkeljohn: Right, educational tacked, got it.

Mr. Wishner: I agree.

SEVENTH ORDER OF BUSINESS

Consideration of Estimate #11293 with Crosscreek Environmental, Inc.

Mr. Winkeljohn: Ok, so we already addressed the Crosscreek estimate.

EIGHTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: Moving on to staff reports, Alyssa, anything for our friends today?

A. Attorney

Ms. Willson: Nothing for this District but, I'd be happy to answer any questions.

Mr. Winkeljohn: Alright thank you.

B. Engineer

Mr. Winkeljohn: Josh has a report for you I know.

Mr. Evans: Yes, so at the last Board meeting we were asked to look at the lake, the pipe that extended out of the lake, there were actually two of them. We were requested to obtain a survey of it, so that's what we would need in order to provide a recommendation for improvement of it. We obtained a survey and then I think the Board all received an email of our suggested picks.

Mr. Wishner: Yes.

Mr. Evans: So, with there being two pipes, what we suggested was something called a minor dam, and I provided a photo so you have an idea of what that looks like because it

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sits on top of the liner, and it provides a way for the water to run out of the pipe and not the road because it's a concrete flume and then you put rip rap around it. They are \$3,000 or \$4,000 so since there were two pipes, we connected the 6" to 12" with about \$300 worth of pipe versus having another minor dam that would cost \$4,000, so there's plenty of capacity in that 12" line. So, this is the suggested fix, I think the idea is that we would give this to the HOA.

Mr. Wishner: Yes.

Mr. Evans: And then your suggested solution that you might want to try.

Mr. Winkeljohn: And we were going to offer to split it.

Mr. Proctor: Shared costs was our proposal.

Mr. Winkeljohn: This solution is looking attractive to you guys, it's suitable?

Mr. Wishner: It looks fine to me but, I don't live here, I think this needs to be obviously brought to the attention of the residents who complained about what exists there now to make sure that they're comfortable with whatever the proposed solution would be.

Mr. Smale: I agree that whoever came to the meeting should see the picture before we go ahead and do anything.

Mr. Winkeljohn: So, step one, share with the resident, get feedback, and if feedback is favorable then forward and connect with the HOA for further discussion.

Mr. Wishner: Yes.

Mr. Evans: Whoever makes that communication they need to let them know the lake is lined, and whatever solution we have and there's other options, but it will be above the waterline.

Mr. Smale: What will be above the water line, any pipes?

Mr. Evans: Just the solution, and we're trying to do a solution that masks both into the side slope so that it matches the slope, and then also it's a minimal kind of thing.

Mr. Smale: So, it will look like the photo but there will be no pipes above the water.

Mr. Evans: Yes.

Mr. Winkeljohn: And it wouldn't be counterproductive to maybe plant like put something?

Mr. Evans: Yes, you could plant around it too.

Mr. Winkeljohn: Ok.

Mr. Proctor: So, what about the erosion issue on the bank?

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Mr. Evans: Well, that wouldn't resolve that because the pipe is only on one side of the bank.

Mr. Wishner: But we talked about erosion coming from upstream, right?

Mr. Evans: Yes, and the two pipes are on the east side of the bank whereas the erosion, that was shared in the photos was along the west side of the bank, so that's the next step, it's a different issue, and that was the other thing on my agenda. So, we're going to start the lake bank inspections that we were doing two years ago, they may have already started this week but, if not, it starts next week. So, we'll have some people walking around each one of your lakes and they'll document any type of erosion and then we'll come up with a fix on those individual spots.

Mr. Proctor: That erosion is almost directly across from these two pipes.

Mr. Evans: I don't think it's related but, we'll come up with a solution for that too.

Mr. Proctor: Ok.

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

Ms. Simmons: And just to confirm you're sharing that information with the HOA because it's theirs.

Mr. Evans: It's their ownership of that pipe, it's not a lake interconnect, it's not primary drainage.

Ms. Simmons: Right, so we're just helping them.

Mr. Evans: Yes, we're helping them, doing them a favor, essentially.

Mr. Proctor: Are you going to draft something that we can share with the HOA?

Mr. Winkeljohn: Yes, once you get kind of a blessing of, yes, I like that from the neighbors then we'll put together a one-page summary together with the documents and the pricing, and I'll share that with you and then we can do it together.

Mr. Proctor: Ok.

Mr. Wishner: And just to be clear, weren't we just cost-sharing what you did?

Mr. Evans: That was my understanding.

Mr. Wishner: We didn't say that we were cost-sharing on the solution, that's the HOA, we were just cost-sharing this.

Mr. Evans: That's correct, that's what our costs are.

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Mr. Wishner: Right.

Mr. Proctor: We don't have an estimated cost to do this though.

Mr. Evans: I didn't get one from a contractor but it's probably \$3,000 or \$4,000, maybe \$5,000, and you spent, I think the survey was \$1,600, so we're probably around \$3,000, and so it's probably even money.

Mr. Sinoway: Ok, and I hate to repeat myself but, once again, we're talking about precedent here in terms of splitting the cost of repairs, we were splitting the cost of your work.

Mr. Evans: My understanding is you were just paying 100% of my work and giving them a solution that they can effectuate that change, and I think that's very justifiable because we have a very good interest in making sure that whatever the answer is meets our approval, we are dictating the fix essentially, and telling them if they want to fix it, this is how they should fix it.

Mr. Sinoway: Well, where does splitting the cost come in?

Mr. Proctor: I think the initial cost of the survey, as well as the corrections, should be split.

Mr. Wishner: I'm not in agreement with that for the reasons that Barry had identified, I don't think we should be setting a precedent that we're contributing to the cost of non-CDD issues, this is an HOA issue.

Mr. Proctor: Well, there is an issue that Paul brought out that it's kind of both parties have some level of responsibility here, HOA and CDD.

Mr. Evans: So, we have an interest and they have a responsibility, that's the way I see it because we have a permitting interest in this being something that doesn't erode and things of that nature but, in my opinion, it's their responsibility to pay for the infrastructure improvements.

Mr. Winkeljohn: And we call this secondary drainage in the business, and if people bring it to you, you want to manage it to the best of your needs and that's enough charge, they could just leave the pipe the way it is but, it's not going to work for us, so that's how I rationalize it.

Mr. Evans: This is a \$3,000 or \$4,000 fix but then the HOA says, I think we want to rip rap the entire lake bank, it's \$3 million, CDD will you split it with us, you don't want any part of that.

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Mr. Winkeljohn: Exactly right, and this community, your precedent thing is a big deal because of the wall system around here, there's a lot going on that we don't want to be responsible for that would be very expensive, and it's not in our marching orders.

Ms. Simmons: Ok.

Mr. Winkeljohn: Are we good?

Mr. Sinoway: Yes.

Mr. Winkeljohn: Alright, thanks, anything else for Josh?

Mr. Sinoway: No.

C. Manager

1) Discussion on Filing Form 1 Electronically in 2024 via Electronic Financial Disclosure Management System (<https://disclosure.floridaethics.gov>)

2) Summary of Activities

Mr. Winkeljohn: We covered the Form 1 electronic filing discussion already.

Ms. Simmons: You're resending that.

Mr. Winkeljohn: Yes, we'll resend it with the links, and we'll get you reset. I have circulated the meeting package, and the summary of activities, I also included it in the agenda, was that what you were shooting for so you could read that quickly and not have to go through the minutes?

Mr. Proctor: Yes.

Mr. Smale: I think it's an improvement to what we've been getting.

Mr. Winkeljohn: Is that what you were looking for?

Mr. Proctor: Yes, it is very helpful.

Mr. Winkeljohn: Ok, so I'll keep doing that.

Mr. Proctor: The other estimate that we got regarding the vegetation removal.

Mr. Winkeljohn: I'm sorry I skipped that one, thanks for reminding me.

Mr. Proctor: And which lake #11?

Mr. Wishner: Right, we have 11 east and 11 west.

Mr. Winkeljohn: Right, do you know what lake that is Josh?

Mr. Evans: I'm trying to pull up the map right now.

Mr. Winkeljohn: Ok, thanks, is that the Corsica one?

Mr. Evans: I think it's the coach homes on Corsica, that back entrance.

Ms. Simmons: I don't know what you're talking about.

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Mr. Evans: It's right there.

Ms. Simmons: Is this on the agenda?

Mr. Winkeljohn: I think it came out separately.

Ms. Simmons: Oh, it came out separately.

Mr. Winkeljohn: Yes.

Ms. Simmons: Ok.

Mr. Proctor: Yes, I think that's the Corsica lake.

Mr. Winkeljohn: I think I missed putting it on the agenda, that was my fault, or I might have emailed it just to him.

Mr. Proctor: So, what's the lake number of that, and to Steve's point, it doesn't identify east or west but, it's got to be west I would think.

Mr. Sinoway: What was the issue that we were talking about that?

Mr. Winkeljohn: Just the amount of vegetation.

Mr. Sinoway: Ok.

Mr. Winkeljohn: The residents don't like it.

Mr. Evans: I know the one that is, it's behind Corsica.

Mr. Winkeljohn: Correct.

Ms. Simmons: Oh, I've seen it.

Mr. Evans: The history is they vegetated it very heavily because it's a non-lined lake and it goes up and down, and there's a huge amount of lake bank, so they intentionally did that.

Mr. Smale: Who's they?

Mr. Evans: I don't know actually, the homeowners.

Mr. Smale: Well, it's either the developer or the homeowner, probably the developer.

Mr. Evans: Probably the developer at the request of the homeowners.

Mr. Winkeljohn: So, I asked our lake folks, ok let's assume we want to reduce that, what would it cost and how much was it, I didn't bring it with me.

Mr. Evans: It's \$10,650.

Mr. Winkeljohn: So, they get paid for \$10,000 no matter what you ask.

Ms. Simmons: So, it's interesting, I have a friend who showed it to me because she lives on the very end, she just moved in, so this was done well before then.

Mr. Winkeljohn: Yes, it's been there a long time.

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Ms. Simmons: So, when you say homeowners, I don't know what homeowners would have done that.

Mr. Smale: It would have been the developer.

Mr. Wishner: Yes, it would have been the developer.

Ms. Simmons: And it looks awful.

Mr. Sinoway: That's the lake that Josh and I walked a couple of times, and it was just a mess because the developers were throwing all their crap in there.

Mr. Evans: That's all we were fighting on the whole time with Front Door Communities, and they haven't turned that lake over yet.

Mr. Winkeljohn: Right, we're not done with them yet.

Mr. Evans: But the planting material that's theirs is not permit requirement or anything, it's purely aesthetics.

Mr. Smale: Is this a case of another thing that's not our issue?

Mr. Winkeljohn: So, it's very related, like the pipe situation, vegetation has huge benefits to us, one is in an unlined lake which Josh just said, it hides the bank, so you don't have to look at the bank and it also protects it from erosion, the other thing is there's a nutritional gain that you want some vegetation in there. Too much vegetation you lose some volume but, it's just a narrow lake, I don't know that it has any volume worth it.

Mr. Smale: Josh, did I hear you correctly, when you said that lake has not been turned over?

Mr. Evans: Yes, it has not.

Mr. Winkeljohn: That's the one that we haven't taken yet.

Mr. Smale: So, it's not our problem.

Mr. Winkeljohn: Not yet but, we're very visible of the situation, we can impose this topic on them of what we want the lake to look like and that's really the policy that this discussion generates is, what is our standard for these types of unlined lakes, historically, we planted the hell out of them.

Mr. Evans: Right, you have a lot of plantings you just don't have erosion issues, it's a really good procedure but, it blocks the view so you can see people going out spraying the plants behind there.

Mr. Sinoway: If you recall, my recollection is that the homeowners were in just before they turned over to the HOA, or during the process of turning it over to the HOA, and they

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came in and said, we need help and we talked about using the leverage we might have as the developer had not yet left and we still had that leverage.

Mr. Evans: Right, we did, for example, when they ask to be turned over, we're going to make them do a video inspection of some of the pipes because if you recall they didn't have the silt fence up all the time, so we could use that as justification, we like to see and make sure the pipes aren't full of silt now but, they haven't even made that request yet. We've been telling the developer that he needs to do things along the way and they've been 50% compliant.

Mr. Winkeljohn: So, I can share this with them, just so we have a good record of the kinds of things we're looking for.

Mr. Sinoway: Them being the HOA.

Mr. Winkeljohn: Yes, and the development transfer role.

Ms. Simmons: How can we assist with getting the developer to start complying and getting ready to turn things over?

Mr. Winkeljohn: Well, they have to turn the lake over to us, they can't own it because of the permit, so we are the operating permit holder, and they're the construction permit holder.

Mr. Evans: And we're in no hurry to receive it because as time proceeds things happen to the lake, so it's kind of it's not ours yet, so it's still their responsibility, so the longer they wait, it's more obligation on themselves to continue to maintain the lake.

Ms. Willson: (inaudible comment)

Mr. Winkeljohn: Yes, correct.

Ms. Willson: (inaudible comment)

Mr. Evans: Ok, it would be the same list that I gave you for the other lake, plus I'll add two or three things and send that to you.

Ms. Willson: Ok, great. (inaudible comment)

Mr. Evans: No, that's an odd request and it's only specific to where we have seen known issues, and we didn't see those known issues on the other lake but, just like on Corsica we had a continuous problem that justifies our request to have that pipe inspected.

Ms. Willson: Ok, perfect. (inaudible comment)

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

February 22, 2024

Talis Park CDD

NINTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: Moving on to item No. 9 is your financial reports which are a check register, and the financials, if those are acceptable a motion would be welcomed.

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: That's all I have Mr. Chairman, unless there are any Supervisor's requests.

Mr. Proctor: I think we're good, I do like your summary of activities.

Mr. Winkeljohn: Ok.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Smale seconded by Mr. Wishner 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