

**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 Wednesday, February 9, 2022 at 10:00 a.m. at the Vyne House, 16665 Toscana Circle, Naples, Florida 34110.

Present and constituting a quorum were:

James Proctor
Steven Wishner
Sheila Leith
Kevin Shields
Mike Smale

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Paul Winkeljohn
Alyssa Willson
Josh Evans
Tyler Kitson
Jeremy Arma

District Manager
District Counsel (by phone)
District Engineer
Kitson Partners
Kitson Partners

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 11, 2022 Meeting

Mr. Winkeljohn: The minutes from our January 11th meeting, if those are in order a motion to approve would be appreciated.

On MOTION by Mr. Proctor seconded by Mr. Wishner with all in favor, the Minutes of the January 11, 2022 Meeting were approved.

FOURTH ORDER OF BUSINESS

Approval of Landscape Proposal with Blue Landscape Contracting Group, LLC

Mr. Winkeljohn: I handed out a quick summary on the Blue Landscaping, and I want to go over this topic a little bit. We had proposals from them just for their maintenance and the labor wage/hour type stuff has hit everybody and the landscapers are asking for this 3%, it's within budget and I had them break it down by the area so there was no confusion and staff is recommending a motion to authorize this cost-of-living increase to just the maintenance.

On MOTION by Mr. Wishner seconded by Ms. Leith with all in favor, accepting the landscape proposal with Blue Landscape Contracting Group, LLC was approved.

Mr. Winkeljohn: So, the other two landscaping topics we can move to is the irrigation replacement we'll call it, and then the landscaping replacement. I'd like to talk about them separately because Kevin identified, and as he got into this project, realized that we weren't going to be able to get really good bids without a full take off specification, and there's a very good chance that these exceed our bidding thresholds by state law, and District rule. So, we have a proposal from them to spend up to \$9,000 to perform that work and provide us with the specifications of what the work will entail. We need to put that on the street in a formal bid, if they could give us a call, will they be able to give us a cost estimate, like a budget figure with this?

Mr. Shields: Yes.

Mr. Winkeljohn: So, it's sort of a two-step process, so we're asking, and if I say it wrong let me know, we're asking for authorization to spend the \$9,000 to get the specifications on the irrigation. When we get those specifications, with our attorney, we'll double check whether we need to do a full formal bid or not, if we don't great, we'll get some pricing, what I call informally. A formal bid process is a sealed bid process where we can score the respondents, we can do a lot of things systematically and our engineer might be

asked to do that with us in the specifications so that we get the best qualified lowest respondent. If you don't do it correctly, you can get somebody that bids low who may not prove out to be qualified and we want to have somebody who will not make this a mess.

Mr. Wishner: Just to make sure I am clear, the \$9,000 would be not just for the specification development, but also for the design and construction oversight.

Mr. Winkeljohn: Exactly.

Mr. Wishner: Ok.

Mr. Shields: Yes.

Mr. Proctor: That's the irrigation only.

Mr. Winkeljohn: Right, it's just the irrigation project, so you can see the goal of getting that berm, it's large, it's a quarter of a mile, and to get that back to standard, this is a 3 year project, and I've said that before and I'm realizing it more and more as I look into what we're dealing with, so step one let's get this design, get a sense of what the budget is for just the irrigation, we need that first, and then step two would be to look at plantings solution, and really we're just going to have to drag it out a little more carefully.

Mr. Evans: The only thing that doesn't include, no one has plans on the berm.

Mr. Shields: The actual construction plans of the berm?

Mr. Evans: Yes.

Mr. Winkeljohn: Well, the reality is we have to meet what was initially approved in the site plan approval for the original contract, that's typically what the counties do, and obviously they allow a lot of latitude in terms of natives and similar species and survivability for a permit, if we need a permit to replace plants here, but what do you think?

Mr. Shields: I don't know, I don't see anything. I know we need to do some survey work if we can't find the survey work from Josh.

Mr. Winkeljohn: We'll have to have somebody kind of like the irrigation come in and do a list of plant material.

Mr. Shields: Well, not plant material, just the irrigation.

Mr. Winkeljohn: Right, ok just the irrigation, because you have to put the irrigation in the right spots, and we did get a little money back from Hurricane Irma, that's really one of the catalysts for this project not only that, but it's been 15 years believe it or not, since this happened.

Mr. Proctor: To be clear, are we going to need another inspection for the plantings as well, because each of these separately exceeds the threshold?

Mr. Winkeljohn: Yes, most likely, it's looking like it, yes.

Mr. Proctor: Ok, so we'll do this again for the plantings.

Mr. Winkeljohn: Yes, so we'll play it out with you guys through what will possibly be a formal process, if there's a way and it falls underneath the threshold, we'll still do the professional approach, but it will save us the sealed bid stage. With that, are there any other questions, or is there a motion to authorize the irrigation project?

On MOTION by Mr. Wishner seconded by Mr. Proctor with all in favor, authorizing an amount of \$9,000 for the irrigation project to obtain specifications, design and construction for the irrigation replacement as stated on the record was approved.
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FIFTH ORDER OF BUSINESS

Discussion of Fairgrove Property

Mr. Winkeljohn: Thank you for that, and the other main reason we wanted to meet today was to take on the next step with the Fairgrove property, that's why we have all these talented people with us today. So, I know Alyssa is on the phone, but I know you wanted to give an overview as well?

Mr. Kitson: Yes, and by the way thank you for having me today. We have a lot of things going on at Talis Park obviously, especially if you're a resident you know, but one of those obviously is the development of the Fairgrove parcel, we also call it the sales center parcel. So, just to give you guys some background, before we even started talking to any builders I got with Jeremy and his entire team, and we really dove into understanding what our requirements were for the lake that is presently there, so we did do a water use study and went through that process, because what I really needed to find out, is how much developable land do I actually have. So, we did do that, I know Jeremy has spoken to Josh I think and he kind of reviewed that, and again, in our permitting process all of that's going to be approved, so in terms of our maximum and what we need to have there in terms of capacity, we're going to stay right on point with what we need to do to make sure all of our stormwater use and everything is all on point. So, anyway, with that being said, we started to talk to a lot of different builders, we probably have about, I don't know, about 10, 12, or 15 different reiterations of the site plan, before we actually engage with different builders to

understand densities and price points, all of the fun stuff. So, to make a long story short, we have concluded and we have gone under contract with a builder, we are still in the inspection period so we haven't gone hard on that contract yet, I think it's on March 10th is the end of our inspection period, but currently we are in for some permitting. So, what I'd like to do, do you actually have a site plan on there?

Mr. Arma: Yes, I can pull that up.

Mr. Kitson: So, the last meeting that you guys had, we sent you guys a letter of where we were, and as you all know we had conceptual plans, and this is kind of the first reiteration of more of a solid site plan that inevitably upon approval of the builder and everybody, we will then go into more details on the permitting process for the STP. So anyway, what I want to walk through, and you guys can ask questions at the end, I feel like when I walk through this you should, with Jeremy's help and the team, but hopefully all of your questions are answered, and if not, please feel free at the end of my whole long speech, and everyone knows I love talking so, eventually you're going to tell me to stop. So anyway, very quickly, when this whole thing is all said and done, access will be simply through Fairgrove Way, just like everyone else. So, you have to go through the gate, not only the check point and the arm, you have to go through the main gate, you'll turn onto Fairgrove Way, and as you can see, we have 1, 2, 3 curb cuts, I think the last conceptual you guys saw had like 6 or 7, we obviously are trying to maximize guest parking, access, all of that, but we also want to minimize how much we impact the curb cut. So, we are planning on having 3, these will be highly, we'll do some great berms, and I think I've already pruned about 13 great oak trees out there that we're planning on reusing to add to that vegetation. So, the gatehouse is right here, and right now what we have is, as you've guys have seen, we have an access point right here, so for anyone looking to buy a house, they don't have to go through the gates, they just pull right in, and we also have a curb cut over here that's blocked off by some massive planters that hasn't really been used in forever. Our goal right now is again, inevitably that will be blocked off, there will be a berm and a wall, it will be constant all the way through, and there won't be any access but, what we would like to do to help with the logistics of this entire plan, and again, all relative to the approvals of the county, is to have access for construction to come through here. If not, we either will have to let everyone know that we can bring them in through the front gate, which I don't like, but then what does that do, that throws them all over the back gate, and now they have to drive all the way

through the entire community to get here. So, hopefully with the county approval to be able to access this point all throughout construction, whether that means when we're done with development, they come out of the ground vertically, we close it off, or if they allow us, the builder is planning on building all these buildings all at once anyway, obviously one by one, so maybe we can keep it open for them to use that while they're building their buildings, when it's done, we'll come back in and put the berm wall and close it all off. So, that obviously is still in discussion but, inevitably this will be completely cut off and you won't have any access there.

Mr. Shields: Can I ask a question?

Mr. Kitson: Yes.

Mr. Shields: So, if you lose on that, and you have to access here, then here, could you at least always exit from here from the construction traffic until it's closed off?

Mr. Kitson: Yes, construction traffic, it will be a right out only, but yes that's our plan, I don't want any construction going out into the community at all, so if possible, everything will come in and everything will go out, and it will be a right turn only.

Mr. Arma: And the goal, we'll have to get Collier County approval to allow that, this access point really never showed up in the plan development document, so it's just been there, that's why it's not going to stay, ultimately it's going to go away, we're going to try to work with Collier County to make this as minimal as possible so we don't have to build turn lanes and all this other nonsense that ultimately will get ripped out and restored. Ideally it will be ingress and egress construction traffic through the life of the project, that's going to be our initial proposal to the county. If the county pushes back and says, no, egress only, we'll just have to work through that with the county because ultimately, we only have some control in what we can get accomplished. Sometimes, common sense prevails, and it should prevail in this case, we're building this project, we have perfectly good access right here, let's use it, let's just hope common sense prevails.

Mr. Kitson: Let's hope so.

Mr. Wishner: But that will not be available to be an egress only for the residents?

Mr. Arma: No sir, after development, after this last house is built, obviously the developer, I don't know his strategy but, if I was building it, I would build it from here, and here out, make this the last one I build, and then shut the door on the way out.

Mr. Kitson: So, as you can see, the plan is to have 7 buildings, they're going to be coach home units, 28 units total, so the deal that we have is that us, Kitson and Partners, Talis Park, will have to come in and we have obligations to get done. So, we are going to be, and you'll see this, hopefully the beginning of March, we're hoping to demo the entire site so we'll be taking down the sales center, the other trailers, ripping out pavers, all of it, and we're just going to try to get down to dirt, I'll be removing all of the oak trees and storing them so that when we are done we can input them all around the property, or within the property, however we'd like to do it but, inevitably where I'm going to get to is, I'm going to have this whole site graded, we're going to fill in this lake to where it needs to be and then what's going to happen is, I will then sign off, we'll close on the property, it will then become the builders, and then they come in, follow up with their building permits, all of that fun stuff and then they come out of the ground. They're going to be responsible for everything interior to the site, so I'm personally, in order to close our obligations are going to be stubbing up the utilities outside of the property line, and they will be bringing them in because this is all considered to be driveway. As you can see too, we have a hammerhead here that will allow for garbage and fire turnaround which is extremely important for the success of that.

Mr. Wishner: How much of the lake is intended to be filled in?

Mr. Arma: So, right now the lake is about 1.6 acres, we're going to propose an acre, so about 6/10ths of an acre is getting back filled.

Mr. Wishner: That's a lot.

Mr. Arma: Well, we did an analysis like Tyler mentioned earlier, last summer, or the summer before, I can't remember when, and we analyzed the whole system, and I can show you on the map, the whole system that looks like this. The northwest part of the property is its own drainage basin, it's called basin 1, and it basically consists of your entry roads, spine road, Fairgrove, and half of Brightling, that is all basin 1, it is independent from the rest of the property. So, this basin functions on its own, we analyze the system, kind of a process to see how small we can make this lake before we adversely affect the stages anywhere else on the property within basin 1, and we ran that analysis preliminary based on a half-acre, and the property still works. I could take this lake down to a half-acre with a minimal impact to the stages, and these are design stages, not actual road grades, just storm stages.

Mr. Evans: If I could jump in, we talked about this a little bit last month, if you recall, I said, us engineers, a lot of times we'll build in safety factors and some vertical fluff in where

the design stages are, for like the roads for example. So, when I engaged Jeremy about this, the first question I asked was, what are your new design stages, and do those design stages now go up beyond the existing roadway elevation. So, this .09 increase is still below where the roadways are, so there is some fact in the system, and it's utilizing some of that, so the stages do go up ever so slightly, but it's still within the range that doesn't impact you negatively, the roads are still well above the design flood elevation, the same with the finished floor elevations. I didn't independently verify that but, I've worked for Jeremy for 22 years, we worked the same company together before, so I trust his work, and then he's got to go through this same analysis with South Florida Water Management District and they're going to go through it just like I did and verify the same, so he's got two levels for that component.

Mr. Arma: Right, 3 with Collier, because of Storm.

Mr. Evans: Yes, coincidentally her name is Storm, and she also reviews stormwater systems.

Mr. Arma: So, like Josh was saying, I shared with him on Monday or yesterday even, the preliminary analysis we did last year to kind of just establish the baseline, minimal lake area that we could provide to keep the system in compliance, we have not updated that analysis to the current land plan. Like I said, the current land plan provides an acre of lake, the analysis that we did was based on a half-acre, so maybe that .09 goes down to like .07 or .06, whatever, but what we'll find out in the field is that the road grades, what was actually built are above what was permitted by, in some cases, feet. The design stage was 15.30 and some of these road grades out here, they range from 16.25, 16.15 being the lowest. So, as Josh was saying, engineers like safety factors sometimes, and sometimes that design storm doesn't control the grade of the road, sometimes the finished floor, or the existing condition, or something else may control where that road gets set, and when I guess Rich McCormick did this back in '03 or whenever, he put these roads at these elevations, by doing that he's built in some cushion in the stormwater system, and like I said, making this minor change up here doesn't really reduce the level of service the stormwater management system provides.

Mr. Smale: Can I ask a simple question; do you need this Board's approval to fill in that lake?

Mr. Arma: Well, and that was discussed, so Tyler can, and Tyler, I believe that was discussed.

Mr. Kitson: Right, and we want you guys to be approving on everything, so we're the kind of company, and I think you guys know, we're transparent, we want to make sure that you guys approve, we are going to request a couple of things regarding some easements, but any kind of sign off or any kind of approval regarding the lake size as well, will probably be incorporated within the agreement but again, I don't think we necessarily have to, but we would again, you'll have transparency.

Mr. Winkeljohn: And this is not a District lake at this time, it was never transferred.

Mr. Kitson: Correct.

Mr. Winkeljohn: So your role, your official role is really getting your engineer to agree that it doesn't, the future doesn't adversely affect us, which you're hearing multiple layers of that, so that will be your role through Josh.

Mr. Smale: And he more or less agreed with that already.

Mr. Evans: Yes, and I have one question, and I forgot to ask it yesterday but, from a flood protection standpoint, I don't think this hurts us in anyway, so that's the main thing, but one of the questions I had though is, I forgot to ask you is that, the lakes are lined in order to control the water elevation, is that lake going to be lined, because it's going to be directly connected to the other lakes, so will it drain the other lakes, and there's ways to fix that if so.

Mr. Arma: It's TBD, to be determined, but yes, I believe this pond is lined.

Mr. Evans: But it won't be when you start tearing it up.

Mr. Arma: We have to kind of work through those details, I think ultimately, our goal and attention is not changing the level of service you guys currently have, so that's the performance specter we're going to go for.

Mr. Evans: Right, and the only thing is, and you know this but I'll say it, you go across to Mediterra and they have 5 or 6 feet of berm and fluctuation in the water table, in a one-acre lake you're going to have a lot of lake bank in the dry season. If you don't line it, that's certainly your choice to do so, because it's an aesthetic issue not a flood protection issue, if you put an inline control structure between the other lakes, so that it has some control.

Mr. Arma: Absolutely, and Josh that's a good idea because that's one of the things that we want to just go over, like the drainage easement relocation as that condition, we can look at that, I don't have any problem with that at all, that's a good idea.

Mr. Evans: Right, and just to explain what we're talking about, if you put like a weir inside of a box, just a vertical elevation that the water can't go out unless it gets to that elevation, it won't drain down to the lower lake, it's a really simple easy way to do that.

Mr. Arma: Right, it's like the water level in this lake, and if this lake drops, and that weir is set to a certain elevation, that lake will never drop and this one can just keep going.

Mr. Winkeljohn: But taking a little bit of a step back to communication just to the Board, the idea is, and you're going to talk about it in just a minute, there's several old easements which are really irrelevant to the project anymore, even to how it was actually built, they were just old easements from way back in the day. The steps are for us to give away all of those easements, give it a clean slate so that the project can go as it needs to go, and then we'll put back in what the District actually needs to do its job.

Mr. Kitson: That's perfectly acceptable.

Mr. Winkeljohn: So, that's the ABC of this project.

Mr. Kitson: That's putting back and includes the potential lining of the lake.

Mr. Winkeljohn: Yes, so you used the term a side agreement?

Mr. Kitson: Well, so I think we're going to present at the next Board meeting will be that exact agreement to get rid of those easements, one of them being the old one that really has no impact at all, I think it's LB2, so actually it's here and then it kind of runs down this way, and so that was put in a long time ago, and it's really kind of useless. I think it was just kind of a placeholder.

Mr. Arma: Well, you can tell it's kind of arbitrary by just the shape of it.

Mr. Kitson: Right, it just doesn't make really much sense, so we're kind of saying, thank you CDD for holding on to it, and let it go, we'll take care of it.

Mr. Wishner: What was that easement originally structured for?

Mr. Kitson: That predates me.

Mr. Arma: That was back in I think the WCI days.

Mr. Winkeljohn: Yes, it was definitely WCI, I can't remember what it was for, the original configuration of the property I think there was something, like there was a drainage plan that somebody changed, and everything changed.

Mr. Arma: Yes, and keep in mind too, I think back in WCI times they actually expected this parcel to have 7 single family homes.

Mr. Kitson: That's a good point, the WCI concept was, once the sales center was abandoned and gone, this was to be replatted in light of that, just like that, that was the old concept, the old plan.

Mr. Arma: Exactly, so I'm assuming that easement for the CDD was kind of relative to that.

Mr. Winkeljohn: And Alyssa is on the phone, but basically behind the scenes we've already looked back at all of the economic history, and one of your jobs is the bond responsibility, the initial allocation of bonds, one of the rules in CDDs is that you cannot ever overburden one piece of property differently than it was originally set up as. So, each acre got a certain amount of assessment on it, or each plat, or parcel, however the pie gets cut up, and that's called a True Up and that agreement is in place, and we will hold them, to put it in those terms, to that responsibility, and at our last meeting somebody, I think it was you on the phone, or somebody on the phone said, they were even aware of it.

Mr. Kitson: We are aware of it, we're going to pay down based on the unit count that we have now because we allocated it differently based on what our assumptions were on the density, so we are planning on paying that down, and then the remainder will be allocated to the units.

Mr. Winkeljohn: Right, so what they do is, the debt will be on a different number of units so the difference is the True Up that has to be paid, and we'll hold that piece of accounting or evaluation separate, but we'll keep that in front of you so you'll see how that happens.

Mr. Smale: So, will that prepay some bonds off?

Mr. Winkeljohn: Yes, it just pays off the missing, where there isn't a house that was originally intended that's been paying the bills, it disappears.

Mr. Kitson: And to that point, so we have the one LB2, the other easement that will be in this agreement is, I think it's right here, right?

Mr. Arma: Yes, that's the drainage easement, and that one doesn't go away, that just gets relocated.

Mr. Kitson: Based on where the units will go on that STP, we'll just shift it over and identify it.

Mr. Winkeljohn: And Josh's job will be to say, those easements match what we need with the future development, and so he'll be our representative to evaluate it objectively as

our consultant and Alyssa is obviously as our District counsel, verifies with their team that all of the language matches the goal.

Mr. Kitson: So, I think as well, to add on to this, the next time we get together we're hoping to have some renderings of the berm, and/or some landscape to give you guys some visuals to feel comfortable about what we're doing, and also hopefully we'll be a little bit more solidified on the site plan, and so maybe we'll have some more information on that but, we want to make sure you guys are comfortable with not only the lake easements, but also with the overall aesthetics of the community. We're planning on calling this like, I think it's the Coach Homes at Fairgrove, but we're kind of relating it to the, we didn't want to name it a new name mainly because it is on Fairgrove Way, so if we were to call it some other exotic Italian name that we would make up, like Solo Bella or whatever, if you were to say, hey, I'm on Amazon, you're going to order to Fairgrove Way, you're not going to order to whatever that name would be like Solo Bella or whatever. So, we want to simplify it so it's almost like an enclave coming off of Fairgrove, which is existing now.

Mr. Winkeljohn: The other thing I wanted to lay out is sort of a sense of timing, do you have a sense when you're going to be asking for this easement, you said next meeting, because I know their schedules are sort of always on my mind because we have a budget cycle that I want to lay on top of this so that they match, if they were.

Mr. Arma: So, the easements have to be vacated before we record the plat. We haven't submitted the plat yet, so let's just play that out. The STP process in Collier County is 5 to 6 months of review, so let's say we submit March 1st, so that would be August 1st or September, that's where we would be requesting the release of those easements, that would allow us to record the plat and establish new easements, so it's not like we're taking the rights away, we're just moving them and reshaping them, so that's kind of how that timing would work. So, ideally I would like to have your portion buttoned up this summer sometime so we don't have permit delays with the county. Do you guys meet quarterly?

Mr. Winkeljohn: Well, we try to package their meetings more towards, most of them leave town in the summer for a few months.

Mr. Arma: Right, and I was concerned of that.

Mr. Kitson: Let me ask you though, so if we present the Board with the agreement that I think we'll all kind of collaborate on and work through, and we get that approved say

next month, does that solidify it at that point, or is there another process, and this is my non-engineering hat on.

Mr. Winkeljohn: Right, and I would advise the Board to approve the abandonment of the easement with that as to form.

Mr. Kitson: Right, and then that way you don't have to worry about it, that's my point.

Mr. Winkeljohn: So, nobody is held up.

Mr. Wishner: What are the steps, if we looked at them, of the easement?

Mr. Winkeljohn: So, what you're going to approve, and here's how I vision it, if you're going to approve an agreement, the agreement will list one, the abandonment of the easements, and the other stipulations that they're going to provide, that the lake won't disturb your requirements for your drainage, like some basic items, that there will be an easement to meet our needs, like the very obvious big picture type agreement, sort of on the 10,000 foot level, and that will trigger them to run off, do their work, and then as the color comes into those final details, we'll be a party to it to be advised. Then, if we're needed to give input or make a decision, that would happen in the next year.

Mr. Arma: Exactly.

Mr. Wishner: I would also, aside from the stormwater management issues regarding the lake, I also personally am concerned about the aesthetics of the lake, it's 1.6 acres, it's going to look very different, if it's 1 acre, I think it would look potentially more like a little pond than a lake, and I'm concerned about the aesthetic impact to the community at large from the street view, and you mentioned that the next meeting you'll be prepared with more of the information, more sketches and aesthetics, but that is certainly a concern from my perspective that is much of the first impression that people get as they drive up to Talis Park, and I'm concerned that we don't undermine that aesthetic as regards to the entire community at large by what's going on there.

Mr. Kitson: Yes, and I appreciate that, I'm right on board with you, I think if everything goes the way we plan which we've done historically pretty well, you shouldn't even really be able to see that lake from any point other than a backyard, or a back porch of those units because the berm that we'll have, the dense vegetation as you drive up, or actually that's an exit more than it is the entrance on that lake side, but anyway, to your point, we'll have some more visuals for you but, aesthetically it will be a nice quaint enclave with a peaceful, we might even consider, based on how that works, we might do like a bubbler or some kind

of other feature that keeps the water moving, and it will help with the traffic noise that may or may not be there.

Mr. Winkeljohn: One of the elements of small lakes is like one of my biggest nightmares in my profession, and the way that the littoral shape is designed on a small lake can make the actual lake very small, and so if we could really look at that, and just come up with creative ways to make the lake as healthy long term as possible, because it's going to have a fluctuation, we want it to look nice, we want the plants to live, so whatever we're allowed to do in the design that's cost neutral, let's let the experts have some input. I know Kevin lives it every day as well, and Josh will have the experience that is vital and I think that's going to speak to you, where you're shooting is long term, we don't want to ever look as ugly we know they can look when they're small, and I can show you pictures of my 5 communities within a mile of here that are a nightmare.

Mr. Evans: It's going to require that water level to be up where it needs to be.

Mr. Arma: It's our presumption that the lake monitor that's in that lake right now is pretty good, because lake 2 doesn't fluctuate much, and lake 2 is connected to lake 1.

Mr. Wishner: Right now what we have is an attractive small lake with a clock tower that just creates a very attractive upscale point feel, we'll have to replace some of that feel I think with aesthetics plantings, berm whatever, so that people aren't just seeing the 7 buildings as opposed to a lake and a clock tower.

Mr. Kitson: Right, that's the one, we thought through that a lot too, and I greatly appreciate your comments because that's exactly why we wanted that lake to be in the position it is because we have the opportunity to kind of, and again, as long as we had that massing we were ok, but making sure again that view from here, you're set away from that road and with the vegetation that we have, all of the oak trees that we're putting in, it will be a nice clean Talis Park, just like you would expect anywhere else, but again, we'll run that by you guys and make sure you guys are comfortable as we make our way through.

Mr. Winkeljohn: So, I have a summary of absolutes and a couple of agreed upon the best effort within the legal process of getting a permit and building, just those normal restrictions. So, my absolutes are, the easement abandonment, the True Up in bond ratification process, the drain proving, which means they've been tested against all the engineers, which is obvious, and fourth would be a new acceptable easement, so those are the absolutes. The fifth and sixth, which there's probably seven or eight things, but are the

overall aesthetics, road, and road access, and then included in that, obviously you're going to put the wall back or put in a wall, and I don't know if you knew that, because there is a wall that gets finished there, we noticed that on the drawing, bank shape and appropriate plantings.

Mr. Smale: I have one other thing I want to ask about, and full disclosure, I actually live here, so I have more interest than what goes on this street, so I want to understand, these are entries to the community, is this just an entry to these people's garages?

Mr. Kitson: Yes, it's just like a driveway to those two garages.

Mr. Smale: And what does this mean here?

Mr. Arma: Oh, those are just dimensions I put on there.

Mr. Smale: Ok, so there's nothing that implies additional parking on this street?

Mr. Arma: No, and what our goal would be, this is heavily vegetated as you know, with nice oak trees, and we're going to try to preserve that as much as we can, that's why we limited the penetrations to only really, three, but it's really two, because we want to try to preserve that look and feel as much as we possibly can so we can buffer the townhomes.

Mr. Smale: I was hoping that there would be a way to just have one entrance into this community, like back here after you go through the gate.

Mr. Arma: If I could get the fire department to say yes, you can only have one, I would only have one, honestly, but they like the two, the ingress, the egress, it's the health safety stuff, so it's hard to get around those rules.

Mr. Smale: Ok, so obviously this entrance over here is going to be closed up so these are the ones?

Mr. Kitson: Yes, those are technically the two.

Mr. Smale: So, you need two from a fire and safety type of standpoint, so you need at least two in this one.

Mr. Arma: And that one doesn't really count because it's just serving the single user.

Mr. Smale: Ok, and if you could eliminate, obviously these two impact my neighbor here and here directly, and they won't impact me as much as I live down here, but coming in and out, this guy's garage as you probably know is like right there, so everybody is going to be right outside his door every time they go in and out of those things. So, if you can, this guy is really going to be impacted adversely because the entrance to his house is right here, his garage is right here, and then he's going to have all these people who go in here, here

and here, will go up and go in those two driveways, and this will only be used by the people that go here, so he has the majority of the residents driving almost up to his driveway and making a turn.

Mr. Kitson: And we'll definitely talk about it, that's a great point, it's more really again what the builder wants to do and how we can handle that, whether it's approved, and what kind of traffic flow people have when they're pulling in front of those units, guest parking there, but anyway, let's talk it through.

Mr. Arma: Thanks for the feedback, and we'll look into it.

Mr. Smale: Ok, and just along that same line, whose approval do you need for the curb cuts, anybody's?

Mr. Arma: No, I don't think so.

Mr. Smale: Ok, but if there were one way to get in, that would really be helpful to the residents on the street from a traffic flow standpoint, especially the guy in #1, and I don't know the guy very well, he's not here that often but, if it were my house I'd be going crazy with all of this.

Mr. Winkeljohn: Ok.

Mr. Kitson: The difference is that these are considered driveways at some level, so there might be a little bit, I mean it's not a road.

Mr. Arma: Right, it's not a road, that's the difference.

Mr. Kitson: Because that's the only reason why I'm bringing it up because it's not a road, a permanent road, these are right-of-ways, these are not the same.

Mr. Smale: Right, and maybe you could make this a permanent road going in or something.

Mr. Arma: Like I said, I like the idea, I don't disagree with the concept and honestly, it reduces some of your development cost and Chris might have some input on that.

Mr. Kitson: Right, so we'll bring it up and by the way, if you have any other questions or anything pops up, feel free to reach out to me, and then obviously I think we'll be coming back I think at your March meeting with the agreement and that might be another good time to have some more conversation.

Mr. Evans: So you're thinking construction maybe the earliest would be in the third quarter?

Mr. Kitson: Right, and it's all the permitting and approvals, we are going in for a demo permit soon, and I'm hoping in March to demo the entire site, so I'm going, in my next letter out to the residents I'll just make sure everyone knows that, that's not actual development, it's just prepping the site and getting as much as we can to stay ahead of the game. You know I would assume we'd start sometime in the summer.

Mr. Arma: Late summer or fall.

Mr. Kitson: Right, late summer, and I'm hoping to close on the parcel I think we have in the contract like December, but obviously we're going to try to accelerate this as fast as we possibly can.

Mr. Arma: And everything is just taking time but we hope to be, clean and easy through the system, through the permitting, and then get these guys started by the end of the summer will be good.

Mr. Winkeljohn: Hi Alyssa, can you hear me?

Ms. Willson: Yes, thank you.

Mr. Winkeljohn: Sorry about that, when you called it disconnected our audio to you, but I will give you the summary one more time that we're sort of shooting at, which is the future agreement to be brought to the Board would have 4 absolute requirements and actions, and then several best efforts on all parties. The top 4 are easement abandonment, the True Up process, the drain acknowledgement proof through the engineers, and 4, the establishment of a new easement. The remaining items are aesthetic, road access, roadway identification for road cuts, we're working on that one, I like that one, the bank shape and lake configuration best options, and full plantings for an expected screening. So, those are the items I'm tracking, if we come up with any more or a different way to arrange it, that's fine, but does the Board accept that?

Mr. Proctor: Yes.

Mr. Winkeljohn: Alright, so that's what we'll do, so I don't know when you got cut out but the idea would be to adopt that agreement which would authorize the easement abandonment so that there's no time restraints on them moving forward, and then as meetings are available or important items come up we'll call a meeting, we can do a virtual workshop, if you will, without a quorum, just to share information, that gathering is acceptable under the Sunshine law typically. We just don't want to skip information sharing because we can't hold a meeting, and if we have business, and there's an item at the same time we'll

certainly agenda it accordingly. Are there any objections to that approach? Do you need any actions from us, are you comfortable with that?

Mr. Kitson: I don't think we need any actions today.

Mr. Winkeljohn: Ok, excellent, so with that it ends item No. 5 on our agenda.

SIXTH ORDER OF BUSINESS Staff Reports

Mr. Winkeljohn: That brings us to staff reports, and now that we have you back on the phone Alyssa, do you have anything for us today?

A. Attorney – Discussion of Sales Center Parcel

Ms. Willson: No, I don't have anything further for you today, and I will take that information about tracking the agreement for bringing it back to you guys at your March meeting. I don't know if you already previously discussed or noted, but the developer has offered to pay for attorney fees as needed, so I assume you'd want to take them up on that offer.

Mr. Winkeljohn: I don't think there's any objections to that, and we appreciate you remembering that and obviously she's going to start the draft agreement, and if anybody wants to be copied on that, there's no problem with that, we can keep everybody in the loop on that. Thank you, Alyssa.

B. Engineer

Mr. Winkeljohn: Josh went to say goodbye to his friend.

Mr. Evans: But I don't have anything if you're at my report.

Mr. Winkeljohn: Yes, sir, thank you.

C. Manager

Mr. Winkeljohn: Under manager's report, one of the topics is that schedule concept, if we have something available for March, I'll call the March meeting, and if not, I might push it to April and kick off our budget, that's usually the right month to do that.

Mr. Wishner: When would the March meeting be?

Mr. Winkeljohn: It's the first Wednesday of the month, so early March.

Mr. Wishner: Ok, that should be fine.

Mr. Winkeljohn: That straddles the Easter spring break.

Mr. Wishner: Ok because I do a fair amount of traveling during March.

Mr. Winkeljohn: So, it would be March 9th.

Mr. Wishner: That should be fine.

Mr. Winkeljohn: Then the next meeting would be April 13th, and we could kick our budget adoption depending on what we end up proposing in our budget, but the later is better for us because some of the detail on this irrigation landscaping might affect us a little bit.

Mr. Wishner: That timing is fine.

Mr. Winkeljohn: Ok, so we'll probably shoot for April then, that gives Alyssa and her friends to finalize that also. Very well, so that's the manger's report.

SEVENTH ORDER OF BUSINESS

Financial Reports

- A. Approval of Check Register
- B. Balance Sheet and Income Statement

Mr. Winkeljohn: Your financial reports, include the check register, balance sheet and income statement, and we were just here a few weeks ago and not much has happened, but you can see you're tracking normally. Is there a motion to accept the financials?

On MOTION by Mr. Wishner seconded by Mr. Smale with all in favor, the Check Register and the Balance Sheet and Income Statement were approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Winkeljohn: Any Supervisor requests?

NINTH ORDER OF BUSINESS

Adjournment

Mr. Winkeljohn: Is there a motion to adjourn?

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



Secretary / Assistant Secretary



Chairman / Vice Chairman