Dupree Lakes

Community Development District

Richard Thomson, Chairman

Steve Shaw, Vice Chairman

Nicole Thomson, Assistant Secretary

Robert Fox, Assistant Secretary

Timothy Price, Assistant Secretary

February 13, 2017

GMS
Governmental
Management Services

Dupree Lakes
Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

February 6, 2017

Board of Supervisors
Dupree Lakes
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Dupree Lakes Community Development District** is scheduled for **February 13, 2017 at 6:00 p.m. at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Blvd. Land O'Lakes, Florida 34639.** Following is the advance agenda:

Segment I:
1. Roll Call
2. Supervisors Requests and Audience Comments *(please sign sign-in sheet; 3 minutes will be allotted to each speaker)*
3. Approval of the Minutes of the January 9, 2017 Meeting
4. Consideration of License and Maintenance Agreement
5. Discussion of January 21, 2017 Fire Incident
6. Discussion of Ant Hills along the Boulevard
7. Staff Reports
    A. Attorney
    B. Engineer
    C. Club Manager – Monthly Report
    D. Field Manager – Monthly Report
    E. CDD Manager – Action Items List

Segment II: Workshop Section
~Discussion on Projects

Segment III:
8. Authorization or Approvals Requiring Board Action for Items Discussed During Workshop
9. Financial Reports
    A. Approval of Check Run Summary
    B. Approval of Combined Balance Sheet
10. Adjournment

Enclosed for your review are the minutes from the meeting held on January 9, 2017.

The fourth order of business is consideration of license and maintenance agreement; a copy of which is enclosed.

The fifth order of business is discussion of January 21, 2017 fire incident. Information regarding this item is enclosed for your review.

The sixth order of business is discussion of ant hills along the Boulevard. Photos related to this item are enclosed.

The seventh order of business is staff reports. Enclosed under the club manager's report is a copy of the monthly report. Enclosed under the CDD manager's report is a copy of the action items list.

The financials are also enclosed. The balance of the agenda is routine in nature and any additional documentation will be provided under separate cover as soon as it becomes available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,

Luis Hernandez

Luis Hernandez
Manager

cc: Dennis Lyles Tonja Stewart Roy Deary Joe Montagna Lorraine Roberts

MINUTES OF MEETING
DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dupree Lakes Community Development District was held Monday, January 9, 2017 at 6:00 p.m. at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Boulevard, Land O'Lakes, Florida.

Present and constituting a quorum were:

Richard Thomson	Chairman
Steve Shaw	Vice Chairman
Nicole Thomson	Assistant Secretary
Bob Fox	Assistant Secretary
Timothy Price	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Alan Scheerer	Governmental Management Services
Luis Hernandez	Governmental Management Services (by phone)
Michael Pawelczyk	District Counsel (by phone)
Tonja Stewart	District Engineer (by phone)
Lorraine Roberts	Vesta Property Services
Joe Montagna	Vesta Property Services
Lynn Fulton	Resident
John Anderson	Resident
Several Residents	

Segment I:

FIRST ORDER OF BUSINESS — Roll Call and Pledge of Allegiance

Mr. Showe called the meeting to order, called the roll, and the Pledge of Allegiance was recited by all who attended the meeting.

SECOND ORDER OF BUSINESS — Supervisors Requests and Audience Comments *(please sign the sign-in sheet; 3 minutes will be allotted to each speaker)*

Mr. Showe: The next item we have is supervisors requests and audience comments, so we'll start with the supervisors.

Mr. Thomson: I'll just bring up something and get some updates possibly, so would it be better if we do it now?

Mr. Showe: Either way is fine, whatever way you want to handle it.

Mr. Thomson: Well I don't want to take us off path so we'll come back to this because there will be some discussion on this.

Mr. Showe: Ok that's fine. So we can open it up for any audience comments. We'd ask that you please come up and state your name and address for the record and please keep your comments to 3 minutes if possible. Alright, hearing no comments from the audience we can return it back to the Board and our agenda.

THIRD ORDER OF BUSINESS — Consideration of Resolution #2017-01 Confirming the General Election Results

Mr. Showe: The next item is resolution #2017-01 and this one basically got dropped from the last meeting. What this really does is just officially accepts the results from the Pasco County election in November. It's more of a formality just to have that on the record.

On MOTION by Mr. Shaw seconded by Mr. Thomson with all in favor, Resolution #2017-01 confirming the General Election results was approved.

FOURTH ORDER OF BUSINESS Approval of the Minutes of the December 19, 2016 Meeting

Mr. Showe: The next item is the minutes of the December 19, 2016 meeting. Those have been provided as part of your agenda package, and we can take any corrections or changes you may have to those at this time.

Mr. Price: I just want to note that most of the minutes have my name next to Bob's and vice versa, not that I wouldn't say anything Bob would, but just for the record, yes most of it is switched.

Mr. Showe: We can review that, and what happens is they're still learning your voices, so they may have just taken one at one point and just stuck with that.

Mr. Price: Right, that's what I figured happened.

Mr. Showe: So we'll reverse it.

Mr. Price: Ok.

Mr. Showe: Ok.

> On MOTION by Mr. Thomson seconded by Mr. Price with all in favor, the Minutes of the December 19, 2016 Meeting with the indicated changes were approved.

FIFTH ORDER OF BUSINESS Staff Reports

Mr. Showe: The next item is staff reports, and we'll start with counsel.

A. Attorney

Mr. Pawelczyk: Yes, this is Mike Pawelczyk, hello everyone. I'm losing my voice, so I'll do my best to talk here. I really don't have anything to report other than under Jason's staff report there's the license agreement with Pasco County that Jason will report on at that time on the follow up items I guess it is. So I don't have anything to report unless the Board has any specific questions on a particular item or anything new.

Mr. Showe: Alright, thanks Mike.

B) Engineer

Mr. Showe: Next up is engineer, and Tonja I believe you're on the call?

Ms. Stewart: I am here, so Happy New Year to everybody. I have a few items that I wanted to follow up on, I was waiting closer to the budget cycle to initiate these discussions so that's why I'm on the phone today, and I'll follow up in the next few months in person but, first of all the towing agreement site plan, we are scheduled to get that completed this week so that you can attach that to the towing agreement just for your information. In the past we talked about some drainage maintenance issues and the stormwater best management practices, and aquatic plants and those things, and a few months ago I followed up with your lake management company to engage conversation with them to assist us in developing the best management practices and Wade Ferris I think was the contact person that I talked to and he had indicated to me that he has some operational issues with aquatic plants. He says basically it costs him a little bit more money to manage the ponds with the plants in them. With that being said, I would like to offer up maybe phasing of this discussion of how it's important the plants are for the health of the pond, as well as slope stabilization. I'm in the process of talking to some communities that are at the 20 year mark and we're talking about erosion repairs into the millions of dollars, so I'm trying to be proactive to do a program that's going to help save you money down the road with the stabilization of the slope but we have to get through with some discussions about what types of plants would be appropriate, engaging the lake management company to get involved in the conversations, and also talking to you as a Board in regard to your budget for both the planting installation, as well as any possible additional maintenance costs that we may incur for them to do their operations. So I would like to see if the Board would be interested in having maybe a program or an educational discussion with the residents. Obviously if you choose to go down this path and improve your stormwater quality and your slope stabilization we would need to probably have a several phase educational program with the residents. So I just wanted to kind of read through this to the Board, as well as one of the phases that we're also saying, and I may have suggested

briefly with you, but with this year having the drier weather and the previous 3 years having above average rainfall and elevated groundwater conditions, when we did our drainage inspection we noticed that there was a huge explosion of invasive undesirable vegetation recruiting, particularly around some of the wetlands and the reason I'm bringing it to your attention, I would really like for you as the Board members to take a look at what I'm talking about. I'm talking about things like very dense trees, the vines are a very common one too, and my concern is the hazard that things will become when we get into a dry spell or even get into a drought again like we were in a drought for 15 years. So I'm just trying to bring it to your attention to look, pay attention, and see what I'm talking about, and also on that some point maybe even engage with the lake management company since they're basically our eyes and ears out in the field, get their opinions about some of this vegetation too because they're out there all the time, and so I'm assuming they probably are observing the same conditions that I'm observing. So I just kind of wanted to introduce this, I would be happy to answer any questions to help us kind of move through this in phases. I don't know if anyone has any particular questions or if you would like for me to provide any additional information as we go through the next few meetings getting into the budget cycle, but I'd be happy to hear what you would like to do.

Mr. Thomson: Yes, this is Rich, I have question, at this point in time the pond levels have dropped, and littoral shelves are exposed, have you been out to inspect the littoral shelves at this point, and is there a report showing which are in need of attention more than others?

Ms. Stewart: I do have a report from the last site that we had back in the spring if you recall we did start into a section, so I do have a scope of work to do some maintenance and I think it was one of the items that we had pushed off until we did the budget for this year. So that's one of the things we're going to talk about. The fact that the littoral shelves are exposed is not problematic for me because I have a lot of littoral shelves that are exposed to this point because of the lack of rainfall and groundwater is going down and up frequently at this point but the key will be, the maintenance work

that we acknowledge before is related to when the water levels come back up for the water to be able to continue to properly flow downstream into the wetlands and then take any conveyance system so that's what we target when we're doing our drainage inspection. So as you see the water level go down, that's natural, it's normal and it's not something that we can actually change, so we concentrate more on the outfall and the outflow conditions than what's always inside the pond. Now in talking about slope stabilization and those types of things, doing an inspection in the spring will be really good for us because we'll be able to see what's going on below the grass line, as well as at the grass line which is the most sensitive zone for being susceptible to erosion so I think we should do another inspection this year as we get into the spring and as we get into the dry season I think we would be able to document some of those slope conditions.

Mr. Thomson: Ok. So what you're telling me is that there's no issues with any of the littoral shelves right now.

Ms. Stewart: That's correct.

Mr. Thomson: Ok.

Mr. Shaw: Now Tonja, this is Steve, obviously just to take a quick look at the ponds based upon your experience and my experience, I didn't see a lot of problems with this community. This community is actually in pretty good shape compared to some of the others.

Ms. Stewart: Absolutely, yes, you're ahead of the curve.

Mr. Shaw: So as far as me, I don't see a need to go through the process of figuring out what kind of slope maintenance we need to do this year, maybe next year we look at it, but this year I think we're in pretty good shape as a community.

Ms. Stewart: Ok.

Mr. Shaw: And we didn't budget for anything this year anyway.

Mr. Showe: Well I think what she's talking about is planning into next budget cycle.

Mr. Shaw: That's what I mean, if we want to review this in June or before that.

Mr. Showe: Right.

Ms. Stewart: Yes and what I'm hoping to do for you all to kind of pay attention and look around and then you'll understand all the things I'm talking about so that you can basically prioritize in your minds how to budget long term because these assessed management practices are long term, so I know this is all not going to happen overnight so that's why I'm kind of just introducing it and we'll talk about this over time because one of the most things is depending on future rainfall, depending on future groundwater conditions, pond slope erosion will change and how it affects you will change so by being proactive to do something earlier than later to try to stabilize that most sensitive zone you may find benefits you long term, so that you can most efficiently and effectively use your funds that you have available for that management.

Mr. Showe: Are there any other questions from the Board?

Mr. Thomson: I have a question regarding the status of the lots.

Ms. Stewart: Yes, and that's the map that I mentioned at the beginning, we worked on it, we've been going back and forth to get some direction because some of the lands are owned differently than other lands so we wanted to make sure that we showed the exhibit correctly and we got the answer back from Jason and we're working on it, I expect that we'll have it finished this week.

Mr. Thomson: Ok, so for the next Board meeting.

Mr. Showe: Well that's an exhibit for the tow agreement.

Mr. Thomson: Right, I'm not referring to the tow agreement, I was referring to the lots that Beazer has yet to turn over, that were in transition to the CDD, have all those lots been turned over?

Ms. Stewart: Oh forgive me, I don't know about that, that's a different issue than what I was suggesting.

Mr. Showe: Yes and I think they've, to my understanding they've all been turned over and that's the exhibit that I think you guys approved that several months ago.

Mr. Pawelczyk: It's my understanding they all have been turned over.

Mr. Thomson: Ok.

Mr. Showe: Yes.

Mr. Thomson: Before any towing, because if we haven't transferred that lot because technically we don't own it.

Mr. Showe: We'll double check it off, we can confirm it.

Mr. Thomson: Ok.

Mr. Showe: Alright, any other questions for the engineer? Hearing none we can move on to the next item.

C) Club Manager - Monthly Report

Mr. Showe: So moving on we have Lorraine to go through the club manager report.

Ms. Roberts: Yes. The holiday decorations have been put away for a month. Tampa Lights are here today to remove the lights from the clubhouse outside. The clubhouse was closed for a couple of days during the holidays. The December holiday party was on Sunday, December 11th from 3:00 to 5:00 with lots of activities and characters. We had another awesome turnout of residents at the party. We're possibly looking to do a food truck and bounce house either at the end of January or February. The new kid's patio chairs were delivered and we have a teal one and a new pink one. We collected Toys for Tots here during the holidays and they picked them up December 21st and we collected around 45 toys. Are there any questions?

Mr. Shaw: Did something change with the clubhouse rental agreement that was attached?

Ms. Roberts: The Board didn't approve the alcohol, if alcohol was found during the party. It was already on there before, but if it was found they could lose their deposit.

Mr. Showe: Right and it's in the District rules already, we just kind of re-worded the agreement to make it a little bit more clear for the folks. Are there any other questions for Lorraine? Not hearing any, we can move to the next item.

D. Field Manager – Monthly Report

Mr. Showe: Ok so we can have Alan go through the field manager report.

Mr. Scheerer: Great, thank you very much. Not much to report this month as it was a pretty short turnaround, but we're still meeting with Lorraine each week we're onsite to go over clubhouse issues and concerns. The splash pad is still being renovated with the new parts. I'm not sure why he didn't put flags in, the rest of the parts installed, he told me it would be done well in advance of this meeting so I apologize for that. I will speak to Sean again but everything should have been done by now. I did speak with Raindrop, they do want the fish back, so we have to find a way to get them the fish back. They did give me a reference number but we're going to look at some methods of getting it back to them and maybe they can give us a UPS label or something, and I talked to Mr. Thomson of maybe putting them back on the pallet and shrink wrapping them and sending them back via freight, so we'll try to get that done as quickly as possible. The lakes are in good shape. In accordance with our agreement with the vendor, landscaping is in good shape. I'm still meeting with BrightView each week. I wasn't part of this but January 4th BrightView had conducted a walk through to inventory all the plants and they do have a list of plant deficiencies and I think that was emailed out just late last week and I apologize I didn't bring copies for the meeting today but they'll be moving forward with replacing those plants. The porter services are going well, he's continuing to do a good job. We had the new rules sign installed over here on the outdoor fields. I did approve the pressure washing quote with Jamen as directed by the Board at the last meeting, there was a $12,000 pressure washing quote for the sidewalks and curbs along Dupree Lakes Blvd. so I'm hopping Jeremy will get that started as well. The arbors have been painted, if you haven't seen them I think they've done a good job, but I'm not sure if they're complete but they were working on it today, along with some of the exterior posts. The black posts, they were painting those today as well. I did ask BrightView to get us a quote for lot plantings and bollards, and I have not received that yet. I think Jason will touch on the Pasco County

speed enforcement and signs that were requested to be straightened up and striping here in a little bit, and we did meet with Mr. Thomson and I met again with Jeremy at Jamen to give me a price on repairing with breakaway posts all the dog stations and adding the dog stations that don't have them, as well as relocating a couple of the dog stations from the bus stop side to the other side of the road so the kids aren't near it. We're still reviewing sidewalks around the community trying to come up with an accurate count. The picnic table will be moved from the playground over here by the arbors by next week and that's really all I have as far as my report goes today. I can try to answer any questions that you might have.

Mr. Price: I have some questions for you.

Mr. Scheerer: Yes sir.

Mr. Price: Right out here, there's a light that is on the ground, it's broken off.

Mr. Scheerer: Yes sir.

Mr. Price: Do you know about it?

Mr. Scheerer: I know about all lights, and in the maintenance report that most of you have, all the lights, we put a price on that of getting all the lights repaired.

Mr. Price: No the one that should be facing up at the palm tree, it's on the ground.

Mr. Scheerer: Yes it includes those as well, yes sir.

Mr. Price: Ok.

Mr. Scheerer: There are several other lights around here that are in need of repair.

Mr. Price: Ok.

Mr. Scheerer: We have an agreement with Reed Electric but that only covers the monuments up and down Dupree Lakes Blvd. for the maintenance of the feature lighting, but I can talk to him about this one, but what we were trying to do is get all the lights done at one time, but there are several of them that are like that throughout the entire community.

Mr. Price: Ok, and then I see the volleyball net is down, so that's probably going to be covered later.

Mr. Scheerer: Yes, there again as part of the maintenance list that the Board approved in November and he's getting ready to sand and paint and install a brand new net on the volley court.

Mr. Price: Ok what about the landscaping along the volleyball court because me and my daughter were playing in there and there's grass growing in it about 2' and I have pictures if you want to see it? Is that part of our landscaping?

Mr. Scheerer: Well that's part of Jeff's responsibility and there was grey wall between Christmas and New Year's, Jeff's dad is really ill, so Jeff wasn't around, but I did meet with him today and we reviewed those areas today and we'll get those taken care of.

Mr. Price: What about all the mole holes? Like moles or mounds of dirt that are out there too, is that going to be taken care of, I'm just asking?

Mr. Scheerer: Yes I hope so. That's not something they typically do as moles, but I did speak with Jeff because I had another request from a resident over in the Reserves about that on CDD property. So all the moles, all the anthills, the runners that lead off into the volleyball court were all addressed today, so hopefully he'll get those done.

Mr. Price: Alright. The last one I have is the edging for the mulch because all the mulch is on all the sidewalks and obviously when it rains heavily it goes over into the grass and that's probably what kills our grass, so I don't know if the Board has previously discussed any type of edging to keep that mulch in because if you walk around here it's all on the sidewalk, and if you look over in the grass, that's obviously what helps kill the grass.

Mr. Thomson: I don't remember discussing it.

Mr. Shaw: We never discussed it before, nor did we receive a price for it, so obviously through the landscape enhancement project as they built the mulch up, and

putting new mulch down it's become a problem, so I'd be happy to have a conversation with Jeff looking for recommendations for that.

Mr. Price: Right because they're either killing the grass or wasting the mulch.

Mr. Scheerer: Right and anytime it rains that mulch is going to come out, and it's the type of mulch it is, and I don't know that any barrier is going to accomplish that.

Ms. Thomson: And what barrier is going to stand up to the mower that they use.

Mr. Scheerer: Right and with the way these mulch beds are all designed where you have concrete, you have the bed area, you have the turf area, sidewalk areas, and things like that, it's going to eventually fill up with water in that location and bleed off into the turf, and I'm not saying that we can't look at some recommendations as Mr. Shaw just suggested but it's just really tough with this type of mulch because it floats.

Mr. Price: Well how does every other community do it?

Mr. Thomson: How quickly do they re-set the mulch, like when they're here, do they take care of that?

Mr. Scheerer: Well they mow certain days of the week and then once a month they do their detail, that's all they're obligated to do.

Ms. Thomson: Right and they probably blow it back.

Mr. Scheerer: Right.

Mr. Thomson: Are these the beds here at the clubhouse?

Mr. Price: It's everywhere.

Mr. Scheerer: It's everywhere.

Mr. Price: But I just hate to see it go over into the grass and then you see it sit there and that's where the grass starts dying because it has mulch on it.

Mr. Fox: The builder's mulch is supposed to not float because it's torn, like it's shredded so when you water it down the shredding grabs and it makes a mat instead of little pieces, so we could look at getting a different type of mulch instead.

Mr. Scheerer: Let me talk with Jeff about it, and try and increase the frequencies after rain, we'll try to get in there and do a better job at detailing all that.

Mr. Shaw: Jeff had mentioned too around the bus stops we're having problems with the kids trampling on a few shrubs that were planted out there as well, and how to correct that situation, so they're supposed to come back with a couple of different ideas to take care of that. Are they getting ahead of the round circles?

Mr. Scheerer: Yes, they were out today because of the brown patch mold, so they were out today spraying for turf weeds and brown patch all day long when I got here today, and I got here about 12:30 today and the guy was on the machine just going up and down Dupree Lakes Blvd. He left here about 3:30 or 4:00 o'clock I think, so they are treating it and I asked for LON report, lawn and ornamental report. Basically we should get those any time they apply a pesticide or herbicide, or anything here, just to let us know what they put down, and you'll see up and down the Boulevard, they flag properly as well to let people know that there was a treatment done on the turf.

Mr. Shaw: Can you make sure they still give us our monthly reports from BrightView? They should be giving us a monthly report that goes with your spray application, just based upon irrigation specs sheets and overall condition of the property.

Mr. Scheerer: Yes sir.

Mr. Shaw: Then as follow up to that, the plantings and I know we have a great extensive list I think we're getting almost 200 some plants that he's going to be replacing so can you just verify and take a quick look at what he's talking about and make sure nothing that we missed.

Mr. Scheerer: I will, yes sir.

Mr. Shaw: Then as we get through it, they had some plant enhancements that were approved along the wall and some other things that we approved as a Board prior to Tim and Bob coming on, so if you could get a schedule from Todd when they plan on moving forward with that work.

Mr. Scheerer: For the wall enhancement work?

Mr. Shaw: Yes, the wall enhancements and I think we had some beds that were going in the medians that we're going to be taking care of, so the median area and also the wall in phase 2, there were some beds that they left open.

Mr. Scheerer: Yes sir.

Mr. Thomson: I have a couple of questions here. Has the grill top been ordered and installed?

Mr. Scheerer: Well they were ordered I thought, but I didn't check that today, but he told me they were in.

Mr. Thomson: Well it doesn't take too much to put them in.

Mr. Scheerer: Well my process would be, once they're done, and then they tell me they're done and they want to be paid, then we'll schedule a walk through with the contractor prior to issuing payment just to verify the work was done satisfactorily.

Mr. Thomson: Ok, and what's the timeframe for the basketball back court?

Mr. Scheerer: I would have to ask him, but he was here last week, Lorraine and I met with him, there's an old frame and basketball hoop in here, he can't use it, we spoke to him, he said they've been ordered, and so that's where I'm at right now.

Mr. Thomson: Ok.

Mr. Scheerer: He seems to be making steady progress.

Mr. Thomson: I did want to bring up when I met with Alan today, we went over to the monument to the historic booth, the entry booth to Dupree Lakes off of Ehren Cuttoff and if was pretty well grown over, the grass was pretty high, there were some trees, one tree had fallen and another branch had fallen potentially causing a future problem with a tree falling on top of the building structure. So I've asked that we get an estimate for the next Board meeting for the cutting of grass and the tree branch removal. Also, there is road access from Ehren Cutoff on to Dupree Lakes property around the pond and it's been used I think at least by the landscapers, and I've asked that we get a chain link fence with a double gate installed so that if the maintenance companies do need access back there we can give them access, but right now there's no way to stop anybody from driving back there, so I've asked that we get an estimate on what it

would cost to get a fence, between a couple of trees to prevent any vehicle traffic from potentially going back there. We have a 2 mile fence off of Dupree Drive, it's the community behind us and that fence I inspected it today, I drove the fence, and I sent an email to Alan, there's 1 pole that has been bent that needs to be fixed but surprisingly in the past we've had cuts in the fence and we've had fence sections taken out so for just 1 pole to be bent, that's pretty good. So that would be the other request that I had, the problem is the same fence company will probably have to do the fence again.

Mr. Scheerer: Yes sir and we'll add these items to the action items list as well for tracking purposes.

Mr. Price: Speaking of that, the electrical box that's run over in that empty lot, has anybody reported that yet?

Mr. Scheerer: I saw it today, in fact that's the first time I saw it.

Mr. Price: Ok, so you know exactly what I'm talking about?

Mr. Scheerer: Yes sir absolutely.

Mr. Price: Ok.

Ms. Thomson: Where is it?

Mr. Price: It's, and I forget the street name, I think it's Shasta Daisy, the biggest empty lot we have, there's like 4 electrical boxes out there and someone has run them over. Alright, thank you.

Mr. Showe: Anything else for Alan? Not hearing anything we can go to the next item.

E. CDD Manager – Action Items List

Mr. Showe: Alright, I can go through the action items list with you here quickly, #1 the license and maintenance agreement with the county, I know Mike touched that a little bit. We've gotten some additional comments back from the county so Mike is going to attempt to draft that agreement in light of those comments to make everything clear as far as what we maintain and what they maintain, but they have made it clear

that along Dupree Lakes Blvd. they are not going to maintain the sidewalks, so that's basically where we're at on that. So we're just trying to make sure that however we describe it we make it clear as to who's responsible for what so that we can get that approved and moving. As far as pressure washing, I think Alan touched on that, as well as the landscape improvements and the position of the dog waste stations which is #4. Item #5 the conservation area which is 3D, we need basically two vendors to do the work over there, we've gotten the detail from one of them, and we're still waiting on the detail from the other. Once we have that we'll get it to the county before we present you anything. Again, we want to get something in firm writing so that it says if we do move on with this project you'll clear it before we do the back and forth dance again with the county, so we're still waiting on that official confirmation and we're talking to the vendors now. Alan touched on the splash pad and the signage. The bat boxes, I finally heard back from these guys, this was obviously January 3rd is when I got the email, but I did provide you with some information here again. I don't know that we have a specific recommendation for you, but the bat boxes are essentially $325 per box and they've suggested, you can see in there, there's about 40 locations that they suggested where you could place them. So again you can hold that for budget purpose time, it's really whatever the Board wants to do on that, but I don't know that we have a specific recommendation for you but it was information that was requested.

Mr. Thomson: I guess we can discuss it a little bit here.

Mr. Showe: Sure.

Mr. Thomson: I know this was brought up last year, it was requested by Maggi Honda, so we have this request here, so how does the Board now want to move forward? Do we want to get 6 or so boxes or do we not want to do any right now?

Mr. Price: I think we need to know the impact of 6 boxes.

Mr. Thomson: Well in the proposal it actually lists that, they believe that there would be a positive impact.

Mr. Price: With just 6?

Mr. Thomson: Yes 6 boxes.

Mr. Price: Ok.

Mr. Thomson: That's basically where they came up with that number, it's just under $2,000 to install the 6 bat boxes, the locations yet to be determined, so that would still have be determined. I know that there were some locations where they're putting them near the bats' homes. I've done some research, and I've done some reading on this, it's a possibility of bats, and I forgot about the waste from the bats, we obviously want them, if we do pick locations I would like to see them on the other side of the ponds, that way they're furthest away from pets and children.

Mr. Price: Right you can put them right next to the conservation areas.

Mr. Thomson: Yes. So in the map there are some identifying locations and as far as I saw, anything on basically bat box water homes, so I kind of look at it that way, as opposed to trying to put the bat boxes maybe on the corner of a pond near some homes that I don't want the people complaining that they have too many bats. I think these requirements, they like to see, it's a quarter mile from a water source which shouldn't be a problem.

Mr. Shaw: I'll just reach out to them and ask them to locate 6 areas on the map so that we can see that for the next Board meeting.

Mr. Showe: Yes, I can do that.

Mr. Thomson: Preferably not behind resident's homes.

Mr. Showe: Yes, we can prioritize.

Ms. Thomson: In looking at how they did the pictures, it almost lays out 2 per each picture page that they've done, because they've kind of divided the neighborhood up in thirds.

Mr. Showe: Yes, we can distribute them throughout, we can do that, and I can bring that back. They had some issues with the hurricane which is why it took them a little bit longer to get back to us but I think they're back up and running now. The next item I have is street parking. As time goes on, it's time to talk about, we are still waiting for exhibit A to be completed by them. I have talked to the vendor and as soon as we have that exhibit we're going to meet the vendor out here onsite, to show the exact lots

we're looking at so they can place the proper signage that we're required to do by Florida Statute and then at that point once the signage is in place, and the agreement is in place, we should be good to go in terms of towing. I know Alan is still waiting on some of those quotes for the bollards and everything.

Mr. Scheerer: Right the bollards, and the landscaping.

Mr. Showe: Then the last thing that Alan basically touched on is some of the items that you've requested about the county from the last meeting, they have gone ahead, I did make contact with the county and they have straightened the sizes that were crooked. As far as the striping, we are on the list to have Dupree Lakes Blvd. striped, it's not one of the top two priorities right now, but they've committed to me that they'll let me know before they do it so that I can pass that along. Then they have put a request into the sheriff's office, and I'll follow back up with that probably in a week or so if I haven't heard anything to bring the trailer out that shows you the speed for speed enforcement.

Ms. Thomson: Can we get a historical? Can you request the historical when they've done it before, it was maybe 4 or 5 years ago to see, because I think they give you a count of cars and then probably your average speed, just so we can have a basis as to what it was and what it will be?

Mr. Shaw: Well they did an actual traffic study where they click off the traffic county.

Mr. Showe: Yes.

Mr. Scheerer: Right.

Mr. Shaw: It was traffic counters the last time, so they physically came out and did a traffic study which showed the people's speed of course. The thing that they're going to bring out that shows the speed, that's not going to give us any kind of history.

Ms. Thomson: Oh ok.

Mr. Thomson: And these are traffic calming techniques and they're used throughout the country.

Mr. Shaw: We could request that they do other traffic studies, but in order to implement a lot of that stuff you have to have certain warrants, there's like 10 warrants that you need to adhere to, so you have to adhere to 2 or 3 of the warrants and then they'll come out and do something. Whether or not we adhere to that we'd have to see that on a traffic study.

Ms. Thomson: Right because we had gotten information back.

Mr. Shaw: We got information back that people go 30 or 40 mph.

Mr. Thomson: No it wasn't 30 to 40, it was on the average I believe it was like 42 mph, and the speed limit is 30 mph, and the average vehicle traveled 42 mph, so I'm just saying that was the average. So at any given point in time you have motorcycles, cars, and we haven't deployed or requested any traffic calming in over a year, but I would like to see the impact of how that would be and maybe some of the residents will be able to observe that.

Mr. Shaw: That's what I'm adding, I think if we could reach out to them and see if they do in addition to what you've already done, see if they could do another traffic count and get the data and then we can take it from there.

Mr. Showe: Yes, ok I'll request it.

Mr. Fox: I've seen this before on other subdivisions of having police cars for a few days.

Mr. Shaw: I know, and I spoke to Bob Hornbeck last week just because we had an incident in our neighborhood where the new renters decided to go 60 mph down our residential street, but he has mentioned that he's reaching out for Pasco County Sheriff to have some of these discussions so as soon as he gets that meeting obviously we'll report back to the Board what that entails.

Mr. Showe: Alright, I think everything else we basically covered, is there anything else you want me to add to the action items list? I know we're going to add the improvements of the work at the historical site that we talked about a little bit.

Mr. Thomson: Yes, the trees, the fence.

Mr. Shaw: Oh there was one thing with regards to landscaping, along the bottom of the ponds there are a lot of dead trees.

Mr. Scheerer: Oh the cypress trees?

Mr. Shaw: Yes, the cypress trees.

Mr. Scheerer: Yes, I failed to touch on that, thank you for bringing that up. Yes, those are all cypress and I did speak with Terry about that after the last meeting since Jeff was out, and they're trying to figure whether or not it's still legal to spray copper sulfate to remove the Spanish moss that accumulated on a lot of those trees and I've also asked them to identify if any of them are dead. So I do not have that information unfortunately, but as that has been requested of BrightView because it's all over the Boulevard and anywhere else that we have cypress trees right now, they're just filled up with Spanish moss right now. You used to be able to spray it with copper sulfate and that would get rid of that, and he's trying to find out if it's still legal to do that.

Ms. Thomson: And it doesn't damage the grass or surrounding area?

Mr. Scheerer: No.

Mr. Showe: Alright, anything else? Not hearing anything we can move to our workshop if the Board is amendable, so we'll recess into the workshop at this time.

Segment II: Workshop Section
(The Board had a workshop meeting at this time to discuss the following items.)

~ **Discussion on Projects**

Segment III:

SIXTH ORDER OF BUSINESS — Authorization or Approvals Requiring Board Action for Items Discussed During Workshop

Mr. Showe: Ok so we reconvene the meeting and I think the only thing from the workshop that we needed to have Board direction on, if I can recall correctly is just to add the tennis court to the pressure washing scope of work.

Mr. Price: Yes.

Mr. Showe: Alright, so is there a motion for that?

On MOTION by Mr. Shaw seconded by Mr. Thomson with all in favor, directing staff to add the tennis court to the pressure washing scope of work as discussed in the workshop was approved.

Mr. Showe: I don't think there was anything else that we needed to take direction on.

Mr. Thomson: So Alan is going to come back with an estimate?

Mr. Showe: Yes I think we'll come back with that, we'll have the price for that.

Mr. Thomson: Thank you.

Mr. Scheerer: Yes I have a list of requests here and we'll price that all out.

Mr. Thomson: Ok.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

Mr. Showe: So if there's nothing else we can go on to the financial reports, and the first thing is the approval of your check register. From the general fund we have checks #913 through #935 for $422,289.91, and I will point out that obviously that seems to be a large amount but if you go to the December 8th posting, the large amount there, especially for the new Board members, it's $355,127.89, what that is, all of our assessment money comes in one check so it comes into the general fund and we have to cut a portion of that to the debt service, so that's what that transfer is. So you're really writing a check to yourself but because it is a check from the general fund it does show up on your check register. Other than that, we can answer any questions about the check register if you any.

Mr. Pace: How much do we pay monthly to BrightView? I see there's $15,000 and then on 12-22 there's $14,913.38, and I see some costs on 12-8, but that was just for repair work.

Mr. Showe: Well one is our monthly payment.

Mr. Shaw: It's about $15,000.

Mr. Showe: Ok so it's about $15,000 a month?

Mr. Scheerer: Yes.

Mr. Price: Ok.

Mr. Scheerer: And I can pull the contract up.

Mr. Thomson: We also have checks that are being written for the work.

Ms. Thomson: Yes, this is the normal amount, the $14,913.

Mr. Price: Ok, got it, and if I email you Jason can I get a copy of the contracts?

Mr. Showe: Oh absolutely, yes.

Mr. Price: Thank you.

Mr. Showe: Any other questions on the check register? Not hearing any, is there a motion to approve?

On MOTION by Mr. Thomson seconded by Mr. Price with all in favor, the Check Run Summary was approved.

B. Approval of Combined Balance Sheet

Mr. Showe: The next item is your balance sheet and income statement, there is no action required by the Board on this. Obviously as we work through the year, I think most of accounting is what we'd expect to see but obviously it's a ledger of December so it's a little bit hard to make a lot of sense about your accounts just yet, but it looks like we have started to get some of those assessment collections in so we'll keep an eye on those as we move throughout the year.

Mr. Thomson: Also, a question, we won't know how much, if any money is left from the capital improvements until the final on the sod is in.

Mr. Shaw: Correct we have phase 3 sod and then cul-de-sacs that we discussed on that.

Mr. Showe: What I'll do is, obviously the accounting that we've done, that kind of goes through all the requisitions that had been paid, and that way you can kind of take a look at what we have left to do and we'll have a better feel for what's left in terms of projects to do.

Mr. Shaw: The good news is that our sod so far has been under budget.

Mr. Thomson: Right and it hasn't died, so what we've replaced hasn't died, the water hasn't killed it.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Showe: Alright if there are no other questions, a motion to adjourn the meeting would be in order.

On MOTION by Mr. Shaw seconded by Mr. Thomson with all in favor, the Meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Return to:
PLANNING & DEVELOPMENT
Zoning and Intake
West Pasco Government Center
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654

LICENSE AND MAINTENANCE AGREEMENT

THIS LICENSE AND MAINTENANCE AGREEMENT is made and entered by and between PASCO COUNTY, a political subdivision of the State of Florida, acting by and through its authorized Zoning Administrator, with an address of 37918 Meridian Avenue, Dade City, Florida 33525 hereinafter referred to as the "COUNTY," and DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351, hereinafter referred to as the "APPLICANT."

W I T N E S S E T H:

WHEREAS, the APPLICANT states that it is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes that was organized for the purpose of maintaining common properties serving the residents of the Dupree Lakes Community Development District situated within Pasco County, Florida; and

WHEREAS, the APPLICANT desires to install and maintain signage, landscaping, irrigation or other facilities or structures within the COUNTY'S right-of-way as specifically depicted in Exhibit "A" hereto, and incident to such installation and maintenance, the COUNTY requires a license and maintenance agreement.

NOW, THEREFORE, in consideration of the foregoing premises and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. RECITALS. The WHEREAS clauses set forth above are incorporated herein by reference and made a part of this Agreement.

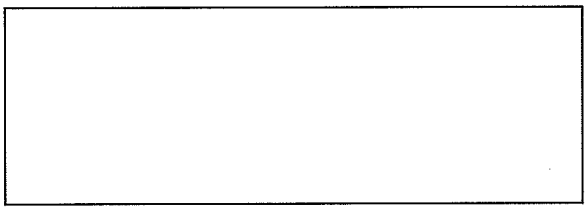
2. GRANT OF LICENSE. The COUNTY hereby grants and delivers to the APPLICANT a nonexclusive license to use those portions of the COUNTY'S right-of-way as depicted on Exhibit "A", which is attached hereto and incorporated herein by reference (herein "Subject Right-of-Way"), for the maintenance of the Subject Right-of-Way, and installation and maintenance of facilities or structures as specifically depicted on the attached Exhibit "A" (herein

"Facilities") pursuant to the terms and covenants herein. Any material change, alteration, modification, or addition to the Facilities or Subject Right-of-Way as depicted on Exhibit "A" must have prior written approval by the COUNTY subject to its sole discretion.

3. MAINTENANCE OF RIGHT-OF-WAY AND FACILITIES.

The APPLICANT hereby agrees to maintain the Subject Right-of-Way and Facilities in a safe and clean condition during the term of this Agreement and shall trim any vegetation to avoid any clear-sight violation. This obligation shall be the sole responsibility of the APPLICANT during the term of this Agreement. In no event shall any improvements placed by the APPLICANT block the visibility triangle of the intersections.

4. INDEMNIFICATION. The APPLICANT shall to the extent permitted by section 768.28, Florida Statutes, and other applicable law, indemnify, defend, and hold harmless the COUNTY and all of its agents and employees from any claim, loss, damage, costs, charge, or expense, including attorney's fees and costs, arising from or in connection with 1) any work or thing whatsoever done or any condition created in or about the COUNTY'S Right-of-Way for the Facilities as depicted on Exhibit "A" during the term of this Agreement; 2) any act, omission or negligence of the APPLICANT or any of the APPLICANT'S licensees or the partners, directors, officers, agents, employees,



invitees, or contractors of the APPLICANT or of the APPLICANT'S licensees; or 3) any accident, injury, or damage whatsoever occurring in or at the COUNTY'S Subject Right-of-Way as it relates to the Facilities as depicted on Exhibit "A". The APPLICANT hereby expressly indemnifies the COUNTY for the consequences of any negligent act or omission of the APPLICANT, its agents, servants, and employees, except that the APPLICANT will not be liable under this provision for damages arising out of the injury or damage to persons or property directly caused or resulting from the negligence of the COUNTY or any of its agents, servants, or employees.

Both the COUNTY and the APPLICANT agree and covenant that nothing herein shall constitute or be construed as a waiver of the COUNTY'S or the APPLICANT'S sovereign immunity beyond any limited waiver provided pursuant to section 768.28, Florida Statutes.

The APPLICANT'S obligation to defend and indemnify shall not be excused because of the APPLICANT'S inability to evaluate liability or because the APPLICANT evaluates liability and determines the APPLICANT is not liable or determines the COUNTY is solely negligent. Only a final adjudication or judgment finding the COUNTY solely negligent shall excuse performance of this provision by the APPLICANT. If a judgment finding the COUNTY solely negligent is appealed and the finding of negligence is reversed, the APPLICANT will be obligated to indemnify the COUNTY for the cost of the appeal(s). The APPLICANT shall pay all costs and fees related to this obligation and its enforcement by the COUNTY.

This provision shall also pertain to any claims brought against the COUNTY by any employee of the APPLICANT, contractor, subcontractor, or anyone directly or indirectly

employed by any of them. The APPLICANT'S obligation under this provision shall not be limited in any way by the APPLICANT'S limit of or lack of sufficient insurance protection. This section shall survive any termination of this Agreement.

5. SIGNS. Any Facilities that are signs, as signs are defined in the Pasco County Land Development Code, are required to have the appropriate County approval pursuant to Section 406.1 of the Pasco County Land Development Code, and all other applicable County ordinances, prior to any installation of any signs. The Applicant agrees to obtain such appropriate County approval prior to installing any Facilities that are signs. This Agreement is not intended in any way, and shall not be construed in any way, to grant any County approval for installation of signs without the prior County approval indicated in this Section, or vest any right in the Applicant to appropriate County approval of any sign.

6. RIGHT-OF-WAY USE PERMIT. The APPLICANT agrees to obtain a COUNTY Right-of-Way Use Permit prior to entering or performing any work in the Subject Right-of-Way, including the installation of the Facilities.

7. TERMINATION. The COUNTY or APPLICANT may terminate this Agreement in writing at any time and for any reason in whole, or from time to time, in part. Upon termination, the Applicant shall immediately cause the Facilities to be removed and restore the Subject Right-of-Way to the condition prior to installing such Facilities, and in no case later than thirty (30) days from the date of termination. This obligation by the APPLICANT shall survive any termination of this Agreement.

8. WAIVER OF CLAIMS. The APPLICANT hereby waives all claims against the COUNTY for loss or damage resulting from interference by a public agency, or official, or natural phenomena including, but not limited to, fire, water, tornado, hurricane, or other severe storms, or any commotion, riot, or criminal activity.

9. NOTICES. Whenever either party desires to give notice unto the other, written notice shall be sent via hand delivery, first class mail or overnight carrier to:

County:
Pasco County
ATTN: Planning & Development
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654

Applicant:
Dupree Lakes CDD
Attn: District Manager
5385 N. Nob Hill Road
Sunrise, Florida 33351

All notices shall be effective upon receipt. Any party may change their representative to get notice or their address by giving notice in this manner without the need of formal amendment of this Agreement.

10. LIMITATION OF AGREEMENT. It is expressly stipulated that this Agreement is a license for permissive use only and that the use of the Subject Right-of-Way shall not operate to create or to vest any property right or interest in the APPLICANT.

11. PRIOR AGREEMENTS. This Agreement represents the entire License and Maintenance Agreement between the parties and supersedes and nullifies any and all prior agreements, negotiations or understandings, written or oral relating to the matters set forth herein. Prior Agreements, negotiations or understandings, if any, shall have no force or affect whatsoever on this Agreement.

12. ASSIGNMENT. No assignment, delegation, transfer or novation of this Agreement or any part hereof shall be made, except as outlined in Paragraph 17 below, unless approved in writing and signed by all parties to this Agreement.

13. SEVERABILITY. If any part, term or provision of this Agreement is held to be illegal, unenforceable or in conflict with any applicable federal, state or local law or regulation, such part, term or provision shall be severable, with the remainder of this Agreement remaining valid and enforceable.

14. MODIFICATIONS. No modification, addendums or amendments of any kind whatsoever may be made to this Agreement unless in written consent and signed by both parties.

15. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be construed in any way to waive the sovereign immunity of the COUNTY or the APPLICANT.

16. LAW AND VENUE. This Agreement shall be governed by the laws of Florida. Venue for any dispute, claim or action arising out of or related to this Agreement shall be in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida (Westside). Each party hereto shall bear their own attorneys' fees and costs in the event of any dispute, claim, action or appeal arising out of or related to this Agreement.

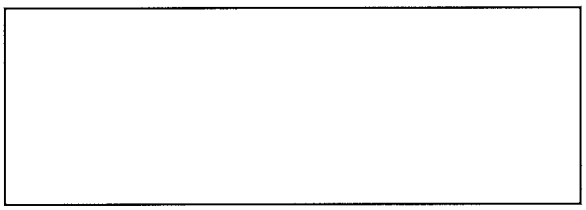
17. AGREEMENT RUNS WITH THE LAND AND BINDING EFFECT.
This Agreement shall run with the land and the burdens and benefits of this Agreement shall be binding upon, and shall inure to all successors in interest, including all mortgages, to the parties of this Agreement. Any such successor shall give notice to the COUNTY of its acquiring the land benefiting from this Agreement and its intent to continue the benefits of this Agreement. Should notice not be received, the Agreement shall terminate with the original party to the Agreement and the subsequent purchaser being jointly responsible for the removal of the Facilities and restoration of the right-of-way as outlined in Paragraph 7. The COUNTY shall record a copy of this Agreement in the Official Records of Pasco County, Florida, within thirty (30) days of its approval and provide a recorded copy to the APPLICANT within ten (10) days of its recordation.

18. DEFAULT. In the event of a default hereunder by the APPLICANT of its obligation, the COUNTY may proceed to enforce the provisions of this Agreement pursuant to the provisions of the Pasco County Land Development Code Section 108, or specific performance at its option.

19. PARTIES DRAFTED EQUALLY. The COUNTY and the APPLICANT agree that both parties have played an equal and reciprocal part in the drafting of this Agreement.

Therefore, any uncertainty or ambiguity existing herein, if any, shall not be interpreted against either party, but shall be interpreted according to the application of the rules of interpretation for arm's-length agreements.

20. TIME. Time is of the essence to all parts of this Agreement.



21. TERM. This Agreement shall be for an initial term of one (1) year and shall automatically renew thereafter on an annual basis, unless terminated by the COUNTY or the APPLICANT as provided herein.

22. OTHER SIMILAR AGREEMENTS BETWEEN THE PARTIES. This Agreement shall have the effect of replacing, in their entirety, the following agreements pertaining to portions of the Subject Right-of-Way, as defined herein:

a. Maintenance and License Agreement between the COUNTY and the APPLICANT, dated August 23, 2011 (Agenda Item C42 ZN11-585); and
b. Maintenance and License Agreement between the COUNTY and the APPLICANT, dated August 8, 2006 (Agenda Item C-16-DUPREE LAKE); (collectively, the Prior Agreements).

Upon execution of this Agreement, the Prior Agreements shall be of no further force and effect.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing agreement on this_____ day of _____,2017.

ON BEHALF OF THE
BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

_____
Zoning Administrator, Pasco County, Florida

DUPREE LAKES COMMUNITY
DEVELOPMENT DISTRICT

By:_____
Its:_____
Board of Supervisors

WITNESSES:

_____ _____
Signature of Witness Signature of Witness

_____ _____
Print Name of Witness Printed Name of Witness

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by _____ of the DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT in his/her capacity as Chair/Vice-Chair of the Board of Supervisors on behalf of the DUPREE LAKES COMMUNITY DEVELOPMENT DISTRICT. He/She is personally known to me or has produced _____ as identification.

_____
Notary Public

_____
Printed Name of Notary Public
My Commission Expires: _____

License and Maintenance Agreement

Exhibit "A"

Subject Right-of-Way and the Facilities

Subject Right-of-Way: The term, "Subject Right-of-Way" is defined as those Rights-of-Way, including, but not limited to, pavement, swales, sidewalks, medians and roundabouts, dedicated to Pasco County, Florida, located within the boundaries of the Dupree Lakes Community Development District, a local unit of special purpose government established by Pasco County Ordinance No. 04-39 pursuant to Chapter 190, Florida Statutes, and identified as rights-of-way dedicated to Pasco County, Florida, on the recorded Plats recorded in the Public Records of Pasco County, Florida, as follows:

DUPREE LAKES PHASE 1, recorded at Plat Book 54, Page 62

DUPREE LAKES PHASE 2, recorded at Plat Book 58, Page 15
DUPREE LAKES PHASE 2 - PARTIAL REPLAT, recorded at Plat Book 66, Page 140
DUPREE LAKES PHASE 3A, recorded at Plat Book 66, Page 11
DUPREE LAKES PHASE 3A PARTIAL REPLAT, recorded at Plat Book 66, Page 146
DUPREE LAKES PHASE 3B, recorded at Plat Book 66, Page 54
DUPREE LAKES PHASE 3B - PARTIAL REPLAT, recorded at Plat Book 73, Page 21
DUPREE LAKES PHASE 3C-1, recorded at Plat Book 68, Page 1
DUPREE LAKES PHASE 3C-2, recorded at Plat Book 67, Page 93
DUPREE LAKES PHASE 3D, recorded at Plat Book 67, Page 32

Facilities:
The term, "Facilities," is defined as all monuments, monument lighting, and associated electrical improvements at community and neighborhood entrances; all landscaping material, including, but not limited to, trees, sod, plantings, and mulch; all irrigation facilities; streetlighting, landscape lighting, and appurtenant electrical improvements; all traffic and directional signage; located within the areas defined as the Subject Right-of-Way, and any other approved improvements owned by the District and which have been installed within the Subject Right-of-Way. The Facilities are further depicted in the pages that follow and which are a part of this Exhibit "A".

Nothing in this License and Maintenance Agreement shall obligate the Dupree Lakes Community Development District to maintain the roadway pavement or curbing, within the Subject Right-of-Way.

Jennifer McConnell

From: Jason Showe <jshowe@gmscfl.com>
Sent: Tuesday, January 31, 2017 9:53 AM
To: Jennifer McConnell; Lyz Martin
Cc: Alan Scheerer; Ariel Lovera; Luis Hernandez
Subject: Fwd: Dupree Lakes projects

Please add "Discussion of 1/21/17 Fire Incident" to next agenda per below.

Jason Showe
District Manager
Governmental Management Services, Central Florida
135 W. Central Blvd.
Suite 320
Orlando, FL 32801
407-841-5524 X 105 - Office
407-839-1526 - Fax
407-470-8825 - Cell
jshowe@gmscfl.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

History.—s. 1, ch. 2006-232.

Begin forwarded message:

From: Rich Thomson <thomsonr@dupreelakes.net>
Subject: Re: Dupree Lakes projects
Date: January 31, 2017 at 9:30:17 AM EST
To: Alan Scheerer <ascheerer@gmscfl.com>
Cc: Jason Showe <jshowe@gmscfl.com>

Jason,

I looked on Pasco Sheriff web site no reports. I also called Pasco EOC they reported several calls to 911 for a fire in the median on January 21 5pm Fire Rescue responded and by the time they arrived the fire was out. Arson to CDD Property is a big deal. Please notify the rest of the CDD Board and include this incident with the next agenda with all known information. I want to discuss this at the next board meeting.

Thanks,

Rich

From: Alan Scheerer <ascheerer@gmscfl.com>
Sent: Tuesday, January 31, 2017 9:06:04 AM
To: Rich Thomson
Cc: Jason Showe
Subject: Re: Dupree Lakes projects

I don't know if police or fire responded. When I met with Jeff that is what he said. I think it happen last week sometime. I asked Lorraine if she knew of the incident and she did not know that it happened.

Alan

Alan Scheerer
Field Operations Manager
GMS Central Florida
135 W Central Blvd Suite 320
Orlando Florida 32801
407-841-5524 - office
407-398-2890 - cell
407-839-1526 - fax
Ascheerer@gmscfl.com

On Jan 31, 2017, at 9:04 AM, Rich Thomson <thomsonr@dupreelakes.net> wrote:

That much fire damage was more than a cigarette (IMO). Concerned the fire was set on purpose. Was police or fire sent out? Who reported it and when did it happen?

Thanks,

Rich

From: Rich Thomson
Sent: Tuesday, January 31, 2017 9:01:34 AM
To: Alan Scheerer
Cc: Jason Showe
Subject: Re: Dupree Lakes projects

Can you send these proposals to Steve Shaw if you have not already.

Thanks,

Rich

From: Alan Scheerer <ascheerer@gmscfl.com>
Sent: Tuesday, January 31, 2017 8:36:31 AM
To: Rich Thomson
Cc: Jason Showe
Subject: Dupree Lakes projects

Good morning Rich,
Please see the attached proposals from Brightview for the following projects.

1. Remove moss from trees. Map included.
2. Clean up of Historical site.
3. Spray broadleaf weeds in soccer field.
4. Replace sod in soccer field after spraying. (Field may need to be closed until sod is reestablished)
5. Remove old irrigation lines on Justicia loop.

I still do not have the fence proposals but will send as soon as I get them. Even though these proposals are dated January 24 I did not get them until January 27.

Let me know if you would like to proceed with any of these and I will have Brightview get started.

Alan

Alan Scheerer
Field Operations Manager
GMS Central Florida
135 W Central Blvd Suite 320
Orlando Florida 32801
407-841-5524 - office
407-398-2890 - cell
407-839-1526 - fax
Ascheerer@gmscfl.com

DUPREE LAKES

Amenity Center Management Report

Date of Meeting: February 13, 2017 *Submitted by: Lorraine Roberts*

Facility:

- *I spoke with someone from Pasco County recycling and had them deliver more pamphlets and recycling stickers here to the clubhouse for residents to take.*
- *A new vacuum was purchased for the clubhouse for everyday use, but also for residents for party clean-ups.*
- *We have been purging and organizing the storage room now that the weather is a little cooler.*

Special Events:

- *The date for the Spring Garage sale will be on the second Saturday in April. So it will be on Saturday, April 8th from 8-2, with Goodwill being here from 10-3pm.*
- *We have booked the date for our Spring Party. It will be on Sunday, April 9th from 1:00-3:00pm. We will have a craft table, a tattoo station, carnival games, a Petting Zoo, Pony rides and the Easter Bunny will be here for pictures.*

Amenity Management:

- *We did have an issue twice this month with the police being called because of cows escaping from the residence behind us. It appears that the broken fence has been fixed and it has not happened again.*
- *I have attached some pictures for some possible ideas for the replacement console table for the Banquet Room.*

Sat. Feb. 4- Rental- Birthday

Sun. Feb. 5- Rental- Baby shower

Sat. Feb. 11- Rental- Birthday

Sun. Feb. 12- Rental- Baby shower

Mon. Feb. 13- CDD Meeting.

Thurs. Feb.16- HOA Meeting

Sat. Feb. 18- Rental- Birthday/Rental-Retirement

Tax essentials. Organization must-haves.

Home Need Help? Weekly Ad Store Locator 10+ Employee Businesses Track Order

SHOP BY CATEGORY SHOP SERVICES SHOP DEALS INK & TONER FINDER YOUR STORE Tampa, FL EASY REORDER MY ACCOUNT DUPREE LA... 4 ITEMS

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Home Styles 28" Poplar wood Sofa Table

Item: 1051720 **Model:** 5050-22 Be the first to Write a Review

Delivery

$202.39
Each

1 ADD TO CART

Expected By
1 - 7 Business Days
This Item Ships Free

Not Sold in Stores

Also Consider

☐ 3-Yr Furniture Protection ($100-499.99)	$29.99
☐ Staples Furniture Assembly ($200-$299.99)	$120.00

- Special Financing Available
- Free Pick Up In Store

Product Details

- Color and Material: Brown Solids & Oak Veneers
- Dimension: 28"H x 47.25"W x 16"D
- No of Drawers: 2

View Full Product Details

Add to Favorites

STAPLES BRAND PRODUCTS Below budget. Above expectations.

CUSTOMERS WHO VIEWED THIS ULTIMATELY BOUGHT

Larksmill Console Table by Birch Lane

29 Reviews | 5 Questions Answered

$254.00 ~~$282.54~~ 10% Off

Payments as low as $23/month. Learn More

Save $40 on your $250 order[1] with the Wayfair Credit Card. Apply Now

FREE Shipping
Get it by **Tue, Feb 7**

Buy today, get free shipping for the next 30 days

Select Finish: **Black**

Quantity: 1

Add to Cart ♡ Save to Idea Board

You Might Also Need

Shop more from Larksmill Collection by Birch Lane

Product Information:

- 10+ in Stock
- Overall: 30" H x 54" W x 15" D
- Overall Product Weight: 70lb.

Customers Also Viewed

Tax essentials. Organization must-haves.

Home Need Help? Weekly Ad Store Locator 10+ Employee Businesses Track Order

SHOP BY CATEGORY SHOP SERVICES SHOP DEALS INK & TONER FINDER YOUR STORE Tampa, FL EASY REORDER MY ACCOUNT DUPREE LA... 4 ITEMS

Enter Search Term

STAPLES Grow Your Business With Staples® Direct Mail
Reach local customers in 3 easy steps. LEARN MORE

Winsome Trading Wood Console Table, Cappuccino, Each (40445WTI)

Item: 55570 **Model:** 40445 (4) | Write a Review

Product Details

- Cappuccino color solid and composite wood
- Dimensions: 30"H x 45"L x 17.09"D
- Assembly required

View Full Product Details

Add to Favorites

Delivery

$123.39
Each

1 ADD TO CART

Expected By:
3 - 8 Business Days
This Item Ships Free

Not Sold in Stores

Also Consider

☐ 3-Yr Furniture Protection ($100-499.99)	$29.99
☐ Staples Furniture Assembly ($100-$199.99)	$100.00

- Special Financing Available
- Free Pick Up In Store

CONSIDER THIS SIMILAR PRODUCT

Winsome 27.2" x 24" x 16.2" Wood Printer/Media Stand, Natural

Item: 55589 / Model: 81628
(9 reviews)

$82.39
Each

1 ADD TO CART

STAPLES BRAND PRODUCTS Below budget. Above expectations.

CUSTOMERS WHO VIEWED THIS ULTIMATELY BOUGHT

Free Shipping Over $49* | Up to 70% OFF Winter White Sale »

Registry Idea Boards Account 2

wayfair Departments Rooms Inspiration Sale Find anything for your home...

Furniture / Living Room Furniture / ... / Cherry Console & Sofa Tables / Three Posts / SKU: THRE6782 Share:

Morrisville Console Table by Three Posts

45 Reviews | 5 Questions Answered

$169.99

Payments as low as $15/month. Learn More

FREE Shipping
Get it by **Tue, Feb 7**

Buy today, get free shipping for the next 30 days

Quantity: 1

Add to Cart ♡ Save to Idea Board

You Might Also Need

Product Information:

- 10+ in Stock
- Overall: 30" H x 42" W x 12" D
- Overall Product Weight: 44.44lb.

Customers Also Viewed

Kitchener Console...	Beckwood Console...	Robbinston Console...	American Heritage...	Ormonde Console T...
$297.99	$107.51	$144.99	$180.99	$159.99

Information Specifications Shipping & Returns Protection Plan Manufacturer Reviews Q&A

REDcard - save 5% & free shipping on most items see details

manage REDcard gift cards
find stores 0

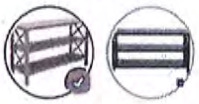
categories deals search my account hello, lorraine 4 items

Target / furniture / living room furniture / accent furniture / accent tables

$123.49
sale Reg: $129.99 Save $6.5 (5.0% off)
REDcard save an additional 5%

only at 17

color Rustic



shop all Threshold™

1 qty add to cart

guests also viewed

$159.99
Console Table Grey - Linon Home Decor

$119.99 - $142.49
Windham Console Table - Threshold™

$123.49
Owings Console Table with 2 Shelves and Drawers Ru...

$169.99
Canal Street Anywhere Console Table with 2 Shelves...

$77.98 - $110.49
Carson Console Table - Threshold™

$169.99
Gilford C
Thresho

guest reviews 17

most helpful positive review

Great decor piece

Jcol — 4 months ago

This table is not exactly what I expected, but I'm still happy with my purchase. It was very easy to assemble (despite t... see more

most helpful negative review

Hardware missing

Jake — 2 months ago

I have yet to be able to assemble my purchase because the delivery came without hardware, although it looks as though it... see more

more reviews write a review

item details

shipping & returns

q&a 2

REDcard - save 5% & free shipping on most items see details

registries & lists weekly ad
manage REDcard gift cards
find stores 0

categories deals search my account hello, lorraine 4 items

Target / furniture / living room furniture / accent furniture / accent tables

shop all Threshold™

$123.49

sale Reg: $129.99 Save $6.5 (5.0% off)

REDcard save an additional 5%

only at ★★★★☆ 15 6

811

1 qty add to cart

1 qty add to registry/list

shipping to 34639

get it by Mon, Feb 6 free with your REDcard

guests also viewed

$123.49
Owings Console Table with 2 Shelves - Threshold...

$159.99
Console Table Grey - Linon Home Decor

$119.99 - $142.49
Windham Console Table - Threshold™

$116.99 - $123.49
Fretwork Console Table - Threshold™

$169.99 - $179.99
Gilford Console Table - Threshold™

$169.99
Canal St Table wi

guest reviews 15

★★★★☆

most helpful positive review

Perfect for entryway

★★★★★ Anm212 -- 4 months ago

Love this table! I needed something small for my entryway and this is the perfect size. Delivered fast and was very easy... see more

more reviews write a review

item details

shipping & returns

q&a 5

guests ultimately bought

Dupree Lakes CDD Action Items

Item #	Action Item	Assigned To:	Status	Comments
1	License and Maintenance Agreement with County	J. Showe	**In Process**	On February Agenda
2	Pressure Washing Sidewalks	A. Scheerer	**In Process**	Approved - Awaiting Work
3	Landscape Improvements	A. Scheerer	**In Process**	Installation Complete, Reviewing Punchlist
4	Position of Dog Waste Station	A. Scheerer	**On Hold - Pending Completion of Landscape**	Awaiting Installation
5	Conservation Area	A. Scheerer/J. Showe	**In Process**	Met with County to review property and discuss plan. County provided the details
6	Splash Pad Improvements	A. Scheerer	**In Process**	Awaiting Installation
7	Bat Box Quotes	A. Scheerer/J. Showe	**In Process**	Awaiting Quotes for 6 Bat Boxes
8	Street parking	A. Scheerer/J. Showe	**In Process**	Awaiting Vendor Site Visit. Quotes for Plantings and Bollards to be presented

Updated 2/2/17

Dupree Lakes
Community Development District

Check Run Summary - General Fund

January 31, 2017

Date	*Check Numbers*	*Amount*
Wells Fargo		
January 13, 2017	*936-947*	*$95,987.00*
January 27, 2017	*948-958*	*$62,643.15*
		$ 158,630.15

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/13/17	00027	12/31/16	159004	201612	320	53800	46400			*	829.00		
			AQUARIC PLANT MANAGEMENT										
									APPLIED AQUATIC MANAGEMENT, INC.			829.00	000936
1/13/17	00007	12/15/16	DEC-16	201612	320	53800	43000			*	1,248.59		
			ENERGY SERVICES										
		12/15/16	DEC-16	201612	320	53800	43001			*	12,562.40		
			ENERGY SERVICES										
									DUKE ENERGY FLORIDA, INC.			13,810.99	000937
1/13/17	00030	1/13/16	01132016	201701	300	20700	10000			*	46,436.41		
			TAX COLLECTIONS										
									DUPREE LAKES CDD			46,436.41	000938
1/13/17	00119	11/04/16	332-3761	201611	330	57200	46200			*	281.16		
			PARK SIGN										
									FAST SIGNS			281.16	000939
1/13/17	00005	12/20/16	5-649-54	201612	310	51300	42000			*	185.13		
			DELIVERIES THRU-12/20/16										
		1/03/17	5-663-64	201701	310	51300	42000			*	24.66		
			DELIVERIES THRU-1/3/17										
		1/10/17	5-669-16	201701	310	51300	42000			*	160.25		
			DELIVERIES THRU-1/10/17										
									FEDEX			370.04	000940
1/13/17	00103	1/04/17	813-995-	201701	330	57200	41000			*	421.51		
			SERVICE THRU-2/3/17										
									FRONTIER			421.51	000941
1/13/17	00001	1/02/17	60	201701	310	51300	34000			*	5,125.00		
			MANAGEMENT FEES										
		1/02/17	60	201701	310	51300	49500			*	41.67		
			WEBSITE ADMIN										
		1/02/17	60	201701	310	51300	42000			*	46.67		
			POSTAGE										
		1/02/17	60	201701	310	51300	42500			*	112.60		
			COPIES										
		1/02/17	60	201701	310	51300	41000			*	7.79		
			TELEPHONE										
		1/02/17	60	201701	310	51300	32200			*	23.00		
			AUDIT										
		1/02/17	60	201701	330	57200	34200			*	5,566.67		
			PORTER HOURS										
									GOVERNMENTAL MANAGEMENT SERVICES -			10,923.40	000942

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/13/17	00095	12/16/16	1139601	201612	310-51300-31100				*	54.00		
			FY 17 GENERAL CONSULTING									
								STANTEC CONSULTING SERVICES, INC.			54.00	000943
1/13/17	00117	1/03/17	01032017	201701	300-15100-10100				*	20,085.49		
			TXFER EXCESS FUNDS									
								STATE BOARD OF ADMINISTRATION			20,085.49	000944
1/13/17	00008	1/03/17	3506	201701	330-57200-46100				*	735.00		
			POOL SERVICE									
								SUNCOAST POOL SERVICE			735.00	000945
1/13/17	00116	11/07/16	1220	201611	320-53800-43001				*	1,970.00		
			HOLIDAY LIGHTS									
								TAMPA LIGHTS			1,970.00	000946
1/13/17	00010	1/01/17	0191573-	201701	330-57200-43200				*	70.00		
			6 YARD DUMPSTER									
								WASTE MANAGEMENT OF PASCO			70.00	000947
1/27/17	99999	1/27/17	VOID	201701	000-00000-00000				C	.00		
			VOID CHECK									
								******INVALID VENDOR NUMBER******			.00	000948
1/27/17	00060	12/31/16	28667	201612	330-57200-34000				*	4,274.27		
			FACILITY MANAGER									
		12/31/16	28667	201612	330-57200-34100				*	602.55		
			FACILITY ATTENDANTS									
		12/31/16	28667	201612	330-57200-34100				*	602.55		
			JANITORIAL MAINTENANCE									
		12/31/16	28667	201612	330-57200-46000				*	2,356.64		
			FACILITY MAINTENANCE									
		12/31/16	28672	201610	330-57200-34000				*	443.51		
			FACILITY MANAGER									
		12/31/16	28672	201610	330-57200-34100				*	62.55		
			FACILITY ATTENDANTS									
		12/31/16	28672	201610	330-57200-46000				*	244.64		
			JANITORIAL MAINTENANCE									
		12/31/16	28672	201610	330-57200-34100				*	602.55		
			FACILITY MAINTENANCE									
		12/31/16	28673	201611	330-57200-34000				*	443.51		
			FACILITY MANAGER									
		12/31/16	28673	201611	330-57200-34100				*	62.55		
			FACILITY ATTENDANT									
		12/31/16	28673	201611	330-57200-46000				*	244.64		
			JANITORIAL MAINTENANCE									

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT	#
		12/31/16	28673	201611 330-57200-34100 FACILITY MAINTENANCE		*	602.55		
		1/16/17	28668	201701 330-57200-34000 FACILITY MANAGER		*	4,274.27		
		1/16/17	28668	201701 330-57200-34100 FACILITY ATTENDANTS		*	602.55		
		1/16/17	28668	201701 330-57200-34100 JANITORIAL SERVICES		*	602.55		
		1/16/17	28668	201701 330-57200-46000 FACILITY MAINTENANCE		*	2,356.64		
					AMENITY SERVICES GROUP, INC.			18,378.52	000949
1/27/17	00003	12/31/16	138889	201612 310-51300-31500 SERVICE THRU-12/31/16		*	3,031.30		
					BILLING, COCHRAN, LYLES, MAURO &			3,031.30	000950
1/27/17	00113	12/10/16	5201587	201612 320-53800-46200 DEC 16 - MAINTENANCE		*	14,913.38		
		1/06/17	5222603	201701 320-53800-46600 INSTALL WINTER MIXANNUALS		*	2,285.14		
		1/10/17	5225731	201701 320-53800-46200 JAN 17 - MAINTENANCE		*	14,913.38		
					BRIGHTVIEW LANDSCAPE SERVICES, INC.			32,111.90	000951
1/27/17	00021	1/12/17	00194944	201701 330-57200-52000 SUPPLIES		*	149.15		
					CLEANSWEEP SUPPLY CO., INC.			149.15	000952
1/27/17	00004	12/01/16	656742	201612 320-53800-34500 ACCESS AND CCTV		*	6,600.00		
					ENVERA			6,600.00	000953
1/27/17	00006	12/23/16	DEC-16	201612 320-53800-43100 DEC 16 - UTILITIES		*	452.99		
					PASCO COUNTY UTILITIES			452.99	000954
1/27/17	00055	1/16/17	0131502	201701 320-53800-46800 QUARTERLY LIGHT INSPECT		*	417.70		
					REED ELECTRIC, LLC			417.70	000955
1/27/17	00099	1/01/17	4386053	201701 330-57200-49400 ANNUAL PERMFORMANCE LICNS		*	757.00		
					SESAC			757.00	000956
1/27/17	00022	1/18/17	39086	201701 330-57200-46300 JAN PEST CONTROL SERVICE		*	45.00		
					TROPICARE TERMITE AND PEST CONTROL			45.00	000957

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/27/17	00118	12/31/16	28562	201612	330-57200-49400				*	699.59		
			BILLABLE EXPENSES									
								VESTA PROPERTY SERVICES, INC.			699.59	000958

TOTAL FOR BANK B 158,630.15

TOTAL FOR REGISTER 158,630.15

DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
January 31, 2017

	Governmental Fund Types			Totals (Memorandum Only)
	General	Debt Service	Capital Projects	2017
ASSETS:				
Cash - Wells Fargo	$623,335	---	---	$623,335
Cash - Region Money Market	$6,849	---	---	$6,849
Investments:				
State Board	$193,362	---	---	$193,362
State Board - Capital Reserve	$104,713	---	---	$104,713
Series 2015				
Reserve	---	$157,250	---	$157,250
Revenue	---	$429,930	---	$429,930
Construction	---	---	$142,846	$142,846
Due from Debt Service Funds	$503	---	---	$503
Due from General Fund	---	$2,901	---	$2,901
TOTAL ASSETS	$928,762	$590,080	$142,846	$1,661,688
LIABILITIES:				
Due to Debt Service	$2,901	---	---	$2,901
Due to General Fund	---	$503	---	$503
FUND BALANCES:				
Restricted for Debt Service	---	$589,577	---	$589,577
Restricted for Capital Projects	---	---	$142,846	$142,846
Unassigned Fund Balance	$925,861	---	---	$925,861
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	$928,762	$590,080	$142,846	$1,661,688

DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/2017	ACTUAL THRU 1/31/2017	VARIANCE
REVENUES:				
Maintenance Assessments	$792,866	$763,597	$763,597	$0
Interest Income	$0	$0	$654	$654
Misc. Income - Rentals	$0	$0	$1,370	$1,370
TOTAL REVENUES	$792,866	$763,597	$765,621	$2,024
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	$12,000	$4,000	$3,800	$200
FICA Taxes	$918	$306	$291	$15
Engineering	$7,500	$2,500	$1,448	$1,052
Arbitrage	$1,500	$0	$0	$0
Assessment Roll	$5,150	$5,150	$5,150	$0
Attorney	$30,000	$10,000	$4,981	$5,019
Trustee Fees	$5,000	$0	$0	$0
Annual Audit	$3,900	$23	$23	$0
Management Fees	$61,500	$20,500	$20,500	$0
Telephone	$500	$167	$50	$117
Postage	$2,000	$667	$867	($200)
Printing & Binding	$2,250	$750	$548	$202
Insurance	$6,433	$6,433	$5,965	$468
Legal Advertising	$2,500	$833	$0	$833
Other Current Charges	$200	$67	$299	($233)
Website Compliance	$500	$167	$167	($0)
Office Supplies	$350	$117	$68	$49
Property Taxes	$1,000	$1,000	$1,493	($493)
Dues, Licenses, Subscriptions	$175	$175	$175	$0
TOTAL ADMINISTRATIVE EXPENDITURES	$143,376	$52,854	$45,824	$7,029
FIELD				
Security	$27,000	$13,200	$13,200	$0
Electric	$13,500	$4,500	$3,541	$959
Street Lighting	$155,500	$51,833	$39,567	$12,266
Water	$5,500	$1,833	$1,313	$520
Solid Waste Assessment	$1,000	$1,000	$893	$107
Landscape Maintenance	$200,000	$66,667	$62,968	$3,699
Open Areas/Conservation Maintenance	$5,000	$1,667	$850	$817
Landscape Contingency	$23,200	$7,733	$1,865	$5,868
Infill-plants Replacement	$10,000	$0	$0	$0
Annuals	$9,900	$2,285	$2,285	$0
Mulching	$20,000	$0	$0	$0
Landscape Replacement	$6,500	$0	$0	$0
Irrigation Repairs & Maintenance	$10,000	$3,333	$1,951	$1,382
Entry & Walls Maintenance	$12,000	$4,000	$0	$4,000
Pressure Cleaning	$12,000	$0	$0	$0
Mitigation Monitoring	$7,500	$850	$850	$0
Aquatic Control	$14,000	$4,667	$2,487	$2,180
Lake Bank Maintenance	$5,000	$1,667	$0	$1,667
Well/Pump Repairs & Maintenance	$1,500	$500	$0	$500
Monuments/Streetlight/Decorative Light Maintenance	$7,500	$2,500	$4,447	($1,947)
Sidewalk Repair & Maintenance	$1,500	$500	$0	$500
Holiday Decoration	$4,000	$0	$0	$0
Reserves	$30,000	$0	$0	$0
TOTAL FIELD EXPENDITURES	$582,100	$168,735	$136,217	$32,518

DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 1/31/2017	ACTUAL THRU 1/31/2017	VARIANCE
CLUBHOUSE				
Facility Management	$65,000	$21,667	$17,097	$4,570
Facility Attendants	$15,000	$5,000	$4,820	$180
Facility Maintenance	$20,000	$6,667	$9,427	($2,760)
Phone/Fax/Internet	$5,000	$1,667	$1,688	($21)
Porter Services	$16,700	$5,567	$5,567	($0)
Refuse Service	$850	$283	$280	$3
Property Insurance	$12,570	$12,570	$11,971	$599
Pool/Water Park Maintenance	$22,000	$7,333	$2,940	$4,393
Pool/Water Park/Fountain Repairs	$6,000	$2,000	$408	$1,592
Clubhouse Furniture Repairs/Replacement	$1,000	$333	$0	$333
Pool Furniture Repairs/Replacement	$1,000	$333	$0	$333
Athletic/Park/Court/Field Maintenance	$5,000	$1,667	$931	$736
Pest Control	$890	$297	$180	$117
Contingency	$15,000	$5,000	$0	$5,000
Employee Reimbursable	$2,500	$833	$0	$833
Special Events	$15,000	$5,000	$4,304	$696
Operating Supplies	$12,500	$4,167	$554	$3,613
Holiday Decorations	$1,000	$333	$214	$120
Clubhouse Wear and Tear	$3,550	$1,183	$10	$1,174
Dues/Licenses/Permits	$425	$142	$0	$142
Reserves	$58,599	$0	$0	$0
TOTAL CLUBHOUSE EXPENDITURES	$279,584	$82,042	$60,390	$21,652
TOTAL EXPENSES	$1,005,060	$303,630	$242,431	$61,199
OTHER SOURCES/(USES):				
Interfund Transfer In	$0	$0	$20,085	$20,085
TOTAL OTHER	$0	$0	$20,085	$20,085
EXCESS REVENUES (EXPENDITURES)	($212,193)		$543,275	
FUND BALANCE - Beginning	$212,193		$382,586	
FUND BALANCE - Ending	$0		$925,861	

DUPREE LAKES CDD
GENERAL FUND
FY 2017

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date
REVENUES:													
Maintenance Assessment	$0	$28,447	$730,031	$5,120									$763,597
Interest Income	$242	$200	$212	$0									$654
Misc. Income - Rentals	$320	$250	$600	$200									$1,370
TOTAL REVENUES	**$562**	**$28,896**	**$730,843**	**$5,320**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$765,621**
EXPENDITURES:													
Administrative:													
Supervisor Fees	$1,000	$0	$1,400	$1,400									$3,800
FICA Taxes	$77	$0	$107	$107									$291
Engineering	$806	$588	$0	$54									$1,448
Arbitrage	$0	$0	$0	$0									$0
Assessment Roll	$5,150	$0	$0	$0									$5,150
Attorney	$1,950	$0	$3,031	$0									$4,981
Trustee Fees	$0	$0	$0	$0									$0
Annual Audit	$0	$0	$0	$23									$23
Management Fees	$5,125	$5,125	$5,125	$5,125									$20,500
Telephone	$0	$40	$2	$8									$50
Postage	$179	$227	$230	$232									$867
Printing & Binding	$176	$151	$109	$113									$548
Insurance	$5,965	$0	$0	$0									$5,965
Legal Advertising	$0	$0	$0	$0									$0
Other Current Charges	$138	$62	$60	$39									$299
Website Compliance	$42	$42	$42	$42									$167
Office Supplies	$23	$23	$23	$0									$68
Property Taxes	$0	$1,493	$0	$0									$1,493
Dues, Licenses, Subscriptions	$175	$0	$0	$0									$175
Total Administrative	**$20,804**	**$7,749**	**$10,129**	**$7,142**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$45,824**
Field:													
Security	$6,600	$0	$6,600	$0									$13,200
Electric	$1,181	$1,112	$1,249	$0									$3,541
Street Lighting	$12,512	$14,493	$12,562	$0									$39,567
Water	$388	$472	$453	$0									$1,313
Solid Waste Assessment	$0	$893	$0	$0									$893
Landscape Maintenance	$18,227	$14,913	$14,913	$14,913									$62,968
Open Areas/Conservation Maintenance	$850	$0	$0	$0									$850
Landscape Contingency	$1,865	$0	$0	$0									$1,865
Infill-plants Replacement	$0	$0	$0	$0									$0
Annuals	$0	$0	$0	$2,285									$2,285
Mulching	$0	$0	$0	$0									$0
Landscape Replacement	$0	$0	$0	$0									$0
Irrigation Repairs & Maintenance	$0	$1,751	$200	$0									$1,951
Entry & Walls Maintenance	$0	$0	$0	$0									$0
Pressure Cleaning	$0	$0	$0	$0									$0
Mitigation Monitoring	$0	$850	$0	$0									$850
Aquatic Control	$829	$829	$829	$0									$2,487
Lake Bank Maintenance	$0	$0	$0	$0									$0
Well/Pump Repairs & Maintenance	$0	$0	$0	$0									$0
Monuments/Streetlight/Decorative Light Maintenance	$230	$2,651	$1,148	$418									$4,447
Sidewalk Repair & Maintenance	$0	$0	$0	$0									$0
Holiday Decoration	$0	$0	$0	$0									$0
Reserves	$0	$0	$0	$0									$0
Total Field	**$42,682**	**$37,964**	**$37,955**	**$17,616**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$136,217**

DUPREE LAKES CDD
GENERAL FUND
FY 2017

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date
Club House:													
Facility Management	$4,274	$4,274	$4,274	$4,274									$17,097
Facility Attendants	$1,205	$1,205	$1,205	$1,205									$4,820
Facility Maintenance	$2,357	$2,357	$2,357	$2,357									$9,427
Phone/Fax/Internet	$422	$422	$422	$422									$1,688
Porter Services	$1,392	$1,392	$1,392	$1,392									$5,567
Refuse Service	$70	$70	$70	$70									$280
Property Insurance	$11,971	$0	$0	$0									$11,971
Pool/Water Park Maintenance	$735	$735	$735	$735									$2,940
Pool/Water Park/Fountain Repairs	$408	$0	$0	$0									$408
Clubhouse Furniture Repairs/Replacement	$0	$0	$0	$0									$0
Pool Furniture Repairs/Replacement	$0	$0	$0	$0									$0
Athletic/Park/Court/Field Maintenance	$650	$281	$0	$0									$931
Pest Control	$45	$45	$45	$45									$180
Contingency	$0	$0	$0	$0									$0
Employee Reimbursables	$0	$0	$0	$0									$0
Special Events	$909	$138	$2,500	$757									$4,304
Operating Supplies	$9	$396	$0	$149									$554
Holiday Decorations	$0	$214	$0	$0									$214
Clubhouse Wear and Tear	$0	$10	$0	$0									$10
Dues/Licenses/Permits	$0	$0	$0	$0									$0
Reserves	$0	**$0**	**$0**	**$0**									$0
Total Club House	**$24,446**	**$11,539**	**$12,999**	**$11,405**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$60,390**
Total Expenditures	**$87,933**	**$57,252**	**$61,083**	**$36,163**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$242,431**
Interfund Tranfer In/(Out)	$0	$0	$20,085	$0	**$0**								$20,085
Excess Revenues (Expenditures)	**($87,371)**	**($28,356)**	**$689,846**	**($30,844)**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$543,275**

DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2015 Refunding Bonds
Statement of Revenues & Expenditures
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/2017	ACTUAL THRU 1/31/2017	VARIANCE
REVENUES:				
Assessments	$449,282	$432,679	$432,679	$0
Interest Income	$0	$0	$258	$258
TOTAL REVENUES	$449,282	$432,679	$432,937	$258
EXPENDITURES:				
Series 2015				
Interest Expense - 11/1	$111,578	$111,578	$111,578	$0
Interest Expense - 5/1	$111,578	$0	$0	$0
Principal Expense - 5/1	$225,000	$0	$0	$0
TOTAL EXPENDITURES	$448,156	$111,578	$111,578	$0
OTHER SOURCES/(USES):				
Interfund Transfer In/(Out)	$0	$0	($20,085)	($20,085)
TOTAL OTHER	$0	$0	($20,085)	($20,085)
EXCESS REVENUES (EXPENDITURES)	$1,125		$301,273	
FUND BALANCE - Beginning	$130,554		$288,304	
FUND BALANCE - Ending	$131,679		$589,577	

DUPREE LAKES

COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND - SERIES 2015 REFUNDING BONDS
Statement of Revenues & Expenditures
For The Period Ending January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 1/31/2017	ACTUAL THRU 1/31/2017	VARIANCE
REVENUES:				
Interest Income	$0	$0	$260	$260
TOTAL REVENUES	$0	$0	$260	$260
EXPENDITURES:				
Series 2015				
Capital Outlay	$0	$0	$111,861	($111,861)
TOTAL EXPENDITURES	$0	$0	$111,861	($111,861)
EXCESS REVENUES (EXPENDITURES)	$0		($111,601)	
FUND BALANCE - Beginning			$254,447	
FUND BALANCE - Ending			$142,846	

DUPREE LAKES
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT

Bond Issue:	***Series 2015 Capital Improvement Revenue and Refunding Bonds***
	$6,835,000
Interest Rate:	*3.00-3.625%*
Maturity Date:	*May 1, 2037*
Reserve Fund Requirement:	***50% of Max Annual.***
	--> 70% of requirement funded with cash, 30% satisfied with Reserve Policy
Bonds outstanding - 3/19/15	*$6,835,000*
Less: 5/1/2016	*$220,000*
Current Bonds Outstanding:	***$6,615,000***

Dupree Lakes

Community Development District
Tax Collections
Fiscal Year Ending September 30, 2017

Date Received	Gross Tax Received	Discounts	Commissions/ Postage	Interest	Net Amount Received	$ 478,749.55 Gross (22) Debt Service Fund 36.17%	$ 844,901.00 Gross General Fund 63.83%	$ 1,323,650.55 Total 100.00%
11/18/2016	$ 4,457.99	$ 237.55	$ 84.41	$ -	$ 4,136.03	$ 1,495.96	$ 2,640.07	$ 4,136.03
11/23/2016	$ -	$ -	$ -	$ 1.80	$ 1.80	$ -	$ 1.80	$ 1.80
11/28/2016	$ 42,970.37	$ 1,718.82	$ 825.03	$ -	$ 40,426.52	$ 14,621.82	$ 25,804.70	$ 40,426.52
12/1/2016	$ 132,845.00	$ 5,271.16	$ 2,551.48	$ -	$ 125,022.36	$ 45,219.18	$ 79,803.18	$ 125,022.36
12/2/2016	$ 910,754.81	$ 36,430.28	$ 17,486.49	$ -	$ 856,838.04	$ 309,908.70	$ 546,929.34	$ 856,838.04
12/15/2016	$ 35,532.89	$ 1,407.21	$ 682.51	$ -	$ 33,443.17	$ 12,096.02	$ 21,347.15	$ 33,443.17
12/12/2016	$ 136,466.61	$ 5,458.70	$ 2,620.16	$ -	$ 128,387.75	$ 46,436.41	$ 81,951.34	$ 128,387.75
1/9/2017	$ 8,437.44	$ 253.13	$ 163.69	$ -	$ 8,020.62	$ 2,900.97	$ 5,119.65	$ 8,020.62
TOTALS	$ 1,271,465.11	$ 50,776.85	$ 24,413.77	$ 1.80	$ 1,196,276.29	$ 432,679.06	$ 763,597.23	$ 1,196,276.29
								96.06%

Dupree Lakes
Community Development District
Capital Improvement Revenue and Refunding Bonds Series 2015

1. Recap of Capital Project Fund Activity Through January 31, 2017

Opening Balance in Construction Account		$1,157,493.03
Source of Funds:	Interest Earned	$995.42
	Interfund Transfers In/(Out)	($1,640.66)
Use of Funds:		
Disbursements:		
	COI	($424,774.51)
	Landscape Maintenance	($459,965.14)
	Furniture	($38,233.80)
	Pool Maintenance	($3,365.00)
	Sod	($60,064.00)
	Clubhouse Repairs	($14,615.99)
	Bus Stop	($7,850.00)
	Professional Services	($5,133.68)
Adjusted Balance in Construction Account at January 31, 2017		**$142,845.67**

2. Funds Available For Construction at January 31, 2017

Book Balance of Construction Fund at January 31, 2017	$142,845.67
Construction Funds available at January 31, 2017	$142,845.67

3. Investments - US Bank

January 31, 2017

Construction Fund:	Type	Yield	Due	Maturity	Principal
	Money Market	0.05%	Overnight	$142,845.67	$142,845.67
				ADJ: Outstanding Requisitions	$0.00
				Balance at 1/31/2017	**$142,845.67**