



Dupree Lakes  
Community Development District

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Maggi Honda, Chair

Richard Thomson, Vice Chair

Nicole Thomson, Assistant Secretary

Linda Prendergast, Assistant Secretary

Steve Shaw, Assistant Secretary

October 17, 2016



# Dupree Lakes

## Community Development District

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October 10, 2016

**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 **October 17, 2016 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 and Pledge of Allegiance
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 September 19, 2016 Meeting
4. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Club Manager - Request from HOA for Additional Meeting at Clubhouse on October 27<sup>th</sup>
  - D. Field Manager - Monthly Report
  - E. CDD Manager - Action Items List

**Segment II: Workshop Section**

~Discussion on Projects

**Segment III:**

5. Authorization or Approvals Requiring Board Action for Items Discussed During Workshop
6. Financial Reports
  - A. Approval of Check Run Summary
  - B. Approval of Combined Balance Sheet
7. Adjournment

Enclosed for your review are the minutes from the meeting held on September 19, 2016.

The fourth order of business is staff reports. Enclosed under the club manager's report is a request from the HOA for an additional meeting at the clubhouse on October 27<sup>th</sup>. Enclosed under the field manager's report is 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  
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, September 19, 2016 at 6:00 p.m. at the Dupree Lakes Clubhouse, 6255 Dupree Lakes Boulevard, Land O'Lakes, Florida.

Present and constituting a quorum were:

Maggi Honda	Chairman
Richard Thomson	Vice Chairman
Nicole Thomson	Assistant Secretary
Linda Prendergast	Assistant Secretary
Steve Shaw	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Luis Hernandez	Governmental Management Services (by phone)
Alan Scheerer	Governmental Management Services
Michael Pawelczyk	District Counsel (by phone)
Lorraine Roberts	Vesta Property Services
Joe Montagna	Vesta Property Services (by phone)
Tyler Deen	BrightView
Lynn Fulton	Resident
Tim Price	Resident
Bob Hornbeck	Resident - HOA President
Bob Fox	Resident
Rick Linard	Resident

**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 and 3 minutes will be allotted to each speaker)*

Mr. Showe: The next item we have on the agenda is supervisors requests. We'll open it up for any members of the supervisors who would like to provide any comments or initial items.

Ms. Honda: Well should I wait for his section or I don't?

Mr. Thomson: I think it's going to be what Steve has to say.

Mr. Scheerer: Yes, the plan was to wait for Steve to present the proposals.

Ms. Honda: Well they're not proposals, but why is it taking so long?

Mr. Scheerer: I wish I had a good answer to give you.

Ms. Honda: Just put more resources on it, like you should.

Mr. Scheerer: Unfortunately I'm not the one who makes the final call, so I'm basically plugged into that particular branch to get the guys together and back out here because there are still a lot of items that are unfinished. I think they thought they were done, but there are a lot of areas that aren't done though. I was out today looking through everything and making a punch list. So I still have to go meet with that branch, get with that crew and get them back out here. I don't know exactly when that will be.

Ms. Honda: I personally have a hard time approving anything if it's not complete.

Mr. Scheerer: I agree with you.

Ms. Honda: Not the whole board but I'm just giving you my opinion.

Mr. Scheerer: Right.

Ms. Honda: It's not complete, why put more money at something that has not been done, that's my opinion.

Mr. Showe: For the record, Mr. Shaw has joined the meeting.

Mr. Shaw: Have we gone over anything?

Ms. Honda: No, I was going to wait for you, but basically my opinion was, and not the whole board, but I have a hard time giving any more money for something that

has not been done with the original set of money, which was a lot, and I'm not happy with some of the outcome, to be honest with you.

Mr. Thomson: Well I guess at this point Steve if you want to jump in?

Mr. Shaw: Yes, I think what we're here to discuss is obviously Tyler has come back, and we have some areas, and as we developed these plans originally we cut back a certain amount of money in certain areas based upon the conditions and trying to save for the future, and so now we've essentially installed all the plants, obviously the sod installation is continuing on, and we downsized a lot of it from 5 gallons to 1 gallon so we really need to minimize our costs for this whole project. There's just areas that we've seen, we've always talked about the plant infills along the shrubbery, along the walls, that we wanted to visit at a later date. So what Tyler is presenting at my request today are proposals to do that extra work moving forward. So Tyler we can get into, and I think you will present 4 or 5 proposals.

Mr. Deen: 5.

Mr. Shaw: Right 5 proposals, so can you walk through these, and I can give you a copy of each of these.

Mr. Deen: I have a note for each one on my phone. I think typical wall beds, that was a revision that I did, the one that did, the one that's titled typical wall beds, SO# 6220574. All I did was to revise the scope on that per what we talked about. Originally we were going to replace about 18 different half-moon shaped beds around the oak trees. We skipped a lot of them and we sodded them per walking with Steve, so that proposal is, it's the same exact amount, but it's just revised to reflect the plant counts that we actually installed for those oak trees. As well as the plant counts to plant all of the half-moon shaped beds that we talked about. So I included all the plant material for that in there, and the additional one, typical wall beds, added removal, it's only the extra labor to remove extra wall beds that Steve wanted to go ahead and take care of along the wall. That includes a lot hawthorn beds.

Mr. Shaw: That was for removal and put sod in its place, correct?

Mr. Deen: That's just removal. The sod will come out of whatever your sod budget was, that's going to be included as we move along.

Mr. Shaw: But that was to clear that out so we don't have a maintenance issue, we're not planting with new plant material, we're just going to remove them right?

Mr. Deen: Well we're planting like every other one, and I think I marked it on a satellite picture.

Mr. Shaw: Right.

Mr. Deen: So some will be sodded, basically half of them will be sodded and half of them will be plantings.

Mr. Shaw: And that will be consist with phase 1 that you did out there.

Mr. Deen: Right.

Ms. Prendergast: So you're talking about doing this in the middle, not where phase 1 has them?

Mr. Deen: I think it's going to be what you call phase 2.

Mr. Shaw: This is phase 2 Linda, basically this takes essentially from Coriander Way towards phase 3. So this is strictly phase 2, phase 1 was done so that if you look by this main entrance you have every other one, and it's been sodded there, and this is essentially phase 2.

Ms. Prendergast: Ok I understand what you're telling me.

Mr. Shaw: So that one was for \$4,000, correct Tyler?

Mr. Deen: Which one?

Mr. Shaw: The added one.

Mr. Deen: The added removal, yes.

Mr. Thomson: I did have a question for you Steve and Tyler. Has part of the money that we've allocated that we approved, has that been spent or has that been allocated to, obviously they're continuing to install sod, so that might be transferred as they're bringing in sod. As far as just the planting goes, and the work that BrightView has done, is that major operation there, is that completed?

Mr. Deen: It's not complete, most of all the plants are in ground that were approved, but there's still a lot of details that are not completed that we have to come back and do.

Ms. Honda: Excuse me, do you have a list Alan? Have you been following them, do you have a list of what they have not completed?

Mr. Scheerer: Well when they tell me that they're done, and I've not received that, then I go back in the field, we take the original landscape plan and then walk to see what's been installed to verify that the plant counts are in there. We did that for phase 1, we haven't done that yet for phase 2.

Ms. Honda: In phase 1 are we completed?

Mr. Scheerer: Yes, for the install plants here at Ehren Cutoff and the clubhouse out to your community, all those are in.

Mr. Deen: There are still a few replacements that have to be done up here, and cleaning albuca.

Mr. Scheerer: So as they tell me they're complete with the phases, I meet with Tyler and his staff onsite and we'll walk each of the locations, do a plant count verification, and then we'll make sure that's signed off on unless they tell me they're done.

Ms. Prendergast: Ok.

Ms. Honda: So you signed off phase 1?

Mr. Scheerer: Yes.

Ms. Prendergast: Ok so we have to ask something about phase 1. Phase 1, the flowers were different so when did you do this count, with the previous flowers or the flowers now?

Mr. Scheerer: We did it to the original install.

Ms. Prendergast: Ok well why were the flowers changed after they were approved?

Mr. Shaw: She's talking about the annual plants.

Mr. Deen: They were planted just recently.

Mr. Scheerer: Right.

Mr. Deen: You're on a rotation for every 3 months, and I believe it's almost been 3 months.

Ms. Prendergast: Ok.

Mr. Shaw: So we kept certain annual beds in the budget for our ongoing operation.

Ms. Prendergast: Right.

Ms. Honda: So you're telling me before you even seeded you moved them out and put new ones in?

Mr. Deen: No the annuals have been in for a while.

Ms. Prendergast: No but I'm talking about the monument with the purple little flowers coming up, they are no longer little, well they're no longer purple, they're not green and purple at the monument, those are different now.

Mr. Deen: Yes and that's on the maintenance end now, so I basically passed the baton, why they didn't necessarily check with you to see which flowers you would want for the next rotation, I'm not sure if that's what you're asking.

Ms. Prendergast: I didn't even realize they were going into rotation, did we all know they were going into rotation?

Mr. Shaw: Yes, those are the annual beds that are going to be replaced out quarterly, so every 3 months those flowers at the entrance monuments at this point will be changed out every 3 months.

Ms. Prendergast: Ok.

Mr. Shaw: That was what was budgeted, that was put in our operation and maintenance budget.

Mr. Scheerer: Right.

Ms. Prendergast: Ok. It seems kind of weird that we just planted them and because of this 3 month change we had them changed.



Mr. Deen: Because it's been 3 months here at the clubhouse, but it hasn't been 3 months for the monument, but I think they did everything including Collier, so everything gets on the same rotation.

Mr. Scheerer: Right so it's all on the same rotation.

Ms. Prendergast: Ok.

Ms. Honda: So the ones on that side, did they change?

Ms. Prendergast: Yes they did.

Mr. Hornbeck: Madam Chairman, excuse me?

Ms. Honda: Go ahead.

Mr. Hornbeck: It was never planted in the first place on the Collier end so now they have planted them.

Ms. Prendergast: Right.

Mr. Hornbeck: I have a question, and for the record, Bob Hornbeck. Why did you take out the cobias here by the clubhouse and the entrance to the clubhouse and replant it with cobias?

Mr. Deen: I can't speak as to why they chose cobias again, I think they're hoping that it will stretch for another 3 months. If they don't, they'll be replaced by us.

Mr. Hornbeck: At no cost to the CDD?

Mr. Deen: At no cost to the CDD.

Mr. Hornbeck: What about the grass out front? Is that going to be replaced also because that's dying?

Mr. Deen: If it is dead I believe yes we will.

Mr. Hornbeck: Well if you go out and look at it, it's got cinch bugs like crazy and it's going to need to be replaced also.

Mr. Deen: I know they replaced some already, but I haven't been out on the site.

Mr. Hornbeck: What happened to the good cobias that was out here looking beautiful?

Mr. Fulton: Madam Chairwomen, Lynn Fulton, Cherokee Rose, I believe we're severely off the agenda, you need to get back on target.

Mr. Hornbeck: Well she brought it up, she brought the subject up.

Ms. Honda: Ok, so again, we're going to have a section for you that we're going to talk about this in the budget but I really have a hard time number one, understanding now because I saw the plants change, and I don't think they even had a chance to say, "hello" before they were removed and I understand this 3 month thing but, common sense has to be used, and an answer saying, I don't know why they did it is not an answer to us. When you come here you have my answers. You knew that was going to be a question, you knew if you came in here that was going to be a question.

Mr. Deen: I didn't know I was coming here until an hour ago.

Ms. Honda: Ok.

Mr. Shaw: Yes, in Tyler's defense yes, he came here at the request of the other company to attend and talk about these proposals, I thought it was on the agenda, I checked it, it wasn't on the agenda, so we wanted to get these in front of the board so we could have a discussion before, so Tyler is pinch hitting for some other party.

Ms. Prendergast: Ok, well Steve, I knew about the rotation but I was under the impression that we would be completely finished and then start our rotation because then everybody would see, oh look everything is complete and now we're going to go into 3 months and change, and 3 months and change again or something like that.

Mr. Shaw: Well I know, like he said, they planted the other monument later than this front area, so I think it was their intention to change those out in conjunction, so since they're planting new ones there, they may as well take these ones because these have been in a while, about 3 months they were tall, based upon what was there, they've been growing for 3 months so they changed them out about the same time so now they can consistently replace all of them at the same time.

Ms. Prendergast: Ok but you don't see how that looks as a board, oh they're spending our money because they keep changing the plants, it doesn't look good for us, you understand? When you complete something, completely, then you can say, oh alright now it's time to start again.

Mr. Shaw: We can change it to every 6 months if that's what the board wants.

Ms. Prendergast: Is it going to help every 6 months?

Ms. Honda: No it's not a question of 6 months, it's a question of finish the project and then start your calendar for the 3 month.

Ms. Prendergast: Right that would make a lot more sense.

Mr. Deen: Well I think it was mainly to do with that bed out front being planted new, and these at the clubhouse right about at the time to be changed out. Right now all the annuals are planted at the same time, on track for a rotation, even though the project isn't complete as far as there are still some details to work out. The annuals themselves are on track on a steady rotation from this point moving forward.

Ms. Honda: Ok, Alan, for the next meeting bring whoever you have to bring from his company that can answer questions.

Mr. Scheerer: Yes ma'am.

Ms. Honda: And can answer what's the status and what's missing, I want punch down list of what's missing for each phase.

Mr. Scheerer: Ok yes ma'am.

Ms. Honda: That was my request from the Board of Supervisors, please continue with the agenda.

Mr. Showe: Alright, we're still on supervisors requests. Are there any other items from the supervisors? Hearing none, we can open it up for audience comments.

Mr. Hornbeck: Well since we're on the subject and again this is Bob Hornbeck. Some people had asked me about the circles, all the cul-de-sacs, what's happening with them. Now I heard through all of the neighborhood in the last month, I was gone for a couple of weeks, but what's the status on the circles?

Mr. Deen: Most of the plantings are done, but the actual completed is not done.

Mr. Hornbeck: Ok. Is that part of the details that we're referencing?

Mr. Deen: Yes, that is part of the details that are not yet completed.

Mr. Hornbeck: And do you have a project timeframe for that?

Mr. Deen: I'm hoping in the next couple of weeks that all the punch lists that I'm making for them will be completed, that's my hope but I can't promise because I have to still go meet with them

Mr. Hornbeck: Ok. The other question was, that piece on Cherokee Rose and then there was a couple of other neighborhood monuments where it doesn't look like the drip system is working because plants are dying, are the drip systems working?

Mr. Deen: As far as I know they're all working, there are some breaks, there are some plants that we've lost, I've counted them up and we're going to replace them. Again, I have to have them out here and we're going to have to just do a detailed walk through on all these items.

Mr. Hornbeck: Right, and the final question on the grass, a number of people have mentioned this, including my own wife a number of times, how come there are only two people that are planting grass? Why don't you have a crew out here and get the job done? Are you lacking people? You're a huge company, what do you have 10,000 employees across the country you can't put more people on the project.

Mr. Deen: I can't answer that, the grass is actually a subcontractor so I have to get with our contact and see why this is happening.

Mr. Hornbeck: Ok, alright, I hear you but I would suggest to the board, I mean they get 500 square feet done in one day, they go home at 3:00 and it's not looking good.

Ms. Honda: Well that's why I'm asking for the next meeting for somebody to answer those questions at their company.

Mr. Hornbeck: Ok.

Mr. Thomson: And Bob I wanted to answer some of your questions. I know that the board had approved the sod in phases, that we were not approving a lump sum amount of sod to be replaced, they were going to calculate how much sod we needed, then put the request in and then purchase it, and then install it.

Mr. Hornbeck: Well I hear that Rich but then if you look at how much grass they've killed if it's not moving along, it really looks bad, it just really doesn't make the neighborhood look good, it just really doesn't make the neighborhood look good.

Mr. Thomson: Right, we didn't have the money.

Mr. Hornbeck: If you're going to plant only this much then only this much should have been killed as the next step, but you're killing a lot of it and you're only planting it in little pieces.

Mr. Thomson: Right.

Mr. Deen: I can tell you why so we went so far ahead with spraying it, it's because we spray it 3 times, once per week, so essentially we're trying to stay 3 weeks ahead in how far we're killing the grass because we have to spray it once, wait a week, spray it again, wait a week, and spray it again.

Mr. Hornbeck: I understand.

Mr. Deen: So to stay 3 weeks ahead we have to move pretty far down the road.

Mr. Thomson: And it hadn't rained, so we have rain now, we had that tropical storm that moved through and what that caused was problems in South Florida for supply of sod because it's not sitting in a sod warehouse, so they cut it days before delivery so any rain can impact the delivery of the sod. So I know for a fact that impacted it which pushed everything back about a week because of the amount of rain that we had.

Mr. Hornbeck: Sure and that makes sense. Then one final question for the board, how come the July, there was a meeting in July right, but I think you approved the minutes in August for the July meeting.

Ms. Thomson: Yes.

Mr. Hornbeck: How come they weren't posted to the website?

Mr. Showe: I'll follow up with our staff in South Florida.

Mr. Hornbeck: Thank you.

Mr. Fulton: Madam Chairwoman?

Ms. Honda: Yes.

Mr. Fulton: Lynn Fulton, I have a question. Are there any penalties in this contract for landscaping not being done?

Ms. Honda: I've been thinking about that, but I think they have 2 more weeks.

Mr. Fulton: At the pace they're going they're not going to be done.

Ms. Honda: No.

Mr. Scheerer: It was toward the end of September, that's what the revised schedule was because there was a 2 week delay I think when you guys started, it was a couple of weeks delay that took it to the end of September.

Ms. Honda: Ok so when you come to the meeting next time, have that date in hand.

Mr. Scheerer: Yes ma'am.

Ms. Honda: And bring me the contract to make sure that we understand the penalties on it.

Mr. Scheerer: Yes ma'am.

Mr. Thomson: Also Alan, is there anything that the board can help with, and you too as well, Tyler that you know, that we can help move this process along without additional funds being allocated?

Ms. Honda: Well the funds have nothing to do with it, this is additional stuff that I think is necessary, but it has only to do with fixing this space.

Mr. Thomson: Right and for example we paid an additional \$10,000 in the beginning to get extra crews out here to get the community cleaned up. I don't know if you recall that or not.

Mr. Shaw: He wasn't part of that, we paid at the beginning to detail because of the condition of the community, we paid extra money to have you guys detail it. As a matter of fact it's been a rainy season in the last month and we've had water delays that they can't control. We can look at the contract but I don't think there's any delay penalties in it that are especially associated with water delays. All we can ask is obviously from your perspective, I know that it's continually spraying now to try to control the weeds, let's see if they can get it done as quickly as they can.

Mr. Scheerer: I don't know about your north Florida branch but I need to call a line of fire for you guys.

Mr. Deen: Joe should be your main contact for all of that.

Mr. Scheerer: Alright.

Ms. Honda: We need a realistic timeline for completion. I have no objection for these but I need a realistic timeline before you even start this, I need the other one finished.

Mr. Deen: I understand.

Mr. Thomson: This extra work proposal, these can be delayed but is there irrigation that goes along with this?

Mr. Deen: For some of this yes.

Mr. Thomson: Ok.

Ms. Honda: Are there any other comments? No. Ok, please continue.

### **THIRD ORDER OF BUSINESS**

### **Consideration of Resolution #2016-05 Electing Officers**

Mr. Showe: Sure, the next item we have is consideration of resolution #2016-05 electing officers. This is more of a housekeeping item and what this does is this places me as assistant secretary, and also Ariel Lovera in our office as assistant treasurer that will help with just signing documents and if there are any checks that we need to cut right away from our office for any type of operational needs we can do that. I don't anticipate that we need it, but it does give me that flexibility just in case something comes up.

Ms. Honda: So that moves the operation from Miami?

Mr. Showe: No, it just adds an extra layer so that if for some reason in our office I need to cut a check for some reason to get it out quick, I do it that way instead of having to go to South Florida and get them to sign it there, it just gives us a little extra flexibility. I don't think we've needed it up to this point, and I'm not sure that we would ever need it but it gives us that availability.

Ms. Honda: Ok fine. Is there any additional cost for that?

Mr. Showe: No.

Ms. Honda: Ok.

Mr. Hernandez: Now if I may say, and this is Luis, good afternoon everybody. This will change nothing of what is in existence with GMS, it will just add that additional service that may be needed. As Jason is saying, we do not anticipate it but we would rather be cautious and get prepared in the event that anything gets to be necessary.

Ms. Honda: Alright so I entertain a motion for approval of resolution #2016-05 electing officers.

On MOTION by Mr. Shaw seconded by Ms. Thomson with all in favor, Resolution #2016-05 electing officers, keeping the existing slate of officers and also adding Jason Showe as an assistant secretary and Ariel Lovera as assistant treasurer was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the August 15, 2016 Meeting**

Mr. Showe: The next item on the agenda is the approval of minutes of the August 15, 2016 meeting. Those have been presented for your review and we can take any corrections or changes to those at this time. Hearing none, is there a motion to approve?

On MOTION by Ms. Prendergast seconded by Ms. Honda with all in favor, the Minutes of the August 15, 2016 Meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Holiday Decorations**

Mr. Showe: The next item is going to be a discussion of the holiday decorations. We're at a point where we're going to have to basically make a decision on those so they can get the items ordered and we can get lined up. We presented to you the two proposals that we got. I did reach out to several other companies and couldn't solicit any additional proposals. We asked both of these companies about ownership of lights and that's just not something that either one of them does. So at this point we've got the proposal from Illuminations Holiday Lighting which I think is more than what we had



budgeted. We also have the proposal from Tampa Lights and although this one is more than what we budgeted for, he did indicate to me that we could pick and choose off this list if we wanted to get the price down, and I think the recommendation that we've talked about in the past is just removing those 27 lit wreaths on the neighborhood entrance signs which gets you under the \$5,000.

Ms. Prendergast: Plus the tax has to be removed.

Mr. Showe: Correct, plus the tax would be removed, absolutely. The other item that we looked at is, he does have 7 palms trees in front of the clubhouse and there is not 7, there's actually 3 on each side, so I think that would come down about another \$200 there because there are 3 on each side of the entrance door, so we can do that if the board is amendable or it's really up to your discussion but at this point they both basically implicated they need to know which way we're leaning so they can order the equipment and make sure we get them installed.

Mr. Thomson: Ok I did have a point here I wanted to bring up, lit wreaths on the neighborhood entrance signs, there are 27 of them, that's \$3,375.

Ms. Prendergast: No we said we don't want that, so take that out.

Ms. Honda: He just said we'll take that off the list.

Ms. Prendergast: Correct, we discussed that last time.

Mr. Thomson: Alright, well I want to make sure I had the right one.

Mr. Showe: Yes we did a budget of \$5,000 and if you take the lit wreaths and the tax out, that drops you to \$4,090, and again I think you can do it with only 6 of the palm trees instead of 7 so that drops another \$200, so you're at about \$3,900 and again, the benefit to the board is you are counting the lights, so if you decide wow this really is underwhelming and we're really not getting the value at that price, you don't have to do it next year.

Ms. Honda: Ok so I motion, unless somebody else has a comment. Yes, go ahead.

Ms. Thomson: Yes, the second one, Tampa Lights, does not have the gazebo, what are the thoughts on the gazebo? Why does it not?

Ms. Honda: I think we need to do that, it looks pretty.

Ms. Prendergast: Ok that's usually where we put the Christmas tree, are we getting a Christmas tree?

Ms. Thomson: Tyler?

Ms. Prendergast: Tyler?

Mr. Deen: I don't know.

Ms. Prendergast: If we don't have a Christmas tree we don't need it lit.

Mr. Deen: You guys don't want to get a real tree?

Ms. Roberts: Usually the landscape company donates one and we put the lights on.

Ms. Prendergast: Right.

Ms. Roberts: They donated one last year.

Mr. Deen: Ok.

Mr. Thomson: Ok so I make a motion to approve the proposal not to exceed \$5,000 for Tampa Lights and we'll leave it up to Lorraine and Alan and they can work out the best use of that money.

Mr. Showe: Yes and Alan and I talked about once you guys approved it, we were planning on trying to meet them out here next week and go over everything and just lay out the best possible plan, but you guys do want the gazebo lit, is that what I'm hearing?

Ms. Thomson: Yes.

Ms. Prendergast: Yes I think so, it looks perfect.

Mr. Showe: Perfect.

Mr. Thomson: Lose a palm too, and light the gazebo.

Mr. Scheerer: There you go.

Mr. Showe: Done.

Ms. Thomson: Yes we can lose 1 palm tree.

On MOTION by Mr. Thomson seconded by Ms. Honda with all in favor, accepting the proposal from Tampa Lights for installation of holiday decorations not to exceed \$5,000 and adjusting the proposal as indicated and stated on the record was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Showe: The next item on the agenda is staff reports, and we'll start with counsel. Are you on the phone Mike?

**A. Attorney**

Mr. Pawelczyk: Yes, I'm sorry I was on mute. I don't have anything to report unless you have anything to report on the Duke Energy easement, I can wait for your report on that.

Mr. Showe: We were going to cover that item under action items but we can touch on it now if the board wants to. I know we presented you two items here that I handed out, one is a draft easement, Duke Energy actually sent their agreement over in a Word document and Mike and I have edited it so that we think it kind of fits into a form that we would ultimately agree with, and Alan also met with them onsite and we presented pictures of that here. I know the first picture is a little bit hard to tell, there are flags here in this area which you can see, and that just basically shows you the current location and where the new box is going in and the second picture you can see the flags outline a little bit closer. So Alan can talk to you about what they're going to do onsite.

Mr. Scheerer: Yes I met on site with Duke Energy, we're down here just east of the Edgewood entrance where we already have the switch gear. There's two switch gear boxes there. The plan is to locate it near two oak trees just a little further east of the original two switch gear boxes, which unfortunately are very hard to see in this photo right here, and you can look at them, we put pink flags in that location so you can basically see them. So they're going to set it back about 6' off the sidewalk, they're going to bring power, they're going to directional bore from Collier Parkway, so they're not going to trench and dig up everything, they're going to directional bore from Collier all the way to the new switch gear, and the purpose of the new switch gear is to provide you

a loop system electricity here in the Dupree Lakes community. So should one gear box go down, they can come in here and hit a transfer switch, re-establish power within the community and the cost is out of pocket to them, but I'm sure you'll pay for it one way or the other, but they told me it's about \$50,000 worth of work that they're doing to add this secondary switch here.

Mr. Thomson: Or are we overloading that?

Mr. Scheerer: Well they're bringing in separate power from what I'm understanding all the way from Collier, and they're going to tie it in and loop it with your current gear and I guess right now, and I'm not familiar with your power outages here but if you lose power in that box, you lose power to the whole community. So it's basically just a little bit of a redundancy on your power here in the community.

Ms. Honda: And they put that on paper that's what they're going to do?

Mr. Scheerer: That's exactly what they said, yes ma'am.

Ms. Honda: Ok.

Ms. Thomson: Now the directional bore.

Mr. Scheerer: Yes ma'am?

Ms. Thomson: Where the street lights are, or around the other side of the sidewalk?

Mr. Scheerer: It will be on the other side, it will be on the back of the sidewalk.

Ms. Thomson: Ok.

Mr. Scheerer: Yes ma'am, they're not going between the sidewalks.

Ms. Thomson: So they're only going to hit irrigation line then.

Mr. Scheerer: Well they shouldn't do that. Honestly, they're going to be responsible for whatever they break, they're going to restore the landscaping to shall I say a like condition. So it's not like they're going to come in and plant any new plants, they're not going to enhance it in any way, they made that very clear, so the fact that they're doing a directional bore as opposed to a trenching system, there will be hand holes from the new switch gear box all the way to Collier, every thousand feet or so.

Ms. Honda: Just humor me.

Mr. Scheerer: Yes I'll do my best.

Ms. Honda: What's directional bore?

Mr. Scheerer: They're basically going to run this pipe underground.

Ms. Honda: All the way through?

Mr. Scheerer: Well they're going to bring it up to, here's what you're going to end up with, you're going to end up with pipes that come up like this, and then like this, from there to there, and where they come together like this, they're going to put a concrete box in the ground.

Ms. Honda: How many are they going to do of those?

Mr. Scheerer: It's one every thousand feet, and I didn't measure it off.

Mr. Showe: As opposed to hand trenching which is a lot more destructive.

Ms. Thomson: And what is the time period on this? How long is it going to take to do it?

Ms. Honda: And not lose power?

Mr. Scheerer: Well you're going to lose power, but they'll have the ability to put your power back on. So I don't know what the time frame is, but I can get you the time frame but it's not going to impact us whatsoever, they'll be doing that work and you'll still have your power.

Ms. Prendergast: Ok.

Ms. Honda: I'm very naive but after how many years has this place been here?

Ms. Prendergast: 2005.

Ms. Honda: And they finally thought that we needed a second box?

Mr. Thomson: Well Maggie, keep in mind that there's a new community that is going in across the street which is more than likely on the same power grid that we're on, so by them doing an additional loop from the other side, that's probably to help alleviate the power draw of that. Alan, when can they start if we approve this?

Mr. Scheerer: I think they're ready to start as soon as possible, and I didn't get a start date because we were basically in flux, but I think there's already a utility easement in place.

Ms. Thomson: The directional bore, how close is that coming to the pink reclaimed water?

Mr. Scheerer: That I couldn't tell you.

Ms. Thomson: Because that's the same side right?

Mr. Scheerer: Yes. I've seen they do these directional bores before and they don't typically affect, especially anything like a master line that's coming into your community.

Ms. Thomson: So how far underground do you think they're going then, are they going above or below it?

Mr. Scheerer: They're going below it, a bore is under, a directional bore is underground.

Mr. Thomson: So what do you need from us?

Ms. Honda: Approval, he respectfully makes a motion to approve.

Ms. Prendergast: Well Steve has a question.

Mr. Shaw: You know we continually have problems with those street lights, and Duke Energy does not service us like they need to, so I would propose that we try to tie some kind of street light repair to this agreement. You get up here within 24 hours, or 48 hours and fix all the street lights because we've had them off for 4 or 5 months now, and still you have to address a lot of them.

Mr. Thomson: I haven't seen any.

Ms. Prendergast: Where are they at?

Mr. Scheerer: I have personally come out here and flagged street lights for the community and they've been repaired within 3 to 5 business days.

Ms. Prendergast: Yes, where are you seeing them?

Mr. Shaw: There's one in my corner that has, right near our entrance on the right hand side, it's not been repaired in 6 months.

Mr. Scheerer: Just past the entrance on the right side with the thing that was missing?

Mr. Shaw: Right side, and then there's probably 4 or 5 along the main boulevard.

Mr. Thomson: Well I called Alan and I sent Alan an email and requested that he take a look at all those poles that have been left on.

Mr. Shaw: Because this is a ditch, and unless you're out here at night you wouldn't see them.

Mr. Scheerer: No but we'll call it in if they're on during the day, so they resolve those. I know they have 3 to 5 business day window on any of their lights and that's statewide because they have them everywhere. If there are lights that are off, just give me the location, I'll pull the asset number off of the pole, and I'll get the address and I'll call them in and I'll follow up with Duke Energy, but I don't know that this has anything to do with the street lights.

Mr. Thomson: I drive this every morning around 5:45 a.m. and I think the lighting is better than it's ever been.

Ms. Prendergast: Yes I agree.

Mr. Thomson: I understand that there may be a few lights that may be an issue but it's not like a whole band of lights. I no longer see multiple light poles out anymore.

Mr. Scheerer: Right so if you just give me the asset number and an address and I'll report it right away. Like I said, they have a 3 to 5 business day window. A lot of times when there's a problem with any light pole, they will take a gigantic roll of yellow tape and they will wrap the pole and they will write "underground" or there's something wrong with it, or "voltage drop" or something like that, so they usually flag it and tag it right on the pole itself.

Ms. Honda: Well I'm going to side with Steve, we've had a very bad situation all the time.

Mr. Scheerer: Ok, and I'm not familiar with that.

Ms. Honda: The reason there are 4 that are down I think we should write them down and just time them.

Mr. Scheerer: Yes, just give me the information, and you'll see when I do something, I walk out there and put either pink or yellow flagging tape on it and those are the things that we notice when we come out, so we'll flag it. We take the asset

number and the way Duke does it now on their online system, you have to only do one pole at a time but back in the old days they used to allow you to list 10 poles. If you didn't have an asset number it was pretty much a guess where the pole was if nobody flagged the pole. Rather than Duke Energy, like say oh you see it, here's my pole, they turn them on and 40 lights go on, that's not the way Duke Energy light poles work, they're all individually photocells they're not on just one circuit. So you could have 2 or 3 out, and 10 on, 1 out, just because they're individually photocelled on each light pole.

Ms. Honda: Gee for a minute there I thought they were like Christmas lights because they were all off or all on.

Mr. Scheerer: Well if you get me the information I'll be more than happy to help.

Mr. Thomson: I've seen it where they've had problems with the feeder power and I'm not sure what they call the box that feeds a series of the light poles, so we would see sections of lights out and I don't see that anymore. I do see, I went and drove around, found those missing plates, and I brought that up to Alan's attention. We had a light pole that was actually hit by a motorcycle, and within a week, the light was down, they rebuilt it, and got it back up and running and I haven't seen any problems since.

Ms. Honda: My question is, I don't see any monetary penalties in case they break something or don't fix them on time. They're not a state agency so we could go after them.

Mr. Pawelczyk: The agreement as revised indicates that they'll indemnify us for damage that they cause or they have to restore the property to the same or similar condition it was in before they started working in there.

Ms. Honda: Alright.

Ms. Prendergast: Ok.

Mr. Pawelczyk: So we added those changes in there and the other item that I had not heard from is, this is an easement so it is perpetual, which is fine, but my concern is, and I did not hear back from staff on this is, what if 15 years from now they want to put something in there to repair these electrical facilities and it happens to be 25 feet tall? So I think there should be limitations on what's installed in there, and I guess the question is,



how tall is the stuff they're putting in there now and we can just restrict it to that height and note that if it's higher than a certain height off the ground.

Mr. Showe: Right and that's actually in the last sentence of the first page.

Mr. Pawelczyk: Yes I added it but I didn't get a comment on it.

Mr. Showe: Yes, well I was fine with it.

Mr. Pawelczyk: Ok.

Mr. Scheerer: The switch gear that's going in is going to be no bigger than the largest switch gear that's there now. It's the exact same size.

Ms. Honda: Ok.

Mr. Pawelczyk: Yes but what's the height?

Mr. Scheerer: It's probably no bigger than 4'.

Mr. Pawelczyk: That's fine with me I just, I just want to know when we revise it, if the board decides to approve it, we want to put that in there to protect ourselves in the future and some of the other changes that Jason and I included, they had provisions that allowed them to have third parties come in and utilize this easement for electrical purposes of some sort and I added, well not without your written consent, the consent of the property owner which is Dupree Lakes CDD. So we want them to maintain the improvements they're putting in there, but if they're putting new stuff in, we basically want to have some oversight as to what that is, so that's what we did for this easement.

Ms. Honda: Ok.

Mr. Showe: I think the motion might be appropriate if you could approve it in substantial form, obviously we're going to have to present this to Duke Energy as well and they may have some changes that we may have to go back and forth on, but we believe it's pretty much in substantial form as is.

Mr. Hornbeck: Can I ask one question, and again this is Bob Hornbeck. Alan?

Mr. Scheerer: Yes sir?

Mr. Hornbeck: You said that the directional boring you didn't know exactly where it was going to be, but this implicitly would be under or in CDD owned property,

not county right-of-way and I believe that the reclaimed water system is all in county right-of-way area, is that correct? Is the directional boring in the CDD ground area?

Mr. Scheerer: Yes.

Mr. Hornbeck: Ok so then the reclaimed water system is, the major part of it is not going to be a problem, possibly the individual irrigation may be.

Mr. Scheerer: Right and I think that's what Ms. Thomson was referring to as well, yes sir.

Mr. Hornbeck: Ok, alright.

Mr. Thomson: Ok I motion to approve the easement for Duke Energy in substantial form.

On MOTION by Mr. Thomson seconded by Ms. Honda with all in favor, accepting the Duke Energy Easement Agreement in substantial form as stated on the record was approved.

Mr. Showe: Anything else Mike?

Mr. Pawelczyk: No that's it.

Mr. Showe: Alright.

Ms. Thomson: Keep us updated with information you get.

Ms. Prendergast: And please Alan take pictures.

Mr. Scheerer: I always have.

**B) Engineer**

Mr. Showe: I don't have any items from the engineer, Tonja are you on the phone? I guess she's not on, but I don't have any updates from her.

**C) Club Manager - Monthly Report**

Mr. Showe: We can go ahead and go on to Lorraine's report.

Ms. Roberts: Hello Lorraine Roberts, clubhouse manager. There was an issue with the manufacturer of the rug company for the rug that we picked for the TV area out there. Linda and I went to the Hudson's Furniture on 8/31 and looked for alternatives,

we picked something else that should be arriving soon. On September 1st and 2nd the clubhouse was closed due to the storm. The clubhouse was opened at 10:00 a.m. on Monday, September 5th for Labor Day and Tyler, not this Tyler but the employee who was here along with me. The pool was pretty quiet for a holiday. All of the pool furniture has been power washed and is in the process of actually being power washed again. Affordable Lock and Key has installed the deadbolt to the shed door. We had a back to school event on September 10th with three different bounce houses, food, drinks, etc. We will be having a fall festival on October 22nd from 2:00 to 4:00 p.m. with hayrides, carnival games, an animal show, a giant maze, etc. The fall garage sale is set for Saturday, November 12th from 8:00 to 2:00 p.m. and Goodwill trucks will be here from 10:00 to 3:00. The December holiday party will be here on Sunday, December 11th from 3:00 to 5:00 p.m. with a candy cane express train, craft tables, a holiday tattoo station, balloon artists, carnival games, meet and greet character, snacks and of course Santa. American Custom Gutters was here and installed plastic adapters to the downspouts near the pool gate to make it safer. I spoke with Corrie from Weight Watchers again about having the meetings here at the clubhouse, and she said that they would be able to keep the supplies but they would not be able to pay a membership fee. A new filter was ordered and installed to the outdoor drinking fountains. That is it.

Ms. Thomson: Does the drinking fountain tell you that it needs a new filter?

Ms. Roberts: Yes, it does.

Ms. Thomson: Ok.

Ms. Roberts: And that's the first time that we've had to change it, so that was about a year at least.

Ms. Honda: For the storm I had requested to Luis but I'm not sure where the message dropped, to close the clubhouse for 2 days, because I didn't want anybody to experiment and try to jump in the pool.

Ms. Roberts: And it's pretty quiet here when it's raining anyway, most of the time people are here for the pool, so when it's raining it's very quiet up here.

Ms. Thomson: Are you still getting any bad effects from lightning, or does everything seem to stay pretty stable now?

Ms. Roberts: When it's lightning the major thing is it sends off cameras, so it does flash out inside here but it's more an issue with the cameras outside.

Ms. Thomson: Ok so do they come back up?

Ms. Roberts: They have to usually come out and replace, at least one of the ones out in the parking lot.

Ms. Honda: Are they grounded? I thought they grounded them all.

Ms. Roberts: Yes, and it's been better since the new ones have been installed but that was the major thing with the lightning.

Ms. Honda: Ok.

Mr. Thomson: We had an outage of 1 or 2 lights out by the basketball court at the last meeting, has that been resolved, that camera? Have all the cameras been brought back online?

Ms. Roberts: Yes.

Mr. Thomson: Do we know what delayed the repair of that one camera?

Ms. Roberts: They just came out and replaced a whole new one.

Mr. Thomson: Right but it was almost a month that we waited for them to repair that.

Ms. Roberts: They had to order parts and stuff.

Mr. Thomson: But we don't know what part that was?

Ms. Roberts: Yes we do know, it was approved the last time. Did you have a question?

Mr. Shaw: Yes I have a question with regards to the hayride, do you know where they're going to be driving the tractors?

Ms. Roberts: They usually drive it right up here and back around the volleyball court.

Mr. Shaw: Ok because I'm just concerned, we spent a lot of money to put sod in and fertilizer, so I just wanted to make sure.

Ms. Honda: No grass, I agree with you.

Mr. Shaw: So I'm not sure what the other board members think about that issue.

Mr. Thomson: Well I have witnessed in the past not only reckless driving by the hayride driver, and I called it out, it was before Jason and Alan were here. The guy was doing donuts or tight circles in the basketball court area.

Ms. Roberts: Yes and he was actually spoken to about that because the one time he did do that my daughter was on there, so he has not done that again. So I talked to the owner about that, and she said that will not happen again.

Mr. Thomson: Ok. I thought it was told to me that he was not going to ever be back here.

Ms. Roberts: I don't know if it's the same person that comes back each time.

Mr. Thomson: Ok.

Mr. Shaw: I guess my suggestion, I would like to try to eliminate that, I know it's a feature of fall.

Ms. Roberts: Well if you are not comfortable with them doing a hayride I can switch something else.

Ms. Honda: Can they do a hayride in the parking lot versus on our grass?

Ms. Thomson: Well then there are moving objects.

Ms. Prendergast: Right there's no cars on the grass.

Ms. Roberts: Yes.

Mr. Thomson: Can they stick to the path?

Ms. Thomson: I think maybe slightly wider.

Ms. Roberts: Well like I said, I could switch to a train and they could do the train along the sidewalk.

Ms. Thomson: Yes, let's do that.

Ms. Roberts: Ok I can do that.

Mr. Thomson: I know that in the past some of the damage in the pick up and drop off out in front of clubhouse was a result of that.

Ms. Prendergast: Then we can change it for a train.

Ms. Thomson: Exactly.

Mr. Shaw: That's good with me.

Ms. Roberts: He's done the train before and he just did it inside the soccer field.

Ms. Prendergast: Yes.

Ms. Thomson: Ok.

Mr. Shaw: Just ask him to load in the parking lot.

Ms. Roberts: Ok I can do that.

Ms. Prendergast: Ok.

Ms. Thomson: And we have cones you use, you can cone out a spot.

Ms. Roberts: Right. Anything else?

Mr. Thomson: I did have a question about the repair of the pool equipment. The chairs, umbrella, are all those in good working order?

Ms. Roberts: Yes and for the umbrella the pool just paid for that.

Mr. Thomson: Ok. The feet for the furniture arrived also?

Ms. Roberts: Yes, the box is up there of the backup ones.

Mr. Thomson: Ok just in case in the future when we do need those replaced.

Ms. Roberts: Right, yes.

Mr. Scheerer: All that stuff just recently arrived within the last week right?

Mr. Roberts: Yes.

Mr. Thomson: And I know Alan was going to mention this, but I'll bring it up, Alan mentioned to me the splash pad parts are on their way.

Mr. Scheerer: Well we were told today that they could ship as early as next week, and we could probably see them the first of October, and we're going to be reaching out to our pool provider Shaun over at Suncoast Pools because he sent them in for maintenance and make him aware of what's happening. So hopefully, if it comes in October it's almost a month early, they were projected about 13 weeks, 12 to 13 weeks for it to come in, so we're about 30 days early as of today I believe.

Mr. Thomson: Good.

Mr. Scheerer: And we'll begin work on that pronto.

Ms. Thomson: We've had our new tables and chairs for a few months, a good 6 months, how is it going, any feedback, any recommendations from your side?

Ms. Roberts: I like them, and I think everybody likes them. The dirt shows a little more on them than the brown, but they clean up nicely.

Ms. Thomson: Oh on the tables?

Ms. Roberts: Yes, but I think everybody likes them, they like the pop of color I think.

Ms. Thomson: Ok, just let us know if you're hearing consistent things like oh we need this, that or the other thing.

Ms. Roberts: They love the little chairs, the kids like those, the little padded ones.

Ms. Honda: Ok next item.

**D. Field Manager**

Mr. Showe: Field manager, Alan?

Mr. Scheerer: Thank you. The clubhouse is in good shape. We are waiting to put in Lorraine's staff here at the clubhouse, and try to resolve any issues and concerns they may have. I am working hand in hand with them to take care of those.

Ms. Honda: Question.

Mr. Scheerer: Yes ma'am?

Ms. Honda: Did you guys do the repair in the men's bathroom?

Mr. Scheerer: We went to the men's bathroom and we found absolutely no problem with the men's restroom.

Ms. Honda: I went there and the first time I walked into one, I could see the seat cover cracked and I did see the soap leaking down the wall.

Mr. Scheerer: I have no doubt you did, but we had no soap and we both went into the bathrooms.

Ms. Roberts: All of the soaps are working, I didn't see anything.

Mr. Scheerer: We're still looking but we didn't see a problem with the soap dispenser at all.

Ms. Honda: Ok, when we take our break we'll go take a look.

Mr. Scheerer: Yes ma'am.

Ms. Roberts: All of the soap dispensers are brand new by the way.

Mr. Scheerer: Yes, they're all brand new soap dispensers.

Ms. Honda: Alright.

Mr. Scheerer: Anyway, as Rich eluded to we did get the news on the splash pad from Raindrop so I won't go over that again. We did speak with Applied Aquatics who were out recently to treat the ponds. Irrigation inspections are being performed and repairs are being made as needed. With BrightView/ValleyCrest I'm still meeting with Jeff every week, we did meet again today and we do an itemized list of issues and concerns. We do also respond to emails that I get, sometimes after storms, some trees are down and problems like that. There is one area that he hasn't got to yet and it's on Monday but there is a tree down, just a tree limb down behind one of the houses in an easement and he will get that resolved as well. I believe the sod was mentioned, I have it in my report, out front some of the sod areas look in bad shape, and I've talked to Jeff about it and I know Tyler is aware of it and that should be replaced and it is under warranty. There was also an irrigation main line that was broken over by the lift station, and so we authorized that repair. Leslie got a call from the county and the county said we had to get that repaired as soon as possible or they were going to shut the water off, so we did get that repaired. The bus stop paver project is complete. We did purchase the golf cart, we do have the golf cart and it is in the storage bin. I showed it to Rich earlier today, and we did have to cut the locks off and install all new locks and cables. We made additional keys and Lorraine has those here. We did have to remove some old patio tables and chairs that are in there to make room for the cart, and we'll continue to get rid of those as necessary, and we are still working on a spreadsheet for a list of repairs. We do have a list of repairs that we think need to be done but we're just trying to get the cost on that before we present it.



Ms. Honda: So do we have a camera pointing to the storage shed?

Ms. Prendergast: No.

Ms. Honda: Ok.

Ms. Thomson: Right now that we have an asset.

Ms. Prendergast: It's so far back there Maggi.

Mr. Thomson: Well I believe I requested a camera up here, is there one closer to the door?

Ms. Honda: Yes but it's not good enough to go that direction.

Mr. Thomson: No, there was no camera there.

Ms. Honda: Well we have to get an estimate of how much it would cost to put a camera towards the shed.

Mr. Scheerer: Yes ma'am.

Ms. Thomson: Yes and I'm wondering if it could even be just right on the back of the pool.

Ms. Prendergast: Yes, and I was going to say it could be on the fence right there.

Ms. Honda: Yes sir?

A resident: The man said it was still busted.

Ms. Honda: Alright, we'll go and take a look.

Ms. Prendergast: Ok.

Mr. Scheerer: Yes ma'am, I apologize for that, it's my fault.

Ms. Honda: No that's ok, just put it on your list.

Mr. Scheerer: Ok it's right here.

Ms. Honda: Ok, so I see my list it says information on bat boxes?

Mr. Scheerer: Well there's a thing that's later on in the agenda.

Ms. Prendergast: Yes, it's there.

Ms. Honda: Ok and the little fishes?

Ms. Prendergast: They're in there too.

Mr. Scheerer: There's some prices in there for all of that, however you want to proceed.

Ms. Honda: Perfect.

Mr. Scheerer: That's fine.

Mr. Thomson: I did want to, since you mentioned the fish, I did want to bring up a conversation I had with a friend in another community and referred to the fish spawning and then digging into the banks, the same type of large fish that we have.

Ms. Prendergast: The carp?

Ms. Thomson: Yes and we see that, we see motion at the banks and they said that's part of what is causing the drop off erosion is the fish actually eating at the pond banks.

Mr. Scheerer: Well we can replace the fish at the lakes but did you guys have triple A grass carp installed to help the algae, is that what you did?

Ms. Honda: Yes.

Mr. Scheerer: Ok.

Mr. Thomson: And I guess it's a point of discussion with the engineer as to, she brought up bank erosion, and if we're accelerating that with the fish, I guess we should know if there's are any options.

Ms. Honda: But the question is, are the fish doing the job it's supposed to be doing, that's number one.

Mr. Scheerer: How long have the fish been in? Usually they get replenished about every 3 to 4 years.

Ms. Thomson: Oh we just got them, it may be a year.

Mr. Scheerer: Do you know who did it?

Ms. Thomson: Wasn't it Applied?

Ms. Honda: I thought it was Applied.

Ms. Scheerer: It probably was Applied Aquatics, but let me get the history from the folks at Applied Aquatics on that.

Ms. Honda: I didn't think they grow that fast.

Ms. Prendergast: Right, they only have like a 3 year life.

Mr. Scheerer: Well no they have a longer life than 3 years but they stop feeding after about 3 years and that's why you have to replenish them. I don't even know which ponds you have them in to be honest with you.

Ms. Honda: They have the list.

Mr. Scheerer: Ok, let me get with Applied Aquatics and I'll talk with those folks and try to get more information.

Mr. Thomson: And if you could bring up a point of discussion of bank erosion with them.

Mr. Scheerer: Oh I know I had spoken to Wade Pharis from Applied Aquatics, he's the vice president regarding the lake bank erosion and I think that was in the last 2 or 3 weeks I think, I'm not sure what the outcome of that conversation was, but I'll reach out to Mr. Pharis and see if I can get some information on that.

Mr. Thomson: Right and I don't want to try and alleviate one problem and create another because I think the bank erosion could be a bigger higher cost.

Mr. Scheerer: Yes sir.

Ms. Thomson: If you could ask Tonja if she had enlisted the engineer at Seven Oaks.

Mr. Scheerer: I'm sorry, Seven Oaks?

Ms. Thomson: That might give her a point of reference.

Mr. Scheerer: Ok.

Mr. Thomson: That's the community that had problems with their banks, and it was brought to my attention that in fact the fish were hitting the bank.

Ms. Prendergast: Is it because that they've done their job and now they're looking for more, is that what it is?

Mr. Thomson: Well they're pretty big at this point.

Ms. Prendergast: Are you talking about ours or theirs?

Mr. Thomson: Theirs and ours, I've seen a good 12" fish.

Ms. Prendergast: Ok.

Ms. Thomson: Because if you look at the banks you'll see.

Ms. Prendergast: Right, no I've seen it, I just didn't know what that was.

Mr. Thomson: So it's just something, she's at Seven Oaks, and I know that Seven Oaks had that issue.

Ms. Thomson: And they had planted, I'm not sure what plant, but we'll get you that name, but they had been approved to plant along the shore banks to mitigate this problem.

Mr. Scheerer: Ok, in the water?

Ms. Thomson: Yes. Also you had mentioned the lift station. Who owns the planting around the lift station, is that us or is it county?

Mr. Scheerer: Well I think we maintain it around the lift station, and I don't think they own it, they just own the lift station and they have access to it, but we typically maintain around there. When looking at the lift station you'll see flags that where we have a problem with a couple of the valve boxes there which Jeff and I talked about today, and then there's some flagging tape where the leak was that I discussed earlier where the main line break was. It is repaired and BrightView has been instructed to bring it back up to grade and re-sod that area, so that's what we're waiting on for them to do that as well.

Ms. Thomson: So it was leaking into the lift station?

Mr. Scheerer: No it was just a break, it was a main line irrigation break.

Ms. Thomson: So why were they threatening to shut the water off?

Mr. Scheerer: Because I guess it had been leaking for a while before it was caught, so what they wanted to do is go out to the main and shut the main off. They contacted us, and I had already spoken with Jeff and Jeff already had it fixed, we recorded it like the same day and they went out and cleared it and so water was not an issue.

Ms. Thomson: Ok.

Mr. Thomson: That was down at the pump?

Mr. Scheerer: Yes sir, the lift station.

Mr. Thomson: Do we know why the main line cracked?

Mr. Scheerer: No, I think it could have been just a bad joint, when joints give way after a while, and I didn't get into the specifics of it but it's even enough where nobody would have run over it to cause the problem so that would be an internal problem of the pipe.

Ms. Thomson: Well when we had no pressure regulator, this is the symptom of what had happened years ago.

Mr. Thomson: We didn't have a clay valve in place.

Mr. Shaw: I had asked Jeff that same thing, I said are we having pressure problems again because we had 4 or 5 breaks consistently until they checked the clay valve, and he said that he was going to get with Melvin is his name and check that.

Mr. Scheerer: The irrigation valve?

Ms. Thomson: Yes please, check that because the symptom feels familiar.

Mr. Scheerer: Ok.

Mr. Showe: Anything else for Alan? Not hearing any we can move on to the next item.

**E. CDD Manager**

- 1) Action Items List**
- 2) Discussion of E-mail regarding Parking on District Property**
- 3) Discussion of Information on Bats**
- 4) Discussion on Information on Mosquito Fish**

Mr. Showe: Ok then we can start with the action items list here quickly. Obviously we talked about the Christmas lights. The license and maintenance agreement with the county, I know that Mike set up a call with the county for next Wednesday to basically go over that. We're still kind of going back and forth with the county, so we'll hopefully have some follow up again with them at the next meeting. Same with, obviously #3, we're waiting on that. The pavers for the bus stops are done. Alan touched on the landscaping improvements and we can decide on those doggie stations once all that's done. In terms of the conservation area, we're basically in the same boat with the county, we're kind of in a little vortex but I know Alan and I are working on it, we're also trying to just get up to speed with where we're at and how we need to go

forward on there to get that item resolved with that, so that's on our priority list. Obviously the littoral shelf we discussed, the splash pad is on its way. I know Alan is still working on the signage for all the recreation stuff. In terms of the security options and the emergency phone up here, we did talk to, I know that Lorraine called Frontier and they do not offer any options for a direct line to emergency operations. I then spoke with both Pasco County and Pasco County Sheriff's office and neither of them offer that service, so at this point if you want to do something we'd have to basically turn to something like Kings Three I think unless there is another alternative that someone is aware of. It's really up to the board on that one. As Alan talked about, the next item is the porter service. We did get the cart in and we also interviewed someone today who we felt like is a good candidate for the position and following up he has accepted the position so we're looking at getting him starting next week on those porters. Obviously the first couple of days are going to be introductory, getting him up to speed on what we need and how we get it done, but Alan and I will be onsite to walk him through all of that.

Mr. Thomson: What are the hours?

Mr. Showe: 16 hours a week is what we're targeting to start with.

Ms. Prendergast: Is he a resident or a college student?

Mr. Showe: No, he's a USF college student.

Ms. Prendergast: Ok.

Ms. Thomson: So he lives in Pasco County, or he lives in Hillsborough?

Mr. Showe: He said he lives about 30 minutes away, and I didn't check his address.

Ms. Prendergast: Ok.

Ms. Thomson: And what will his hours be?

Mr. Showe: And this point it's kind of flexible, it's going to be up to his schedule and the way it's going to flex but we're looking at 3 different days a week for a total of about 16 hours. Obviously it's going to depend on his class schedule and how we can get him out here.

Mr. Scheerer: One day he said he couldn't be here which was a Monday, but we'd like to have him here on that day after the weekend because that's probably the biggest day, but he is a college student, he's 21 years old.

Mr. Shaw: Well there has been a lot of debris and stuff during the weekend so if he could come on Sunday that would be good.

Ms. Prendergast: Right.

Ms. Thomson: Yes that would be the best alternative.

Mr. Scheerer: Right, and his classes don't start until 3:00 o'clock I think, so he'd be available during the daylight hours, instead of coming out here in the dark hours.

Mr. Shaw: As you walk him through that can you make sure that he's obviously looking at the landscape beds.

Mr. Scheerer: Oh yes sir.

Ms. Prendergast: And around the lakes.

Mr. Scheerer: Yes ma'am.

Mr. Showe: So once we get everything finalized we'll introduce him and we'll send out an email and let you guys know when he's starting and what we plan to do, and we are going to be flexible with the schedule so hopefully we can work with him and cover the community as best we can.

Ms. Thomson: Well will he be in uniform, not uniform, but will he have a GMS shirt, or how is that going to work?

Mr. Showe: I think Alan is going to get him a safety vest to start with.

Mr. Scheerer: Right and I don't have a problem, we can get him a shirt, that's not a problem, we can definitely get him a GMS shirt.

Ms. Prendergast: But if he puts the safety vest on you won't see it.

Ms. Thomson: I know.

Mr. Scheerer: Well that's ok, he needs to wear the vest anytime he's in the cart. We did discuss safety and where to park the cart, where not to be in the cart, and as Jason eluded to we're both going to be here on his first day, and we'll introduce him to the community, we're going to send him a property map showing him where everything is

located and then after we take him through the community obviously he's going to have to find his own way, so to speak, to get through the property based on the hours he has for that day. If he has 4 hours one day, 6 hours one day, 8 hours on one day, obviously we want to focus on the main drag, all the community entrances before he goes interior into the ponds and the lakes.

Mr. Thomson: I think the focus on the ponds after it rains.

Mr. Scheerer: Sure.

Mr. Thomson: That's usually when the debris gets kicked up or whatever.

Mr. Scheerer: Ok.

Mr. Thomson: Is Jeff going to be doing the Boulevard doggie stations any more once he starts?

Mr. Showe: Yes I think the plan was, it will transition from them to this.

Mr. Thomson: Ok.

Mr. Showe: Once we get him up to speed.

Mr. Thomson: Ok so Jeff's hours will be cut back.

Mr. Shaw: Just going back to signage, can we try to make an effort to get the signs done by next time?

Mr. Scheerer: Yes.

Ms. Honda: We have a question from the audience.

A resident: Question, who's he an employee of?

Mr. Showe: He'll be a GMS employee.

A resident: Ok, a GMS employee.

Ms. Thomson: Just GMS do hats?

Mr. Showe: Yes we can look at getting him a hat.

Ms. Thomson: Because then you'd see that.

Mr. Showe: Right, we'll look. The next item we got is the gutters which we touched on are complete. We talked about Duke Energy. Bats and silver fish, I know we have those a little later on the agenda but we can touch on those now. We presented you,



obviously Joe reached out to us and gave us a vendor that he's used before, they do install bat boxes and \$325 per box and they hold I think it's 500 bats per box.

Mr. Thomson: How big are these boxes?

Ms. Honda: They're not that big, bats are small.

Mr. Thomson: Yes but these can hold 500 of anything, they could hold 500 rats, that's a lot of weight.

Mr. Showe: It's 18" wide and 32" tall and I did look at other prices and I think with installation and everything else that price was pretty competitive, so that's like an all in price, plus they've used them before.

Ms. Honda: The reason I've requested information on the bats and the mosquito fish larva is because of reducing the amount of possible extra spraying that they'll do in this area and just to put in something more natural, bats eat almost 400% of the weight in mosquitoes when they fly around, I don't believe they're a nuisance, and I was thinking about putting the bat boxes close to the, like one back here where there's a forest area, one in the other forest area, or close to the forest area so they'll hone in and they're not on top of people.

A resident: You have my permission to put one in my back lot.

Mr. Thomson: I know that I'll be getting one behind my house.

Ms. Honda: But I think it's a good thing to do, so to cut down the mosquito population here.

A resident: I have a question on that, since you brought up spraying, do we know what actual chemical they're spraying?

Ms. Honda: Yes.

A resident: Is it the county?

Ms. Prendergast: Yes it's the county.

Ms. Honda: We can ask them, the mosquito control guy, it's an elected position.

A resident: Is there some place we could find that out?

Ms. Honda: It should be on their website, they have a site, it should be on their website.

Ms. Prendergast: Right on the county website, yes.

A resident: Ok, I'll look.

Ms. Prendergast: It's called mosquito control.

A resident: I know I've gone on that, but I never saw what they were actually spraying.

Ms. Honda: My concern is not what they're spraying now today, my concern is what they could possibly be spraying if we get some more bugs up in this direction.

A resident: My concern is that it's killing butterflies too.

Ms. Honda: And the bees.

A resident: Right, and the bees, sure.

Ms. Honda: Yes that's the big concern, so I prefer to have bat control versus spray control.

Ms. Prendergast: But then we would have to, down the line we'd have to find out if they could stop spraying in the area.

Ms. Honda: I'm going to, as soon as the bat population gets enough that we notice that it has made a dent then we could ask them to reduce the amount of spraying and then depending on how it grows, that's the best way of handling it.

Mr. Thomson: I do have a question for you Jason, can we reach out, or have one of you guys reached out to mosquito control, run this item of what we're talking about with them?

Mr. Scheerer: And see what they have on file?

Mr. Thomson: Yes and see if that influences their schedules at all, if not maybe they have their own program.

Ms. Thomson: Yes, maybe they subsidize it.

Mr. Scheerer: Ok.

Mr. Showe: And this is just basically preliminary information to basically gauge the program.

Ms. Honda: Right and I saw an advertisement for the local state government and federal government that there is funding if you go in this direction for putting bat boxes

versus spraying, that's why I asked them to do that, and also, if we want to go the extra mile, like in Miami I had the fish in Miami, and it apparently didn't do very much because it's in Miami-Dade County.

Ms. Prendergast: Well we've been gone a long time.

Ms. Honda: Yes we've been gone a long time too, but when we were there we put the fish larva, the ones that eat the fish larva and it really cut down on the mosquitoes, you could walk outside with no problem, and in the back of my house was the delta where all the big gigantic blue crabs lived, and it should have been a lot of mosquitoes and we did not have that much problem. So that to me is the scenario situation here, I've looked at it, but I don't know, we have to get somebody who's a bat person to come and tell us how many bat homes we need.

Ms. Prendergast: Yes.

Mr. Scheerer: Yes, exactly.

Ms. Honda: Where would be the best place to put them.

Mr. Thomson: And if there's any county requirements.

Mr. Showe: I'll reach out, I'll see if these folks will come out, I think with the one that Joe dealt with before, they actually came out and kind of looked at the property and said these are good locations and this is how many you might need for a community this size, so based on the board's recommendation today we'll bring them out and do some more digging on the topic.

Ms. Thomson: Ok.

Mr. Thomson: Ok.

Ms. Honda: I'm glad that you guys agree.

Mr. Pawelczyk: You could also call the University of Florida and ask them about their bat house. There's one at the University of Florida that's actually, if there's any Gator fans in the group, I'm not a Gator fan but I've been there and witnessed the bats going in and out. I think that might be a good resource where you can get some free advice on the location of the bat house.

Ms. Honda: I know at FSU they have about six of them.

Mr. Showe: Ok, so we'll do some work on that and then bring that back. Then the only other item we had on there, and then we have this under the workshop, just basically a discussion on the amenity rules. I know counsel basically rallied up and the only thing that we have from our recommendation would be to tighten up, and obviously we talked about that inclement weather, but we didn't know if the board had any other recommendations or changes. It may not be worth it to go through the full process just to change a sentence or two due to the expense, and again it's really up to the board.

Ms. Honda: Right and I think I'll state that the board has the prerogative vote for the clubhouse for that much.

Mr. Showe: So again, we'll basically look to the board for any direction on that, but we can obviously make those rulemaking changes at any point. Then under my manager report, we touched on items #3 and #4, but we can go back to item #2 which is parking on District property. We did get this email earlier in the month and before we go onsite to look at it, we will report that there was a vehicle parked in one of the CDD lots in the communities, so without any other enforcement ability I went ahead and contacted code enforcement and Alan was out the next day, and actually found the owner of the vehicle and that vehicle was moved, so we don't have any issues on that one anymore. However, over the weekend we received another issue of two vehicles parking on Desert Peace and so at this point we may want to look to the board and if there's any direction on how and why, or what enforcement you guys would prefer to take.

Ms. Honda: Tow it to the furthest place you can find.

A resident: They park there all the time.

Ms. Honda: Tow it.

A resident: They put boats over there.

Mr. Showe: Well in order to do that I think Michael will have to add some flavor on what process we would need to go to do a policy.

Mr. Shaw: Wasn't that established previously prior to us chasing that down because we put up a note to them, or towing signs for that reason so we could have the authority to tow, didn't you guys come up with some documentation already?

Ms. Honda: I thought we did, I thought if they parked on a property I think there's somewhere that says we tow.

Mr. Pawelczyk: Well the District needs to post the signs required by Florida Statutes.

Mr. Shaw: I think they are, we do have signs.

Ms. Honda: We do have signs everywhere.

Mr. Pawelczyk: And they need to be, as long as they are posted at the appropriate locations, and I don't know where they're posted, I haven't looked at it, but I thought we just posted at the clubhouse some time ago.

Ms. Honda: No at every entrance of every road.

Ms. Prendergast: No it's not every entrance, I don't think so.

Mr. Pawelczyk: So I don't know if we need them there or not, we'd have to look, we'll need to hire a tow operator and I gave a legislative update some time ago that we can hire a tow operator, it's usually no cost to the District but we need to hire a tow operator of the Pasco County approved list, or we have to competitively bid it. So typically you'll find out who's on that approved tow list, and hire someone from there. So we're going to have to I guess bring that back and make sure you have the appropriate signage.

Ms. Honda: I know in Miami, you set forth where when we hired the person, the company that they would come discreetly at different intervals and if they saw the vehicle they took a picture, made sure that they had proof that it was on our property and then they towed it.

Mr. Pawelczyk: Oh where they'll come when you call, either or.

Ms. Honda: Right.

Mr. Shaw: I would suggest that we get a proposal to put signs up on the vacant lots that we have.

Mr. Showe: Well generally, at least at our other properties, once you engage a tow provider, because they want to tow, they'll provide us the signs. So I don't know that we would pay the cost.

Ms. Prendergast: Ok, you are correct, we do not have any signs other than one sign in the front and I don't think there is one sign down there, I don't remember, but it's small.

Mr. Thomson: Those are provided for the street, not for the lots.

Ms. Honda: Ok so let's get a hold of a tow company.

Mr. Scheerer: You have one here, you already have one here, so we'll reach out to them.

Ms. Roberts: I'm positive there's one at the entrance.

Ms. Prendergast: That's it.

Mr. Scheerer: And we can do that on Thursday.

Mr. Showe: Right, I think maybe if we put one sign up at every community that has a vacant lot, I know that at our other communities we had to put, the new legislation was that we had to put a sign at the entrance of every community but that's for street parking.

Ms. Honda: So just put up the locks and if they're there just tow them.

Mr. Pawelczyk: And here's the other thing, I think we want to pass this responsibility and liability on to the tow company and let them tell us what they're supposed to do and if they do a tow improperly then they're responsible for it, that's the way I look at it.

Ms. Honda: Correct.

Mr. Pawelczyk: Add that responsibility on to them, that's what we're going to do under the contract, so let them tell us and direct us how we should comply and let me look at it, and I'll tell you if it's ok or not.

Ms. Honda: Ok.

Mr. Pawelczyk: But I would make the tow company bear that burden.

Mr. Shaw: Let's ask Bob, I know Bob is dealing with this issue from his side too.

Mr. Hornbeck: Yes from the HOA side, but of course it's a completely different situation with us. It's more usually getting calls from people parking on the street, and I have contacted the county, the traffic department, and because I asked specifically about the issue of cars parking side by side, or across from each other, that totally blocks the street from a truck getting through, including obviously any kind of fire truck getting through, and I asked what about allowing parking on just one side of the street, but my question would be to the board, and he said the answer to that was the street has to be 30' wide and I do not believe we have 30' wide streets anywhere. So the question would be, has the board ever looked into, and I guess this would be a question for you Mike also, about taking a different direction and having permitted parking on those properties because it's probably the neighbors that are having a problem finding parking spaces, so has that ever been considered or is that a possibility?

Mr. Thomson: I did bring it up.

Ms. Prendergast: Yes we've discussed many, many times.

Mr. Thomson: Right so I brought it up in the past, we discussed it, doing straight on parking from the street, in a 65' wide lot, you have an area designated at the front, the first 30' of that property. I think at that time it was brought up about designating it for parking as opposed to right now it's designated as a residential and not a public parking area.

Ms. Prendergast: I think also when we were discussing it, in the audience people were complaining that they did not want, some people wanted them parking next to the house, some people did not want them parking next to their house. There was no way that we could make everybody happy at this point, so we just dropped the whole thing about parking there.

Mr. Thomson: Right so it was controversial.

Ms. Honda: Right and I thought originally we wanted to put like a soft surface on it, and then put a fence, basically like a natural fence around it so people could park their boats and stuff like that, but a lot of people who live in front said I don't want to see that.

Ms. Prendergast: Yes.

Mr. Thomson: Right, so it's a good idea, I think the people who live adjacent to the lots have a different opinion if you live next to an empty lot, and I don't know if you do or not, but if you are ok with having a bunch of cars on one side or the other of your lot all the time, so people starting their cars, people who are leaving, people coming any time of day or night may annoy certain residents.

Mr. Hornbeck: I fully understand that.

Mr. Thomson: I think that's where we ended our discussion.

Ms. Prendergast: Yes.

Mr. Hornbeck: I kind of look at it like, well is that worse than having my neighbor park 4 cars on his driveway, including two across the sidewalk so that if I decide to take my dog for a walk I have to walk out in the street to go around it.

Mr. Thomson: It can certainly be brought up.

Mr. Hornbeck: I'm not suggesting it, I'm just asking a question, as to whether it was legally possible for them to do that.

Ms. Honda: For the board no, but for the HOA yes. Down in Miami we had a scenario where it was a handicapped girl that had a motorized vehicle and because she lived in the neighborhood, in our neighborhood we had to pass a rule that did not allow people blocking sidewalks.

Mr. Pawelczyk: And Maggi remember that's a little bit different because we don't, in terms of parking on the street, it's my understanding that they're all county roads right?

Ms. Prendergast: Yes.

Mr. Hornbeck: They are.

Mr. Pawelczyk: So we don't have any control over the parking on the streets anyway, that would be by county ordinance, unless we were given some sort of permission by the county to regulate that which I don't even know if that would be possible with that. So if you're going to allow parking on the lots then obviously that would require some sort of permit from the county because that's a chain in use like I believe it was Rich who said something about that. So obviously we can't just allow



parking on unimproved surfaces on the grass, except maybe on certain events, but on full time basis I don't think that would be a permissible use, but in terms of regulating what happens on the lots, our lots that are owned by the CDD, yes that is possible to regulate that. Blocking the street, or blocking the sidewalks, that is a county ordinance and/or a state law, it is against the law somewhere in Chapter 316, Florida Statutes that prohibits one from blocking the sidewalks with a vehicle. As you might imagine it's not a high priority for law enforcement.

Ms. Honda: Unless you have somebody who is handicapped that works for the county and puts a lawyer against us.

Mr. Showe: So if the board is amendable we'll go ahead and reach out to tow vendor. One thing I also thought to maybe solicit some kind of response at this point, would you be ok if I put out an email blast to Lorraine just informing the residents that we are looking for that, just to basically let them know what's coming so that they have a heads up that at least we're looking to this direction to starting off those lots and maybe that will help.

Ms. Honda: Yes.

Ms. Prendergast: Yes.

Mr. Thomson: Also I did have a question, can that be an offense that a sheriff can ticket as opposed to towing?

Ms. Honda: No.

Mr. Pawelczyk: We don't have any enforcement powers to ticket, we would just be able to tow.

Mr. Thomson: Ok.

Mr. Pawelczyk: You could put a sticker on it and say if it's not out of here in 24 hours the CDD will tow it, but you really don't have any ticket power or you can't fine them for that, we don't have any powers to fine people.

Mr. Thomson: Ok.

Ms. Honda: And working with a tow company they don't like doing that because they have to come twice, they just want to tow the person.

Mr. Thomson: Ok.

Mr. Showe: Alright so we have some direction on that, and that's all that I have under the CDD manager's report, unless the board has anything else?

Ms. Honda: No.

Mr. Showe: Then I guess we can move on to the workshop section, and I don't know if you guys want to take a recess or not before we start?

Ms. Honda: We need a couple of minutes.

Mr. Showe: Alright we can take a quick recess then?

Ms. Honda: Yes.

**Segment II: Workshop Section**

*(The Board had a workshop meeting at this time to discuss the following items.)*

- ~ Discussion on Projects
- ~ Discussion on Club Rules

**Segment III:**

**SEVENTH ORDER OF BUSINESS      Authorization or Approvals  
Requiring Board Action for  
Items Discussed During  
Workshop**

Mr. Showe: Ok so then we can adjourn the workshop session and go back into segment III of the meeting. The first item is approval of anything that was discussed during the workshop and obviously the board just did discuss the Huntington and Medford additional landscape proposal.

Ms. Honda: Yes I make a motion to approve.

Ms. Prendergast: Once this is approved I'd like to know how long this is going to take.

Mr. Showe: Ok, we'll find out.

On MOTION by Ms. Honda seconded by Mr. Thomson with all in favor, accepting the proposal from BrighView Landscape Services for the Huntington and Medford additional landscape work not to exceed \$3,175 as discussed in the workshop was approved.

Mr. Showe: Are there any other items from the board they want to discuss? Not hearing any we can move to the next item.

**EIGHTH ORDER OF BUSINESS      Financial Reports**

**A. Approval of Check Run Summary**

Mr. Showe: We can move to the financial reports, and the first item is the approval of the check register. We have the general fund check #808 through #838 for \$45,584.74, and we can take any questions of those invoices that the board has.

Ms. Thomson: The notice of meeting, from the Tampa Bay Times, is this a contracted rate that we can keep going?

Ms. Prendergast: It's very cheap.

Mr. Showe: Hold on one second, let me find that one, I do know that it is rather large when you do the advertisement for the budget.

Ms. Prendergast: Well this kind of small.

Ms. Thomson: I like that rate, if we could keep getting that rate that would be great.

Mr. Showe: I'm not sure, but I'll find out.

Ms. Prendergast: I do have a question about the repair of gates. What gates were fixed?

Ms. Honda: Probably the ones down in the first section.

Mr. Scheerer: Yes that's correct.

Ms. Prendergast: What was the matter with them?

Mr. Scheerer: That was done before I was here, it was an outstanding invoice from the contractor for the gates down there, I guess it's the last community on the right.

Mr. Thomson: The reserve?

Mr. Scheerer: Yes, on the back side of the reserve there's that black set of fencing right there that Paul had it fixed and the invoice was never paid.

Ms. Prendergast: Ok.

Ms. Honda: Here's the question, can't we remove those gates?

Mr. Scheerer: I don't know that we can because I think that's the area where we're dealing with the conservation cleanup.

Ms. Honda: Oh ok.

Ms. Prendergast: Right and we verified that the bill had not been paid and that's why we have it here?

Mr. Showe: Yes.

Ms. Prendergast: Ok, alright.

Mr. Shaw: The landscape lighting, what was that for?

Mr. Scheerer: Oh the Tim Reed?

Mr. Shaw: Yes.

Mr. Scheerer: It's part of his quarterly run, every 3 months landscape lighting inspection at one of the entry monuments, he had to repair that one. I also met with Tim and spoke with him about the 3 over at your community, he just sent me an updated proposal because we need to move them back so we'll be bringing that back to the board probably next month.

Ms. Prendergast: Ok, that's fine, but they're like hanging out there and that's right by the kid's bus stop, so can we do something about that?

Mr. Scheerer: Yes ma'am, I have his schedule and I had him just go ahead and just disconnect them for now, he was only out very briefly so he's going to come out and remove them until such time as we get the proposal approved and I also asked him to give us an evaluation and the cost to repair all the landscape lights here in the parking lot as well as a projected long term project for the bollards outside around the community. It's my understanding from Tim he comes out here every 3 months.

Ms. Prendergast: Yes, every 3 months, there's a contract.

On MOTION by Ms. Prendergast seconded by Ms. Honda with all in favor, the Check Run Summary was approved.

**B. Approval of Combined Balance Sheet**

Mr. Showe: The next item is the balance sheet and income statement, there's no action required by the board on this but I can answer any questions that you may have. I think most of these fall in line basically as we've discussed in the past so I don't believe there's anything outstanding there, but I am available to answer any questions you might have.

**NINTH ORDER OF BUSINESS                      Adjournment**

Mr. Showe: Hearing none, that's all we have under that section and we just take a motion to adjourn the meeting.

On MOTION by Ms. Honda seconded by Ms. Thomson with all in favor, the Meeting was adjourned.

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Secretary/ Assistant Secretary

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Chairman/Vice Chairman

## Robin Ventura

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**Subject:** FW: Dupree Lakes Clubhouse FW: Dupree Lakes Fining Meeting

Good afternoon,

The HOA is requesting permission to use the Clubhouse on October 27<sup>th</sup> for a short meeting. Right now they are scheduled on every other Thursday. This would be just adding an additional Thursday.

Thank you,  
Lorraine Roberts

**From:** JoAnna Likar [mailto:JLikar@lewilsoninc.com]  
**Sent:** Wednesday, October 5, 2016 5:02 PM  
**To:** DupreeLakes Club <dupreelakesclub@outlook.com>  
**Subject:** RE: Dupree Lakes Fining Meeting

At 6:00pm and yes Bob Fox will be present.

JoAnna Likar  
L.E.Wilson & Associates, Inc.  
P.O.Box 1058  
Ruskin, FL 33575  
Phone: 813-645-1569 Ext. 404  
Direct Line: 813-489-4489  
Fax: 813-641-1215

**From:** DupreeLakes Club [mailto:dupreelakesclub@outlook.com]  
**Sent:** Wednesday, October 05, 2016 5:02 PM  
**To:** JoAnna Likar <JLikar@lewilsoninc.com>  
**Subject:** RE: Dupree Lakes Fining Meeting

Do you know what time? And will there be someone there to close the clubhouse?

Thank you,  
Lorraine Roberts

**From:** JoAnna Likar [mailto:JLikar@lewilsoninc.com]  
**Sent:** Wednesday, October 5, 2016 4:59 PM  
**To:** DupreeLakes Club <dupreelakesclub@outlook.com>  
**Subject:** Dupree Lakes Fining Meeting

Good afternoon,

Bob asked me to get back with you to see if the CDD would allow the fining committee to get together on October 27<sup>th</sup> at 6:00pm for a short meeting should be 30 minutes for the fining committee. This is a special request if you can pass this to Allen at GMS.

Thanks  
JoAnna Likar  
L.E.Wilson & Associates, Inc.  
P.O.Box 1058  
Ruskin, FL 33575  
Phone: 813-645-1569 Ext. 404  
Direct Line: 813-489-4489  
Fax: 813-641-1215

**Dupree Lakes Community Development District**  
135 W. Central Blvd. Orlando, Florida 32801

**Memorandum**

**DATE:** October 17, 2016  
**TO:** Jason Showe/Luis Hernandez **via email**  
District Manager  
**FROM:** Alan Scheerer  
Field Services Manager  
**RE:** Dupree Lakes CDD Monthly Managers Report – October 17, 2016

The following is a summary of activities related to the field operations of the Dupree Lakes Community Development District.

**Amenity Center:**

1. The Dupree Clubhouse is in pretty good shape.
2. Staff will be meeting with Lorraine each week regarding concerns at the clubhouse.

**Swimming Pool/Splash Pad:**

1. The pool and Splash Pad are operating in compliance with the health code.
2. The Splash pad buckets and equipment have been ordered.

**Lakes:**

1. All ponds have been treated in accordance to our contract with Applied Aquatics.

**Landscaping:**

1. Irrigation inspections are being performed and repairs are being made as needed.
2. I am meeting with Brightview each week to review the property.
3. The landscape enhancement project is nearing completion. We have requested a full punch list from Brightview to be presented at the meeting.

4. Staff has requested the Brightview bring a senior member of their management team to be available at the next meeting to answer questions on the landscape project.

**Other:**

1. Porter services have begun. He is currently working Tuesday, Thursday and Friday.
2. Staff is working on the spreadsheet for the board showing a list of projects as well as cost as directed by the board. This list will be available at the meeting.
3. Staff purchased a new flag and flagpole for the clubhouse.
4. The sand for the volleyball court should be installed any day.
5. Tim Reed was authorized to repair the landscape lights at the entrance to the Preserves.

Respectfully,

Alan Scheerer



### Dupree Lakes CDD Action Items

Item #	Action Item	Assigned To:	Status	Comments
1	Quote for Christmas Lights - District Owned	A. Scheerer	In Process	Met with Tampa Lights, Deposit Made
2	License and Maintenance Agreement with County	J. Showe	In Process	Discuss Review with County Staff on Agenda
3	Pressure Washing Sidewalks	A. Scheerer	On Hold - Get #3 Done	To Be Completed After License Agreement with County
4	Landscape Improvements	A. Scheerer	In Process	Project Moving Along
5	Position of Dog Waste Station	A. Scheerer	On Hold - Pending Completion of Landscape	Alan and Linda to Walk and Determine Location
6	Conservation Area	A. Scheerer/J. Showe	In Process	Met with County to review property and discuss plan. Awaiting agreement on plan from County.
7	Engineer Budget for Maintenance of Storm and replanting littoral shelf	AS/TS	In Process	Awaiting Updates from Engineer
8	Splash Pad Improvements	A. Scheerer	In Process	Anticipating Delivery in Oct.
9	Add Signage to Recreation Area	A. Scheerer	In Process	Board Approved NTE \$1K
10	Duke Energy Follow-Up	A. Scheerer/J. Showe	In Process	Agreement Approved
11	Research Grants for Bat Boxes and Silver Mosquito Fish	A. Scheerer/J. Showe	In Process	Seeking Quotes for Bat Boxes
12	Envera Quote for Shed Camera	A. Scheerer	In Process	Seeking Quote for Camera
13	Street parking	A. Scheerer/J. Showe	In Process	Working with Tow Provider for Agreement
14	Water Fountain	A. Scheerer	In Process	Seeking a Quote

**Dupree Lakes**  
**Community Development District**

**Check Run Summary - General Fund**

**September 30, 2016**

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
<b><u>Wells Fargo</u></b>		
September 2, 2016	839	\$4,150.00
September 12, 2016	840-847	\$52,508.57
September 14, 2016	848-852	\$7,125.03
September 21, 2016	853-860	\$60,584.21
September 28, 2016	861	\$150.00
September 30, 2016	862	\$4,514.35
		<b>\$ 129,032.16</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/02/16	00111	8/29/16	82317	201608	330	57200	49000		GO TXT GAS CART	*	4,150.00		
GOLF CARS OF TAMPA BAY, INC.											4,150.00	000839	
9/12/16	00060	8/31/16	24628	201608	330	57200	34100		APR-AUG2016 SERVICES	*	5,940.00		
		9/01/16	24627	201609	330	57200	34000		SEPT 2016 SERVICES	*	3,830.76		
		9/01/16	24627	201609	330	57200	34100		SEPT 2016 SERVICES	*	540.00		
		9/01/16	24627	201609	330	57200	34200		SEPT 2016 SERVICES	*	1,080.00		
		9/01/16	24627	201609	330	57200	46000		SEPT 2016 SERVICES	*	2,112.00		
AMENITY SERVICES GROUP, INC.											13,502.76	000840	
9/12/16	00027	8/31/16	156243	201608	320	53800	46400		AUG 2016 SERVICE	*	829.00		
APPLIED AQUATIC MANAGEMENT, INC.											829.00	000841	
9/12/16	00007	8/25/16	AUG2016	201608	320	53800	43000		AUG 2016 SERVICES	*	1,298.36		
		8/25/16	AUG2016	201608	320	53800	43001		AUG 2016 SERVICES	*	12,495.84		
DUKE ENERGY FLORIDA, INC.											13,794.20	000842	
9/12/16	00046	9/02/16	4925	201609	300	15500	10000		FY2017 INS.	*	17,936.00		
EGIS INSURANCE ADVISORS, LLC											17,936.00	000843	
9/12/16	00001	9/01/16	55	201609	310	51300	34000		SEPT 2016 MGMT FEES	*	5,125.00		
		9/01/16	55	201609	310	51300	49500		SEPT 2016 WEBSITE ADM	*	41.67		
		9/01/16	55	201609	310	51300	51000		SEPT 2016 OFFICE SUPPLIES	*	22.50		
		9/01/16	55	201609	310	51300	42000		SEPT 2016 POSTAGE	*	15.09		
		9/01/16	55	201609	310	51300	42500		SEPT 2016 COPIES	*	333.30		
		9/01/16	55	201609	310	51300	41000		SEPT 2016 PHONE	*	41.41		
GOVERNMENTAL MANAGEMENT SERVICES -											5,578.97	000844	
9/12/16	00006	8/25/16	AUG2016	201608	320	53800	43100		AUG 2016 SERVICES	*	62.64		
PASCO COUNTY UTILITIES											62.64	000845	

DUPR -DUPREE LAKES- MPHILLIPS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/12/16	00008	9/01/16	3279	201609	330	57200	46100		SUNCOAST POOL SERVICE	*	735.00	735.00	000846
9/12/16	00010	9/01/16	01541561	201609	330	57200	43200		WASTE MANAGEMENT OF PASCO	*	70.00	70.00	000847
9/14/16	00021	9/08/16	00193544	201609	330	57200	52000		CLEANSWEEP SUPPLY CO., INC.	*	30.95	30.95	000848
9/14/16	00004	9/01/16	654362	201609	300	15500	10000		ENVERA	*	6,600.00	6,600.00	000849
9/14/16	00103	9/04/16	813-995-	201609	330	57200	41000		FRONTIER	*	422.48	422.48	000850
9/14/16	00112	9/17/16	REIMB	201609	300	36900	10000		JOHN A GARCIA	*	150.00	.00	000851
9/14/16	00107	9/08/16	348522	201609	310	51300	48000		TAMPA BAY TIMES	*	71.60	71.60	000852
9/21/16	00092	9/09/16	105521	201609	330	57200	46200		AFFORDABLE LOCK & SECURITY SOLUTION	*	214.14	214.14	000853
9/21/16	00003	8/31/16	136259	201608	310	51300	31500		BILLING, COCHRAN, LYLES, MAURO &	*	2,750.10	2,750.10	000854
9/21/16	00113	8/30/16	27255671	201608	320	53800	46200		JUL-AUG RETAINAGE	*	4,971.12		
		9/09/16	5134908	201609	320	53800	46600		IRRIGATION REPAIR MAINLIN	*	540.00		
		9/09/16	5134910	201605	320	53800	46600		REPAIRED VALVES LEFT STTN	*	540.00		
		9/09/16	5134911	201609	320	53800	46600		REPAIR 2" MAINLINE CTR IS	*	640.00		

DUPR -DUPREE LAKES- MPHILLIPS

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		9/09/16	5134912	201609	320	53800	46600			*	510.00		
									REPAIR MAINLINE LEAK 3'				
		9/10/16	5133322	201609	320	53800	46200			*	14,913.38		
									SEPT 2016 LANDSCAPE MAINT				
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			22,114.50	000855
9/21/16	00021	9/15/16	193618	201609	330	57200	52000			*	149.10		
									TISSUE TOILET/LINERS/TOWL				
									CLEANSWEEP SUPPLY CO., INC.			149.10	000856
9/21/16	00001	9/15/16	56	201609	300	15500	10000			*	5,150.00		
									FY2017 ASSESSMENT ROLL				
									GOVERNMENTAL MANAGEMENT SERVICES -			5,150.00	000857
9/21/16	00006	9/16/16	AUG2016	201608	320	53800	43100			*	334.61		
									AUG 2016 SERVICES				
									PASCO COUNTY UTILITIES			334.61	000858
9/21/16	00022	9/19/16	35260	201609	330	57200	46300			*	45.00		
									SEPT 2016 PEST CONTROL				
									TROPICARE TERMITE AND PEST CONTROL			45.00	000859
9/21/16	00093	7/10/16	5086851	201607	320	53800	46200			*	14,913.38		
									JULY 2016 LANDSCAPE MAINT				
		8/10/16	5110200	201608	320	53800	46200			*	14,913.38		
									AUG 2016 LANDSCAPE MAINT				
									VALLEYCREST LANDSCAPE MAINTENANCE			29,826.76	000860
9/28/16	00112	9/28/16	09282016	201609	300	36900	10000			*	150.00		
									REIMB. PARTY CANCELLED				
									JOHN A GARCIA			150.00	000861
9/30/16	00048	7/19/16	1204681	201609	330	57200	46100			*	4,514.35		
									FOUNTAIN REPAIR/6' BOLLARD				
									RAIN DROP PRODUCTS, LLC			4,514.35	000862
									TOTAL FOR BANK B		129,032.16		
									TOTAL FOR REGISTER		129,032.16		

DUPR -DUPREE LAKES- MPHILLIPS

**DUPREE LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
September 30, 2016

	<b>Governmental Fund Types</b>			<b>Totals</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>(Memorandum Only) 2016</b>
<b>ASSETS:</b>				
Cash - Wells Fargo	\$17,775	---	---	\$17,775
Cash - Region Money Market	\$6,849	---	---	\$6,849
Investments:				
State Board	\$352,817	---	---	\$352,817
<b>Series 2015</b>				
Reserve	---	\$157,249	---	\$157,249
Interest	---	\$10	---	\$10
Revenue	---	\$130,394	---	\$130,394
Construction	---	---	\$451,429	\$451,429
Due from Construction Funds	\$19,355	---	---	\$19,355
Due from Debt Service Funds	\$1,194	---	---	\$1,194
Due from General Fund	---	\$690	---	\$690
Prapaid Expenses	\$29,686	---	---	\$29,686
<b>TOTAL ASSETS</b>	<u>\$427,675</u>	<u>\$288,343</u>	<u>\$451,429</u>	<u>\$1,167,447</u>
<b>LIABILITIES:</b>				
Accounts Payable	\$20,967	---	---	\$20,967
Due to Debt Service	\$690	---	---	\$690
Due to Other	---	\$1,194	---	\$1,194
Due to General Fund	---	---	\$19,355	\$19,355
<b>FUND BALANCES:</b>				
Restricted for Debt Service	---	\$287,149	---	\$287,149
Restricted for Capital Projects	---	---	\$432,075	\$432,075
Unassigned Fund Balance	\$406,018	---	---	\$406,018
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<u>\$427,675</u>	<u>\$288,343</u>	<u>\$451,429</u>	<u>\$1,167,447</u>

**DUPREE LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**  
*Statement of Revenues & Expenditures*  
*For The Period Ending September 30, 2016*

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/2016	ACTUAL THRU 9/30/2016	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$784,118	\$784,118	\$785,748	\$1,630
Direct Assessments	\$8,751	\$8,751	\$7,077	(\$1,674)
Interest Income	\$0	\$0	\$1,972	\$1,972
Misc. Income - Rentals	\$0	\$0	\$5,540	\$5,540
Fitness Classes	\$0	\$0	\$33	\$33
<b>TOTAL REVENUES</b>	<b>\$792,869</b>	<b>\$792,869</b>	<b>\$800,371</b>	<b>\$7,502</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisor Fees	\$12,000	\$12,000	\$12,000	\$0
FICA Taxes	\$918	\$918	\$918	\$0
Engineering	\$7,500	\$7,500	\$7,889	(\$389)
Arbitrage	\$1,500	\$1,500	\$600	\$900
Dissemination	\$5,000	\$5,000	\$0	\$5,000
Assessment Roll	\$5,000	\$5,000	\$5,150	(\$150)
Attorney	\$30,000	\$30,000	\$29,675	\$325
Trustee Fees	\$7,550	\$7,550	\$3,771	\$3,779
Annual Audit	\$3,600	\$3,600	\$3,600	\$0
Management Fees	\$61,500	\$61,500	\$61,500	\$0
Telephone	\$500	\$500	\$436	\$64
Postage	\$2,000	\$2,000	\$2,265	(\$265)
Printing & Binding	\$2,250	\$2,250	\$2,531	(\$281)
Insurance	\$6,469	\$6,469	\$8,147	(\$1,678)
Legal Advertising	\$4,500	\$4,500	\$945	\$3,555
Other Current Charges	\$500	\$500	\$397	\$103
Website Compliance	\$500	\$500	\$500	(\$0)
Office Supplies	\$250	\$250	\$310	(\$60)
Property Taxes	\$0	\$0	\$990	(\$990)
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0

**FIELD**

Security	\$30,000	\$30,000	\$27,962	\$2,038
Electric	\$13,500	\$13,500	\$11,992	\$1,508
Street Lighting	\$180,000	\$180,000	\$139,804	\$40,196
Water	\$12,000	\$12,000	\$5,452	\$6,548
Solid Waste Assessment	\$1,000	\$1,000	\$893	\$107
Landscape Maintenance	\$223,200	\$223,200	\$200,313	\$22,887
Infill-plants Replacement	\$10,000	\$10,000	\$0	\$10,000
Entry & Walls Maintenance	\$12,000	\$12,000	\$471	\$11,529
Pressure Cleaning	\$12,000	\$12,000	\$695	\$11,305
Annuals	\$9,900	\$9,900	\$0	\$9,900
Mulching	\$20,000	\$20,000	\$0	\$20,000
Mitigation Monitoring	\$7,500	\$7,500	\$875	\$6,625
Aquatic Control	\$14,600	\$14,600	\$15,278	(\$678)
Lake Bank Maintenance	\$5,000	\$5,000	\$1,653	\$3,347
Irrigation Repairs & Maintenance	\$10,000	\$10,000	\$8,943	\$1,057
Well/Pump Repairs & Maintenance	\$1,500	\$1,500	\$0	\$1,500
Landscape Replacement	\$6,500	\$6,500	\$650	\$5,850
Streetlight/Decorative Light Maintenance	\$7,500	\$7,500	\$3,042	\$4,458
Sidewalk Repair & Maintenance	\$1,500	\$1,500	\$0	\$1,500
Reserves	\$40,000	\$40,000	\$0	\$40,000

**DUPREE LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

Statement of Revenues & Expenditures  
For The Period Ending September 30, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/2016	ACTUAL THRU 9/30/2016	VARIANCE
<b><u>CLUBHOUSE</u></b>				
Facility Management	\$65,000	\$65,000	\$49,800	\$15,200
Facility Attendants	\$15,000	\$15,000	\$12,960	\$2,040
Phone/Fax/Internet	\$6,000	\$6,000	\$4,988	\$1,012
Porter Services	\$3,000	\$3,000	\$17,090	(\$14,090)
Refuse Service	\$850	\$850	\$840	\$10
Property Insurance	\$13,467	\$13,467	\$11,350	\$2,117
Fountain Maintenance	\$500	\$500	\$0	\$500
Facility Maintenance	\$20,000	\$20,000	\$8,372	\$11,628
Pool/Water Park Maintenance	\$12,000	\$12,000	\$20,156	(\$8,156)
Pool/Water Park/Fountain Repairs	\$8,000	\$8,000	\$0	\$8,000
Clubhouse Furniture Repairs/Replacement	\$1,000	\$1,000	\$3,176	(\$2,176)
Pool Furniture Repairs/Replacement	\$1,000	\$1,000	\$0	\$1,000
Athletic/Park/Court/Field Maintenance	\$2,500	\$2,500	\$636	\$1,864
Pest Control	\$0	\$0	\$845	(\$845)
Contingency	\$20,000	\$20,000	\$2,941	\$17,059
Employee Reimbursables	\$2,500	\$2,500	\$0	\$2,500
Special Events	\$15,000	\$15,000	\$13,302	\$1,698
Operating Supplies	\$15,000	\$15,000	\$7,893	\$7,107
Reserves	\$44,519	\$44,519	\$0	\$44,519
Capital Outlay	\$0	\$0	\$4,150	(\$4,150)
Dues/Licenses/Permits	\$0	\$0	\$425	(\$425)
<b><u>DEFERRED COSTS</u></b>				
Deferred Costs	\$0	\$0	\$61,734	(\$61,734)
<b>TOTAL EXPENSES</b>	<b>\$1,014,748</b>	<b>\$1,014,748</b>	<b>\$780,480</b>	<b>\$234,268</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>			<b>\$19,891</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$221,882</b>		<b>\$386,127</b>	
<b>FUND BALANCE - Ending</b>	<b>\$3</b>		<b>\$406,018</b>	



**DUPREE LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND - SERIES 2015 Refunding Bonds**

Statement of Revenues & Expenditures

For The Period Ending September 30, 2016

	ADOPTED BUDGET	PRORATED THRU 9/30/2016	ACTUAL THRU 9/30/2016	VARIANCE
<b>REVENUES:</b>				
Tax Receipts	\$444,370	\$444,370	\$445,294	\$924
Interest Income	\$0	\$0	\$525	\$525
Direct Assessments	\$4,913	\$4,913	\$4,761	(\$152)
<b>TOTAL REVENUES</b>	<b>\$449,283</b>	<b>\$449,283</b>	<b>\$450,581</b>	<b>\$1,298</b>
<b>EXPENDITURES:</b>				
<b>Series 2015</b>				
Interest Expense - 11/1	\$136,577	\$136,577	\$136,577	\$0
Interest Expense - 5/1	\$113,228	\$113,228	\$114,878	(\$1,650)
Principal Expense - 5/1	\$0	\$0	\$220,000	(\$220,000)
<b>TOTAL EXPENDITURES</b>	<b>\$249,805</b>	<b>\$249,805</b>	<b>\$471,455</b>	<b>(\$221,650)</b>
<b>OTHER SOURCES/(USES):</b>				
Interfund Transfer In	\$0	\$0	\$1,641	\$1,641
<b>TOTAL OTHER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,641</b>	<b>\$1,641</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$199,478</b>		<b>(\$19,234)</b>	
FUND BALANCE - Beginning	\$215,325		\$306,383	
FUND BALANCE - Ending	<u>\$414,803</u>		<u>\$287,149</u>	

**DUPREE LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
September 30, 2016

	<b>Governmental Fund Types</b>			<b>Totals</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	<b>(Memorandum Only) 2016</b>
<b>ASSETS:</b>				
Cash - Wells Fargo	\$17,775	---	---	\$17,775
Cash - Region Money Market	\$6,849	---	---	\$6,849
Investments:				
State Board	\$352,817	---	---	\$352,817
<b>Series 2015</b>				
Reserve	---	\$157,249	---	\$157,249
Interest	---	\$10	---	\$10
Revenue	---	\$130,394	---	\$130,394
Construction	---	---	\$451,429	\$451,429
Due from Construction Funds	\$19,355	---	---	\$19,355
Due from Debt Service Funds	\$1,194	---	---	\$1,194
Due from General Fund	---	\$690	---	\$690
Prapaid Expenses	\$29,686	---	---	\$29,686
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL ASSETS</b>	<b>\$427,675</b>	<b>\$288,343</b>	<b>\$451,429</b>	<b>\$1,167,447</b>
<b>LIABILITIES:</b>				
Accounts Payable	\$20,967	---	---	\$20,967
Due to Debt Service	\$690	---	---	\$690
Due to Other	---	\$1,194	---	\$1,194
Due to General Fund	---	---	\$19,355	\$19,355
<b>FUND BALANCES:</b>				
Restricted for Debt Service	---	\$287,149	---	\$287,149
Restricted for Capital Projects	---	---	\$432,075	\$432,075
Unassigned Fund Balance	\$406,018	---	---	\$406,018
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL LIABILITIES &amp; FUND EQUITY &amp; OTHER CREDITS</b>	<b>\$427,675</b>	<b>\$288,343</b>	<b>\$451,429</b>	<b>\$1,167,447</b>

**DUPREE LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

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

**Dupree Lakes**  
**Community Development District**  
**Tax Collections**  
**Fiscal Year Ending September 30, 2016**

Date Received	Gross Tax Received	Discounts	Commissions/ Postage	Interest	Net Amount Received	\$ 472,734.39 \$ 834,168.15 \$ 1,306,902.54		
						Gross Debt Service Fund 36.17%	Gross General Fund 63.83%	Total 100.00%
11/30/2015	\$ 3,644.94	\$ 191.35	\$ 69.07	\$ -	\$ 3,384.52	\$ 1,224.25	\$ 2,160.27	\$ 3,384.52
11/30/2015	\$ 165,537.27	\$ 6,621.55	\$ 3,178.32	\$ -	\$ 155,737.40	\$ 56,333.52	\$ 99,403.88	\$ 155,737.40
12/8/2015	\$ 910,742.82	\$ 36,429.87	\$ 17,486.26	\$ -	\$ 856,826.69	\$ 309,932.40	\$ 546,894.29	\$ 856,826.69
12/18/2015	\$ 150,060.50	\$ 6,002.48	\$ 2,881.16	\$ -	\$ 141,176.86	\$ 51,066.67	\$ 90,110.19	\$ 141,176.86
12/23/2015	\$ 28,962.84	\$ 1,067.92	\$ 557.89	\$ -	\$ 27,337.03	\$ 9,888.38	\$ 17,448.65	\$ 27,337.03
1/14/2016	\$ 4,593.59	\$ 137.81	\$ 89.12	\$ -	\$ 4,366.66	\$ 1,579.51	\$ 2,787.15	\$ 4,366.66
2/9/2016	\$ 12,640.46	\$ 252.80	\$ 247.75	\$ -	\$ 12,139.91	\$ 4,391.26	\$ 7,748.65	\$ 12,139.91
3/9/2016	\$ 4,107.55	\$ 41.08	\$ 81.33	\$ -	\$ 3,985.14	\$ 1,441.51	\$ 2,543.63	\$ 3,985.14
4/8/2016	\$ 16,820.41	\$ -	\$ 336.41	\$ 8.55	\$ 16,492.55	\$ 5,965.71	\$ 10,526.84	\$ 16,492.55
5/17/2016	\$ 2,212.68	\$ -	\$ 45.58	\$ 66.38	\$ 2,233.48	\$ 807.90	\$ 1,425.58	\$ 2,233.48
6/8/2016	\$ 1,894.87	\$ -	\$ 39.04	\$ 56.84	\$ 1,912.67	\$ 691.85	\$ 1,220.82	\$ 1,912.67
7/8/2016	\$ 5,684.61	\$ -	\$ 405.39	\$ 170.54	\$ 5,449.76	\$ 1,971.29	\$ 3,478.47	\$ 5,449.76
<b>TOTALS</b>	<b>\$ 1,306,902.54</b>	<b>\$ 50,744.86</b>	<b>\$ 25,417.32</b>	<b>\$ 302.31</b>	<b>\$ 1,231,042.67</b>	<b>\$ 445,294.26</b>	<b>\$ 785,748.41</b>	<b>\$ 1,231,042.67</b>
								100.00%