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, October 17, 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
Tyler Deen	BrightView
Terry McLane	BrightView
Jim Bisdo	Envera Systems
Bob Hornbeck	Resident - HOA President
Bob Fox	Resident
Robin Vincent	Resident
Rick Linard	Resident
Emily Smith	Resident
Rhett Carter	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; 3 minutes will be allotted to each speaker)*

Mr. Showe: The next item we have is supervisors requests and audience comments, and we'll open it up to the board first. Hearing none, we'll go ahead and open it up to the audience, we ask that you come up and sign in, and keep your comments to 3 minutes please. Hearing none, we'll return back to the board and our agenda for tonight.

THIRD ORDER OF BUSINESS — Approval of the Minutes of the September 19, 2016 Meeting

Mr. Showe: The first item we have is the approval of minutes of the September 19, 2016 meeting. Those minutes have been included as part of your agenda package and we can take any corrections or changes to those at this time.

> On MOTION by Ms. Honda seconded by Mr. Shaw with all in favor, the Minutes of the September 19, 2016 Meeting were approved.

FOURTH ORDER OF BUSINESS — Staff Reports

Mr. Showe: The next item we have is staff reports, and Mike are you on the phone?

A. Attorney

Mr. Showe: I don't know that he had anything specific to update. I know we do have one item on the action items list that was something that he's been working on, but I can fill in if he's not here.

B) Engineer

Mr. Showe: I know that I don't have any updates from the engineer either.

C) Club Manager – Request from HOA for Additional Meeting at Clubhouse on October 27th

Mr. Showe: So we can move on to the club manager's report.

Ms. Roberts: Yes, Lorraine Roberts, clubhouse manager. All of the new rugs that were ordered from Hudsons Furniture have arrived at the clubhouse and are now in the TV room, and right over here. On October 7th the clubhouse was closed due to the storm. Envera was here and fixed the cameras that were not working, and also the door chime that was not working. A new lid for the tank in the men's restroom was ordered, there was a crack on it, and it's been replaced and installed. Sean from Suncoast Pools was here and replaced one of the pool floatation rings at the pool, he tightened the shower head that was leaking and he also will be back to work on the lights that are in the pool. We will be having a fall festival on October 22nd from 2:00 to 4:00 with a train, carnival games, animal show, giant maze, etc. The fall garage sale is set for Saturday, November 12th from 8:00 to 2:00. Goodwill trucks will be here from 10:00 to 3:00. The December holiday party will be on Sunday, December 11th from 3:00 to 5:00 with a candy cane express train, craft tables, holiday tattoo station, balloon artists, carnival games, meet and greet character, snacks and Santa. I spoke with the vendor about the hayride and that will be switched to a train. On 9/29 Andrew from Tampa Light was here to go over the details for the holiday lights. Are there any questions?

Mr. Shaw: I have a question. How are most people taken care of with the rentals?

Ms. Roberts: In here?

Mr. Shaw: Yes.

Ms. Roberts: They have the deposits, so they know that they can use them here.

Mr. Shaw: You haven't had any issues or anything like that?

Ms. Roberts: No.

Mr. Shaw: Ok.

Mr. Showe: I know we did have the item in the agenda for that request for the meeting as well, the HOA meeting.

Ms. Roberts: Oh yes, I forgot. They wanted to add another Thursday.

Mr. Showe: Yes, it's October 27th.

Ms. Roberts: Yes.

Ms. Thomson: And what were the details for the holiday lights? What was that conversation like?

Mr. Showe: I can speak to that, it's going to be under $4,000, there are no bushes out here anymore to do, so those have been removed, and they're going to do the gazebo and then as soon as we get the Christmas tree out there they're going to come back and do that. Right now they're planning to have it all out November 1st, except for the Christmas, we're going to get that a little bit closer to the holidays, probably after Thanksgiving so that it makes it through.

Ms. Thomson: So will there be any lights here on the clubhouse?

Mr. Showe: Yes, there's going to be, and I've got it right here.

Ms. Honda: For the record it's not a Christmas tree, it's a holiday tree.

Mr. Showe: Got it.

Ms. Prendergast: Now do we have to vote on allowing the HOA the 27th?

Mr. Showe: Yes.

Ms. Prendergast: Ok.

Mr. Showe: Yes, that's traditionally what you guys do.

Ms. Prendergast: Ok, I make that motion.

> On MOTION by Ms. Prendergast seconded by Mr. Shaw with all in favor, authorizing staff to allow the HOA to hold an additional meeting at the clubhouse on October 27, 2016 was approved.

Mr. Showe: Just to follow up on the holiday lights, they're doing both the main entrances, they're doing basically 4 wreaths at each entrance. They're going to do the clubhouse roofline, there are 6 palm trees here so 3 on each side, then they're doing the gazebo and the tree over there, so it will be $3,950 which is under the $5,000.

Ms. Thomson: What day are they going up?

Mr. Showe: Everything except the tree will done in November, they're planning on right at the beginning of November, so we have it all through the holidays. The tree will be as soon as we call them with the tree, they'll come out and do the tree as well. If there are no other questions, we can have Alan go through the field manager's report.

D. Field Manager – Monthly Report

Mr. Scheerer: Thank you very much. The clubhouse is in good shape and we continue to meet with staff on a weekly basis to discuss concerns. The splash pad and pool are operating in compliance with the health code. We do have good news, we received a call today, all the splash pad equipment will arrive tomorrow. So we have some extra hands on deck to help unload and I called John with Suncoast Pools and as soon as we get everything in and he can clear his schedule he'll begin to do the work on the splash pad, so that's good news. So they're well ahead of their schedule, I think they're almost 4 weeks ahead of the anticipated 12 to 13 weeks that they actually gave us. The landscaping and irrigation inspections are being performed and repairs are being made as needed. I continue to meet with BrightView each week. The enhancement project is nearing completion, I think the only thing left to do is sod and I know BrightView is here to discuss the enhancement program later in the agenda. We did ask a senior member of their team to be here but he's sick, so Mark couldn't make it today, he did send out an email but we have the very efficient Tyler and Terry back there, and I'm sure they'll be able to speak about the project, but we did receive that email today. Porter services have begun. Yes ma'am?

Ms. Honda: How are we on the schedule? Are we on schedule?

Mr. Scheerer: Well we're off the schedule. The original schedule I believe was to be completed on September 12th. We did have several rain days and stuff, but they completed the second phase of turf I believe today, so I think all that second phase is in, and then we just have the last phase of the turf to do, all the landscape has been installed and I know that Tyler sent out an email earlier today outlining some of the plant deficiencies and quantities that will be covered under warranty.

Ms. Honda: Ok, so based on the current path what's the end date for this project?

Mr. Scheerer: I would defer to Tyler, do you have a timeframe for completion?

Mr. McLane: It depends upon how much more of the sod, I know we have a certain allotted amount that's going in. So they'll be completed with the stuff that's spread out already next week, but there's still some more but the board has to make a decision on.

Mr. Shaw: Because we never made a decision on the phase 3 sod, we went through phase 2, so I think Terry you're referencing to be completed through phase 2, and then phase 3 because we wanted to see how much we have remaining in our budget, and I think Tyler you can talk about that tonight, what's left, and then we have to make a decision do we want to go ahead and authorize them to go out and start marking the areas in phase 3 and figure out how much additional sod we need to remove in that phase.

Ms. Honda: Ok.

Mr. Scheerer: So it sounds like everything under the current contract with the exception of phase 3 will be done by next week.

Ms. Honda: Awesome, ok so for phase 3 sod, we have to have ask people living in phase 3 what they think about their sod and do they think they have areas that they need replaced because I'm not an expert on grass.

Mr. Scheerer: I don't live there, but I could answer yes.

Ms. Thomson: And the entrances.

Mr. Scheerer: Yes the entrances need to be done, I know the reserves, I know they sprayed that out, today they're spraying again on Friday, and they plan on replacing that sod next week according to Jeff, but there are other areas and whatever is left over I guess we'll just have to determine how much of that we can apply within the phase 3.

Mr. Shaw: What I'd like to see them do is just mark off the areas with orange paint, come up with a quantity for us so that we can make sure it's within our budgeted amount and then maybe next quarter we can have that discussion as far as how much of the sod we're expecting to replace and hopefully it will be under what we budgeted for.

Ms. Honda: Right and I wasn't here last weekend but the difference between the week prior and last week it really looks nice, it's looking nice.

Mr. Scheerer: Yes.

Ms. Honda: So I'm very happy with the progress.

Mr. Scheerer: So we're getting into the warranty phase of that and Tyler has done a good job of identifying the quantities and as I said, that will be warranted and nothing that we'll have to pay for, and I know they did the Huntington and Medford improvements last week as well.

Ms. Honda: And all the circles are done?

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

Mr. Deen: The cul-de-sacs are.

Mr. Scheerer: Oh they are.

Mr. Deen: The landscaping is not, but the grass is.

Ms. Honda: Is that included in the list to get done, by this week?

Mr. Deen: No that will be in next week's.

Ms. Honda: Ok.

Mr. Shaw: Right because it varies, some of them are bahia, some of them have St. Augustine in the cul-de-sacs, so we have to make a decision on the ones that have bahia, do we remove it and replace it with something else, it costs a lot to irrigate those areas for the St. Augustine or do we just keep it bahia, so that's something Tyler could probably talk more about, how many of those are like that.

Ms. Honda: Ok.

Mr. Showe: For the record, Mr. Thomson has joined the meeting as well.

Mr. Shaw: Then the only other things Maggi that we'll have to discuss is some of the other proposals that we had to clean up some of the areas that aren't part of the original master plan. These were infills that we had planned on doing along the walls and stuff like that which Tyler can talk about later.

Ms. Honda: Ok.

Mr. Scheerer: So our porter services have begun, and I think he's done a really good job. He can't make it here on Mondays even though he missed several days due to the storms the previous week, so he did come out on a Monday. The golf cart seems to be fitting him well, he's very proactive, he keeps us informed with any needs or any concerns or any problems that he has, anything that he needs, so I think he's doing a pretty good job. Mondays are the day we'd like to have him here because of the weekend trash but I haven't heard anything from anybody regarding the current level of trash since before he started.

Ms. Prendergast: And what is his name?

Mr. Scheerer: Goff, another Goff, only it's Goff.

Ms. Prendergast: Ok, thank you. I've seen him out there and he is doing an excellent job.

Mr. Scheerer: Yes ma'am, good.

Mr. Showe: We'll pass that along to him.

Mr. Scheerer: So today the guys were filling in the volleyball court with the sand, and we'll see how that load works out, and if we have to get another load we'll do that as well. I met with Tim Reed, and we did a complete assessment of all the lighting, the new community clubhouse, the bollard lights, the up lights, and we did authorize the lights at the preserve to be repaired. I didn't see today whether or not he's gotten to it yet or not, but he's been authorized to go ahead and make those repairs, move them back a little bit or off the new path to the patio there.

Ms. Honda: And Alan came up with a list, and he still has some numbers to put in, but we're looking at roughly around $70,000.

Ms. Prendergast: Wait I have a question, before we go to that, he missed, staff purchased a new flag and flag pole, where is that?

Mr. Scheerer: It's right behind you, yes ma'am.

Ms. Prendergast: Ok, thank you.

Ms. Honda: It looks good with the stand, thank you.

Mr. Scheerer: Ok.

Ms. Honda: I had asked Alan to put a list together, everything that needs repaired, or maintenance around the clubhouse, and the fact that we've just been spackling things and some things that really need to be repaired. So I asked him to put a list together and during our workshop I'd like to talk about it in more detail, the list. So what I'd like to see is to put a column of priority and a column of date.

Mr. Scheerer: Ok.

Ms. Honda: So we can use this as a check off list and start repairing a lot of these items that need repaired.

Mr. Scheerer: Right and we did get like 6 more items today from the contractor so we'll update the list, add the columns as you requested, and then we can move forward after that.

Ms. Honda: Ok and I'm going to try and see where we can find budget enough to get some of the bigger ticket items done. I don't go outdoors whatsoever, but I do see when I drive around the tennis court is always packed with people.

Mr. Scheerer: And we were waiting on a price from the fence company to either repair or replace the fence. We did get a price from Jayman to do a soft pressure wash of the court, and we also received a price to resurface both the tennis court and the basketball court, and then pricing to replace the backboards and the goals and stuff.

Ms. Honda: Yes I see that as a very heavy item to be used.

Mr. Scheerer: It just depends, we can clean it up and see what it looks like and maybe put it in a capital expense because of the amount of money for the resurfacing for the 2018. I talked to Maggi earlier and we're like 5 months away from starting our budget process believe it or not, and we always take some of these larger items, put them in a capital project fund and then try to allocate money for it in 2018 and just take care of some of that.

Ms. Honda: Just having the list helps us figure out what money we have left for this year, where we want to place it, and what money we need for the following year.

Mr. Scheerer: Yes ma'am.

Mr. Thomson: And I do agree about the priority, what's most important to least important.

Ms. Honda: Well that's why we're going to sit and do in the workshop is determine what do we think is most important.

Mr. Scheerer: Right because the top priority may not be your priority.

Ms. Honda: Well we are going to look at your priority because you're the expert in the field, because I know no more about painting a wall than grass.

Mr. Scheerer: Yes ma'am.

Ms. Honda: Now you ask me about computers, that's my area, so we rely on your knowledge on this one.

Mr. Scheerer: Ok, and the list is ever evolving so if there is something that's not in here, any board member, or any resident, we can always add to the list.

Ms. Honda: Right and do you have extra of these lists?

Mr. Scheerer: I do.

Ms. Honda: Because it would be good for the audience to take a copy so they can look at it.

Mr. Scheerer: I can hand out what we have.

Ms. Honda: Thank you.

Mr. Showe: Again, just a note it is fluid, we're still getting quotes.

Ms. Honda: And if you see anything that needs to be added you need to tell us at the workshop, and keep in mind some of them that don't have prices, we're getting prices for some of it. Thank you Alan for putting the list together.

Mr. Scheerer: Yes ma'am.

Ms. Honda: Next.

Mr. Showe: Is there anything else for Alan? Ok, I do believe that Mike just joined the meeting, so we can go back to the attorney section. Mike do you have anything?

Ms. Honda: No wait a minute.

Mr. Shaw: Just real quick Jason.

Mr. Showe: Ok, I'm sorry.

Mr. Shaw: Now there's a sidewalk and I can't remember the entrance, but it's right across from Huntington and Sweet William Terrace, is that your entrance Bob?

Mr. Fox: No, it's the next one down.

Mr. Shaw: Ok so what's that entrance?

Ms. Thomson: Magnolia?

Mr. Shaw: Magnolia, ok so the sidewalk there, if you could look at that, it's like we're exceeding the quarter inch spacing on that so we're going to have to probably replace that according to the ADA requirements, or repair it, so if you could take a look at that. I'll mark it with orange paint for you.

Mr. Scheerer: Ok perfect. Yes sir.

Mr. Showe: Anything else for Alan? Not hearing any we can move back to the attorney.

A. Attorney (Cont.)

Mr. Showe: Mike I think you joined the call, we can go back to the attorney's section if you have an update?

Mr. Pawelczyk: Yes, I'm on the call.

Mr. Showe: Perfect. You can go ahead and give us an update.

Mr. Pawelczyk: Alright, so I guess we're on attorney's report now, correct?

Ms. Honda: Yes sir.

Mr. Showe: Yes.

Mr. Pawelczyk: Ok and I'm sorry about that, I was given the wrong call in number, I think Luis was too, so there was a little mix up there. Two items, and I know this is an item that I've been working on with Jason, and this is the license and maintenance agreement with Pasco County. Since the last meeting of the Board of Supervisors, Jason and I had the opportunity to speak with Elizabeth Blair at Pasco County regarding that maintenance agreement that we all talked about at our last Board of Supervisors meeting, and after she heard from us, I think she's in agreement that we can take any license and maintenance agreement that we have in the District, and there

are two that are existing, and utilize one agreement and at the same time clarify who is responsible for what.

Ms. Honda: Are you going to give us a list so we can say who's responsible?

Mr. Pawelczyk: Essentially we're trying to, they're starting with their code, which first of all says that the county is not responsible to maintain the sidewalks within the boundaries of the community, except that might not be the case for Dupree Lakes Boulevard, if it's a collector street. So what we think, and they're researching it at the county level is that Dupree Lakes Boulevard may be county responsibility but the interior streets and sidewalks may be the responsibility of the District. So they're researching that and are supposed to provide us with that documentation before we can move forward with the license agreement. So we basically put it back in their hands but Jason do you have anything to add to that, or is that a pretty good summary?

Mr. Showe: No I think that's a good summary, we're basically waiting at this point for them to clarify what the status of Dupree Lakes Boulevard is and then we can work on the agreement.

Mr. Pawelczyk: Right so what we basically told them is, if the District, the CDD is responsible for the sidewalks in the interior communities, or wherever, we need to know that we're responsible for that because nowhere else does it say that we are responsible to maintain those, and we would want to budget for it and make sure that we can properly I guess budget and allocate funds and inspect those sidewalks, and that's just an example. The medians are obviously the responsibility of the District, but the license agreement doesn't say that, so that's where Jason and I had our initial hang ups which was, tell us what we're going to be responsible for and if we disagree with you we will let you know and tell you why. So essentially we're waiting for the county to come back. They did say go ahead and pressure clean whatever you want to pressure clean, right Jason?

Mr. Showe: Correct.

Mr. Pawelczyk: But in terms of a long term maintenance item, even if it's paving certain streets, obviously if the CDD is responsible to have a pavement plan every 10 or

15 years, most Districts would want to start planning for that so they don't have to borrow the money 15 years or 10 years from now to do the project, but other Districts might want to say, oh we have borrowing power, we'll just borrow it when we need it, but knowing this District, you guys would want to make that decision now as opposed to at the last minute because you guys basically plan for those capital improvements. So let's see what the county comes back with. I did follow up with her on October 13th and she said that, her meaning the assistant county attorney, she said she would have to follow up with her staff because she hasn't heard anything either, and we still haven't heard anything. So at this point it's in their hands but we'll follow up next month if we haven't heard from her sooner than that. Are there any questions?

Ms. Honda: No.

Ms. Thomson: Oh I have one. You said determining what type of street it is, did you say "feeder" or what are the options that it could be, do we know?

Mr. Pawelczyk: I think she said collector street, was my recollection.

Mr. Showe: Yes, she said collector, but she may be getting her terms mixed up.

Mr. Pawelczyk: Which it's in the code and I think it was a collector, it's a main street that they feel that they have to be responsible for because Dupree Lakes connects two major roadways basically and could be used in a worst case scenario as a cut through if necessary. So I think that's how it's determined if it's a collector street or something else, all the roads collect to there and then they go to some other street. I don't know if it's a feeder street, I just don't know the engineering terms, that's more of a Tonja question.

Ms. Thomson: Ok.

Mr. Pawelczyk: But we'll see what they come back with on their analysis. I don't think their records are real good, but they're searching. Anything else on that one?

Ms. Honda: No.

Mr. Pawelczyk: Then the only other item we worked on was the Duke Energy easement and I think we negotiated those terms, I don't think it's been signed yet, so it hasn't come back to you guys for ratification but we implemented all the terms that were

requested and then make sure that they can't put any superstructures in there in the future. I think Maggi has already signed it.

Mr. Showe: Not yet.

Ms. Honda: Not yet, I'll be signing it tonight.

Mr. Pawelczyk: Ok so if anyone has any questions, or you want to take a look at it, I think Jason has it there.

Mr. Showe: I have it. I think it's in substantial form, the exact same version you saw at the last meeting with all the strike through changes, we just negotiated a couple of points.

Mr. Pawelczyk: Yes they were pretty easy to work with after that point, now we just have to get them to do something, that's always the difficult part with electric utilities. That's really all I have that I don't think will come up in other items on the agenda, unless anyone has any specific questions.

Ms. Honda: Just one question. How are we with all the documentation for all the properties that had to be passed over to us? Do we have all of that settled?

Mr. Pawelczyk: I can't recall now off the top of my head, I think they were waiting on a couple of parcels still but let me check here and I will give you an answer before the end of the meeting.

Ms. Honda: Ok.

Mr. Pawelczyk: I just can't remember what the status of that was off the top of my head.

Mr. Hernandez: Mike just to say on that matter, we received an email from the lady from the developer and they are still working on the last, I believe it's 3 folios.

Mr. Pawelczyk: Right, phase 3D was it, was that it?

Mr. Hernandez: That's correct.

Ms. Honda: Ok.

Mr. Hernandez: So we have pretty much everything except there's some units to finalize all the conveyances that needs to come from the developer.

Ms. Honda: Ok.

Mr. Pawelczyk: Right and that is, I'm looking through my email, that's phase 3D, and I think actually Beazer is waiting for the county to approve something, I think it has to do with invasives and some property line issues before they can convey that parcel to us because we won't accept it until the county signs off on it, was my recollection now.

Ms. Honda: Ok, so from now on in our reports, put a section pending items, so we keep it present and it's in our mind, because it's been a while since Beazer left and none of this has been completed.

Mr. Pawelczyk: Well and just so you know, I do have a follow up list and it's on there. I think I moved it past this meeting without even thinking to bring it up in this meeting, so I apologize for that because Erica Mitchell at Beazer sent us that email on October 5th, and she said it would be a couple of weeks before she heard anything. So we do follow up but I think it's a good idea to have a pending items list Maggi, if that's what you're saying.

Ms. Honda: Yes I'd like to have a pending items list so we're aware of what needs to be asked and where we're at with that list.

Mr. Showe: Yes and we have the action items list and so I'll just add it to that.

Ms. Honda: Ok.

Mr. Thomson: Yes because Jason already has this list.

Mr. Pawelczyk: Right, thank you, and if something comes in before the next meeting we'll circulate that to the board right away.

Ms. Honda: Ok.

Mr. Showe: Anything else for Mike?

E. **CDD Manager – Action Items List**

Mr. Showe: Not hearing any, we can circle back to the CDD Manager report, and we'll go through the action items list with you quickly. Item #1, the Christmas lights we touched on. Michael touched on #2 and #3, which both deal with the license agreement. The landscape improvements we touched, and I don't know if there are any other questions for that.

Mr. Shaw: We can deal with it in the workshop.

Mr. Showe: Yes. Obviously the dog waste stations will come after that. One of the items I think Mike was talking about was item #6 which is the conservation area, Alan and I about 2 weeks ago met with the representative from the county from one of their development organizations. We actually walked about 2 miles, the entire conservation area line that they're talking about, and we came up with a plan, we presented it to the county and we're waiting for confirmation that if we do that which is remove the invasives and then try to re-establish the property line, there are a couple of property owners that have extended into their conservation area. So we're trying to ask, if we do that will they release the bond because that's basically what we're hoping on. So as soon as the county gives us that clearance then we can bring it back to the board what the plan is.

Mr. Thomson: Could you elaborate on that?

Ms. Honda: Excuse me, we thought we had property lines all over and fence around our property line.

Ms. Thomson: Right and are you talking about Dupree residents?

Mr. Showe: Yes it's Dupree residents.

Ms. Thomson: So who have extended their own yards.

Mr. Showe: Correct.

Mr. Scheerer: Well basically they cut down some of the grasses.

Mr. Thomson: It sounds like the neighbors adjacent to our property.

Mr. Scheerer: Yes, exactly.

Mr. Showe: Right so part of what we asked the county is, if we remove these specific invasives which we've identified as coping grass and pepper trees and if we put some signage up and work hard and try to re-establish that property line at the back of the resident's properties, will that clear us. So we're waiting for official confirmation on the county for that and I'll continue to follow up probably once a week to try to get some clarification on that.

Mr. Thomson: No I do remember Paul worked with the county and it was their guidance that led us to cutting down that section that then caused the rise of the invasives. The county doesn't seem to be really on top of the fact that they asked us to do something, we did it, which caused another problem and now they're asking us to come up with money to spray chemicals and spend money. So have you guys brought that topic up with them because this is not the first time that they've asked us to clear that area.

Mr. Showe: And the guy we met with mentioned that, and one of the original concepts was they wanted us to go back, clear it out and then do re-plantings all throughout to make it match the plan. He agreed that's probably excessive and at this point they all wanted, from what he's telling us, they are not necessarily things they want us to do.

Ms. Honda: Well actually they already made us re-plant lots of things and the grass ate them all up.

Ms. Prendergast: Right and we couldn't water remember?

Ms. Honda: Right, we couldn't clean it or water it or anything.

Mr. Thomson: That should move back to the county guidance, their extensive services, and I'm not sure what department you guys are dealing with but they told us, this is what you need to do, and they created this problem. So I would like to see the county either approve it as-is or find some funds to help alleviate our mitigation.

Mr. Showe: We will search in that direction. I think our plan was to get them to confirm, that yes, if you do this, this is what will clear it. So that was step number one, I want them to say before we do anything what they're going to approve.

Mr. Thomson: Ok.

Ms. Honda: If they ask us to plant anything, I'm going to scream very loudly.

Ms. Sheerer: There are no plantings.

Mr. Showe: We have not told them we're going to do any plantings.

Ms. Honda: Ok.

Mr. Thomson: No but I believe the cost alone of removing the invasives that have grown up due to the first bush hogging has created the problem that we're in right now, and I don't see that we agree with them and we paid the money and we did the bush hogging the first time. So I don't see why the county has us do it a second time, and pay a second time.

Mr. Showe: Well again, I think our plan is, we're going to present a plan, get them to say, yes if you do this we'll approve it, and then we'll bring it back to the board and whatever direction you give us at that point is what we'll do, we're not going to recommend spending any money until you guys approve it.

Mr. Scheerer: We're going to price it just to do our part.

Ms. Honda: And I remember when we bush hogged it the people who live in that area were very upset from the fact that it was so low.

Mr. Scheerer: Well the problem is because it's coping grass and it's very invasive and you have it all over this community, which is a little bit strange that it's all out there, but once it's brought into compliance he says they don't care what it looks like after that.

Mr. Thomson: Well that happened the first time.

Ms. Prendergast: Right.

Mr. Thomson: What happened the first time when we followed their guidance and we brought it into "compliance" and now they're coming back a second time, that seems kind of wrong for us to look at a potential bill that the community has to pay for a potential error in judgment or a mistake that the county made, so I think that we'll have to see what they say.

Mr. Showe: So I'm waiting on confirmation for, if you do this, this is what will happen so I think that's my first step.

Mr. Thomson: We budgeted, we took the money, we used it, and going back a second time, I don't believe this is what we should have to do.

Ms. Honda: Right I agree and we're going to say no.

Mr. Showe: I'll convey that to them after the meeting, that you guys would like them to pass it as-is because of what's already happened and we can see where that goes too, there's no harm in asking.

Mr. Thomson: Right, just because they sent us down this road before.

Mr. Shaw: But we have to watch it because they might come back and say, well you have a maintenance responsibility associated with those plantings that they have to be maintained.

Ms. Honda: But they didn't allow us to.

Mr. Shaw: I'm just saying based upon my experience with dealing with Pasco County, sometimes you have to think back.

Ms. Thomson: Well there may have been some finessing on the first compliance.

Mr. Shaw: So I'd like to see what the cost is before you go back, and my opinion would be, let's see if they agree to what your approach is, see what the costs are, and then we can make that decision.

Mr. Showe: Well that was our initial plan because we weren't going to spend any money without the board's approval. So far what we've seen it's approximately $30,000 to remove the invasives.

Mr. Thomson: That's on top of the $20,000 I believe it cost us the first time.

Ms. Honda: Right the first time to do it.

Mr. Scheerer: Well we're getting another price.

Mr. Showe: Yes, we're getting some additional pricing but that's what we have now but again, we don't plan on doing anything, I'm just updating you.

Mr. Thomson: Ok.

Mr. Showe: I want them to be clear that if you do this, we'll move the bond and be done with it, so we're trying to get that confirmation before we do anything else. I understand it's been challenging.

Ms. Honda: It's like holding us hostage.

Mr. Showe: I understand.

Mr. Thomson: So Jason I would ask that you pull the documents from the original, prior to meeting with them so that you have your information from us, as what we approved, what we spent, what had transpired, because the county is not going to remember. If there's emails, if there's documentation that we have ahead of it so when you get to that point, and you say look, you told us we needed to do this, we did this, and now this screw up, and you told us we couldn't do this, now this happened. So that may help us at that particular point in time.

Mr. Showe: Absolutely, we'll do it.

Mr. Thomson: Ok, thank you.

Ms. Thomson: I know it was definitely right after Halloween that we bush hogged everything the last time. When Paul would have been dealing with the county, so that's about 16 months ago.

Ms. Honda: Then prior to that, that's when we planting everything and then they got overgrown and they didn't allow us to do anything, then they said, ok you can bush hog it, but it killed everything we put in.

Mr. Showe: And then I think from what he told us, doing that also allowed the cogon to really cultivate. Ok so we have direction and we'll follow up.

Mr. Thomson: Thank you.

Mr. Showe: Obviously we still haven't heard anything on the engineer on that littoral shelf but we'll keep that holding. Alan discussed the splash pad parts, which we expect those to be in tomorrow. We didn't give you a handout, but it's a small sign that we expect for the outdoor area rules but I can pass that down as well. This is the photo and for some reason when we forwarded it and tried to print, it was terrible, and so there was no way to enlarge it without making it awful, but here's a photo of it that shows you what it looks like. Those rules are exactly from the District rules for all the outdoor fields, so it's already taken from your rule set. The only change to what you see in this picture is we would move the last bullet point which is going to be above that one, so all of the rules will be at the end, which I think makes it a little bit clearer. Again, we anticipate at this stage putting two signs out, and Alan has one for his side.

Ms. Thomson: Do we need to clarify staff?

Mr. Showe: Well that is straight from the District rules regarding staff.

Mr. Scheerer: And it will be aluminum pressed on the PVC for a core, so it will be PVC core with aluminum front and back.

Mr. Thomson: What's the font size?

Mr. Pawelczyk: Hello, is anybody there?

Ms. Prendergast: Yes, we're here.

Mr. Thomson: Yes.

Mr. Hernandez: I believe it was muted, we got disconnected.

Mr. Scheerer: Sorry.

Mr. Showe: Sorry guys.

Mr. Pawelczyk: It's alright.

Mr. Hernandez: Not a problem.

Mr. Scheerer: The size is 24" X 36" but I don't have the font size.

Mr. Thomson: Ok.

Mr. Scheerer: But it's a pretty good size sign.

Mr. Showe: Yes, is 24" X 36" and I think our plan initially was to put two of them up, one towards the soccer field, and then one towards the other set of fields because if you come out of your car you have to go one way or the other. The tennis courts already have a rule set posted, so we really wanted to serve the basketball set and the soccer set.

Ms. Honda: Ok, I have no issue with the sign, it looks good.

Mr. Sheerer: The cost of the sign just so you know the board gave us $1,000 limit and for both signs it's $264 and we'll install them.

Mr. Thomson: Just questioning the smoking in these areas is prohibited, is that in the outdoor area, the open area?

Mr. Showe: Yes I think that's straight from your District rules.

Ms. Honda: It's not a question of whether you're smoking and killing my lungs, it's a question of whether you're smoking and throwing away a butt that would catch fire.

Mr. Scheerer: It came from the outdoor rules, so they are in the District rules, so we took those rules.

Mr. Thomson: Ok.

Mr. Scheerer: If you want a bigger sign we have plenty of money, if you want more signs we'll get more signs.

Mr. Showe: We figured we'd start with two and then see how it goes.

Mr. Scheerer: Right.

Mr. Shaw: Well the goal is just to try to establish some rules.

Mr. Scheerer: Exactly and it will be using PVC posts, solid core PVC posts instead of metal posts, so we'll make sure it's installed properly.

Mr. Showe: And if the board is amenable, I think we already have a not to exceed but we finally got the quote real close to the meeting so we wanted to bring it to you guys before we went ahead and did it.

Ms. Honda: Ok, I don't see a problem with it.

Mr. Showe: Perfect.

Ms. Honda: How about you guys?

Mr. Shaw: That's fine.

Ms. Honda: I motion to approve it.

Mr. Showe: Well you've already approved it, but that's fine we can take that motion.

Ms. Honda: Ok.

On MOTION by Ms. Honda seconded by Mr. Shaw with all in favor, authorizing staff to purchase and install rule signs out in the field area as stated on the record was approved.

Mr. Showe: Mike already touched on the Duke Energy agreement, we'll get the chairman to sign that today and then we'll get it over to Duke. They would not proceed without District's signature in advance. Bat boxes and silver fish, we've sent a map of the property to the folks that do the bat boxes because we wanted to get a

recommendation from them. They said they've been real busy with the storms and everything so they're going to come back to us with a quote, we'll have the full quote on that, but they're going to look at the whole property and basically tell us, we think one should go here, and this is the right size.

Ms. Honda: Because each bat box will have 500 bats in each bat box.

Mr. Showe: Yes I think the ones that they quoted have that much, but I think it's easy for them to take a look at it because they're the experts so they'll know where to best place them and handle that. Then we have Envera here to talk about their camera quote.

Mr. Bisdo: Hello everyone, I'm Jim Bisdo from Envera Systems and thank you to the board for allowing us to secure your clubhouse and grounds. You asked us to come out and look at securing the shed that is over in that area there, and I note that each of you have a copy. In taking pictures and looking at it, this is not a good solution for cameras, unless we were to mount cameras on the building itself, just all the trees, the shade, I wouldn't like to put up cameras and have pictures of branches, so what I suggest is to go ahead and do an alarm system out there with an internal motion detector and basically that big door goes up, then the alarm would go off. We would verify that with a two-way audio system and do it that way, it's a lot less expensive to do it that way. So I feel you get good coverage and still don't have to spend money on cameras that are pointing at trees. Are there any questions on this portion?

Ms. Prendergast: Well is there only one door?

Mr. Bisdo: No there are multiple doors, but that's what the motion detector is for, so if someone were to break in, and the big item out there, I assume is the golf cart, it's not going to go out one of the small doors, it will only go out the big door, so that's why I said that.

Ms. Prendergast: Ok.

Mr. Bisdo: Then also, if they do come in one of the small doors, the motion detectors are going to catch them as well.

Ms. Prendergast: Ok.

Mr. Bisdo: And we monitor that along with what we do already.

Ms. Honda: Perfect.

Mr. Bisdo: So are there any questions on that particular piece? No?

Mr. Thomson: I did have a question.

Mr. Bisdo: Yes sir.

Mr. Thomson: You're referring to a pretty elaborate alarm, self-contained alarm system in that shed area, and I think we had wanted to see a camera because we clearly don't have any, because the golf cart is a $4,000 golf cart, and your proposal here is almost half of that.

Ms. Honda: But if he puts it from this direction, just pointing in that direction he's going to catch leaves.

Mr. Bisdo: Yes all I will get is pictures of trees, and even just putting a camera all the way out there, running the wire out there, and mounting, if I were to mount cameras here on the building itself, pointing at the yard, they're motion cameras so we want to capture an area that we can walk off, and anything across that area, we set up a virtual perimeter, and there's no, I can't do it with trees and the way that's laid out there, it just doesn't make sense, and it would be much more expensive.

Mr. Thomson: Right, so mounting one on the building here facing that direction, you're right, but I'm just saying that if somebody was coming in the evening to steal the golf cart for example, that they'd have to drive in one direction or the other.

Mr. Bisdo: No, actually they could climb that back fence right there.

Ms. Honda: Not with the golf cart.

Mr. Bisdo: Not with the golf cart but they could get in, break in, and sneak in the bushes there, and jump the fence in the back, and in looking at it I knew there was a way to circumvent the camera system, because you have a square building I'd have to go around it with a bunch of cameras to capture all that, and then also get the other property over there, if you will, and someone could literally do some damage before I could do much about it. So the idea is that if they get in the shed where the valuable stuff is, then we'll get them.

Mr. Thomson: But they still have to drive through the camera system.

A resident: Madam Chairwoman?

Ms. Honda: Go ahead.

A resident: I want to make sure I understand something, so you're looking at one motion detector, one door sensor, and then one two-way voice verification for $1,729?

Mr. Bisdo: Yes sir.

Ms. Honda: To install.

A resident: I got a brand new AT&T digital web system, glass, door sensor, singular coverage, 3 outdoor motion detectors, and heat sensor cameras for $600, and no, that's too expensive.

Ms. Honda: Well that's the cost of commercial grade cameras out here right now.

A resident: I understand that, what we did back home in Texas, we bought like the top grade cameras that we could read license plates across the parking lot at night, and they were amazing.

Ms. Honda: Well Envera is the company that we have as a vendor, and the camera system we have, to get other vendors because it's a universal camera environment system but we went through that exercise when we set up the ones on the property, and some of them became more expensive because they want not only the cost of the camera, but they also want the cost of the maintenance agreement per month.

A resident: But this one door sensor, one motion detector, and a two-way.

Ms. Honda: A two-way voice, yes.

A resident: Ok, so $1,700 for three pieces of little equipment?

Ms. Honda: Do you have two-way voice on yours?

A resident: Yes.

Mr. Bisdo: Here's the key, AT&T, all your home based companies do, they sub everything out, so you're going to get service from somewhere else. Envera has the system in Sarasota, we are the top notch, giving you service, so there's the right way to do it, and there's the cheap way to do it, and this is the right way.

A resident: Ok well $1,700 for a sensor and motion detector and two-way, that's expensive.

Ms. Honda: It's not a wireless camera, we have to throw wires that way and electricity that way.

A resident: I understand.

Ms. Honda: So that's the cost, actually that's the cost.

A resident: Understood.

Mr. Thomson: And James I have a follow up question here. The pole in the back, facing towards the shed, you're saying that is not sufficient if somebody broke in and they were in the process of stealing the golf cart, that your camera system would not be able to trip the alarm.

Mr. Bisdo: The cameras directed at the volley ball court, and the perimeter set around that court purposefully, and increasing the perimeter out, it's another 150 feet beyond.

Mr. Thomson: Do you have a 4 megapixel camera that analytics won't pick up?

Mr. Bisdo: We could add another camera to that, and point it right at the shed, and I'd have a picture of trees.

Mr. Thomson: Ok, but if somebody actually broke in and stole the golf cart, you would actually see them leaving?

Mr. Bisdo: Right, which is too late.

Mr. Thomson: Well the golf cart, we had a Gator here in that shed that was stolen within the last year and your system was in place and there was no alarm that notified us of that.

Ms. Honda: Because they went out to the edge of the perimeter, they drove the vehicle beyond the camera, they came down the sidewalk, yes, but they went all the way back to that other area, nobody can detect them.

Mr. Thomson: Right, but now we're asking to spend this money for a reoccurring, plus a reoccurring cost of $72.00 for one camera, or is no camera.

Mr. Bisdo: Right, we're not going to use cameras. The reason is because the trees have been planted to hide that shed.

Mr. Thomson: So something could set this alarm off, and you would have no eyes on what's going on.

Mr. Bisdo: Yes we will have a general perimeter of what we have, but it's not focused right on that shed over there. What we're going to have is verification, voice verification and we can bring an officer and say, we can hear these guys breaking into the shed right now, please stop them, so it's a verified response.

Ms. Thomson: But have you heard when that HVAC unit comes on over there?

Mr. Thomson: It's very loud, you can't hear much.

Mr. Bisdo: And also for the motion detector, and the two-way, and the sensor, we have multiple ways of doing it.

Mr. Thomson: This is my feeling, I feel more comfortable with one camera facing that direction. I understand if somebody broke in and they're on their way out and they're leaving with a $4,000 golf cart that, one if we lost it, we didn't just spend half the money to install a system that still wouldn't have stopped them from stealing.

A resident: Madam Chairman, a question. Is the golf cart insured?

Mr. Scheerer: Yes.

A resident: What's the deductible?

Mr. Showe: I'll have to double check that, I don't know it off hand.

A resident: The reason I'm asking that, it's diminishing returns for investment. This is literally half the cost of golf cart, plus month recurring, yearly on that is what, about $8,400? So we're at $2,500 for year one, for a $4,000 basic equipment.

Ms. Honda: We can also put a geo track on that golf cart.

A resident: Yes.

Mr. Showe: We can also always look at these and add them to that same list that we're going to look at and then we can always discuss priority, at least you have the price.

Ms. Thomson: I have a question. For what reason are we watching the volleyball court?

Ms. Honda: If there are injuries on the volleyball court, liability.

A resident: Do we have a phone out there?

Mr. Thomson: Do we have a camera on the tennis courts? No, so I'm just saying if somebody hurt themselves on the tennis court, again liability, we don't have eyes on that.

Ms. Honda: Well at the gate, they have the card, and they know whoever goes in there has one of our cards, they know the rules of how to play in that place. If they get injured they get injured, but there is no camera there, no.

Mr. Thomson: Right, I'm just saying that the volleyball court and the tennis courts, both areas that you could still hurt yourself, you could trip and fall on the sand.

Ms. Honda: But the volleyball court doesn't have a fence around it.

Ms. Thomson: Right it's not as private, or protected.

Ms. Honda: This has a fence around it, and the only people who can get in are people who have cards, that, anybody could get in it.

Mr. Thomson: Ok. So are we concerned about somebody playing volleyball after hours, or that somebody is going to hurt themselves playing volleyball?

Ms. Honda: Well for example, in the pool area if somebody jumped the fence and somebody felt an aggression against them, so on the volleyball court is an easier target. So that's why that volleyball court is covered.

Mr. Thomson: Ok.

Ms. Honda: It's just for liability purposes.

Mr. Thomson: I don't see the difference in the liability and unless, Jason do you know the difference, or maybe Mike can address that. Mike is there a difference in the liability between the volleyball court and the tennis courts?

Ms. Honda: Again, the volleyball court, anybody could come in, but the tennis courts are only for people who live here.

Mr. Thomson: I understand, but somebody could still hop a fence on the tennis court.

Mr. Pawelczyk: If the District is not maintaining its facility and the District is negligent and should have known or knew there was a dangerous condition there, and

someone's hurt, then the District is negligent, regardless of whether it's tennis or volleyball. So you have public facilities on your property, and you basically have risks there, you're assuming that there's risk, and your job is to limit that risk. So cameras do have limit risk, they would just be able to record what's happening on that area, I would think, and what's the purpose of the cameras?

Mr. Bisdo: I can speak to that because there is one slight variation here, these are smart cameras that have a virtual perimeter, and anyone who enters that perimeter after hours, we voice down and we kick them out, so they are not allowed to come in and do things after hours.

Mr. Pawelczyk: Ok and that's a good thing.

Ms. Honda: And the sensor has that on the gate.

Mr. Thomson: So if someone is playing tennis after 10:00 o'clock, then after 10:00 o'clock are you able to tell the people to leave on the tennis court?

Mr. Bisdo: All the cameras that you see are smart cameras.

Mr. Thomson: Right but if someone is in the tennis court playing, are you able to see them and voice down to them?

Mr. Bisdo: I'd have to check the actual view. I know there's a camera pointed in that general direction, I believe it's at the door itself if you will, and so that was the focus. We could go further out and install two cameras right on the tennis court itself and set up a virtual perimeter on that, and that's part of what we do. So that's also that different level between the AT&T's of the world, they don't do that.

Mr. Thomson: Ok, I know there's a blind spot in the camera system as it's configured right now. Do you know where they are?

Mr. Bisdo: I think we're going to address that, that's why I also came to talk about that as well.

Mr. Thomson: Ok.

Mr. Bisdo: In the back half of the parking lot, was brought up a point, and that's also an item, and I believe it might have been approved already but I'm not positive about that, but I was going to talk about that as well.

Mr. Thomson: Ok.

Ms. Thomson: The volleyball camera shows back to the sidewalk.

Mr. Thomson: Ok we'll I guess that still goes back to my point of one camera pointing towards the shed to me would be sufficient, and I know that's a blind spot. I know the people who stole a golf cart, they were able to walk down along the building, and there was no camera catching anybody along this walkway.

Ms. Honda: No that's before we made the change of the cameras, those cameras were 8 years old.

Mr. Thomson: Right but I don't think they reconfigured and added a camera along that area because I had asked for a camera above the door.

Mr. Bisdo: Ok so the back half of the parking lot, just on this side here, basically this area here, and this area here, are not covered now, and we gave you a proposal on that to go into this year's budget, so while I was here I wanted to find out would you like us to move forward with that because that to me seemed important. The other part of this, the soccer field, that was brought up to us that you would like some coverage on the soccer field, and we can set up a perimeter for that. Note that does get, being an open area, I can cover a whole lot more space, you can see from here that the shed with all the trees, it just becomes a camera from a distance that you can't do much with. So also would you like us to go ahead and get started with that, I believe it was approved, I have a question mark but that was one of the other things I wanted to cover. I did have some ideas about, I happened to drive this way, and this is a shortcut for me because I come from Tampa a lot and go home to Fernando County, coming down your road, and I drive very slowly and peacefully just so you know but I have seen in my travels recently, where drunk drivers, people going around the corner too fast, those types of things have been taking out gates, monuments, anything you can think of pretty much and they have no way to find who did what, or when and how, so the reason that I wanted to talk to you about two other concepts that you may not consider, they've reached faster traffic coming through, and this is a growing area, so protect signs, monuments, improvements, just an extra layer of protection, that should a crime happen in the community we can

provide you the information to law enforcement that actually can do something with it, and catch the folks that did it. Note that if they enter your community, with two headlights, and driving a little bit erratically and then 20 minutes later they exit the community with only one headlight, and their quarter panel missing, this is the type of situation that could be concern and it just provides the opportunity portion of more than an opportunity was someone here to be able to commit a crime, and we have vast experience in working with CDDs and the loss that involves with roads and those types of things. We actually gate CDDs which is very unusual, so we're experts in gating a CDD, so that's why I wanted to give you these. The idea would be to put a set of tag cameras, very high end tag cameras at each of the entrances to capture overall views and also as they exit as well. So when someone comes in, we catch them coming in, and we catch them going out, and we catch their tags, and what that will do for you is we'll be able to provide you reports and a 24/7 video capture at any time it tags a vehicle, we'll be able to pull those videos for you and give you a license plate owner type of situation where we can give you a report that is going to give you the title and vehicle information and all that information.

Mr. Thomson: Ok. Mike?

Mr. Pawelczyk: Yes.

Mr. Thomson: Is this even legal for us to put cameras on public roads?

Mr. Pawelczyk: Yes it's legal to have cameras in public places, absolutely.

Mr. Thomson: That we control?

Mr. Pawelczyk: Yes.

Mr. Thomson: Ok.

A resident: That might not be a bad thing for a neighborhood watch.

Mr. Thomson: I'm not saying it's a bad idea, I just had to defer to the attorney.

Mr. Pawelczyk: Yes, you can do that.

Ms. Honda: Right what we can't do, or what we don't want to do is put soft gates up because that will cost us a fortune and that will be another fortune to take them down.

Ms. Prendergast: Right.

Ms. Honda: We've gone through that experience already.

Mr. Pawelczyk: But you have to get permission from the right-of-way holder which is the county to do that.

Ms. Honda: Do you have a cost of the cameras on both ends?

Mr. Showe: It's on the last page.

Ms. Prendergast: It's the last page. I think these cameras would be situated on poles, how high are they?

Mr. Bisdo: About 8 feet so someone can't reach up and play with them, so about 8 feet in the air. The way I would lay them out was so that, they would be, you know how you have sound barrier with the bushes, most of the pole would be in that area there. There would be one pole on the side, that would be taller, but the other tag cameras are sort of low to the ground and boxed and sort of hidden if you will.

Ms. Thomson: Do you have a set up like this in other communities?

Mr. Bisdo: We do 50 CDDs, so yes, we actually gate CDDs too but we have this type of system. This basically is a tag capture system and overall use.

Ms. Prendergast: I understand what it does, I'm concerned about children knocking it over, hitting it and knocking them down or damage to them.

Mr. Bisdo: Understood.

Ms. Prendergast: That's why I'm asking have you had that experience in other CDDs?

Mr. Bisdo: Generally not that much. It has happened of course, kids will aim at it with a bat, but generally there's not much there. If it's protecting some asset that they want to do something to, they'll take out the cameras first but they'd have to plan that. Usually, the crimes that I'm trying to capture here as far as in that general area would be the person that flies and takes out your sod.

Ms. Honda: And like the gentleman said, he's part of the group that's organizing our protection in our neighborhood and that would tremendously help their group.

Mr. Thomson: I would propose that if the HOA can come up with $40,000 for these two north and south entrance cameras, we should entertain this.

Ms. Honda: I would propose to put a survey out there.

Mr. Hornbeck: I would like to say something, Bob Hornbeck, president of the HOA. No way in hell.

Mr. Thomson: Thank you Bob.

Mr. Hornbeck: Now let me also say, having lived in the Sanctuary, where we did have license plates cameras, and we installed I think it was 8 cameras beyond the license plate cameras that looked down at the entrance to the community, we were told specifically, now this is Hillsborough County, that unless you actually had on the camera somebody doing something illegal, like running to the gate, which we did, we had two incidences of that, or actually three, and we were able to actually have the Hillsborough County Sheriff's Department go to these people, and force them to pay for the repair of those gates because we had them on camera, but if we hadn't actually had them doing the actual damage, there was no way that just capturing a license plate coming into a community was any value at all to the sheriff's department. So if these cameras are only there to capture a license plate coming in, or a license plate going out, it would be irrelevant to any damage that would be done, or burglary or anything else in the community because there is no way to prove that particular license plate coming into the community had anything to do with the incident or the crime. So from a visual standpoint, capturing who's coming and going, ok but is it worth that kind of money to have something that actually is not going to provide evidence for a crime? I don't think so.

Mr. Bisdo: Can I respond?

Ms. Honda: Sure, please.

Mr. Bisdo: Note that if someone comes in and does damage, and then pulls out of your community, either way we're going to have them coming and going, and if they pull out with a quarter panel missing or some damage and they pull in without that damage, that provides opportunity and also a motive and yes, they will prosecute.

Ms. Honda: Yes also people who have the system with the doorbell camera that tapes your driveway, you have a car approaching and you know what it is and you can

see which they go, I can see that being of value, but I think we should take a survey to the community and find out how many of our community members would like to have something like that if we're going to contemplate this kind of expense. Yes sir?

A resident: And in the survey put the cost for each homeowner.

Ms. Honda: Oh no doubt about it, yes. Anytime that we present something it's going to have a cost associated with it, so we want to make sure, and I live here and I have to pay that cost. Look at the value it brings, is it worth buying, and will everybody, or more than 60% of the people are going to say yes, I feel more secure with the cameras in place if they can pay for it.

Ms. Prendergast: I do have a question.

Mr. Bisdo: Yes.

Ms. Prendergast: Let's say if we went to something like this, what is the viewing distance here?

Mr. Bisdo: In the dark, roughly about 150 feet is what the cameras are spec'd to, we put a camera every 95 feet just to be sure, but that's in the dark at night.

Ms. Prendergast: Ok.

Mr. Bisdo: I know the reason that Hillsborough was able to do it at the Sanctuary because we hold the video for it, that's an Envera system.

Mr. Hornbeck: I know and I know your system extremely well, and by the way, sometimes when a vehicle did go through if they didn't have light shining on their plate, just because the way the lights were positioned, you couldn't read the plate. So it's not 100% full proof system that's going to read those plates, as you well know. Yes, maybe 90 something percent, very true, but again, according to the Hillsborough Sheriff's Department, if you don't actually have video of that specific vehicle doing the actual act, you don't have anything. Now that was Hillsborough County Sheriff's Department, I don't know what Pasco County would say.

Ms. Honda: But at the same time, when they're chasing a vehicle on the road, somebody saw his vehicle, they find him at the next traffic light because they have cameras, ok same vehicle, here's the license plate and they chase that vehicle until they

find the person based on the license plate. So I understand the value, the question is does the value match the cost and are we willing to do the cost, that's the bottom line.

Mr. Bisdo: I know there's a camera at every traffic intersection in Pasco County if that is of any substance, so obviously the county sees value in having cameras in the county.

Mr. Thomson: Jason, what's our current cost that we pay to Envera?

Mr. Showe: I just looked at that, there was only a contingency of $600 in that account line.

Mr. Thomson: No I mean our current cost.

Mr. Showe: It's $2,200 per month for a total of $26,400, then they put a $600 contingency in that account line for a total of $27,000 in that account, so these would all be above and beyond that.

Mr. Thomson: Ok, so I'm not in favor of adding more cameras because it's just going to increase the cost. I'm fine with a couple of blind spots in the parking lot. We have plenty of cameras out there right now. You're right, it's not 100% but if it's 75% that's still pretty good, it's not like we're risking not capturing somebody out there.

Mr. Shaw: My opinion is that it's not worth the money.

Mr. Thomson: Ok.

Mr. Bisdo: Know that when you say, not worth capturing, recently we had an 85 year old man get in his car in Naples and turn up in your parking lot and we were able to get him back to his life because there are active cameras here.

Mr. Shaw: Well the reality of the situation is that we can't afford to put this all over our property.

Mr. Thomson: I believe the installation was somewhere in the neighborhood of $50,000, if I'm recalling that correctly.

Ms. Prendergast: The original installation?

Mr. Thomson: To install the camera system that we currently have on top of the monthly recurring cost.

Ms. Honda: Yes I think it was roughly around that, $50,000.

Mr. Thomson: Yes so just from a budget constraint, I would not be in favor of increasing our cameras currently.

Ms. Honda: Do you think we should do a survey?

Ms. Prendergast: I don't even think it's worth the survey Maggi, we don't have that kind of money to do it.

Mr. Thomson: I don't think it's worth the survey either, we do not have the budget to handle a $40,000 or a $20,000 system. I would say if we ever were going to add one thing, add maybe a camera at the shed. As minimal as that may provide, if somebody walked back and forth that's more than we have right now, but right now I would not want to see additional costs.

Ms. Honda: Ok. Thank you for your time sir. Are there any other items?

Mr. Showe: Sure, one is street parking and I know we talked about it at the last meeting. District counsel has helped us to come up with an agreement and we're working with a tow provider just to answer some basic question to make sure that they can fully comply with the Florida Statues and as soon as we have that, I think we'll work with District counsel to expand and get towing on some of those lots that the CDD owns.

Ms. Honda: What was the furthest place you can tow it to by law?

Mr. Showe: Well I think it's 30 miles, and I don't have it right off the top of my head but there's a statuary distance, and it's "as the crow flies" so they measure it in a straight line, so that's why we're trying to make sure that they can comply with all of that before we enter into an additional agreement with them to tow off those.

Mr. Thomson: And Jason?

Mr. Showe: Yes.

Mr. Thomson: I would ask that Lorraine continue to send out the email, so send out another email about parking.

Ms. Honda: Are we having issues still with the parking, even though we sent out the email?

Mr. Showe: Yes.

Ms. Honda: Yes sir?

A resident: On Shasta Daisy there's actually commercial vehicles that are parking there.

Mr. Showe: Yes, right.

Ms. Honda: From which company?

A resident: I don't know but I'll get you the tag number.

Ms. Prendergast: Are you aware of that Jason?

Mr. Showe: We're aware that there are vehicles parking on those lots, yes.

Mr. Scheerer: And I didn't know about the commercial but there was a red Ford pickup truck with a trailer attached to it today when I drove by.

Mr. Thomson: Can we request that if Alan is not around that residents send in proof of illegal parking.

Mr. Showe: Absolutely.

Mr. Thomson: So take a picture of the vehicle and the tag.

Ms. Honda: Especially because it's a commercial vehicle.

A resident: There's also, on one of the back streets over there, there was a trailer that's full of construction equipment that's been there for about a month.

Mr. Thomson: Alright so let's get a picture of that tag because I'd like deterrents more than I like just flat out towing. I think towing gets rid of the problem, but it doesn't mean that it won't come back.

Mr. Shaw: Why don't we look at just planting a hedge or shrub along those lots? We've discussed it before, it's a low cost permanent solution, and Tyler can look at that and that way it's in.

Mr. Showe: We're amendable to whatever solution you guys want.

Mr. Thomson: It's a minimal cost, it doesn't cost the CDD money versus residents who could get towed and if they want to run over the plant that's a clear sign that they really want to park in that area.

Ms. Honda: Take a picture of that damage and it's trespassing. Yes sir?

A resident: Who's going to pay to fix it?

Mr. Thomson: The CDD.

Ms. Prendergast: I'm sorry, I didn't hear the question.

Mr. Thomson: If the grass is damaged on those empty lots due to those vehicles parking.

Ms. Prendergast: Oh if the grass is damaged, ok.

Mr. Thomson: Due to vehicles parking there.

Ms. Prendergast: Right.

Mr. Thomson: But I do agree, let's do a hedge across the front of them and we'll start with that, maybe if we can get a proposal from BrightView on that.

Mr. Showe: Sure.

Mr. Scheerer: We can bring them in, they're right here so we can talk to them.

Mr. Thomson: Well they can't give me an estimate right now.

Mr. Scheerer: No.

Mr. Showe: Right so we'll have that for the next meeting, and we'll also continue to pursue the towing as well. I think even if you had that, you may still have the need for towing.

Ms. Honda: No we still need the towing.

Mr. Showe: Sure.

Mr. Shaw: Yes, I guess the question comes because we have a consistent problem where somebody parks on the lawn every night, two or three cars, but that's within the subdivisions, is that a HOA or CDD issue? If we're maintaining the sidewalks, and it's within the sidewalks and right-of-ways, is that going to be a CDD towing issue, or is that HOA?

Mr. Hornbeck: No, I wasn't going to bring this up, and again this is Bob Hornbeck for the record. We just got a legal reading from our attorney about parking on right-of-way, except for the actual roadway, that we, the HOA, does have the right to send violation letters for anybody who does not park on their driveway, meaning inside the sidewalk or in the garage, and we are going to, we've been discussing this in the board meetings about finding those people that park on the grass or anywhere on the right-of-way, except for the actual street area. The street area, between the curbs, curb to curb, is

problematic in that it is county right-of-way as we all know, so it's from the curb to the inside of the sidewalk but specifically the declarations say, an amendment to the parking regulations say, that members must park only on their driveway or in the garage. So we are going to give them that, a violation for parking on any park of the right-of-way, specifically and most importantly anybody who parks across the sidewalk. The sidewalk, parking across the sidewalk is extremely dangerous because it does force people who are walking down the sidewalk, pushing a baby carriage, or even jogging, or kids riding a bike, to move out into the street and because of that we are going to institute a, what we call a violation C, or class C violation where we are going to fine a specific amount per incident of somebody doing that, parking specifically across the sidewalk, but in that reading from our attorney, he said we can and should also, well he didn't say should, but we can fine for somebody parking on the grass in the median, which is what you just brought up Steve, and we are going to do that also. Again, parking on the street is problematic for the HOA, even though it is covered by that same amendment to the declarations because we really don't have the power that the county does. So we're going to leave it to the county to issue tickets for parking on the street. Beyond that, we're not going to go any further. I think it would behoove the CDD and the HOA together to announce to the community there will be no more parking on CDD property, and there will be no more parking across the sidewalks or on the median. I think it would be joint effort, it would be very powerful to the community rather than just the HOA or the CDD announcing the new policies, my thoughts.

Mr. Thomson: Well Bob, my understanding is that the HOA has guidelines of a certain amount of violations in a period of time and certain amount of letters before you can even tell, is that still your understanding, is that you can't arbitrarily just decide the second night you decide to tow somebody, there has to be a time period and a notification?

Mr. Hornbeck: No we cannot tow at all.

Mr. Thomson: Even if they're park on their lawn?

Mr. Hornbeck: No, we cannot tow. He was very clear about that, he was very clear that we cannot tow from the right-of-way, meaning of course the street, or up to the inside of the sidewalk. Obviously if the vehicle is parked in the driveway, or the garage it's not an issue for either of us, if the vehicle is parking on the property, in other words inside the sidewalk but not on the right-of-way, that's just simply a violation and an attachment of the declarations. So what we can do from a fining standpoint is we have now instituted class A, class B and class C fines. Class C fines are immediate fines, when one of the board members, or even a community member, gets a picture of, for example what we're talking about a vehicle parked illegally let's call it, that is justification for a class C fine. We don't even have to go through the process of sending them multiple letters and per the amendment, giving them 7 days to remove and all of that kind of thing. We can actually fine them immediately, but we cannot tow. He said absolutely you cannot tow, it's problematic doing that for the HOA. He didn't say anything about the CDD about towing of course because that wasn't what he was giving us the legal opinion on.

Mr. Thomson: Ok, thank you.

Mr. Showe: So I think with the board direction obviously we'll get a quote for the hedge and bring that back to the next meeting and we'll also continue to pursue the towing enforcement on those lines as well.

Mr. Shaw: And at same time, like I said, I don't know how we do it via email, I think we should send out a blast email.

Mr. Showe: Sure, we can have that, we drafted one that was sent right after the last meeting, so we can just have her remind everyone and you can almost recycle that same email I think that we're trying to get the word out, so we can do that.

Mr. Thomson: Now, are we going to set up like you have one violation, and then you get towed, or how are we going to do that?

Ms. Honda: I think it should be immediate.

Mr. Showe: I think in this case, they are CDD lots and it's really not a designated parking area, so I don't know that we need to provide, multiple notice, and we'll defer to

the counsel obviously on what the procedures are, but I don't know in this case that we necessarily need to do.

Mr. Thomson: Right, and I was just looking for some clarification on how we would potentially do that.

A resident: But what about the language? Can you just go and tow somebody without having some form of a sign up there?

Mr. Showe: No.

Mr. Scheerer: We're going to add the signage.

Mr. Showe: Per Florida Statutes, they're required to and we'll defer to the towing company to place the appropriate signage. Then obviously Alan talked to you about item #14 which is the water fountain, so we're still seeking a total on that. We had it in the property transfer information and Mike Pawelczyk did email me. All of the items in terms of the property transfer were approved by the board in July, so we have done all those with the exception of that Beazer problem that we talked about that's tied to the conservation area, so all of those are taken care of with the exception of that item. Are there any other items that the board wants to discuss or put on the action items list?

Ms. Honda: No, but after the workshop though we can look at all the lists, so we'll have an action items list with priority.

Mr. Showe: Yes, so then if the board's amenable we can take a break from the regular meeting and go into the workshop.

Ms. Honda: Thank you.

Mr. Showe: Do you want to recess or go right into the workshop?

Ms. Honda: Well let's take a little break.

Mr. Thomson: Yes let's take a break.

Mr. Showe: Ok, so we'll take a recess before the workshop.

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

~ **Discussion on Projects**

Segment III:

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

Mr. Showe: Ok so we're back to segment III of the meeting, and the next item we have is the approval of anything that was required and discussed during the workshop, so we'll open that up for the board for discussions or approvals.

Ms. Honda: We need to have a motion, and do you want to state the motion Steve, since you already know the subject matter?

Mr. Shaw: Yes so I make a motion to approve the additional plant and fill areas for a total amount of $9,998.39, and then another motion to approve typical wall beds for $1,088.64 and then lastly another proposal for $3,952.00.

> On MOTION by Ms. Honda seconded by Mr. Thomson with all in favor, accepting all 3 proposals from BrightView for additional plant and fill areas and wall beds, not to exceed the amounts of $9,998.39, $1,088.64 and $3,952 as stated on the record by Steve Shaw, and also as discussed in the workshop was approved.

Mr. Showe: Obviously we'll take the board's direction and we'll utilize whatever available funds that remain in capital projects and then we'll use those and whatever is left in the general fund as well. So we obviously have direction on the project list and we'll bring that back to you guys at the next meeting. Are there any other items that we need to discuss before we go to the financials? Not hearing any, we can move to the next item.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

Mr. Showe: Next we have the financial reports, and the first item is the approval of the check register. We have checks #839 through #862 for $129,032.16, and then both Alan and I can answer questions about those invoices that follow.

Ms. Prendergast: Yes I had a question. I noticed they had deposit, first we have a deposit and it was for a party on 9/17, it was $150, they cancelled it, we gave them back their $150. Then on the second page 9/28, it says reimbursement party cancellation $150, for the same person, same everything, do you know what that is?

Mr. Showe: The one was backed out, so the first on 9/17, the check was voided.

Ms. Prendergast: Ok so now they cancelled it, is that how that worked?

Mr. Showe: Lorraine do you remember that one? It's John Garcia's party?

Ms. Roberts: Yes, they cancelled.

Ms. Prendergast: They cancelled, ok.

Ms. Honda: Is it the same one that got reimbursed too?

Mr. Showe: No, but it looks like after this they actually cut a check and then voided it, which is what happened on 9/17 and then they actually cut the check on 9/28.

Ms. Prendergast: Ok.

Ms. Thomson: Ok.

Mr. Showe: See there's a zero, and if you look at the one on 9/17 it shows a zero.

Ms. Prendergast: Right, I see it now, yes, ok.

Mr. Showe: So we only cut them one check.

Ms. Prendergast: Ok.

Mr. Thomson: Did any of the golf cart charges here, does that include maintenance on that golf cart?

Mr. Scheerer: No.

Mr. Showe: That was just the purchase.

Mr. Scheerer: Right and the good news is it's right up the road if we need maintenance on the cart.

Ms. Prendergast: Ok.

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

B. Approval of Combined Balance Sheet

Mr. Showe: The next item is your balance sheet and income statement, there's no action required by the board on these, this does go through September 30th and I'll let you guys know that they're not audited figures so there may still be some other invoices that will hit these financials. We also have our collections so we're in good shape there.

SEVENTH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary Chairman/Vice Chairman