

**SUN'N LAKE OF SEBRING IMPROVEMENT DISTRICT
REGULAR MEETING**

A meeting of the Board of Supervisors of the Sun 'n Lake of Sebring Improvement District was held on Friday, October 7, 2022 at 9:00 a.m. at the Community Center, 3500 Edgewater Drive, Sebring, FL 33872.

Present and constituting a quorum were:

Ray Brooks	President
Craig Herrick	Vice President
Michael Gilpin	Supervisor
Michael Hurley	Supervisor
Beverly Phillips	Supervisor

Also present were:

Chris Shoemaker	General Manager
David Schumacher	District Attorney
Coral Benka	Admin and Board Secretary
Ariel Fells	Director, Community Services & Human Resources
Bob Brumfield	Roads & Drainage Supervisor
Bob Hilts	Code Enforcement
Mike LaMere	Sun 'n Lake Golf Club General Manager
Jimmy Murphy	Golf Course Superintendent
Drew Jones	Polston Engineering
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order

- Mr. Brooks called the meeting to order. A quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

- The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Announcements

- The next regular meeting of the Board of Supervisors will take place on Friday, October 28, 2022 at 9:00 a.m. at the Community Center, 3500 Edgewater Drive, Sebring, FL 33872.
- Please silence or turn off your cell phones.

FOURTH ORDER OF BUSINESS

Consent Agenda (ats: 00:09:05)

A. Minutes of the Board of Supervisors Regular Meeting Held September 23, 2022

Mr. Gilpin MOVED to approve the minutes of the September 23, 2022 meeting and Mr. Hurley seconded it.

- Mr. Brooks noted a correction on page 5; the vote under the seventh order of business should be 4-0. He also requested someone verify the statement on page 11; *They went from 862 to 9,303 miles last month.*

On VOICE vote with all in favor the motion as previously stated passed with the minutes as amended. 5-0

FIFTH ORDER OF BUSINESS

Public Comment (ats: 00:11:55)

- Ms. Gizelle Quintana addressed the Board regarding flooding on Calatrava Avenue, which caused flood water to go into her house. Everything was destroyed by the flood water. Her neighbors had flooding as well. This is an ongoing issue and she asked what will be done to address it.
- Mr. Shoemaker stated they have a facilities plan in the works with an engineering design. He will have Mr. Brumfield look into the drainage maintenance in the area.
- Mr. Brumfield stated they revised their schedule of work priorities to be done for the Fiscal Year 2023 budget. Addressing the swales behind the houses on Calatrava Avenue is high on the priority list to get resolved within the next year. The swales need to be cleaned out and regraded.
- Mr. Steve Hanrahan addressed the Board regarding flooding on Myrtle Beach Drive. He has a drainage issue on his property. His ditch drains and he bought a gas pump to pump the water out; however, the way the land is designed all the water from Pebble Beach Drive and Myrtle Beach Drive drain into his yard. This has been going on for 14 years.
- Mr. Brooks asked if there is a solution. Mr. Shoemaker responded it is systematic to the area over there. It will take major work. There is no current solution.
- Mr. Hanrahan showed the Board a map of his property and where it floods.

- Mr. Brooks stated they will have someone look into the drainage issue on his property and report back.
- Mr. Hanrahan also addressed trucks cutting corners and going on his property. He thinks the street is not wide enough.
- Mr. Daniel Garvid addressed drainage and flooding issues on Calatrava Avenue. There is nowhere for the water to go. He said the street was already flooded before the hurricane. He also discussed a situation where two pit bulls entered his fenced property.
- Mr. William Moeslein addressed the Board regarding flooding on Calatrava Avenue. He claimed there has been no maintenance in the two and a half years he has lived there.
- Mr. John Walsh and Ms. Patty Lake addressed flooding on Calatrava Avenue due to the drainage ditch not being maintained.
- Mr. Tom Kosty stated regular maintenance will address the drainage issue. He has the drawings of Manor Hill, which show the elevations every 100 feet on the center of the roadway from the original construction. Those elevations were drawn and accepted by Polston Engineering, which is also the District engineer. The drawings have notes on them about annual maintenance of the swales. The elevations are supposed to be checked and maintained. Since he has been in Sun 'n Lakes there has not been a plan throughout the District to refer to those drawings and put together a maintenance plan. Mr. Kosty also expressed his disapproval of the assessments and the fact the District now has 10 trucks.
- Ms. Amy Struyk asked when the sewage issues will be addressed in front of her house. They flooded with sewage on September 16, 2022. There was more flooding during the hurricane. Mr. Shoemaker stated the sewer lines were connected into a side yard sewer line and not out front. They plugged the lines in the two houses that were damaged so it would not happen again during the hurricane. They were trying to find the lines with ground penetrating radar but could not locate them. They were probably connected in the wrong place of the system by the developer. He further

explained there is typically a clean out, but there is not one in the triplexes and the two houses across the street. All that plumbing is on private property and is not maintained by the District. They are trying to find out where it connects to the District's system to come up with a solution.

- Mr. Mark Camp suggested a special meeting to inform residents of the progress transpiring with regard to their flooding issues.
- Mr. George Puffenberger stated he used to live on Matanzas Drive and during the 2004/2005 100-year event they had, the manhole blew out and the same thing happened.
- Ms. Miriam Quintana stated nothing has been done after Calatrava Avenue flooded due to both hurricanes; however, she notices they are drilling the golf course. Mr. Brooks stated that situation is not related to the flooding. They are a different company putting in a system for the golf course. It has nothing to do with drainage. Mr. Brooks reiterated they are going to look into it.
- A resident named Roger stated he has been here for 34 years and pumping water for 32 years. He cannot pump anymore because he does not have anywhere to pump it. He feels there are unqualified people working for the District.
- Ms. Deborah Fredrickson stated she is disillusioned. She has only been here a little over a year and she thought this was a new issue. She has sludge in her drains. She suggested putting powerful chemicals through the drains. Ms. Fredrickson also asked what is happening with the FEMA funds. Mr. Shoemaker stated they just registered for public assistance after the hurricane. Any repairs need to be approved by them, paid by the District and then the District gets reimbursed. They are on the list and in the process.
- Mr. Brooks stated there is a serious problem on Calatrava Drive, which needs to be addressed. There is also a problem on Manor with the lines that go to 16 Green on Deer Run.

- Ms. Lisa Marie Garza stated her house flooded with sewer during the hurricane. There is a big open field behind her house. Only three houses flooded. She would like someone to come look at her property to see where the septic tanks are.
- Mr. Dennis Swanson suggested obtaining everyone's information, get a quote to fix everything and then decide whether people are willing to pay for it. He does not want to pay more, but it is worth it to resolve the issues.

SIXTH ORDER OF BUSINESS

**Message from Commissioner Scott Kirouac
(ats: 01:04:39)**

- Commissioner Kirouac reported the following:
 - Many areas of the County received 15 inches of rain in September and then Hurricane Ian dumped another 15 inches of rain. Several areas received 30 inches within a month. Drainage systems have a certain capacity. They are engineered for a 50 to 100-year flood event. The Governor stated they are looking at a 500-year event. He spoke with the County engineer about the issues they have had, and it will take millions of dollars to fix. It will take a lot of work in the future. The County will continue to do drainage studies and try to come up with solutions to fix the most severe problems first.
 - He suggested going to disasterassistance.gov to file a claim with FEMA or calling 800-621-FEMA. FEMA approved vendors are doing debris pickup throughout the County. They will go by locations multiple times. He stated vegetative debris should be kept separate, including garbage bags with leaves. The contractor cannot pick up mixed debris. They will check every street more than once to ensure debris is picked up.
 - He encouraged all residents to either follow them on the County website, [Highlandsfl.gov](https://highlandsfl.gov), or on social media. Information is updated daily.
 - They are down to about one percent of people in the County without power, most of which are rural areas.
 - They will always look for opportunities for grants through FEMA and through water management districts to address these kinds of issues to offset the costs.

- They are fortunate they will get 100% reimbursement for hurricane cleanup from FEMA. Hurricane Irma took almost two years to get reimbursed completely. They have money in the reserves to cover those expenses. They will get the County cleaned up as fast as they can. Hurricane Ian did create a 500-year event.
- Daniel Garvin stated they have lived in many places and there is usually a basin that the water drains into and stays there until it can flow out. He does not see those anywhere in this area.
- Commissioner Kirouac stated there is a lot of money in Florida related to not only water quantity, but water quality. The idea is to hold some of this water, let the nutrients settle outside of this water before it passes on. They will continue to work with Mr. Shoemaker and staff. The District will be tasked with hiring an engineer to do a study. It can take six to eight months to do a drainage study in the County. They will look at the study and its recommendations for repairs. They will come up with a construction plan to put it out for bids. They will look at the costs and depending on whether it is a County maintained drainage easement or if it is something in an individual neighborhood that was not adopted by the County, they will create a Municipal Services Benefit Unit. The County would borrow the money, make the repairs, and include the Municipal Services Benefit Unit on the assessment roll.
- The County will work with the District to facilitate with grants.
- Mr. John Walsh thinks someone needs to physically go back, look at it and clean the drains.
- Mr. Shoemaker stated they sent an email blast after the storm to the people at EOC, County staff as well as Duke Energy, and they came to the District's assistance.
- Mr. Cliff Wood addressed the Board regarding Manor Hill. The drainage system in Manor Hill is designed to create small Impoundment areas between the driveways. Under normal conditions the water would drain from the lot to the street into those areas between the driveways. The system gets overwhelmed during a hurricane. Many of the lots did not create the little containment area. The hedges to the west

block the flowage of water. The area in Manor Hill needing attention is the northwest corner of Monza Drive.

SEVENTH ORDER OF BUSINESS

Action Agenda (ats: 01:28:48)

A. Hurricane Ian Damage Assessment and Remediation

Mr. Shoemaker discussed the following:

- The water plant went down around midnight. They lost pressure from the control system malfunctioning. The backup generator kept the power on; however, it turned into a real issue for the hospital because they did not have water for their chillers.
- They got the plant working on manual mode after a while. After about an hour and a half they got it to work in automatic mode.
- Avon Park had two of their three water plants down during the hurricane, so they were not going to send water towards the District.
- The power went out at wastewater plant 23. The generator went down approximately three hours after that. Duke came out and resolved it. They had one of the vendors come out the next morning to repair it.
- They discharged approximately 1 Million gallons of untreated wastewater from the manholes on Florida Avenue. If they would have sealed those manholes, everything would have backed up into the households. The wastewater went to the wetland title area. They put disinfection down and notified the State reporting points as well as the FDEP of what happened. It is being remediated.
- There have been three breaks in the wastewater force mains; one of which was on the golf course and one on Ponce de Leon, which was almost completely blocked due to sand. They fixed that as well as the golf course. Now they have a water main leaking out on Sun 'n Lake Boulevard, which they have ordered the parts for. The storm pushed a lot of these systems to the tipping point.
- They have a stormwater facilities plan in the works they are getting ready to submit to the DEP. They have done a preliminary job to allow them to borrow \$6 Million of low interest Federal money.

- The water moves from the east to the west and ends up in the large drainage basin called the preserve. The drainage ditches and pipes need to be redone.
- The amount of water that came through started to wash out the District's drainage system. The contractor came out in emergency mode with trucks full of riprap that were placed around the end to keep from taking the pipes out.
- There is a 1,000-foot section of pavement which collapsed in the Balboa area due to the rainwater running at such a high rate.
- They are taking immediate action and issued a work order for a company to reline manholes. They popped the manholes this week and there is water flushing through them due to infiltration from antiquated structures needing maintenance.
- Out of the 400 manholes in the District, 300 of them probably need work. That is \$1.2 Million. They are moving forward to address these situations.
- They received \$561,000 in the last couple of months of Federal money, channeled through the County. They are planning to add another \$560,000 to \$750,000 of utility funds in the capital funds to address a lot of these needs. A lot of the issues are due to simple maintenance which needs to be done.

B. Irrigation Project Change Order Turtle Run Greens Loop

This portion of the minutes was transcribed in verbatim per the Board's request. Please note any grammatical errors are not due to transcription.

- Mr. Brooks stated before we actually get into that conversation there was a letter from Mr. Halbig that is listed at the end of the meeting. We probably should move that up since it pertains to this subject. Introduce that letter first and then have a conversation on Green Loops. Is that okay?
- Mr. Halbig stated the letter speaks for itself. I've got comments to make after you decide what you are going to do here on that same issue.
- Mr. Brooks stated so you're just introducing the letter into the records.
- Mr. Halbig asked pardon?
- Mr. Brooks asked you do not want to discuss the letter?

- Mr. Halbig responded no. What is in that letter will be discussed when I get up and make comments after this, you take action on this.
- Mr. Brooks stated I'm sorry. Thank you. So that is just going to go in the records Mr. Shoemaker?
- Mr. Shoemaker responded yes, we have it and we have it in the Board packet.
- Mr. Brooks stated okay so we are going to talk about the change order for the Turtle Run Green Loops.
- Mr. Shoemaker stated that was a change order that was brought forward. This was a project that was included in the 2024 Fiscal Year. It was moved up to this year. Reasons behind it is the contractor is out there working on a \$2 Million irrigation retrofit for Deer Run. There would not be a mobilization cost, probably save \$150,000 in contractor costs and continued increasing in that plastic pipe. So that was the impetus to make this happen. That project was not put out to bid. We have the contractor on site. We are basically sole sourcing it through him because we have him under contract, and we are doing it as a change order and really looking at the dollar savings as a reason to move forward with it.
- Mr. Brooks stated I need a motion.

Mr. Hurley MOVED to approve the irrigation project change order for Turtle Run Greens Loop and Ms. Phillips seconded it.

- Mr. Brooks stated so that is the motion on the table, does the Board have any comments? I just want to clarify the dollar amount because it seems to be, everybody has a different interpretation. What was originally submitted for the budget of 2023/2024 was a number of \$550,000. That number was thought to be extremely high, and we had no backup supporting that number. We asked Mr. Jimmy Murphy to go out and get a better price, so we knew what we were dealing with. Consequently, he came back with this letter dated June whatever saying that they could do it now for \$371,000 if we did it this year. If we did not do it this year, they would tack on

another \$95,000 in...was there estimate as far as what it would cost to do it a year later. So, we are not saving \$180,000. If we were to do this at \$371,000, we would be saving \$95,000 from what it would be according to our information that is what it would cost us next year if we wait. So, it is a cost savings theoretically, but reality of \$95,000. I hope I explained that correctly as far as the numbers go. So this \$180,000 savings is not a real number. Are we okay on the dollar amounts? Any other Board comments? Okay, public comments.

- Mr. Mark Camp stated I am going to make my comments and I'll ask that the answers be held until the end of my comments because I am limited to the five minutes. I'm not against the Green Loops. I already stated that in the past. What I am against is a little bit of what the process which we are doing this. The Board has apparently made their decision long before this change order came today to approve it and I'm not quite sure how they can do that. Also, just as a little FYI, in that letter, and I can't read that one up there, but it talks about a \$2 Million project that was done on Turtle Run. Unless you changed it since last night, it is actually the \$2 Million project is on Deer Run and not Turtle. At the last meeting there were questions brought up about the Green Loops and how come \$371,000 is going to not go to bid. That is the big question we've had, and Mr. Herrick responded to one of Mr. Halbig's question about the same thing. You know, how was this happening, and Mr. Herrick's answer said essentially it was proper in what we did, and the procedures are not going to bid, and we are going to go forward with the Green Loops, which did not really answer the question, how can you circumvent the bid? And then it was reviewed, and our attorney then stated that it was an understanding that this change order would be coming to the District and that is the one coming today. Then there was a little follow up again on that from Mr. Herrick that we were going to piggyback on the Deer Run proposal. So, there is a lot of confusion going on, on what we are doing. When I got up and asked the same types of questions, David responded to me, our attorney, and he said nothing has been done yet. The Board only talked about it and has not approved it. A change order will be presented and if we have a legal ability to do it, which I believe we have based on the potential savings exception to the bidding process. So I understood that part

of it and I asked him, well where is the information and he told me it was in the purchasing policy for the District. So, I asked what the exception is. He responded and he said he was looking into the sole source or piggyback. So once again I started looking at the policies and says sole source and emergency procurement and it says the District allows an exemption from competitive process when a determination is only when one source is available, and under the emergency policy it says an emergency allows the General Manager to bypass essentially the bid process so that they can handle the emergency because it might impact services. And on the piggyback contracts it says a deviation from the bid process of RFPs and RFPQs are awarded if it is on a State contract, or a GSA type of contract, or some other contract you can actually piggyback off of. And then I heard Mr. Murphy get up and he's talked about the GTI, and he said they have the product on site now and can start this job if the Board approves it and I'm saying, why would he even have the product on site. He didn't even know he was going to be getting this work, but he could start in a couple of weeks, and that the biggest savings would be the \$110,000 that they would be saving because of the, what do you call it, I'm sorry, mobilization fees. As I mentioned last time, we did the Green Loops on Deer Run it was a \$2,500 mobilization fee. So, I have to ask the question, first of all, are there any drawings for this? Because according to the other contract you required drawings. I don't see any proposed listed prices other than in this package. It does have a list of parts and... no prices, no quantities, it's blank. Okay? So, is that proper? I don't know and are we going to do a piggyback or are we going to go with a sole source because that was the basis, I think from what they were saying. Also, the contract is, and I'm not a contract attorney, but I can say that the contract specifically calls out that we can, they have the ability to do a change order specific to Deer Run and the Deer Run contract and like I said, I'm not a contract, but it specifically says in there, that the work process is Deer Run. So, the savings suggested, and Mr. Brooks has already cleared up some of that, is not what they say it is and we do not even know what it would cost to have this job done because we never put it out to bid. Maybe we can get this job done for \$270,000 instead of \$370,000. So, I think it is a little bit remiss on us not to do that. One of my

final statements, our attorney, and I only do this because I'm not an attorney, referenced 9-98 of the Highlands County Ordinance, it basically states anything over \$25,000 must go to bid with some limited exceptions and he addressed those exceptions. He said he believes the exception we're discussing is to avoid the mobilization cost to the District by using GTI; therefore, that would be the exception for the GTI to run Green Loops, but he said it may apply. He did not say it did apply. So, I don't know what the answer is. I'm still seeking those answers. So, here is my questions. We have no RFP, we have no detail pricing and quantities, we have no drawings, I don't know why GTI had products here even...Is it a sole source? Is it a piggyback? And if it is, all I am asking is to explain to me in laymen's terms how we can circumvent all of these other things I kind of cited, if it's because of the cost savings, and is it a sole source, or is it piggyback? Thank you very much. I appreciate your time and I appreciate any of your responses, and as little FYIs, I'll take my extra minute here, I want to thank the General Manager Mr. Shoemaker. He did provide me a lot of information that helped me understand a little better what was going on with the Turtle Run Green Loops as well as I want to commend the, whoever did it, they put the minutes and the audio up on the website that had been missing for some time and I'm assuming that was possibly you. It was a great job. Thank you very much. It makes things easier. I don't know why we also don't have a resolution for this, but I guess the Board does not do resolutions anymore according to the last conversation I had. Thank you very much. I appreciate your time and I'll respect your answers.

- Mr. Brooks asked do you want to go first? You have so much to cover. I don't know.
- Mr. Schumacher responded well I guess the number one question that needs to be resolved, or that I need to understand is the timing. Because I understood that this was a time sensitive issue because of the potential savings for mobilization. So, and I understand that GTI is currently out there doing work based on an existing contract that went through the competitive bidding process.
- Mr. Brooks stated GTI are currently doing the irrigation system. They quoted us or the District what they could do as far as the Turtle Run Green Loops, this year, it would

cost, they are quoting us \$371,000. There are drawings available. There are drawings available. I mean, I haven't seen them, but I know there are drawings that were done.

- Mr. Camp stated the drawings you might be referring to, and I don't know, but the drawings they worked on for the Deer Run was the...
- Mr. Brooks stated there are drawings for the Turtle Run Greens Loops.
- Mr. Camp asked there is, where are they?
- *Unintelligible comment from the audience.*
- Mr. Brooks asked I'm sorry, why is that an issue? Just so I understand.
- Mr. Camp responded it is an issue because it is a part of the original bid requirements.
- An unidentified person stated Turtle Run was not on Deer Run so we do have plans on Deer Run, which I can submit to you as well. Turtle Run Loops was done by Tony Opman, who was to stop doing our GPS and everything. So he did the GPS and then submitted it to Westgov for bidding and sent it to GTI for material list and labor and everything else. So, the mobilization fee I believe was \$75,000 so, grant it, when you do Turtle Loops, or when you did your Deer Run Loops, you did not have all the big equipment you have out here that you have right now because you didn't have 16-inch mains and everything else we are putting in. Technically, they could do it with the smaller machine, but we're still going to have to transfer back into the satellites. So, Tony came out, did the GPS, figured out where our satellites were based at and did all of our wire takeoff and everything else. The reason why everything got submitted like it did was because GTI has jobs lined up at the end of November and that the savings is with them staying here on property. Also, the pricing we are locked into for Deer Run, Toro are still honoring that pricing as well. Pricing since we started on pipes alone has gone up 25% and 15% on Toro products, the heads and everything else. So, I mean, do we actually have the pricing in comparison to what we are actually doing right now? We don't, but we know we are locked into our pricing from 2021. I will get you guys prints if that is what you want to see.
- Mr. Camp stated I appreciate that answer. That answers a lot of other questions. It still does not say to me, if they don't have to redeploy, we're not really saving

\$110,000 anyway. You're saying we are saving \$110,000 because of the mobilization. Well, they are not going to do any mobilization this year.

- Mr. Brooks asked where is everyone getting this \$110,000? It is not \$110,000.
- Mr. Camp responded it does say, he stated it was \$110,000.
- Mr. Brooks stated it is \$95,000. It's right there in black and white.
- Mr. Camp stated I'm just saying they sold the idea on \$110,000. It could be \$95,000, but my understanding is the reason we are doing this exception is the savings for the mobilization; whether it is \$95,000 or \$110,000, we are not doing any mobilization at all and that I believe maybe Mr. Schumacher can help me with this, his statement was that is part of the exception. The money that we will save as a District, that \$95,000 or \$110,000, which is a fallacy. We are not really saving it unless we waited until next year and if the charges for mobilization were \$95,000 or \$110,000, I understand that, but when you can get, he doesn't even need the equipment he has here. So, you can't talk about mobilization, whatever that figure is \$95,000 or \$110,000. That is what you are predicating the award on. The savings that you will get by not bidding this. That is what it says, and I think, and I don't want to put words in Mr. Schumacher's mouth. Is that not what you're saying?
- Mr. Schumacher responded yes. That is my understanding that we have GTI currently here doing work under a contract that was bid. Is that not a correct statement?
- An unidentified person responded yes.
- Mr. Schumacher stated okay so we have an existing contract that was bid for them to be here and do work. The plan was to do these Green Loops at a later date. So, by using a change order and doing them now, potentially, we are doing something we were planning on doing anyway. If we did it when we originally planned to do it, it would cost us \$95,000 more based on the information that has been provided. We have an existing contract that can be piggybacked off of, it went through the bidding process. The contract they are currently operating under. So, if this, using a change order doing something now instead of doing it next year, that provides us with a

\$95,000 savings because if they were to do it next year, it would cost us \$95,000 more for them to remobilize. That is my understanding.

- Mr. Brooks stated that is correct, if we were to do it with this company.
- Mr. Schumacher responded yes, exactly. So, the question then becomes, if we don't do it now and we put it out to bid and this company is going to submit a bid, that bid is going to be \$95,000 more than what we can do it for now. So, the question becomes, can we, by putting this off, are we going to save more than \$95,000.
- Ms. Phillips stated I have a question. Did you not just say we have also been guaranteed the product...
- An unidentified person stated if you read the letter that's presented it says labor and material.
- Ms. Phillips stated labor and materials.
- An unidentified person stated that has nothing to do with the mobilization fee.
- Ms. Phillips stated we are going to save money there too.
- An unidentified person stated correct. If they had to come back, the \$95,000 is going to be that plus the mobilization, which Mr. Camp, it might be \$3,000. Who knows what it is going to be? I mean we don't know until you put it back out to bid. Again, the prices change. His labor might be higher than what he is charging us currently.
- Mr. Camp stated Once again, I don't want to belabor this. It's, you know, he said, she said or whatever. I understand the pros and the cons of why we should do it and why we shouldn't do it. I'm more concerned about the process by which we did it. Also, we have no idea what somebody else would have bid. I use that from past history in 2019 they came in, GTI came in at \$333,000 to do the Green Loops over on Deer. The winning bid was a local company. They did it for \$170,000. What in God's name do you not see that maybe you could put out to bid to these three same people. GTI, if they want to win it, they are going to have to win it on the merits of their bid, but no, we're going to jump on a \$371,000 commitment and I know the Board's already made the decision so this is like beating a dead horse and I don't want to take a lot of peoples' time.

- Mr. Gilpin stated you already have.
- Mr. Camp stated there are some holes in this and you got people on the Board that it doesn't matter what we are going to do here. They are going to vote to do something for the golf course. Maybe we could take that \$371,000 and put it someplace else and then defer the Green Loops for a couple of years and yes, the prices might go up, but likewise, they could go down and the bid could be a lot lower. That is all I am saying. Thank you so much for all of this extra time. I really do appreciate it guys. You have been more than tolerant.
- Mr. Schumacher stated I think the one question I would like to see answered is what is the timeframe? I mean how long is this window open? Because that is the thing, I don't have an answer for.
- Mr. Brooks responded we have to give them an answer probably today. When we want them to proceed. If we don't want them to proceed, then we will have to do what Mr. Camp is alluding to. We would have to go, I guess, through the bidding process. Start all over again. Possibly get it done, it won't be done this year for sure because it will take that long just to do the bidding process. Depending on the company that we award it to and what the price is, probably next fall. So, the timing comes into play, and the cost comes into play. Why do you have a Board? Let me ask you guys that. Why is there a Board? The Board is going to make a decision. I don't expect everyone in the audience to agree with everything the Board decides, but why do you got a Board?
- Mr. Schumacher stated based on...
- Mr. Brooks stated we can do a popular vote if you would like.
- Mr. Schumacher stated based on the facts that I have been given today, and as I understand them, yes, I think that we have the ability to, call it sole source, call it piggybacking, we have an existing contract with this contractor that went through the bidding process. They were, I'm assuming the low bidder, for the work they are doing now. That is why they have the job.

- Mr. Brooks stated I understand the concerns. This is a break from the ways we have traditionally done things. That is correct. I don't disagree with that.
- Mr. Camp asked can I ask for a legal opinion or a written legal opinion?
- Mr. Brooks stated I'm in the middle of talking for God's sake.
- Mr. Camp stated well I want a legal opinion written.
- Mr. Brooks asked can I finish my statement?
- Mr. Camp responded yes.
- Mr. Brooks stated I understand there are some people that don't think we're doing this the right way and I appreciate that.
- Mr. Halbig stated the \$95,000 and the footnote on this bid that was given to an employee, not the General Manager as it should have happened, is somebody with a financial interest in this thing. He is trying to bypass the bidding process by getting this job and nobody else is going to get the opportunity and you're going to try to do it with a change order, and the contract, by the way this is a pretty good contract, it was written and I doubt very much, Mr. Schumacher did you write this contract?
- Mr. Schumacher asked the contract with GTI?
- Mr. Halbig responded this contract with GTI.
- Mr. Schumacher stated no sir.
- Mr. Halbig stated I didn't think so because it is too good. It is too good. Okay. This contract does not allow for a change order, and I've got, do you have a copy of the contract with you Mr. Schumacher?
- Mr. Schumacher responded I do not.
- Mr. Halbig stated I've got page one and page two, and I also got the County ordinance page that I am going to be talking about.
- Mr. Brooks stated while he is reading that, I'm going to stop the meeting for a minute. Mr. Schumacher, will you give Mr. Camp an answer. Is what we are doing legal or not legal?
- Mr. Schumacher asked as far as approving the change order or potentially approving the change order? I've already given that...

- Mr. Brooks stated say it again.
- Mr. Schumacher stated we have the ability based on the ordinance. We have the ability to avoid, there is an exception to the competitive bidding process if we can piggyback. We have an existing contract that went through the competitive bidding process, that we can piggyback off of.
- Mr. Camp stated okay, the existing...
- Mr. Brooks stated wait, he cut in on you. Is that it? Is that what you wanted? What do you want?
- Mr. Camp stated I have no reason to disagree with what Mr. Schumacher just said, okay. I would like to see it in a written opinion so there is at least some form of a record, that if somebody comes back and says we had no opportunity to bid this, but they did a piggyback. I don't see why that is a problem.
- Mr. Schumacher stated it is part of the record.
- Mr. Brooks asked are we good? Can you do that?
- Mr. Schumacher responded it is part of the record, yes. It is part of the record.
- Mr. Halbig stated in the first page of this contract there is a paragraph called work, and it said *the work shall consist of everything necessary to complete the project as described in the Deer Run Golf Course RFQ 2021-06-0*, okay? The second page of this contract, there is a paragraph called change order. *The District without invalidating the contract may order change orders in the work within the general scope of the contract.* This contract does not allow you to do a change order. You can do it any other way you want to do it, but this contract doesn't allow that. Now if this guy says it is, and I know the Board is hell bent to bypass every policy on the bidding and we got an attorney that is going to cover for you. That's not right. It needs to go out to bid whether it is done this year or next year, whether the price comes in higher or lower. It doesn't make any difference. You got to follow the policy and trying to worm your way around it doesn't work. Just because this guy is here, and he's got a vested interest in doing this. Bologna. Okay. This \$180,000 is what you got you guys attention. That was a cock and bull story. If he wouldn't have, if Jimmy Murphy wouldn't of got

up here and said \$180,000, you wouldn't even have paid any attention to it. That's what got this thing started. Because somebody told you the mis-truth. Come on. I had my say. Thank you.

- Mr. Brooks stated you're welcome and it was never \$180,000. I've only said it 17 times.
- Mr. Camp stated I'll tell you what I'll do. I'll send you the transcript that he said it was \$180,000. A matter of fact, I can give you per, you want me to read it? I'll quote it.
- Mr. Brooks stated no. Quite frankly, I think I have given you guys enough time on this subject.
- Mr. Camp stated you have. I appreciate it and I told you I appreciate it, but I think it is an important thing to follow the policy.
- Mr. Brooks stated I understand you two guys don't have, don't agree with anything that we're doing in this particular issue, and I appreciate it, and I understand it, but we're going to go forward and we're going to take a vote and we are going to decide.
- Mr. Camp stated and like I stated at the beginning, I know what the answer, what you guys are going to do. I know how the Board makeup is.
- Mr. Brooks stated I know, but if I don't take a vote, we're going to be in big trouble.
- Mr. Hurley stated I thought we already voted.
- Ms. Philips stated we already voted.
- Mr. Hurley stated we already voted this.
- Mr. Brooks stated no, we did not.
- Mr. Kosty stated I would like to make a request to have as detailed minutes as we can that would completely describe this conversation. Just in case it ends up in court.
- Mr. Brooks responded there is an audio of the....
- Mr. Kosty asked Can we do that? Can we ask that we get complete, as complete as possible minutes of this meeting so that the paper, the written minutes can stand up in court if it goes to court. If there's a challenge, a legal challenge, an injunction. Any type of a legal action.

- Mr. Brooks stated we have the audio recording. We can make that into a transcript if we had to.
- Mr. Kosty stated but we don't know until it's all sat down, somebody sits down at the typewriter and creates it. How many minutes have not appeared on, in, in, in print because, are you saying no, we cannot have?
- Mr. Brooks responded I'm saying we have an audio of the meeting. Is that not satisfying enough?
- Mr. Kosty asked how many meetings have we had in the last year that the audio didn't come through? We're depending on an audio to do our work for us. This District has been here for almost 50 years now. Over the past 17 years while I've been here our average minutes are 30 or 40 pages long. Most recently we've been getting minutes here that are 6 to 10 pages long. They're very, they don't say who voted how. How do we know how our Supervisors think on a project? All we do is get a score. How many voted for, how many voted against. In the past we always had who made the motion, who made the second and how each individual Supervisor voted. For some reason we don't get that anymore. I'd like it returned to the way it was when it was working and also, I'd like to have this clear documentation of this meeting as possible in case it ends up in court. It has happened many times since I've been here in the last 17 years that there are court actions that take place when the policy is deviated from. Thank you.
- Mr. Brooks asked based on his request, can we have Inframark give us the conversation pertaining to the Green Loops, verbatim, on paper?
- Mr. Shoemaker responded sure if you want to pay to do that. We also, on that recording a transcript comes with it.
- Mr. Brooks stated let's do accurate transcript of the part of the meeting pertaining to the Green Loops so we have it in case we need it.
- Mr. Gilpin stated it was in the minutes because it was 4 to 1. I was the only one who voted against the Green Loops. It's in the minutes.

- Mr. Brooks stated let's get an accurate transcript on the meeting please. Are there any other public comments? Now, we do have to take a vote and the vote is to do the, what are we calling it? The extension of the contract?
- Mr. Schumacher responded the motion to approve the change order.
- Mr. Brooks stated because we have not done that. Do we have a motion to do that?
- Mr. Hurley responded we already did the motion.
- Mr. Brooks asked no public comments again? Let's vote.

On VOICE vote with Mr. Gilpin voting nay and Mr. Hurley, Ms. Phillips, Mr. Herrick and Mr. Brooks voting aye, the motion as previously stated passed. 4-1

C. Reconsideration of Pool Suspensions

This item is on the agenda due to a request for an appeal at the last meeting during audience comments.

Mr. Gilpin MOVED to listen to the pool suspension appeal and Mr. Herrick seconded it.

- Ms. Lisa Marie Garza addressed the Board to appeal her pool suspension. She stated the initial report was misconstrued. It is written out as if both parties were arguing. She claimed it is the other family who came to the pool and started everything while no one else said anything to them. She feels she was kicked out of the pool for the other family's actions. Her friend was verbally attacked. At the same time there was a fight and shooting in the parking lot, so she was out at the parking lot when she waived to them. They in turn stuck up their middle finger at her. Ms. Vasher said some crude comments. She later walked into the lobby and started screaming at her friend. There are witness statements of two people who were there when the husband started screaming at her husband. This was all happening in front of children. She stated her husband just sat there and did not do anything. She does not understand why her family was kicked out when the other family were the aggressors.
- Mr. Brooks asked what she felt would be a fair punishment.

- Ms. Garza responded to allow her and her husband back in the pool for what they have not done.
- Mr. Robert and Mrs. Ann Marie Vasher addressed the Board and stated everything Ms. Garza said was not true. Mrs. Vasher stated she was in the parking lot and her life was threatened by the Garzas. She claimed Ms. Garza also threatened an 80-year-old woman. Mr. Vasher stated they were never warned. They made one mistake and he apologized to the other family at the pool. He stated the Garzas were warned four times.
- Mr. Brooks asked what they felt was proper for them.
- Mr. Vasher responded that their suspension be lifted.
- Ms. Amy Struyk addressed the Board regarding the incident. She supports the Vashers. She stated all the paper trail of complaints made from other members entailing the Garzas show who is speaking the truth. She went on to review other incidents with complaints. She feels the vote to suspend was unjust because the Board voted when no one was present to speak.
- Ms. Tina Marie Hoyt stated she did not have a problem with any of them. She was the one who defended Ms. Struyk against Ms. Garza in the beginning of July. When she came back from being out of town, Ms. Struyk apparently was telling lies, which started issues with Ms. Garza. She tried to talk to Ms. Garza on a day when Ms. Struyk was not at the pool. She still does not know what transpired.
- Ms. Struyk suggested the Board review all the pool incident reports before deciding.
- Mr. Brooks spoke to both parties regarding witness accounts and their behavior. He does not see any reason to overturn the decision. The Board needs to set an example.
- There was Board consensus not to reconsider their decision to suspend both parties from the pool for three months.

EIGHTH ORDER OF BUSINESS**Add-on Items**

- There being no add-on items, the next agenda item followed.

NINTH ORDER OF BUSINESS

Petitions and Communications

- There being no petitions and communications, the next agenda item followed.

TENTH ORDER OF BUSINESS

Staff Reports (ats: 02:24:10)

A. General Counsel

- Mr. Schumacher reported the following:
 - Regarding Unit 12, he spoke with Mr. Hornick's attorney. They have been working behind the scenes with County Engineering and environmental agencies. They spent over \$250,000 dealing with issues and potential relocation matters. They may need up to 50 acres of land to mitigate. They are looking at potentially relocating the tortoises rather than mitigate and have them remain on the property. It probably will not be until the beginning of the next year before anything concrete gets done.
 - Mr. Gilpin asked if they had approved some mitigation property for them.
 - Mr. Schumacher responded he thinks what is available to them might not be enough. This is why they are looking to potentially relocate.
 - Mr. Brooks asked about the summary list.
 - Mr. Schumacher responded he is currently working on the popular seats issue, code of conduct and the powers the District has within their right-of-way.
 - Mr. Brooks requested an email be sent to Mr. Shoemaker and the Board listing what he is working on that will be presented to the County.
 - Regarding 5801 Granada Boulevard, there has been motion on that. The reason they did not know about it is because the County Attorney sent it to the wrong email address. The letter went out to them on September 13, 2022, giving them 30 days to bring the fines current. Fines are over \$15,000. If that is not brought current by October 13, 2022, the foreclosure process will start.
 - Mr. Herrick asked about the meters.
 - Mr. Schumacher responded Avanti filed its answer. It listed 27 affirmative defenses. He met with Mr. Rhodes yesterday. Most of those affirmative defenses are legally insufficient. Mr. Schumacher will prepare a motion to strike those

affirmative defenses. Mueller, who is named as an additional defendant, filed a motion to dismiss. It is being addressed as well by Mr. Rhodes.

- Mr. Schumacher is having office hours on Tuesdays and Thursdays from open to lunch.

B. General Manager

- Mr. Shoemaker reviewed his report, and the following was discussed:
 - They have been assessing damages since the Tropical Storm.
 - They had approximately 125 call ins about sewer alarms going off. That is due to the system being overloaded with water.
 - Staff on the utilities side was working 14 to 15 hours a day to address the service calls from the hurricane.
 - The plant operators spent 3 to 4 nights at the plants to ensure they remained operational.
 - They will begin to move forward on utility projects.
 - Mr. Brooks asked about the \$561,000 and whether it was put out to bid yet.
 - Mr. Shoemaker responded those are individual projects. They have survey work underway at the four lift stations where they are going to install the Thompson bypass pumps. They have had two vendors in the last week to review the systems and made recommendations. The big-ticket items are the bypass pumps. That is being surveyed and they have a piggyback contract on the State where they can purchase them.
 - Mr. Brooks asked about the hail damage.
 - Mr. Shoemaker responded they just responded to the insurance company for all the buildings that had hail damage. They are working on the bid specifications now. There has not been much progress over the past two weeks because of the storm.
 - Mr. Brooks asked if they will need to claim damages on the hurricane.

- Mr. Shoemaker responded yes on Columbus Boulevard, and some of the drainage improvements as well as some that have already been repaired. They have detailed invoices and picture of the damage.
- Mr. Brooks asked what will happen in the case of the cart shed, that had damage during the flood and now has roof damage to the building due to the storm.
- Mr. Shoemaker responded they must have detailed pictures of the damage. Mr. LaMere will follow up with him as he gets more information.
- Mr. Brooks would like the Board to be kept updated on exactly what they are claiming. He also asked about the cash losses from the hail.
- Mr. Shoemaker responded it has all been processed and they have all the information they need. They are just waiting on a determination and check from them.
- Mr. Hurley asked how they are going to put out to bid on the hail damages. They have \$900,000.
- Mr. Shoemaker responded it will be one bid; however, one contractor can bid on one building or he can bid on all of it.
- Mr. Hurley asked about the meter bid.
- Mr. Shoemaker responded he just had the bid specifications changed to allow metering as a service. They will have it ready in the next seven days to put it out.
- Mr. Brooks stated he wants the bids to be posted on the website.
- Mr. Hurley asked if it will be a service contract.
- Mr. Shoemaker responded yes.
- Mr. Brooks asked if they got anything back on the wastewater plant.
- Mr. Shoemaker responded he has not done anything with that in the past couple of weeks. He is going to meet with them. Mr. Brooks noted that bid was done in October of last year.
- Mr. Brooks asked about lineup changes. Mr. Shoemaker responded Ms. Fells received several resumes in for community services, but you want someone that does communications as well for the position. They need to have the technical ability to update the website. The position almost requires the candidate to be a

pool manager, a court manager, a community services building manager, but also someone with a technical side. They have not had luck getting someone with that skillset. Ms. Fells has interviews set up with people who had strong backgrounds in running recreation. They are looking at shifting the whole marketing part to Get Fish Slapped who is working on the website so when there is a new resident welcome package that has to go out, it would be done through them.

- Mr. Herrick questioned whether they should market the District as a new place for hurricane victims to move. Mr. Shoemaker will ask the marketing firm about it. Timing may be an issue.
- Mr. Shoemaker stated they did the resolution to the County asking them to fund 100% of the Schumacher Road extension and paving. Commissioner Kirouac put \$100,000 in the County budget to start reserving money to pay for it. The District previously bought the lot over on Orduna Drive to allow the extension through and the paving. The last estimate they received in 2021 to do the extension was \$253,416 compared to the \$50,000 estimate from 2017.
- Mr. Brooks stated they need to get something to the County stating how many houses we built, how many houses we think we are going to build and the additional revenue it will bring to the County, and requesting they cover the costs of Schumacher Road, and the District will cover Cortez Boulevard.
- Mr. Shoemaker asked if the Board wants that conveyed directly from the Board to the County or if they want a cheat sheet so each Supervisor can talk to them individually. Mr. Brooks responded each of the Supervisors should have the same information and talk to them separately if they choose to. The Board agreed.
- Mr. Shoemaker provided an update on the streetlights for Manor Drive. They created a workorder with Duke for it on August 31, 2022. Their target completion date to have the pricing and layout is October 19, 2022.

C. Golf

- Mr. LaMere reviewed his golf report, and the following was discussed.
 - Mr. Brooks requested an update on Chef Mac.

- Mr. LaMere stated not a lot has changed since the last meeting, but he provided an update on their game plan. Nothing is under contract currently. When he signs a contract to execute his plan, they will put a timeline together as far as the execution of the plan. They will also build a succession plan into the proposal.
- Mr. Herrick thinks they should be looking for a replacement. If he builds a team he likes to work with, he may take some of the team with him when he leaves. It is imperative they find someone who is going to stay.
- Mr. LaMere will speak with Mr. Brian Rhodes to see what they can do to mitigate that.
- Ms. Phillips expressed concern over Chef Mac leaving and requested Mr. LaMere come back to the next meeting with more solid information.
- Mr. Gilpin indicated Mr. LaMere should be in the driving seat and not the chef.
- Mr. Hurley stated everyone on the committee is expressing the same concerns as the Board.
- Mr. Brooks stated from what he is hearing it is the consensus of the Board not to wait on Chef Mac and to start looking for another chef now, even if they have two chefs simultaneously.
- Mr. Brooks discussed the restaurant report. He thought there were some wonderful suggestions, but the report was done in August. He requested an update for the next meeting.
- Mr. LaMere stated Mr. Shoemaker and the District purchased a team for the Advent Health Celebrity Tournament. He is donating it to the club so they will do a raffle for the membership so three members will get to play in the event with a celebrity.
- Mr. Herrick asked what their cost would be to add a side salad to the entrees without it being a \$2.00 up charge. He requested Mr. LaMere get back to them with that.
- Mr. Murphy reported 17 was the last hole to be pulled in. They flushed all the way to hole 15. All the satellites are installed.

- They are working on the pump station today. They still have water from Turtle Run, but Monday he will have to shut the back 9 off to put the flanges on. There will be a lot of sod work, mostly on the holes that were wet. He reviewed other cleanup efforts.
- Ms. Phillips asked if he had any comments on the drainage issues on hole 15 on Deer Run.
- Mr. Murphy responded he has not. He knows what they are talking about. It is behind 14 green. What happened at hole 16 the other day is they get clogged up all the time. Mr. Brumfield is adamant every morning when they have rain of sending his crew out and make sure the weirs are cleaned off. There was debris stuck on them. They made a telescopic pole to get the debris off of them. He was in contact with Mr. Shoemaker while this was happening. They were trying to figure out what was going on. It was dark and it was running behind their house. There is so much debris that comes out of the woods and it all comes down to 15 tee. There is a lot of vegetation behind 14 green.
- Mr. Herrick asked what the tentative date was for opening Deer Run. Mr. Murphy responded Mr. LaMere and he discussed October 15, 2022.
- Mr. Murphy stated they had to close the entrance to the front side of the bathroom on number five because that culvert is washed out and the path is breaking away on Turtle Run.
- Mr. Halbig stated according to the building materials there are 1,089 sprinkler heads on the new Deer Run. The first thing they did was remove the old sprinkler heads on the course. He cannot believe how much it cost, almost \$240,000 in materials. He asked if there is any salvage value on the old sprinkler heads.
- Mr. Murphy responded they are going to try to resell some of the old sprinkler heads and the hydraulic satellites. They will keep approximately 50 for Turtle Run. He also noted anything left over, Wesco will take back and credit the project.

D. Presentation on Drainage and Paving Work for FY22-FY23

Mr. Brumfield and Mr. Jones provided an update on the proposed budget projects for roads and drainage. The following was discussed:

- Every year they have the same amount of money, but they can do fewer amounts because of the cost of materials. Prices keep going up.
- They estimate they can do a mile for \$125,000 this year.
- They are looking at the intersections at San Lorenzo Drive, San Ignacio Drive and Myrtle Beach Drive because they are in worse condition.
- Mr. Brooks stated they are not going to agree to this today; however, he suggested the Board drive the neighborhoods to see if they agree. They can consider it at the next meeting. If the Board has any suggestions or sees areas needing more attention, they should bring it back at the next meeting to finalize the project.
- Mr. Jones reviewed the proposed drainage project. The second page of the handout list most areas needing attention with cost estimates. The cutoff on what they have budgeted for this year is separated by the darker line.
- Mr. Brooks stated any previous expenditures for emergency repairs will not be taken from the current budget. They will take it out of the reserves.
- Mr. Jones stated some of the most recent events from the hurricane have caused them to adjust the list. The parking lot of the new dialysis center on Sun 'n Lakes Boulevard was heavily flooded due to a culvert located within a District easement. He believes there was supposed to be a ditch there historically. It is full of Oak Trees in the back of their property. There is also a 15-foot buffer back there, which gets utilized for drainage and utilities. Their proposal is to connect two pipes. They estimate it will take two inlets and 160 feet of pipe.
- The next area they looked at is Calatrava Avenue. After recent discussions with residents, he does not think the cost he estimated will be enough. They may need to allocate additional funds for a minimum cost of \$100,000. The main start would be the ditch on the golf course. They need to make the ditch bigger and give it more volume.

- Mr. Herrick asked if there is any place near there to make a retention pond. Mr. Jones responded the golf course has a wetland area. There is a lot of golf course project between the wetland area and Matanzas Drive. They could potentially utilize that for retention.
- There is an old master plan for the southwest basin that was never constructed, and the permit was not finalized. The area was supposed to be a pond. If they can create a pond, it will provide continuation.
- The Board insisted they need to resolve the drainage issue for the residents on Calatrava Avenue. Ms. Phillips requested it be moved to number one on the list.
- Mr. Brooks asked if they figured out a number. Mr. Brumfield stated as of this morning TD Bank had 4.8, between Florida Prime and Florida Fit it is about 1.2.
- Mr. Brooks stated based on what has been going on he is willing to entertain doing more for sewer. He needs to know what they have in reserves to make an intelligent decision.
- Mr. Shoemaker stated the sheet they will handle with the utility fund has \$3 Million and the URRIF has \$715,000 left in it. That is all money that came from utility customers.
- Mr. Gilpin stated he does not think that is spendable.
- Mr. Brooks stated they need to find out how much they have because he believes it is somewhere around \$7 million. The Board had once agreed they would go no lower than \$6 Million. If they have \$500,000 to \$600,000 above \$6 Million, they may want to entertain using it to do some good for the District.
- Mr. Hurley asked how long it will take them to get a plan back to the Board. They need to address this now. Mr. Jones responded a couple of months.
- Mr. Jones stated if they construct a retention pond and they are not just cleaning and maintaining it, they will need to get a SFWMD permit.
- Ms. Phillips asked if they can at least clean the drainage pipe to give the residents some relief. Mr. Jones responded if they could come up with multiple portions of it. They can get the contractor out there as soon as they wrap up everything they are doing for the District.

- Mr. Hurley noted it is still too wet to start cleaning up there.
- Mr. Swanson stated where he lives the Manor Drive drains come down to Monza Drive. There are also swales behind all the houses on Monza Drive and swales in front of the houses on Monza Drive. All that water comes down within three lots of him, in both directions, kind of like a retention pond. There is a total of seven drains without the swales that come down behind his neighbor, across from his house and it goes down to his drain, which is completely blocked. He still has water sitting there and it is starting to smell. He lives on 2808 Monza Drive. He provided suggestions.
- Mr. Jones stated he went out there this week with Mr. Brumfield. There is a clogged pipe. The utility department has a jet. The intent for immediate correction is to get the jet system and try to jet out the pipe first. If that does not work, they will need to hire someone to come out and clean them in that area.
- Mr. Brooks stated the District has a drainage problem, which has not been addressed for many years. They cannot address every individual need. They need to have a plan on how they are going to do this.
- Mr. Jones stated number three on the list is Gerona Avenue. There is a new house going in next to one of the larger advanced ditches. Whenever the houses get built, anything passed Cortez Boulevard is on septic so the houses usually end up a few more feet higher than the minimum. If you have a drainage ditch next to a house that high, there is almost always maintenance issues with it. They are trying to get ahead of it as a preventative maintenance before the house is built. There will potentially be two homes on either side of the ditch.
- Mr. Brooks questioned how bad the remaining 14 project areas are. Mr. Jones responded some of them are preventative maintenance and some are the same scenario they are dealing with as a house next to a main ditch. There is no major erosion yet, but it is something you can see has been happening. They are not serious enough that they need to be addressed immediately.

- Mr. Herrick asked if any of the 14 items on the list is part of the \$6 Million project. Mr. Jones responded the only one that is technically part of the \$6 Million project is number four.
- Mr. Brooks asked if the \$6 Million loan they are going for is set in concrete. Mr. Shoemaker responded no; they can change the amount. The Board set that figure. Typically, they will loan the money for structural improvements and not maintenance.
- Mr. Brooks asked if the items on the list justify increasing the loan. Mr. Shoemaker responded they can expand the scope of the project. Discussion ensued about possibly doing \$7 Million to address all the items on the list.
- Mr. Herrick asked if they spend the \$7 Million, can they then maintain what they need to maintain at about \$300,000 a year. Mr. Jones responded there is no way. Part of the analysis they had to do for financial, they want you to estimate how much it will cost to maintain. There are miles of ditch that cannot be maintained because there are trees growing within them.
- Mr. Brooks asked how much they need a year to maintain work that has been done within the District. Mr. Jones responded he is not sure what the existing number is. Mr. Shoemaker stated it is probably around \$350,000 on the low end.
- Mr. Brooks noted they need to budget \$350,000 for Mr. Brumfield for maintenance and then have a conversation on improvements.
- Mr. Jones noted once they do the \$6 Million project, they have another approximate 50% of items they will need to clean and maintain. After the District spends the \$6 Million, the maintenance figure goes to \$500,000.
- Mr. Brooks would like the Board to consider going to \$7 Million on the loan. He would like to know what the cost would be per year on the repayment of the loan based on what they know. He would like this to come before the Board at the next meeting.
- Mr. Shoemaker explained the difference between the general fund and utility fund. Discussion ensued.

- Mr. Brooks stated they can go ahead with the top seven items. They will try to figure out the loan and how much money they have in reserves to decide at the next meeting.
- Mr. Bob Hilts reviewed the agreement with the Highlands County Sheriff's Office to have a deputy come in and patrol. It is \$45 an hour and it is a minimum of three hours. Mr. Brooks stated originally, they were going to do 18 hours a month.
- Mr. Hilts noted there are issues as to what they want them to do. Some of the stop lines are incorrect and some of the stop signs are not at the proper height so they will not patrol those. They will issue warnings but will not issue a citation. There are corrections the District needs to make for them to enforce citations.
- Mr. Brooks stated they originally were looking into this because people were running stop signs. If they need to adjust the stop sign heights, lines, and hedges, he is not sure it is worth it.
- Mr. Herrick stated it is another example of not doing things properly the first time. If they do not have the stop signs at the right level, then they need to be made the right level.
- Ms. Phillips noted she was almost hit twice this week on Sun 'n Lake Boulevard.
- Mr. Brooks asked how many hours they want to devote to this. Mr. Hilts can try to obtain this information. He is having trouble getting statistics from them.
- The Board directed Mr. Hilts to address the hedges and report back how many hours they patrol.
- Mr. Brooks stated he thinks they need to address what needs to be addressed for the Sheriff to start issuing tickets.
- The Board would like to know how much time they are giving the District now, aside from the agreement.
- Mr. Brooks requested an update on the basketball court. Mr. Hilts stated he has their statistics compiled. Most of it was loud music and kids fighting, as well as the shooting a month ago. Other complaints more serious in nature were handled by the Sheriff's Department and they do not find out about them until the next day. He requested a list of those complaints from the Sherriff's Department.

- The Board reviewed the Code Enforcement Brochure. Mr. Brooks asked if they should put something in there about what the fines would be for the violations. Mr. Hilts stated they have not established anything yet. The maximum fine will be added.
- Mr. Brooks asked about the banners. They took as many down as they could in the time they had before the hurricane. Several blew out. The prices on the banners when up significantly. They went from \$85 a banner to \$103 a banner. It is an approximate total of \$6,000 for banners. There was Board consensus to have the banners. Ms. Fells noted the banners are included every year in the Community Services budget. It is a non-issue, and they are already ordered. They try to change them out twice a year.

ELEVENTH ORDER OF BUSINESS

Follow-up Items (ats: 04:14:49)

There being none, the next agenda item followed.

TWELFTH ORDER OF BUSINESS

New Business

There being none, the next agenda item followed.

THIRTEENTH ORDER OF BUSINESS

Discussion to/from Board

A. Letter from David Halbig – Turtle Run Greens Loop Irrigation

- This item was previously discussed.

FOURTEENTH ORDER OF BUSINESS

Adjournment (ats: 04:14:55)

- There being no additional business to be brought before the Board, the meeting adjourned.



Ray Brooks, President