

Time:

9:00 AM

### Sign-In Sheet

Symposium Regarding Live Oak Street Trees, Sidewalks, Roadways and Homes

Date: September 2, 2015

District Manager: Craig Wrathe	ell	•		
Place/Room: Grand Haver	Room, Grand Haven Village Center	MERHAGE W	27641	
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Valerie + JACK	45 Riverbend DR.			
Barton Kaplan	13 CROSSLINK CT	445-604	bkaplangeoff.rr.com	
Patricia Smith	23 Smilfish Dr.	445 7273	Cold Soil zzabell south. Let	
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## GRAND HAVEN COMMUNITY SYMPOSIUM REGARDING LIVE OAK STREET TREES, SIDEWALKS, ROADWAYS AND HOMES

#### **COMMUNITY COMMENTS**

I do not have a question to submit but I would like to offer some information to the panel. I have been a resident of Grand Haven for over 16 years and I have contributed my time and efforts to Grand Haven in many ways, including the Master Association Board and the ADC. I and most of my friends, neighbors and acquaintances are extremely happy living in Grand Haven. We love the beauty and shade provided by our oak trees and are more than willing to replace sections of our sidewalks when necessary, most of us have had occasion to do that over the years. We built in and moved to GH because we fell in love with the neighborhoods and Waterside Parkway, in effect, we fell in love with the trees. We truly do not want to change.

The number of trees and shrubs required in Grand Haven for patio sized lots is ridiculous. Literally 95% of what little land is left on our postage stamp sized lots is filled with trees, bushes and plants. I have no front or back lawn. Only the strip by the street which has two trees and various plantings. I do have three oaks, a crepe myrtle, six cypress trees, two weeping cypress trees and two magnolia trees along with 100 feet of hedges next to the house. Who in their right mind would require this level of plantings?

Houses are so close together you can't walk between them and grass does not grow between them. Sidewalks are uplifted by the live oaks planted within a few feet of the roadway. Trees overhangs block truck passage. Upkeep is very expensive, trimming annually raised sidewalk repairs, leaves everywhere chocking growth.

Trees now overgrow house roofs and lanais causing potential for storm damage that could have been avoided with thoughtful planning requiring even more pruning for safety purpose.

Those in charge of the MHOA and CDD are of no help alleviating these issues. All they do is enforce with no sympathy whatsoever.

Also requiring watering using only city instead of recycled water is prohibitively expensive, at \$70-\$100 per month. Not to mention the use of precious water resources for no good reason.

The only one happy about the landscaping and tree plan is Austin Outdoor and Asplundh. They make out very well trimming and pruning.

We need to conserve our water and reduce ongoing maintenance costs for unneeded plants and trees. Thin them out by at least 50% and reduce the cost burden. The boom times are over.

Questions should not be handed in beforehand...Lets them answer questions spontaneously. Lets hear from the developers when not handed questions in advance.

Will you repeat these sessions when all residents from up north can participate, say in November?

In response to the Boards concern for property violations we found several delays (up to 8 months) in addressing solutions to the up keep of residential properties. Adverse conditions of subject property created a devaluation of adjacent properties and general varmint infestation. It became necessary for surrounding owners to intervine for a solution with non-resident owners.

My husband and I have lived in Grand Haven for fifteen and a half years. One of the primary reasons for choosing this development over others was the thought given to the planting and the laying out of the community, especially the landscaping. We've waited all these years to finally see the beautiful canopy of our live oak trees develop. To change or take down any of these shade providing, beautifying trees, would not only be a travesty, but a monumental cost burden.

It seems a small price to pay for an occasional section of sidewalk to be repaired, in order to maintain the integrity of our community. Visitors always comment first of the beauty of the drive into and through Grand Haven.

We would be very disappointed to see any changes to the existing live oaks, especially those bordering Waterside Parkway.

My husband and I have grave concerns about a live oak planted by our builder (without any prior approval by us) 11 feet from the rear of our home as to its compromising the integrity of the home's foundation. The tree is now 6'4" in circumference and is more than 35 feet tall. Four years ago we had to replace a damaged section of our front sidewalk from a Live Oak planted at the same time as the one in the rear of our home. The roots were very large in size and we have since hade to have sprinklers reworked and replaced as well from subsequent root damage. As a result, we fear that the tree at the rear of our home could be causing unseen damage to our foundation. We plan to attend the morning segments of the symposium, but have other commitments both afternoons so would appreciate written feedback to this question should we miss an experts valued opinion. Many thanks.

Our concerns are Oak Trees too close to home foundations and roofs...and the problems that have been sited by the city and the sewer and water systems to the homes. There has been approval given for the removal of an Oak Tree at 11 Jasmine Dr by the City of Palm Coast and Grand Haven rejected the tree being removed. The driveway is heaving, the water system underground is being jeopardized and continually threatens the tile roof structure on two homes, 11 and 13 Jasmine. I am sure that this issue is not the only one in our community. There really needs to be a change to our Grand Haven Bylaws that are not functional for our mature community. Logic and concern for retaining a beautiful gated community without Major issues should be forefront. Not, is this tree healthy and disregard the homeowner's Financial investment in brick and mortar, Their home.

I have been a native Floridian born in Jacksonville, spending most of my life as a licensed general contractor in Jacksonville. I have developed many residential subdivisions in Duval and Clay County. I have also had experience hundreds of homes, with this experience I gained knowledge about our native trees and shrubs. Having said that, so you could understand my background I have some suggestions about how to cope and manage a problem with our Live Oak. These trees have a rather shallow root system without a tap root spreading out spreading out as far as the limbs, when this happens as you know these roots encroach under our sidewalks, curbs and streets. In the past when repairing our sidewalks these roots have been cut off causing no harm to the trees. I have not witnessed any of our trees dying because of this. Therefore my suggestion is as follows. Hire a contractor that would utilize a ditch digging machine with a 4 to 6 inch wide blade and have them dig a trench 4 to 6 inches wide just behind the curb with a length approximately 20 feet long centered on each tree, with a depth of 4 feet after this is done then back fill the trench with concrete forming a barrier so that the roots find their way under our current constraints.

In Jacksonville tree roots have been cut from the oak trees without killing the trees and they have lived for many years. I think this method is worth the risk and should stop the roots from encroaching under our curbs and roads.

When we first purchased here the CDD did not exist. We are very happy with the amenities and the way our community has developed. The issue is the over treed plots which many of us who have been here 15 yrs. or more are faced with. The street oak trees in Front Street have wreaked chaos with the sidewalks, homeowner's irrigation systems and home plumbing. As well as the lake walls (which we are responsible for) have been compromised by tree roots.

We are out of town for the summer as I expect many people are so the unfortunate timing of the symposium prevents from attending the very important subjects. Hopefully I you will input our concerns about one alternative that was stated regarding the tree problem. Suggestion was to turn the responsibility over to Grand Haven and add the costs to the homeowner's tab. Our home is on the stub street and we do not have a sidewalk. We paid a premium for that lot as it was obvious by that time, and should have been from the very beginning at least to Austin, what would happen. So if that alternative is considered it should be with the condition that those without sidewalks be excluded from any of the costs. Also in our case, we don't have storm sewers as they are being raised avoiding proper drainage.

From: Harold C. Jurgensen, 13 Sand Pine Drive, Palm Coast, Florida To: All Home and Lot Owners of Grand Haven, CDD and MOA SUBJECT: TREES AND DAMAGE TO ALL MAN-MADE STRUCTURES / EQUIPMENT

**REFERENCE:** U.S. Department of Agriculture, Forest Service, 1400 Independence Avenue, S.W.,

Washington, D.C. 20250, Subject: Standards for Tree Plantings

I am providing you this memorandum in response to the symposium on Tuesday, September 1st, and Wednesday, September 2nd, at the Grand Haven Room, Village Center, starting at 9 AM each day, regarding trees, and man-made structures such as sidewalks, driveways, roads, garages and homes, and underground utility lines.

The United States Department of Agriculture, United States Forest Service, has published federal standards (for government agencies) / guidelines (for the public) with regard to the planting of trees in proximity to sidewalks, driveways, roads, garages and homes, and underground utility lines, to avoid damage and destruction to these man-made structures. The roots of trees are very capable of causing, and do cause, immense damage and destruction to man-made structures and equipment. The damage that the roots of trees can cause was quite evident in the older, more established, communities and cities of Europe and the United States of America. The representative that I talked to at the Washington, D.C., headquarters

emphatically stated that failure to abide by those standards will result in significant damage to property. For example, oak trees and elm trees need to be planted at least 30 feet away from man-made structures to avoid damage to those man-made structures. I invite all my fellow homeowners of Grand Haven to view the federal standards / guidelines. There are some damage avoidance / mitigation techniques available under limited circumstances / conditions (for example, digging trenches and incorporating appropriate barriers).

Not only is the damage and destruction caused by trees very costly, but in almost all cases:

- (1) That damage will **not** be covered by any insurance firm,
- (2) Nor will the government legally allow you to deduct those losses on your tax forms.

The reason is that the destruction was long-term, that is, over an extended period of time, and furthermore, was self-inflicted (the owner actually caused the damage and destruction to occur and that destructive effect was evident over a long period of time).

That damage and destruction, or at least the beginning of it, is already evident throughout Grand Haven; just take a look at the sidewalks and some of the roads and driveways. Believe me, the destruction is already starting to the foundations of garages and houses in this community.

In addition to the damage caused by the root system of trees, the crown of trees (branches) can also cause damage to man-made structures including powerlines and houses. The federal standards are there to help protect against damage from both the root system and the crown system of the trees. I believe that it is not possible to satisfy the current Grand Haven MOA Landscape Requirements without violating the Federal Standards / Guidelines; and thus over time causing significant damage to your property. The MOA and CDD really need to make critical changes to the Homeowners Landscape Requirements and the Community Landscape Plan, respectively. I have done my civic duty on behalf of my fellow residents and homeowners of Grand Haven.

VERY RESPECTFULLY AND SINCERELY SUBMITTED,

# GRAND HAVEN COMMUNITY SYMPOSIUM REGARDING LIVE OAK STREET TREES, SIDEWALKS, ROADWAYS AND HOMES

### LEGAL, LIABILITY AND FINANCIAL QUESTIONS

,	There have been differing opinions from the CDD and GHMA attorneys regarding the question of who is responsible for maintaining/repairing the sidewalks on residential properties. Can the attorneys address this issue? (X4)
1	Where specifically in the CC&R'S does it require oak trees? ARCHETECTUME DESZEW GUZDO SCHEME OF COMMUNITY
	If the requirement for oak trees is in the CC&R'S, what specific steps would residents need to take to get this changed?
V	If the requirements for oak trees is not in the CC&R'S, what specific steps would residents need to take to get the ADC to change its policies?
ſ	The land development code requires street trees (although no necessarily oaks) every 50 feet on center. What is the process to change the land development code if residents want relief from this requirement? Would such a change necessarily affect all of Palm Coast or just Grand Haven?
<b>/</b>	Some parcel owners claim that FL 720.3035, paragraph 4, gives them "rights" to protect their units. Please explain FL 720.3035. (ADOPTED 2002 - NO COURT CASES)
	Does FL. 720.3035 give the parcel owner the right to violate and ignore specific Master Declarations or By-Laws or policies or rules of the GHMA, when the parcel owner believes his rights are being violated?
<b>√</b>	Can the CDD or GHMA or the management company vet preferred infrastructure contractors to make available a choice list of vendors that can make infrastructure repairs that meet best practices of the community? I know that we have discussed this issue in the past, however with both attorneys present perhaps we can arrive a legal position that will hold harmless the CDD and GHMA that we can all live with. (X2)
V	What remedy does a parcel owner have when they disagree with the Master Declaration or the rules of the community?
J	Why can't the GHMA just vote to change the rules of the community and give the resident permission to do anything they want to do, within reason?

Why can't the GHMA just vote to change the CC&R'S and eliminate the problems?

When a parcel owner believes that the CC&R'S or the rules of the community are going to "harm" them or their property, why do they have to abide by the rules? Aren't they allowed to selectively follow just the rules that they believe are correct?

Do the residents or the GHMA Board decide to change the CC&R'S?

Some parcel owners believe that Florida Statutes protect them and their property from the jurisdiction of the GHMA, so why do they need to follow any rules?

Somebody else planted the trees in front of my house and they are now raising the sidewalk on my property. I think that the roots from these trees are that I did not plant are going to cause me problems and raise my driveway, crush my sewer pipes and damage my house foundation. I am trying to prevent that from happening so why can't I just remove these trees? I'll plant something else instead.

The City of Palm Coast gave me permission to remove my trees. Why is the GHMA preventing me from doing something that the City gave me permission to do?

/I had an engineer look at my sidewalk and he hold me that the street tree roots are lifting and cracking the concrete. This is my property and my responsibility to keep it safe. The GHMA and the ADC are not engineers, why must I follow the rules and harm my property?

/ When I moved into Grand Haven no one told me that there were rules about what street trees I can have on my property. If these trees are going to cause me problems now and in the future, I'm going to remove them. If the City of Palm Coast gives me permission, how can anyone stop me from protecting my investment?

When I moved into Grand Haven, I was given 322 pages of Master Declarations and another 75 pages of Standards and also a book of By-Laws of the community. You can't expect me to read and understand all of that material. I'm not interested in what anybody else is doing. I just want to keep my home and property safe. How can the GHMA stop me from doing what is right for me and my property?

What specific steps can the Master Association take to modify the rules governing Oak Trees and Sidewalks? How can the resident's interests be represented when the black and white CC&R'S agreed to when we purchased here, but not created by the homeowners are obviously not in the homeowners best interests.

Questions based on Attached Narrative: (Notes should not be detached from questions)

- 1) Given a prior failure to correctly designate management of Easements, Sidewalks, and Street Trees, does failure to act (creation of legal transfer) on part of the "Declarant in CONVYING" and the GHA, Inc. in receiving a Conveyance" constitute default acceptance based upon rules of the CC&R's and governing State, County, and Local Ordinances?
- 2) Did this failure "become a Voluntary assumption by the governing body" as was dedicated in the plat maps. (Governing body in this case would be THE HOA and the CDD)
- 3) Does the CDD require a transfer document from the Declarant/Developer or the GHMA, Inc. HOA to be the Governing Management and Maintenance agency for Curbs, Sidewalks and Street Trees?
- 4) Given the above summary of applicable laws and ordinances, does the misuse of the language and the fact that it will take 66 ¾ percent of the entire Grand haven owner population to vote to approve any CC&R change, and that ADC Standards have been misinterpreted and failed to promptly implement the miss-stated CC&R's, how will the GHMA, Inc. Master Association resolve this grave error presented CCR 8.6? (covered in notes)
- 5) Why has approval not been sought between 2001 and current by the GHMA BOD ton bring the CC&R's into line with changing laws? (Several Find-Law legal opinions and case study reflect "at least parodic amendment to update CC&R's to meet changing laws is necessary").
- 6) Since DEDICATIONS and RESERVATIONS are clearly stated and dedicated in individual Plat Maps, how can a correction to all existing and required legal issues be implemented without severe impact on the overall Grand Haven Concept plan?
- 7) Through concurrence from governing agencies, with the correct ownership and maintenance responsibilities assigned, and appropriate budget assessments implemented, can the Sidewalk/Tree issue be resolve the Sidewalk/Tree issue?
- 8) How did the ADC Standard for a 30' interval planting of street Oak Trees", in the 2001 ADC Standards evolve into a 2015 ADC standard of planting "street trees" at an "average ratio of one (1) tree per thirty (30) lineal feet of total street frontage" without including the FDOT Street Cut measurements with the lot owner owning the dirt from the tar-mac (pins) to the Garage Door referred to as Private Drive and no trees are permitted in a Private Driveway?"
- (13 page attached narrative emailed to panelists as a PDF document)

# GRAND HAVEN COMMUNITY SYMPOSIUM REGARDING LIVE OAK STREET TREES, SIDEWALKS, ROADWAYS AD HOMES

### INFRASTRUCTURE QUESTIONS

/	What type of trees would arborists recommend for the limited amount of space between the sidewalks and roads that would not cause damage to resident's property? (X2)
/	What is Dr. Gilman's opinion regarding root pruning and root shaving>
/	What type of sidewalk and/or remedial sidewalk repairs can Dr. Gilman recommend to treat and to prevent and/or deal with Oak Tree root invasion?
/	What types of sidewalks can be retrofitted?
/	What types of materials can Dr. Gilman recommend?
/	Ron Litts, the arborist for Seven Oaks stated that Oaks need "100 ' X 100' to thrive. What is Dr. Gilman's comment or opinion on this statement regarding Oak Trees? It would seem that no area within the District is suitable for Oaks. What is Dr. Gilman's recommendation regarding space? There are many Oaks within the District thriving in much less than 100' X 100'. Why is this?
/	What can be done to retard the growth of currently healthy Oaks?
/	Some parcel owners have severely shaped and/or "top hatted" trees to retard growth. How does this affect the Oaks that we have throughout the District? What tree health issues does this cause if any?
/	How much pruning or trimming will an Oak Tree survive?
/	Removing trees aside, how does Dr. Gilman suggest we all address the Oak Tree issues for the next 10-15 years?
/	The Master Plan Development (MPD) and/or the DRI call for street trees to form a canopy over the street. What species of trees besides Live Oaks can form such a canopy?
_	Thousands of mature Live Oaks exist throughout the District, what can be done to minimize infrastructure damage without changing the CC&R'S?

Does that cost change for removing 3000 trees? Can any costs be recovered for selling the trees for lumber or firewood? What would be the cost of a new species replacing the Oak? . What role has tree roots or tree weight played in the required repairs of storm water drain pipes on utility easements within Grand Haven? In regard to the replacement of sidewalk panels on CDD property, once properly repaired, how often has it been necessary to replace the same panel? Historically, what is the incidence of street tree root damage to buried utilities on CDD property? What is the incidence of street tree root damage to drain lines, utility lines and foundations on residential property? Do trees have an effect upon energy usage on a residential setting? Do trees have any impact upon the sales appeal and value of a residential property? What would happen if everyone removed either the street Oaks and or sidewalks? Currently very few people even walk on the sidewalks due to irregular height of the sections or low trees. Cars are parked in the driveways and prohibit you from staying on the sidewalks. We prefer the removal of sidewalks. On all arborist and tree study web sites, the trees to avoid planting near concrete are Oaks, Ash, Locusts, Boxelders, silver Maples, and Sycamores because they cause a disproportionate amount of damage and tend to grow quickly and have aggressive spreading root systems which can and will damage property. Knowing this to be a fact, why would a landscaper and developer plant these trees six inches from the sidewalk? In your expert opinion, would it be unreasonable for a homeowner to replace a tree, which causes constant sidewalk, driveway and potential infrastructure damage, with a less intrusive tree approved by the HOA and ADC at the homeowner's expense? Mention is made of the increased property values and sales appeal of the Live Oak street trees. My question is shouldn't consideration be given to the possibility of decreased property value or buyers looking for greater discounts because of the expected repair costs I have heard from some original residents )circa 1999-2001) that both ITT and LandMar were told by many residents at multiple quarterly meetings of the then developer run Board that Oak Trees were being panted to close to infrastructure. Does anyone remember why the developer(s) ignored these resident comments and have put us in the situation we face today?

What is a cost estimate to remove a Live Oak in Grand Haven?

#### University of Florida

Environmenta Horticulture

Edward E.

Professor, Urban Trees & Landscape Plants

University of Florida Environmental Horticulture Dept.

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Phone: (352) 262-9165 E-mail:egilman@ufl.edu

Web sites:

Landscape Plants | Trees & Hurricanes | Trees & Powerlines

#### **Professional Background**

#### Education

- · Ph.D. in Plant Pathology (Rutgers Univ.), 1980
- . M.S. in Plant Pathology (Rutgers Univ.), 1978
- B.Sci. in Forestry (Rutgers Univ.), 1975

Ed Gilman has a 45% research: 50% extension teaching: 5% classroom teaching assignment. The new online arboriculture class is available to all world-wide. He works with arborists, consultants, landscape contractors, growers, urban foresters, planners, landscape architects and others engaged in tree selection, growing, planting and management issues. Research includes tree pruning, anchorage, roots, irrigation, and fertilization. Our team provides service to the industry and to citizens in Florida by incorporating this and other research-based information into educational programs, demonstration sites, publications, and Web site for our target audiences.

#### Research

Details of some current research interests include the following: Research is directed toward tree and shrub production practices and their impact on the rate of establishment in the landscape. Production practices include pruning, irrigation, fertilizer, root pruning to improve root systems, and non-traditional containers. Major focus includes root morphology in response to nursery production and water stress after planting, and evaluation and modeling of the factors that influence tree anchorage in the landscape. The impact of landscape tree pruning on tree biology and response has become an important part of my research and education programs since the late 1990s.

#### Selected Research Publications

View all research abstracts

#### **Books**

Gilman, E. F., B. Kempf, N. Matheny, and J. Clark. 2013. Structural pruning: a guide for the green industry. Urban Tree Foundation. Visalia, CA.

Gilman, E. F. and R. J. Black, 2013. Your Florida guide to shrubs, second edition. University

#### **Rick Woodville**

From: Steve Davidson [sdavidson13@cfl.rr.com]

**Sent:** Sunday, August 30, 2015 8:46 PM

To: Byrne Tom; Clark Scott; Cullis Jim; Flanagan Steve; Gilman Edward; Grimmel Mark;

Grossman Barbara; BKloptosky@ghcdd.com; Leister Louisé; Sampselle Jay; Tyner Ray; Rick

Woodville; Craig Wrathell; Railsback Troy; Carlton Robert; Butler Bill

Subject: Grand Haven Street Tree and Sidewalks Symposium: Community Questions and Comments,

Dr. Gilman's C.V., Sidewalk and Hardscape Solutions List

Attachments: GGH SYMPOSIUM SYMPOSIUM-COMMENTS.docx; GH SYMPOSIUM-INFRASTRUCTURE

QUESTIONS.docx; GH SYMPOSIUM-LEGAL, LIABILITY QUESTIONS.docx; Dr Gilman UF

Homepage001.pdf

Importance: High

To All Symposium Participants:

Attached are questions for various panels as submitted by Grand Haven community residents.

We have grouped the questions by major subject category: Infrastructure Related; Legal, Liability and Financial Related; and General Comments.

We have additionally included a list of Sidewalk and Hardscape Solutions (linked to Dr. Gilman's website) for Day I Infrastructure Related discussion under agenda item #3.B.

Please review the questions in the category group which best matches your particular field of expertise.

We have also included Dr. Edward Gilman's University of Florida website homepage for the benefit of those unfamiliar with Dr. Gilman's body of work.

We wish, on behalf of the entire Grand Haven community, to thank you all for participating in this unique learning experience for the betterment of our community.

Dr. Steve Davidson GHCDD and Dr. Robert Carlton, GHMA

## GRAND HAVEN COMMUNITY SYMPOSIUM REGARDING LIVE OAK STREET TREES, SIDEWALKS, ROADWAYS AND HOMES

#### GRAND HAVEN ROOM, VILLAGE CENTER, 9 AM TO NOON, 1 PM TO 4 PM

#### DAY 1 – TUESDAY, SEPTEMBER 1, 2015

#### 1. HISTORICAL PERSPECTIVE: (9:00 to 9:45 AM)

DRI Development Order, MPD Requirements: County, then City of Palm Coast Admiral Corporation, ITT, Lowe, Landmar, GHMA, GHCDD

Landscape Design Goals and Plans: UCR at the Time, for the District, for Residential Lots

Panel: Jim Cullis (Grand Haven Realty,) Louise Leister (Arborist & GH District Horticulturalist,)
Dr. Edward Gilman (Prof. Environmental Horticulture U.F./IFAS,)..........

#### 2. CURRENT STATE: (9:45 to 10:30 AM)

#### A. Benefits:

Beautiful, unique community main entrance and central roadway
Shaded central artery of walkways for pedestrians, dog walkers and bicyclists
Enhanced property value and sales appeal
Reduced energy costs
Enhanced visual appearance of community
Shaded Village streets for all residents
Protected environment (wildlife habitat) for squirrels, birds. etc
Contributes to a more healthy environment
When properly pruned, protects damage to lawn from intense sun and heat
Reduces irrigation expenses by lowering temperature of lawn
Reduces erosion from storm water run-off

Panel: Dr. Edward Gilman, Louise Leister, Jason Shaw (District Certified Arborist,)
G. Matthew Wilson, (President, FCAR,), Barry Kloptosky, GHCDD FOM
Troy Railsback, GHMA CM

#### **B.** Challenges:

Creates work for residents – Leaf pick up 2x per year
Cost of properly trimming and pruning
Passage of large trucks
Visibility of street signs
Street light effectiveness
Trees interfering with growth of smaller shrubs, trees, turf
Threats from roots and weight of trees to storm water utility inlets, pipes and mitered end sections, common area buried electric, cable, phone utility lines, curbs, roadways,......
Threats from roots and weight of trees to residential sidewalks, driveways, foundations, drains, utility lines, irrigation lines,.......

Panel: Palm Coast City Rep, Jay Sampselle (Cline Construction,)
David Gerkin (Austin Outdoors GHCDD Account Manager,)
Barry Kloptosky, GHCDD FOM, Troy Railsback, GHMA CM

#### 3. A. PRESENTATION BY DR. EDWARD GILMAN (10:30 to noon, reconvene at 1 PM to 4 PM)

### PROFESSOR OF ENVIRONMENTAL HORTICULTURE UNIVERSITY OF FLORIDA

"DESIGNING A MANAGEMENT PLAN FOR SHADE TREES"

To include: Comments on 2 A + B above Comments on Possible Solutions

#### B. Panel Discussion on Possible Solutions (1 PM to 4 PM)

#### Submitted Infrastructure Related Questions from GH Community

Panel: Dr. Edward Gilman, Palm Coast City Rep., Jason Shaw, Jay Sampselle, Louise Leister, David Gerkin, Barry Kloptosky, GHCDD FOM, Troy Railsback, GHMA CM

#### DAY 2 - WEDNESDAY, SEPTEMBER 2, 2015

#### 4. LEGAL CONSIDERATIONS: (9:00 AM to Noon, reconvene 1 PM to 2 PM)

City of Palm Coast: (9:00 AM to 9:45 AM)

Tree Count Requirements and Permitting Process for Removal/Replacement of Trees

Panel: Palm Coast City Representative/s

**Submitted Questions from GH Community** 

GHCDD, GHMA, ADC's, Private Properties (9:45 AM to 10:45 AM)

Current Responsibilities of the GHCDD
Current Responsibilities of the GHMA
Scott Clark, Counsel, GHCDD
Robyn Severs, Counsel, GHMA

Current CC&R's Troy Railsback. GHMA CM
Process to Amend CC&R's Troy Railsback

NCADC tree requirements for new construction
MADC requirements for the removal & replacement

Tom Byrne, Chairman, MADC
Tom Byrne

of trees on residential property

Submitted Legal, Liability and Financial Questions from GH Community

"WHAT IF SCENARIOS" (10:45 to noon, reconvene at 1 PM to 2 PM:

Legal Considerations of GHCDD Assuming Responsibility for All Trees and/or Sidewalks: Scott Clark, Counsel GHCDD,

Legal Considerations of GHMA Assuming Responsibility for All Trees and/or Sidewalks: Robyn Severs, Counsel GHMA

#### 5. LIABILITY CONSIDERATIONS: (2:00 to 3:00 PM)

Current History of Claims and Liability Exposure to GHCDD, GHMA, Private Property Owners:

Mark Grimmel, (Egis, GHCDD Insurance Rep.), Barry Kloptosky GHCDD FOM, Troy Railsback GHMA CM

#### "WHAT IF SCENARIOS"

Liability Considerations of GHCDD Assuming Responsibility for All Trees and/or Sidewalks: Scott Clark, Counsel GHCDD, Mark Grimmel, GHCDD Ins Rep,....

Liability Considerations of GHMA Assuming Responsibility for All Trees and/or Sidewalks: Robyn Severs, Counsel, GHMA, Troy Railsback, GHMA CM

#### 6. FINANCIAL CONSIDERATIONS: (3:00 to 4:00 PM)

**GHCDD, GHMA, Private Properties** 

Current Responsibilities, Budgets and Assessments (GHCDD DM, GHMA CM)

"WHAT IF SCENARIOS"

Financial Considerations of GHCDD Assuming Responsibility for All Trees and/or Sidewalks: Impact upon Budgets and Assessments Craig Wrathell, GHCDD, District Manager, Richard Woodville, Asst DM,......

Financial Considerations of GHMA Assuming Responsibility for All Trees and/or Sidewalks: Impact upon Budgets and Assessments Troy Railsback, GHMA Community Manager

#### 7. CLOSING REMARKS: GHCDD Chair, GHMA President

"All information gathered from these two days will be reviewed and analyzed by the GHCDD and GHMA Boards as objective information. Any subjective opinion will be removed as the Boards recommend retaining, amending or changing existing policies and procedures. Opportunities for Community input will be made available at each of the Boards respective subsequent meetings."

The GHCDD and GHMA Boards, and the entire GH Community, wish to express gratitude to all the Symposium panelists for their time and effort put forward towards the betterment of our Community."

## Grand Haven Community Development District Sidewalk & Oak Tree Cost Analysis

Current Obligation 38,154 linear ft 25%	Projected Obligation 152,617 linear ft100%	
14,895	59,580	Sidewalk Repair and Maintenace <sup>1</sup>
-	4,870	Insurance <sup>2</sup>
-	5,075	Equipment and R&M <sup>3</sup>
-	1,625	Fuel <sup>4</sup>
-	2,400	Horticulturalist/Arborist
14,400	57,600	Oak Tree Triming <sup>5</sup>
10,774	36,633	Staff Time - Pressure Washing <sup>6</sup>
9,213	36,851	Staff Time - Inspection & Contractor oversight <sup>7</sup>
\$ 49,282	\$ 204,634	Annual Expense

<sup>&</sup>lt;sup>1</sup>Per actual expenditures (highest of the past 5 fiscal years).

<sup>&</sup>lt;sup>2</sup>Per Grand Haven's insurance carrier Egis Insurance & Risk Advisors.

<sup>&</sup>lt;sup>3</sup>Per Hi-Lite Solutions quote for additional pressure cleaner.

<sup>&</sup>lt;sup>4</sup>Estimated 2.5 gallons per day, 5 days per week at \$2.50 per gallon.

<sup>&</sup>lt;sup>5</sup>Per FY 2015 budget number.

<sup>&</sup>lt;sup>6</sup>Per actual time spent pressure washing and discounted 15% for anticipated increased efficiency of new equipment.

<sup>&</sup>lt;sup>7</sup>Per on-site's approximation of time spent inspecting sidewalks, monitoring contractors and inspecting finished repairs and cleanings.

05/06/15 Accrual Basis

Total

# Grand Haven Community Development District Find Report All Transactions

τ	ype	Date Num	Name	Memo	Split	Credit	
Bill		02/05/2010 02/05/10	RONNIE AGUIAR	REMOVE & REPAIR SIDEWALK - WATERSIDE	572.717 · Waterside Sidewalk Repair	995.00	
Bill		05/06/2010 05/06/10	RONNIE AGUIAR	SIDEWALK REPAIRS	572.717 · Waterside Sidewalk Repair	1,600.00	
Bill		05/06/2010 050610	RONNIE AGUIAR	CURB REPAIR	572.717 · Waterside Sidewalk Repair	400.00	
Bill		05/27/2010 052710	RONNIE AGUIAR	LABOR AND CONCRETE	572.717 · Waterside Sidewalk Repair	2,000.00	
Bill		06/28/2010 062810	RONNIE AGUIAR	REMOVE & REPLACE PADS	572.717 · Waterside Sidewalk Repair	2,250.00	
Bill		07/28/2010 072810	AGUIAR'S CONCRETE	SIDEWALK REPAIR	572.717 · Waterside Sidewalk Repair	2,000,00	
Bill		08/24/2010 082410	RONNIE AGUIAR	9 PADS - REPAIR OF SIDEWALK	572.717 · Waterside Sidewalk Repair	2,000.00	
Bill		09/14/2010 091510	RONNIE AGUIAR	REPAIRED SIDWALK - 15 PADS	572.717 · Waterside Sidewalk Repair	3,650.00	14,895.00
Bill		04/19/2011 041911#1	RONNIE AGUIAR	REPLACE & REPAIR CONCRETE	572.717 · Waterside Sidewalk Repair	3,300.00	
Bill		05/23/2011 052311 #2	RONNIE AGUIAR	WATERSIDE SIDEWALK REPAIR	572.717 · Waterside Sidewalk Repair	3,000.00	
Bill		06/15/2011 061511 #4	RONNIE AGUIAR	REPAIR SIDEWALK PADS	572.717 - Waterside Sidewalk Repair	2,100.00	
Bill		06/15/2011 061511 #5	RONNIE AGUIAR	SIDEWALK REPAIR	572,785 · Community Maintenance	300.00	
Bill		06/30/2011 063011	RONNIE AGUIAR	SIDEWALK REPAIR - WATERSIDE	572.717 · Waterside Sidewalk Repair	300.00	9,000.00
Bill		11/14/2011 102411	RONNIE AGUIAR	REMOVE HIGH SIDEWALK 10/24/11	539,612 · Gen Infrastructr replace/repair	2,150.00	
Bill		12/12/2011 112811	RONNIE AGUIAR	SIDEWALK REPAIR	572.785 · Community Maintenance	275.00	
Bill		02/01/2012 020112	RONNIE AGUIAR	REMOVE SIDEWALK	572.778 · Tree Root Lifting Repairs	1,800.00	
Bill		04/23/2012 042312A	VOLUSIA CONCRETE	LABOR AND MATERIAL TO REPLACE APPROX 222 SQUARE FEET OF BROKEN AND SHIFTED SIDEWALK	572.778 · Tree Root Lifting Repairs	999.00	
Bill		09/05/2012 090512	RONNIE AGUIAR	REMOVE EXISTING SIDEWALK	572.785 · Community Maintenance	1,700.00	
Bill		09/30/2012 092812	RONNIE AGUIAR	REPAIR SIDEWALK AND PADS	572.778 · Tree Root Lifting Repairs	1,625.00	8,549.00
Bill		02/11/2013 021113	RONNIE AGUIAR	REMOVE CONCRETE AND ROOTS FROM SIDEWALK	539.612 · Gen Infrastructr replace/repair	1,650.00	
Bill		09/30/2013 093013	RONNIE AGUIAR	REMOVE TWO PANELS IN SIDEWALK	572.785 · Community Maintenance	400.00	2,050.00
Bill		12/04/2013 120413	RONNIE AGUIAR	REPAIR 8 SIDEWALK PADS	539.612 · Gen Infrastructr replace/repair	3,000.00	3,000.00
Bill		11/19/2014 111914	RONNIE AGUIAR	REMOVE SIDEWALK	539.612 · Gen Infrastructr replace/repair	2,800.00	
Bill		05/06/2015 050615	RONNIE AGUIAR	SIDEWALK REPAIR	539.612 · Gen Infrastructr replace/repair	3,600.00	6,400.00

43,894.00 43,894.00

#### Stephanie Spidell

From:

Mark Grimmel [mgrimmel@egisadvisors.com]

Sent:

Monday, August 24, 2015 9:36 AM Jeffrey Pinder

To:

Cc:

Stephanie Spidell; Michelle Thomas

Subject:

Grand Haven CDD - Estimated General Liability Premium Change

Jeff,

Sorry for the delay. Grand Haven CDD's expiring G/L premium is \$5630. The adjusted premium would be \$10,500 due to the added liability exposures. Let me know if you have any questions.

#### Warm regards,

#### Mark Grimmel CIC A AAI ARM-Public Entities

President

#### Egis Insurance & Risk Advisors

101 Plaza Real South, Suite 216

Boca Raton, FL 33432 Direct: (561) 693.4515 Mobile:(954) 857.1267 Fax: (561) 409.2353

Email: mgrimmel@egisadvisors.com

www.egisadvisors.com



### QUOTE#GHCDD081415

#### Hi-Lite Solutions, LLC

**Environmentally Preferred Specialty Cleaners** 

1285 Brucetown Rd., Clear Brook, VA 22624 Phone (540) 450-8375 Fax (540) 450-8379 <a href="mailto:com/customerservice@hi-lite.com/customerservice.com/customerservice.com/customerservice.com/customerservice.com/customerservice.com/customerservice.com/customerservice.com/customerservice.com/customerservice.com/customerservice.com/customerservice.com/customerservice.

TO Grand Haven CDD
Attn: Jeff Kilpatrick
2 North Village Pkwy
Palm Coast, FL 32137
Tel: (386) 447-1888

**DATE: AUGUST 14, 2015** 

Expiration Date: SEPTEMBER 15, 2015

Payment Methods:

□Cash\*

□Credit Card\*

□Wire Transfer\*

□Established Account

□Set Up New Account

□Payment Due Upon Ordering\*

	SALESPERSON	SHIPPING METHOD	SHIPPING TERMS	REQUESTED BY	DUE DATE
***************************************	Dan Brocksmith	Freight Carrier	FCA - Origin 1285 Brucetown Rd., Clear Brook, VA 22624	Jeff Kilpatrick	

QTY	SIZE	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	AGMW30	AEROGREEN MysticWasher 30" Rotary	\$4,950.00	\$4,950.00
		Pressure Cleaning System. Equipped		\$0.00
		With: 13HP Honda, 4000PSI/4GPM Pump,		\$0.00
		Dual Swivel Front Wheels, Integrated	Security to the second second second second	\$0.00
		High Pressure Hand Wand with	and the state of t	\$0.00
		50' Non-Marking Hose	and the second s	\$0.00
				\$0.00
			Subtotal	\$4,950.00
		1 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -	Tax	0, Gov't?
			Shipping	\$125.00
		A CONTROL OF THE CONT	Total	\$5,075.00

Quotation prepared by: Dan Brocksmith
This is a quotation on the goods named, subject to the conditions noted below: (Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.)
To accept this quotation, sign here and return:

THANK YOU FOR YOUR BUSINESS!

#### Grand Haven Community Development District Sidewalk & Oak Tree Cost Analysis Support

#### Pressure Washing

			Total			Es	timated Exp	•
	<b>Actual Hours</b>	Estimated hours	Estimated		Rate		Per Year	
	through Aug	through EOY	Hours	Pe	er Hour		(incl FICA)	
Jeff	10	5	15	\$	27.43	\$	442.93	•
Kyle	281.5	140.75	422.25	\$	14.00	\$	6,363.73	
Edward	153	76.5	229.5	\$	16.06	\$	3,967.73	
	444.5	222.25	666.75			\$	10,774.39	Current Obligation
						\$	36,632.92	<b>Proposed Obligation</b>

#### Inspection

	Estimated		Es	timated Exp	
	Annual	Rate		Per Year	
	Hours	 Per Hour		(incl FICA)	
Jeff	312	\$ 27.43	\$	9,212.86	<b>Current Obligation</b>
			\$	36,851.44	<b>Proposed Obligation</b>