

MINUTES OF MEETING

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Grand Haven Community Development District was held on **Thursday, October 16, 2008 at 9:30 a.m.** at the Grand Haven Room, located at Grand Haven Village Center, 2000 Waterside Parkway, Palm Coast, Florida 32137.

Present and constituting a quorum:

Peter Chiodo	Board Supervisor, Chairman
Charles Trautwein	Board Supervisor, Vice Chairman
Dennis Cross	Board Supervisor, Assistant Secretary
Stephen Davidson	Board Supervisor, Assistant Secretary
Samuel Halley	Board Supervisor, Assistant Secretary

Also present were:

Dave Berman	District Manager, Rizzetta & Company, Inc.
Scott Clark	District Counsel, Clark & Albaugh
Libbey Webb	District Engineer, Arcadis U.S., Inc. <i>(joined the meeting in progress)</i>
Tom Lawrence	Field/Operations Manager
Barry Kloptosky	Field/Operations Manager
Robert Lyons	Representative, Landmar Group
Chris Buckley	Amenity Center Director, AMG
Roy Deary	President, AMG
Stephen Rende	Stephen Rende Roof, Inc.
Audience Members	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Chiodo called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Consideration of Field/Operations
Manager Action Response Report**

Mr. Chiodo stated that the first item on the agenda was the consideration of the Field/Operations Manager Action Response Report.

Mr. Lawrence reported that the North and South gate signs have been installed stating that no guard is on duty and advising visitors to go to the Main Gate and residents to use the call box. He stated that the call boxes have been installed; however, the call box at the Main Gate may be repositioned.

Mr. Lawrence stated that a final copy of the storm protocol has been prepared and will be emailed to the Board for review and consideration at the November Board Meeting.

THIRD ORDER OF BUSINESS

Resident/Audience Comments and Requests

Mr. Chiodo stated that at this time he would like to address the Resident/Audience comments and requests.

1. Frank Benham – Mr. Benham advised the Board on behalf of the Croquet Club that planning has commenced for the 4th Annual Invitational Croquet Tournament which will be held at the Creekside courts April 14, 2009 through April 18, 2009. He stated that it is anticipated that the tournament will again be sponsored by Charles Schwab. Mr. Benham reviewed the format of the tournament. He requested that the guest fee be set at \$100. Mr. Benham stated that the social events associated with the tournament are still in the planning stages.
2. Kathy Hatch – Ms. Hatch expressed concern about the illegal access to Creekside. She stated that according to the original plat plan that was distributed by Landmar there was supposed to be a bike path, not a road, in that area. Ms. Hatch stated that she and her husband have been trying to have the problem addressed for over three years without success. She stated that Mr. Lawrence had recently contacted them and asked if a fallen tree on their property could be pulled over to block the access. Ms. Hatch stated that they told Mr. Lawrence that would be fine; however, they did not think that would solve the problem. She stated that she believed it had been reported to this Board that she and Mr. Hatch had told Mr. Lawrence that the tree could not be used to block the access. Ms. Hatch stated it has since come to her attention that a letter has been circulated stating that they were prohibiting the movement of the tree to block the access. Ms. Hatch stated that she subsequently called Mr. Chiodo who informed her that the Board had been told that she and her husband refused to have the tree moved. Ms. Hatch stated that she asked Mr. Lawrence if he knew anything about the letter; he stated that he was aware of the letter although he had not seen it. She stated that Mr. Chiodo had advised her that he was unaware of the letter. Ms. Hatch stated that it was her understanding that Board Members Mr. Halley and Mr. Cross were blocking the fence that would prohibit the illegal access.

Mr. Chiodo apologized on behalf of the Board for the letter that was circulated; he stated that he did not know who drafted the letter. He stated that he was aware of the suggestion that the Board draft a letter; however that was opposed by the Board. Mr. Cross stated that he put up a draft of a letter which did not contain any property owners' name or address. Mr. Chiodo stated that this item is on the agenda for consideration at today's meeting and it has previously been discussed at length at several previous meetings. He stated that the tree has been moved; however, the Board realized that this was not a permanent solution and only partially blocked the access.

Mr. Cross stated for the record that he has never opposed the \$5,000 cost or the 500 foot fence; he stated that he has opposed the 2,815 foot fence at a cost of \$24,530. He stated that he suggested at the workshop on September 4, 2008 that the tree be pulled over to block the access. Mr. Cross stated that he has been checking and since the tree has been pulled over, for the past ten days, there has been no vehicular traffic through that lot aside from a bicycle track.

Mr. Chiodo stated that the Board would investigate who drafted and circulated the letter containing Mr. and Mrs. Hatch's name. He stated that the easement to which Ms. Hatch referred is a pedestrian and a utility easement, but perhaps in the future it could just be designated as a utility easement.

Mr. Chiodo thanked everyone for their comments and stated that they would be taken under advisement.

FOURTH ORDER OF BUSINESS

Field/Operations Managers' Report

Mr. Chiodo stated that the next item on the agenda would be the Field/Operations Managers' Report.

Mr. Lawrence stated that the air handler over the office in the Village Center is in need of replacement. Mr. Kloptosky stated that two contractors provided quotes: Total Comfort for \$1,995 and D.G. Myers for \$1,965. He stated that he was advised that this particular air handler is ten years old; exposed to the elements; running at 60% capacity; not dehumidifying properly; the drain pan has failed and is rusted out; the coils are leaking; the refrigerant is leaking out of the coil; and the cabinet is rotting. Mr. Chiodo asked if both quotes provide the same warranty. Mr. Kloptosky stated that both quotes are for the same unit and provide the same warranty. Mr. Kloptosky asked if there were any questions. Mr. Chiodo requested that Mr. Kloptosky research whether replacing the unit with this particular air handler would affect the District's ability to replace the compressor in the future with a more efficient unit. A brief discussion ensued as to whether to replace the handler and the compressor at the same time. Mr. Kloptosky stated that he would contact both contractors for further information. Dr. Davidson asked whether this expense was included in the long-range capital plan. Mr. Lawrence stated that he believed that it was accounted for within the next few years; he stated that he would research that and report back to the Board.

Mr. Kloptosky stated that they are waiting for further information from Habitek as to contact information for customers who have installed commercial solar power units and also have electric heat pumps. He stated that SolarFit was also contacted but had no further information.

Mr. Lawrence stated that last week during an electrical storm there were gate problems at both the South gate and the Crossings gate; however, the gates were operational within thirty minutes. Mr. Lawrence stated that there was also a problem at the South gate due to a power surge; it was determined that both the board in the phone system and the guard access device had been damaged. He stated that the District had a replacement board but not a replacement card reader; however, a card reader was obtained overnight and a replacement card reader will be kept in stock in the future.

Mr. Lawrence stated that a second, more powerful lightning rod will be installed at the phone box at the suggestion of the phone company. A question was asked as to whether surge protection insurance is available. Mr. Lawrence stated that program was not available for commercial accounts. He stated that he is following up to determine if the District can be determined to be a high priority customer by the electric and phone companies to obtain faster response to problems. Mr. Cross stated that he would assist Mr. Lawrence to set up priority service as a commercial account with the phone company. Mr. Deary stated that many surge suppressor manufacturers offer replacement warranties.

FIFTH ORDER OF BUSINESS

ASG Report on Village Center Profit and Loss

Mr. Chiodo stated that the next item on the agenda was the consideration of the AMG Report on the Village Center Profit and Loss (**Exhibit A**).

Mr. Deary reviewed the nine-month (January through September 2008) Profit and Loss for the Café. He stated that under Income/Revenue there is a line item that reflects funds being pulled from AMG's contract with the District as a revenue-sharing arrangement in the amount of \$2,500 per month or \$30,000 per year. Mr. Deary stated that approximately \$12,000 of the Miscellaneous line item refers to tip income that is being reported but does not reconcile with cash on hand. He stated that the only conclusion is that there is some pilferage occurring. Mr. Deary suggested that the purchase of a Point of Sale (POS) system for the Café might enable more control of cash. He stated that he will obtain proposals from POS vendors and will present that to the Board at a future meeting. Mr. Deary stated that another suggestion might be to install cameras; however, there are pros and cons to that option and he suggested trying the POS system first.

Mr. Deary stated that the bottom line is negative, even with the revenue sharing; however, the trend for the last six month period and three month period is moving in the right direction. General discussion ensued.

Mr. Buckley reported that two new facilitators have been hired, as well as a new office employee starting next week. He stated that new shirts for Café employees have been ordered.

Mr. Buckley stated that the 48-hour tennis court sign-up appears to be working out well. He stated that, per Dr. Davidson's request, he will be tracking the amount of courts that are not being used in order to determine whether an online reservation system might be beneficial. Mr. Buckley stated that he has seen two demonstrations of online reservation systems. He stated that the Chelsea system seems to be the best at a cost of approximately \$70 per month.

Dr. Davidson stated that data about the court usage is being obtained because until the courts are over-utilized an online reservation system is not necessary; however, he stated that the Chelsea system is a good system.

Mr. Buckley stated that the results of a community survey regarding a tennis court reservation system showed 77 respondents for and 88 against a reservation system.

Mr. Buckley stated two weekly dance fitness classes will be initiated. He stated that a designer will be looking at the Café and giving an estimate on some redecoration. Dr. Davidson requested that the designer give some suggestions for the Grand Haven Room at the same time.

Mr. Buckley stated that the popcorn machine is now fully operational on Friday nights at Creekside. He stated that the cost was approximately \$750.

General discussion ensued.

SIXTH ORDER OF BUSINESS

District Engineer's Report Update on S.E. Cline Proposal

Mr. Chiodo stated that the next item on the agenda was the consideration of District Engineer's Report and update on the S.E. Cline Proposal.

Ms. Webb distributed a spreadsheet for the Board's review (**Exhibit B**). She stated that the original Engineer's base estimate was \$30,774 for patch and repairs to Waterside Parkway in the areas where there was setting and deterioration of the asphalt. Ms. Webb stated that she requested bids from four contractors but only received one bid from S.E. Cline for \$14,322.60. She stated that in July 2008 the Board approved that bid with a contingency of 20%, for a total of \$17,187.12.

Ms. Webb stated that prior to signing the contract she met with S.E. Cline and it was determined that the base was not included in their bid; she stated that their revised bid is for \$40,445.60. She stated that the repairs need to be done and requested direction from the Board. Ms. Webb stated that in three to five years the road will need to be milled and resurfaced; however, repairs will have to be done in the meantime. General discussion ensued. Ms. Webb stated that if the Board determines to do the milling and resurfacing now, at a cost of approximately \$140,000, there would be a savings of the \$14,000 for asphalt in the areas where the asphalt is failing. She stated that if the Board determines to mill and resurface at a cost of \$140,000, that section of road should be good for 15 years. Dr. Davidson asked Ms. Webb if the Board determines to proceed with the \$40,445 repair work is that in essence buying 5 years at the cost of \$14,725 for redoing the surface. She stated that was correct.

General discussion ensued. Ms. Webb stated that traffic maintenance was not included in S. E. Cline's original bid because they thought the work only related to asphalt repair; however, traffic maintenance would be required as portions of the road would have to be shut down and traffic redirected.

Mr. Trautwein asked Ms. Webb for her recommendation as to whether to patch the road or mill and resurface. Ms. Webb recommended that the Board proceed with the milling and resurfacing.

Mr. Chiodo stated that we are not comparing \$40,000 versus \$115,000; we are comparing \$40,000 versus \$140,000. He stated that the \$22,000 worth of base repair is not being wasted; it will have to be spent regardless either now or later. General discussion ensued.

The Board requested that Ms. Webb obtain new bids, preferably from three contractors. Mr. Trautwein stated that he would provide contact information from a possible contractor. Ms. Webb stated that she would request two different bids, one for patch and repair only, and one to include the milling and resurfacing.

Mr. Chiodo requested that in the meantime there be a temporary fix for a large pothole on Waterside Parkway toward the main gate near the pavers. The Board authorized a temporary fix for the pothole to which Mr. Chiodo referred.

Dr. Davidson requested that Mr. Lawrence or Mr. Kloptosky update the Board on the long-range capital plan regarding the roadways.

SEVENTH ORDER OF BUSINESS

Consideration of North Park Access Control

Mr. Chiodo stated that the next item on the agenda was the consideration of the North Park Access Control (behind Tab 1).

Dr. Davidson reviewed in detail some transparencies of maps (**Exhibit C**) that he provided for the Board. He stated that the original Development of Regional Impact (DRI) had 1,812 lots. Dr. Davidson stated that the July 2001 Notice of Proposed Change (NOPC) added 89 lots, for a total of 1,901, of which 55 lots were for Creekside. He stated that as a result of the various changes that occurred, there is a section of Grand Haven that is now exposed to illegal access that was not exposed in the original DRI. Dr. Davidson stated that installing a right-of-way fence would not cure the problem but it would be a deterrent.

Dr. Davidson reviewed information that he received pertaining to the Series 2008 Construction Fund Account (**Exhibit D**) funds. He stated that the balance in the Construction Fund Account as of September 30, 2008 was \$217,013.14 less the \$50,000.00 that is pledged to the City for the North Park Project.

Dr. Davidson stated that he would like to make a motion as stated in Sections A, B and C of **Exhibit D**.

Mr. Chiodo asked if this proposal would go beyond the 500 foot fence. Dr. Davidson stated that was correct. General discussion ensued. Mr. Chiodo expressed concern that installing such a fence could cause future issues with other areas of Grand Haven also requesting that similar fences be installed. Mr. Chiodo stated that the primary concern is to stop vehicular traffic from being able to enter the community; he stated that it would not be possible to stop pedestrian traffic from being able to enter the community.

Dr. Davidson stated that he felt this was a unique situation due to a change that was caused by the NOPC.

Mr. Cross reviewed some of the history related to these properties. He stated that he believes that Landmar still owns that property and the property owner should install the fence. Mr. Cross stated that he did not feel it would be appropriate to use CDD-funds to install the fence.

Mr. Lyons stated that Landmar does not own that property; he stated that property was deeded to the City. He stated that North Park Road is City of Palm Coast property. Mr. Lyons stated that Landmar owns the six lots and the commercial property along Colbert Lane.

Dr. Davidson stated that it is his understanding that the City owns the right-of-way along the road and the right-of-way along the walkway.

Mr. Chiodo asked when Creekside Village would be officially transferred to the CDD. Mr. Cross stated that he had previously sent an email to Cary Strepzak regarding the Creekside Village transfer stating that transfer would occur when the District completes Phase 2 of Wild Oaks. He stated that Mr. Strepzak had responded that application had already been made to transfer Wild Oaks Phase 2, which was the only outstanding transfer. Mr. Cross stated that this was not correct and it was not the only outstanding transfer. General discussion ensued. Mr. Chiodo questioned whether it was necessary for the District to wait until the end of the Phase 2 turnover to begin the deal with Creekside.

Mr. Chiodo stated that in his opinion the Board should request that District Counsel and District Engineer research the issue of whether or not the City owns the right-of-way along the road and the pedestrian pathway. Ms. Webb stated that the City does own those rights-of-way; they were dedicated by plat and recorded. Mr. Chiodo stated that he felt that in that case the Board should officially request that the City grant the District the ability to install a right-of-way fence along that area; regardless of whether or not the District actually would proceed with installing such a fence. He stated that the Board should also work on the acceptance of Creekside Village.

Mr. Cross suggested that Landmar be requested to provide an accurate subdivision for Creekside Village that contains the CDD property. Mr. Chiodo suggested that the Board should move forward with the Creekside turnover; however, he stated that Dr. Davidson's motion does not refer to the CDD owning Creekside in order to make this proposal. He stated that the proposal that is on the table does not commit the District to construct a fence; rather, it gives the District the authority to construct a fence if it so chooses.

Mr. Clark stated that the use of the Series 2008 Construction Fund Account funds will have to mirror the purposes set forth in the 1997 Engineering Report. He stated that would be a Master Infrastructure type of fund and he was comfortable that would include the perimeter security type of fencing that would surround the neighborhood.

Mr. Trautwein expressed his concern that the District should not expend funds on a fence until the issues with the City are cleared up.

Resident Gary Hatch reviewed a map for the Board. He stated that there were some things missing from the map. He noted the property controlled by the State of Florida Inland Marine Waterway; and pointed out a ditch that creates a natural barrier; all that is required to add is a gate.

Mr. Lyons stated that Landmar has approached the City about installing a gate that would be closed overnight; however, that request was denied. He stated that was part of the issue when the CDD did not accept the six lots.

Mr. Chiodo stated that he would second Dr. Davidson's motion. He stated that he did not believe that this Board taking action on Dr. Davidson's proposal would commit this Board or any future Board to constructing a fence at any time, now, or in the future should there be changes to the perimeter of the District

Mr. Trautwein stated that the original intent of the fence was only to block vehicular traffic. He stated that he would like to make a motion to install the 500-foot fence.

Dr. Davidson suggested that it would be better not to limit the District's negotiation with the City to only the 500-foot fence.

Dr. Davidson reiterated his motion as written, but amended the motion in C to state that the Board will review bids and "take appropriate action" rather than "award a contract to construct the fence".

On Motion by Dr. Davidson, seconded by Mr. Chiodo, with two in favor (Dr. Davidson and Mr. Chiodo) and three opposed (Mr. Cross, Mr. Halley and Mr. Trautwein), the Board defeated the motion (A) that the Board authorize District Counsel to develop an easement agreement with the City of Palm Coast for the District to construct and maintain a right-of-way style fence along the outside perimeter of Creekside Village from the City North Park to the Grand Haven Main Gate; (B) as soon as possible after the completion of the agreement specified, that the Board authorize the Field Operations Manager to obtain bids for the fence construction; and (C) as soon as possible after the bids are available, that the Board would review the bids and take appropriate action for Grand Haven Community Development District.

Mr. Trautwein stated that he would like to make a motion that the District would construct a 500-foot fence along North Park Road to prevent vehicular traffic from entering into Creekside, subject to approval from the City.

Mr. Lawrence stated that he was told by City officials that first, the District would have to obtain an easement agreement; second, a fence permit would have to be obtained which would require surveying; and finally, that the City would have to grant a variance because they do not normally allow right-of-way fences. He stated that the District could then obtain bids and construct the fence. Mr. Lawrence stated it was his understanding that the City would require the District to pay for the fence and for the maintenance of the fence. He stated as part of the permitting process the City would want to ensure that the fence did not interfere with any utility easement. General discussion ensued

On Motion by Mr. Trautwein, seconded by Mr. Cross, with all in favor, the Board approved constructing a 500-foot fence along the North Park Road to stop vehicular traffic from entering into Creekside, subject to District Counsel's negotiations with the City of Palm Coast and approval from the City for Grand Haven Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Roof Proposals

Mr. Chiodo stated that the next item on the agenda was the consideration of the Roof Proposals (behind Tab 3).

Mr. Kloptosky stated that he had obtained proposals for the roof replacement. He stated that the revised proposal from Quality Roofing for the slate tile is \$80,841 and the revised proposal for the Monier split shake style is \$81,716. He stated that the split shake style is what is currently on the roof. He provided a letter from Quality Roofing regarding air flow under the tile which states that if installed correctly there is a minimal difference between the barrel tile and the flat tile. Mr. Kloptosky stated that after the last workshop Mr. Cross had approached him and requested that he obtain a bid from another contractor; however, he stated that the Board had previously given him direction not to obtain any further bids. Mr. Kloptosky asked for direction from the Board. A brief discussion ensued. Mr. Trautwein recommended that in the future any bids over a certain dollar amount should be returned sealed and opened in front of the Board. Mr. Chiodo agreed with Mr. Trautwein and he also stated that in his opinion the only way that the Board should reconsider adding another bidder is to reopen the bidding process. General discussion ensued.

Mr. Rende of Rende Roofing gave a brief presentation. He stated that when he provides a price for a roof he does not give a different price for flat tile versus barrel tile. Mr. Rende stated that his company provides a ten-year warranty and annual inspection of the roof.

Mr. Chiodo stated that the issue before the Board is whether or not to select one of the proposals received prior to the Rende proposal or to reopen the bidding and obtain proposals from all vendors who proposed a bid, including Rende Roofing. He stated that if the Board chooses to rebid the job it would be necessary to be very specific as to what is and is not included in the bid and that the bids be returned sealed. Mr. Chiodo stated that he was not sure how to evaluate a differential in warranty between vendors. A brief discussion ensued.

Mr. Berman recommended that the proposals be returned sealed to the Rizzetta St. Augustine office on a specific date and time. Mr. Chiodo suggested that the sealed bids should be returned approximately one week prior to the next Board Meeting and opened by the District Manager in the presence of Mr. Kloptosky. He requested that Mr. Kloptosky review the proposals and provide an evaluation to the Board at the next meeting. Mr. Berman suggested that the bids be due on November 13, 2008 at 12:00 noon at the Rizzetta St. Augustine office.

Dr. Davidson asked Mr. Clark whether such a motion would be appropriate and what obligations the District may or may not have considering the bidding process thus far with regard to the roof proposals.

Mr. Clark stated that the considerations between legalities and business practices are different. He stated that this is a "below threshold" matter, which allows the District to obtain quotes and deal with them as the Board sees fit; however, he stated that serious problems can be created when rules are changed in midstream, which could possibly lead to a lawsuit, whether justified or not. Mr. Clark stated that the particular motion being proposed would be legal; however, he stated that there was a comment made about going to sealed bids on projects above a certain price as a regular practice in the future. He suggested that the Board be cautious about adopting such a general policy because there are restrictions on sealed bid RFP processes. Mr. Clark stated that in this case it will simply be a communication to four companies requesting that they update their proposals and he stated that he had no problem with that.

Mr. Chiodo stated that he felt the only downside was the possible damage to the reputation of the Board with potential contractors. Mr. Kloptosky agreed and stated that he had negotiated in good faith with these contractors; he stated that he felt his future credibility could be damaged. Mr. Clark stated that he felt it was more of a public relations concern rather than a legal concern. Mr. Clark recommended that the contractors be advised that the Board has rejected all bids and would like to receive new bids; that the Board has directed that they be delivered in a sealed envelope at a certain time and place. General discussion ensued.

Mr. Chiodo asked if there was any further discussion. There was none. He asked for a vote on the motion.

On Motion by Mr. Halley, seconded by Mr. Cross, with three in favor (Mr. Halley, Mr. Cross and Mr. Chiodo) and two against (Mr. Trautwein and Dr. Davidson), the Board authorized advising the four roofing vendors that all proposals were rejected; requesting that they rebid the project with proposals due no later than 12:00 noon on November 13, 2008 at the office of Rizzetta & Company, Inc., located at 2605 North Fifth Street, Unit 403, St. Augustine, Florida 32084; that Mr. Kloptosky and the District Manager should open the bids; and that Mr. Kloptosky should review the bids and provide an evaluation to the Board at the next Board Meeting for Grand Haven Community Development District.

(A brief recess was taken.)

NINTH ORDER OF BUSINESS

**Consideration of Ad Hoc Fact
Finding Groups**

Mr. Chiodo stated that the next item on the agenda was the consideration of the Ad Hoc Fact Finding Groups (behind Tab 2).

Mr. Berman stated that the Volunteer Registration Form behind Tab 2 is a cleaned-up version of what was presented by Dr. Davidson and approved by District Counsel. He asked for a motion to authorize District Staff to distribute this form through the e-blast system and to post it on the website in order to move forward per previous Board direction.

Mr. Cross noted that "statement" is misspelled on the title of the second page. He questioned the use of the word "application" in the fourth paragraph. It was determined to replace "application" with "form".

Dr. Davidson suggested that the title on page three should be revised to state "Guidelines for CDD Ad Hoc Fact Finding Groups".

Mr. Chiodo asked if there were any further questions, comments or changes. There were none. He requested that District Management make the suggested revisions to the form, send out the e-blast and post it on the website. Dr. Davidson requested that it also be posted in the Village Center office and on the bulletin boards.

TENTH ORDER OF BUSINESS

**Consideration of Aeration Proposals
and Littoral Shelf Planting Proposals**

Mr. Chiodo stated that the next item on the agenda was the consideration of the Aeration Proposals and Littoral Shelf Planting Proposals.

Dr. Davidson reviewed the Littoral Shelf Planting information from Dr. Clark that was distributed to the Board (**Exhibit E**). He stated that the plant list has been forwarded to the regulatory scientists at the St. Johns River Water Management District for final approval. Dr. Davidson stated that the total cost from Blaikie Court including plants and installation has been revised to \$5,723. He stated that the exact species of plant might change depending upon availability. Dr. Davidson stated that the plants will be installed by the vendor as opposed to volunteers due to the possibility of injury. A brief discussion ensued.

Dr. Davidson reviewed the Pond Aeration Equipment (**Exhibit F**) proposals. He stated that the cost to run electricity to Pond 2 would be prohibitive; therefore, it was recommended to install a solar power unit. Dr. Davidson recommended awarding the entire aeration project to Keeton Industries; he stated that it might then be possible to negotiate a slightly lower price. He stated that their price now is \$22,245; he stated that he hoped to be able to negotiate that price to \$21,756. He stated that since the cost would be lower to install the pond aeration equipment in Pond 20 rather than in Pond 8 and since Pond 8 wasn't critical, it was recommended to proceed with Pond 20 not Pond 8. Mr. Lawrence reviewed the warranty information relating to the equipment.

Dr. Davidson stated that the total cost for the aeration equipment and the littoral shelf planting will be below the \$30,000 previously approved by the Board. General discussion ensued. It was stated that the aeration equipment could probably be installed within 60 days.

Dr. Davidson stated that residents around each of the ponds included in the demonstration will be notified and provided information; he stated they will also be asked if they want to participate in an ongoing survey relating to the overall project. He stated that there will also be GPS photo stations that will keep an ongoing photo record of the progress. Dr. Davidson stated that water quality sampling will also be performed with a dipstick. He stated that all of this data will be evaluated by Dr. Clark.

On Motion by Dr. Davidson, seconded by Mr. Chiodo, with all in favor, the Board approved Keeton Industries to install the pond aeration equipment at a not-to-exceed cost of \$22,500, including the cost of running the electricity; and approved Blaikie Court to install the littoral shelf plantings at a not-to-exceed cost of \$6,000 for Grand Haven Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Main Gate Fence Proposals

Mr. Chiodo stated that the next item on the agenda was the consideration of the Main Gate Fence Proposals.

Mr. Lawrence reviewed the Main Gate Fence Proposals (**Exhibit G**) from Senco and AAA, including several options. General discussion ensued. It was determined not to replace the fence as listed in Option 2; however, the fence should be repainted by District employees. It was determined not to install the gates.

On Motion by Mr. Chiodo, seconded by Dr. Davidson, with all in favor, the Board approved the Senco Fence proposal Option #1 and #3 for a total cost not-to-exceed \$13,000 for Grand Haven Community Development District.

TWELFTH ORDER OF BUSINESS

Discussion Regarding District Management Services

Mr. Chiodo stated that the next item on the agenda was the discussion regarding District Management Services.

Mr. Halley suggested that the Board consider investigating management companies other than Rizzetta & Company, Inc. for a number of reasons including: previous issues with workers' compensation; the lack of accounting procedures assigning a project number for tracking purposes; the delay in the CDARS set-up which may have cost the District money; the delay in the Landmar reimbursement; the increase in the Rizzetta fees; and fact that Rizzetta has stated in the past that they would not negotiate the fees.

Mr. Chiodo stated that, having gone through the transition in management services from Severn Trent to Rizzetta, the last thing he wanted to do was go through another transition. Mr. Chiodo stated that in his opinion the Rizzetta services compared to the Severn Trent services is like comparing day and night; he stated that the level of service that the District was obtaining from Severn Trent was terrible and during the transition Severn Trent couldn't find documents, etc. Mr. Chiodo acknowledged that there have been some problems with Rizzetta. He stated with regard to the CDARS issue that he had a personal issue with the manner in which that was handled by Steve Murman. Mr. Chiodo stated that he plans to speak directly with Bill Rizzetta regarding the CDARS issue. He stated that while he recognized that Rizzetta did not have direct experience with CDARS accounts, he felt the District did not get enough attention on this issue from Mr. Murman.

Mr. Chiodo stated that he recognized the concern relating to the Rizzetta fees; however, he stated that the amount of work that the District is incurring on Rizzetta relative to other districts is phenomenal. He stated that the amount of service that the District is getting from Rizzetta is extremely good. Mr. Chiodo stated that as Chairman he is aware of many behind-the-scenes activities handled by Rizzetta; however, other Board Members and residents may not be aware of those activities. He stated that he would be very concerned about any suggestion at this point to consider a change to another district management company.

Mr. Trautwein stated that he agreed with Mr. Chiodo; he stated that his only complaint related to the handling of the CDARS matter.

Mr. Cross stated that his concerns with Rizzetta are as follows: cost increases over the last two-and-a-half years from an annual contract amount of approximately \$51,000 to approximately \$80,000; the increase in additional-meeting-time fees; the CDARS investment issue; and the responsiveness of Rizzetta personnel, in particular the fact that originally Grand Haven was the only District that Melissa Dobbins managed and now she manages twelve. He stated that he was in favor of conducting a search for another management firm; he recommended Moyer Management Group and Wrathell, Hart, Hunt & Associates be included in that search.

Dr. Davidson stated that several months ago there were some management issues regarding which he felt that he wanted to get a second opinion from other management companies. He stated that he contacted Craig Wrathell's firm, Moyer, and GMS. Dr. Davidson stated that he talked with them about several issues and they were very responsive. He stated that in his opinion Rizzetta is doing a good job on the minutes and are very responsive on most matters; however, on specific specialized financial situations they have fallen down, in particular the CDARS issue and the prepayment of the bonds particularly with respect to the residents' requests. He stated that he agreed that the unilateral fee increase was uncomfortable. He stated that in his opinion this District requires so much time that he would want to know for sure that any other management company could provide that level of time and dedication without charging an outrageous fee.

Dr. Davidson suggested that the Board schedule a workshop in the New Year to meet with representatives from other management companies to get an idea of services and cost without any commitment. General discussion ensued.

Mr. Chiodo reiterated that a transition between management firms is very difficult and in his opinion something that the Board should only consider if it was totally dissatisfied with Rizzetta. He suggested that the Board hold off on this issue for the time being and let him have another discussion with Bill Rizzetta particularly with regard to the CDARS issue and the prepayment issues.

Mr. Cross agreed with Mr. Chiodo's concern about the transition; although he stated that Rizzetta has kept the financial records in order which was not the case with Severn Trent. He stated that Ms. Dowell of Rizzetta & Company had done a very good job of getting the financials in order following the transition.

Mr. Chiodo stated that he would report the results of his conversation with Mr. Rizzetta at the next workshop; he stated at a date in the near term the Board could consider whether or not to seek proposals.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2009-01,
Redesignating Assistant Secretary
(David Berman)**

Mr. Chiodo stated that the next item on the agenda was the consideration of Resolution 2009-01, Redesignating Assistant Secretary (David Berman) (behind Tab 4).

Mr. Berman stated that Rizzetta & Company recommends that two employees be appointed as Assistant Secretary for signatory purposes only.

Mr. Chiodo asked for a motion to approve.

On Motion by Dr. Davidson, seconded by Mr. Chiodo, with all in favor, the Board approved Resolution 2009-01, Redesignating Assistant Secretary (David Berman) for Grand Haven Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Discussion Regarding Creekside
Temporary Policies**

Mr. Chiodo stated that the next item on the agenda was the discussion regarding the Creekside Temporary Policies.

Mr. Cross informed the Board that several weeks ago he contacted Chris Buckley and reserved the room at Creekside for October 29th from 5:00 p.m. to 7:00 p.m. for a political meeting followed by an open house for all Grand Haven residents. He stated that he was informed by Mr. Buckley that Mr. Lawrence advised him that Mr. Cross could not use that room for a political function. He asked where the rental/reservation policies state that this room cannot be reserved for a political meeting.

Mr. Berman stated he was not familiar with this particular situation. He stated that this item was placed on the agenda in relation to the e-blast stating the food policy, etc. Mr. Berman stated that e-blast stated that the food policy would be a 90-day trial through November 1; therefore, this issue was placed back on today's agenda. He stated that Creekside does not have policies in place other than to state that they are similar to those of the other amenity centers.

Mr. Lawrence stated that Ms. Dobbins informed him that rentals are not allowed at Creekside. Mr. Chiodo stated it did not have anything to do with whether the rental was for a political meeting.

Mr. Cross stated that he did not rent the room; he reserved it. He stated that previously when Amy Clay was in charge of reservations there were three rooms at Creekside that could be reserved through the Amenity Center Manager. Mr. Cross stated that he was informed that he could not reserve the room because he had not invited all of the other candidates. Mr. Cross stated that in his opinion that would only pertain when the Board waives a rental fee. It was stated that the only thing in writing is that none of the amenity facilities can be used for commercial reservations; however, the facilities were recently used by a real estate company which was supposed to be an informational event but in reality was a sales pitch for various products. Mr. Chiodo stated that the Board has not set a rental/reservation policy. It was stated that there are groups such as clubs that utilize the facilities already. Mr. Cross stated that the Board sets policy; District Staff does not set policy.

Mr. Chiodo suggested discussing policies at the next workshop. Mr. Cross stated that he would still like to reserve the tiled area of the Creekside facility on the 29th of October. He stated that the function would be open to all residents. General discussion ensued. Dr. Davidson stated that in his opinion there is not a current policy that would prohibit Mr. Cross's planned meeting.

Mr. Chiodo stated that in his opinion there was no reason to prohibit this particular event; however, as soon as possible, he felt that the Board needed to be more specific with policies as to the use of the amenity centers, particularly with regard to Creekside.

Mr. Clark stated that he did not feel the Board would have established a policy by approving this request; rather, he felt that the Board received a particular request and recognizing that the Board does not have a policy in place; it has approved that particular request. He stated that if a similar situation should occur prior to establishing a policy he suggested that the Board should approve and treat that situation in the same manner.

Mr. Lawrence stated that the other issue that should be addressed in the future is the fact that there is a rental fee for the use of the Grand Haven room but currently there is no rental fee for the Creekside facilities.

Mr. Chiodo requested that Mr. Berman investigate who gave permission for the use of the facilities by the real estate company on October 4th.

Mr. Berman stated that he would check into that and he would also notify AMG that the Board has approved Mr. Cross's meeting on the 29th from 5:00 p.m. to 7:00 p.m. at Creekside.

FIFTEENTH ORDER OF BUSINESS

Discussion Regarding Marlin Pump House Storage Options

Mr. Chiodo stated that the next item on the agenda was the discussion regarding the Marlin Pump House Storage Options (**Exhibit H**).

Mr. Halley stated that he checked with Eagle's Nest storage and the District could rent a 10' x 20' space for \$104.25 per month; he stated that ten of those spaces are available. He stated he thought right now it would be advisable to rent such a space rather than build a \$50,000 facility.

Mr. Lawrence stated that the District has not constructed a storage area or a staging area for maintenance purposes. He suggested that the only area in the community where such a building could be constructed would be at the Marlin storage area. Mr. Lawrence stated that he has checked with the City and they will not allow the District to put in individual pods. He stated that the City would also not allow any shed larger than 10' x 10'.

Mr. Lawrence stated that he had discussed the problem with Ms. Webb. He stated that one possibility would be to expand the existing pump house in order to provide storage and a work area, as well as to expand the gravel area to provide storage space for the pressure washer trailer. He stated that space will also be needed to store the new pond boat. He stated in order to satisfy the City Code there would have to be a small connecting wing and then another building. Mr. Lawrence stated this would be a metal Butler building and it would be large enough for the District's needs for the foreseeable future.

Mr. Lawrence stated that while this storage could be done off-premises, he felt that in the long run in order to maintain the infrastructure it would be beneficial to have a facility on the premises. He stated that currently some items are stored in a pod, as well as at the North Gate House and the South Gate House. Mr. Lawrence stated that consolidating would allow the maintenance workers to be more efficient and it would enable District Staff to keep better track of maintenance equipment.

Mr. Lawrence stated that if the Board should approve, then the next step would be for Ms. Webb to apply to the City for approval. He stated that there may be a zoning issue because the area was originally zoned as a residential area.

Dr. Davidson stated that in his opinion this would be a Master Infrastructure Improvement that was overlooked in the design. He asked Mr. Clark if this maintenance building would be an appropriate use of the 2008 construction funds. Mr. Clark stated that in his opinion it probably would not be an appropriate use. General discussion ensued.

Dr. Davidson suggested expanding the gravel area for the trailer storage and subsequently building a maintenance building in the future. Mr. Chiodo stated that he would like to see a separate proposal for expanding the gravel area for the trailers, as well as an improved driveway in order to access the pond for treatment. He stated that he would also like to see a separate proposal for the storage building.

Mr. Chiodo also suggested that Mr. Lawrence investigate how many storage units would have to be rented at the Eagle's Nest, which is a closer location than the current storage unit. Mr. Chiodo requested that Mr. Lawrence present a drawing with the expanded gravel area and improved driveway, and a second drawing of the area with the storage facility.

Mr. Lawrence requested approval from the Board to purchase a used boat trailer for approximately \$600 which has a winch on it and would suffice for the District's bass boat for use by the Lakewatch Group. Dr. Davidson stated that the bass boat is too wide for the back of a pickup truck and it is difficult to lift into a pickup bed. He stated that Dave has checked it out but may have to modify the trailer slightly. Mr. Cross suggested that Jim Cook check out the trailer to make sure that the boat will fit on the trailer.

Mr. Chiodo suggested, rather than wait for the next meeting in case this particular trailer does not work out, that the Board authorize the purchase of a boat trailer for the District's bass boat in a not-to-exceed amount of \$1,100, subject to Jim Cook's approval.

On Motion by Mr. Chiodo, seconded by Dr. Davidson, with all in favor, the Board approved the purchase of a boat trailer for the District's bass boat in a not-to-exceed amount of \$1,100, subject to Jim Cook's approval for Grand Haven Community Development District.

(Mr. Cross briefly left the meeting.)

SIXTEENTH ORDER OF BUSINESS

**Consideration of Field Operations
Manager Transitional Office Issues**

Mr. Chiodo stated that the next item on the agenda was the consideration of Field Operations Manager Transitional Office Issues.

Mr. Kloptosky requested that the Board approve the purchase of two computers for the office, not-to-exceed \$1,100 for both.

On Motion by Mr. Chiodo, seconded by Dr. Davidson, with all in favor, the Board approved the purchase of two computers for the office in a not-to-exceed amount of \$1,100 for Grand Haven Community Development District.

(Mr. Cross returned to the meeting.)

Mr. Kloptosky requested that the Board authorize a District debit card with a \$1,500 limit. He stated the debit card would be recharged as items are purchased and receipts are submitted.

On Motion by Dr. Davidson, seconded by Mr. Trautwein, with all in favor, the Board authorized a District debit card with a \$1,500 limit for Grand Haven Community Development District.

Mr. Kloptosky requested that the Board approve two cell phones for Field Operation use. He stated that currently his Employment Agreement allows for \$50 per month for cell phone use of his own personal cell phone; he stated that would equate to 15 minutes per day and he is exceeding that amount tremendously.

Mr. Kloptosky requested that the Board authorize two cell phones with unlimited usage so that one cell phone could be used in the field to improve communications. He stated that he had done some research and it should be possible to get a plan for \$99 per month for "unlimited everything" for the first phone and \$95 for the second phone. Mr. Kloptosky stated that the phones he is looking at are very heavy duty weatherproof phones that hold up well in the field. Mr. Chiodo noted that Mr. Kloptosky also utilizes his cell phone to take pictures. General discussion ensued.

On Motion by Dr. Davidson, seconded by Mr. Trautwein, with all in favor, the Board authorized the purchase of two cell phones for Field Operations use with an "unlimited everything" plan for Grand Haven Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Consent Agenda Items

Mr. Chiodo stated that the next item on the agenda was the consideration of the Consent Agenda items, including: the Minutes from the Board of Supervisors' Workshop held on September 4, 2008 (behind Tab 5); the Minutes from the Board of Supervisors' Meeting held on September 18, 2008 (behind Tab 6); the Minutes from the Board of Supervisors' Workshop held on September 23, 2008 (behind Tab 7).

Mr. Cross stated that the Minutes from the Workshop on September 4, 2008 should be revised to clarify that the street lights should be spot-checked once a month. He stated that the Minutes from the Workshop on September 23, 2008 should be revised to reflect that the Board "positively" agreed to choose workshops requiring attendance of Rizzetta.

Dr. Davidson noted on the second page of the Minutes from the Workshop on September 4, 2008, "Pond Watch Committee" should be corrected to "Lakewatch Group".

On Motion by Dr. Davidson, seconded by Mr. Cross, with all in favor, the Board approved the Minutes from the Board of Supervisors' Workshop held on September 4, 2008 (as amended); the Minutes from the Board of Supervisors' Meeting held on September 18, 2008; and the Minutes from the Board of Supervisors' Workshop held on September 23, 2008 (as amended) for Grand Haven Community Development District.

Mr. Chiodo stated that the next Consent Agenda item would be the Operation and Maintenance Expenditures for October 2008 for \$209,895.88 (behind Tab 8).

A question was asked regarding the base usage charge of \$96.09 on the water bill. Mr. Berman stated that on October 3, 2008 he received confirmation from the City of Palm Coast that they would be reimbursing the District for that charge going back to June 20th; he stated that he will follow-up to confirm that the reimbursement is received. He stated that he did not approve the most recent bill and they will not be paid going forward. Mr. Berman stated that the \$96.09 was for commercial grade meters; he stated that the Village Center meter for the pool and restaurant is a commercial meter. Mr. Cross thanked Mr. Berman for his efforts in getting this charge reimbursed.

Mr. Halley asked about the \$550 portion of the Santos and Son invoice which related to replacing concrete which was broken during the reconstruction of the golf course. Mr. Kloptosky stated that he believed that Hampton Golf is going to reimburse that amount. Mr. Chiodo requested that Mr. Berman follow-up on that reimbursement.

Mr. Halley asked a question as to the amount of time spent on painting in the South Park area. Mr. Kloptosky stated that all of the mailboxes columns, the South entranceway, and the columns on the entrance to South Lake were painted. General discussion ensued. Mr. Halley asked Mr. Kloptosky to check into a situation where he noticed the painter sitting under an umbrella for forty-five minutes.

On Motion by Dr. Davidson, seconded by Mr. Chiodo, with all in favor, the Board approved the Operation and Maintenance Expenditures for October 2008 (\$209,895.88) for Grand Haven Community Development District.

Mr. Chiodo stated that the next Consent Agenda item would be the Requisitions #149 through #151 and #153 through #155 (behind Tab 9).

Mr. Cross stated that Requisition #149 relates to the previous District Counsel's fee for their efforts in handling the property transfer for Wild Oaks. He asked Mr. Berman for clarification as to how that reimbursement is shown on the financials since that previously had been paid out of Operation and Maintenance Expenditures. Mr. Berman stated it is his understanding that these are items that are refundable from that issue and would go back into the General Fund. He suggested that Ms. Dowell could answer that question more clearly.

Mr. Cross asked a question regarding Requisition #150, Invoice #4, #5, #6 and #7, as to what and where are the referenced "Creekside Villas"; he also questioned Invoice #2 for the "North Park Pump Station" as to the use of the pump station, especially whether that relates to getting sewer and/or water to the six homes.

Mr. Cross stated that he had the same question as to the "North Park Pump Station" as it relates to Requisition #151, Invoice #3.

On Motion by Mr. Cross, seconded by Mr. Trautwein, with all in favor, the Board ratified Special Assessment Bonds, Series 2004B, Requisitions #149-#151 and #153-#155, pending a satisfactory response to Mr. Cross' inquiries for Grand Haven Community Development District.

Mr. Cross referred to the latest financials and the original 2004B Bond for \$11.6 million. He stated that after the requisitions that were just ratified there is a residual of approximately \$37,000. Mr. Cross stated that Phase 2 and 56 units in Creekside have not been accepted yet. He recommended that if there are any outstanding expenses relating to that 2004B Bond they should be taken care of soon, since the bond funds are nearly expended. Mr. Chiodo stated that he just approved some Arcadis requisitions for approximately \$3,000 relating to legal fees.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. District Manager

Mr. Berman stated that the next Board Meeting is scheduled for November 20, 2008 and the next Workshop is scheduled for October 28, 2008. He stated that the financial statements will be received slightly later due to the end of the year; he stated that they should be received between October 20th and October 31st.

Mr. Berman stated that he has solicited two workers' compensation proposals from ADP but has not yet received them.

Mr. Chiodo requested that Mr. Berman check on the receipt of the \$26,000 and advise him. Mr. Cross asked Mr. Berman whether the \$39,000 remaining in the Creekside construction account had been applied against the Creekside Amenity Center renovation cost of \$49,000. Mr. Berman stated that he believed that has been transferred. Mr. Cross requested that Mr. Berman show him where that was credited back to the General Fund.

B. District Counsel

Mr. Clark stated that he has received an email from the Rizzetta Tampa office that Pete Williams has been contacted by the bank regarding the Whitehall matter wanting to know how much they owe and where to pay. He stated that he would follow-up on that and advise the Board.

Mr. Clark stated that he has some concerns relating to the R. A. Scott matter. He stated that he was contacted by attorneys at Smith Halsey who entered into an agreement to represent the District in that matter. Mr. Clark stated that he has reviewed all of the agreements. He stated that the original premise was that Landmar wanted to withhold some delay damages from R. A. Scott and since it was the District's contract Landmar instructed the District to withhold the damages. He stated that Landmar entered into an agreement stating that they would defend the District and pay the cost; he stated that he believes there is a completion agreement with the District which states that Landmar will pay any cost overruns from the 2004B Bonds. He requested that Mr. Berman provide him with a copy of that agreement. Mr. Clark stated that there was a settlement that removed the lien from the District's property. He stated that R. A. Scott's attorney, Daniel Webster, wrote a letter in late August in which he argued with Landmar's delay calculations and he has made an argument to get the bulk of the \$328,000 in late damages back.

Mr. Clark stated that in addition, R. A. Scott has made an allegation that they are also entitled to some extras in Note 5 in that letter; they have made an accusation that \$156,000 of fill was removed from Phase 2 which should have been left there and been a credit against their cost. He stated that these are items about which they could potentially sue the District to recover cash.

Mr. Clark stated that the District has an indemnity agreement that was entered into with Landmar that states that Landmar will indemnify the District as a result only of the withholding of liquidated damages from the R. A. Scott contract. He stated that there is not an indemnity agreement relating to these two new items. Mr. Clark stated that in his opinion the District needs to address the indemnification before authorizing the other attorneys to handle the matter. He stated if Landmar does not want to indemnify he recommended that it be settled out of the Developer's money rather than have the Developer put the District at risk of additional damages in order to preserve their recovery. Mr. Clark stated that if Landmar wants to preserve their recovery then he recommended that there be an ironclad indemnity agreement. He stated that he would like to know that they are going to pay the liquidated damages. Mr. Clark requested that Mr. Berman contact the Trustee or find out if there is another fund where this money was set aside; he stated that if it was not set aside, then it has been spent down to \$37,000 since this agreement was reached. General discussion ensued. Mr. Clark asked if anyone was familiar with the fill situation.

Mr. Cross stated that in Phase 2 on the south side of Ditch 10 there was an earthen pile that was 45 to 50 feet tall by 200 yards long; he stated that was sold off by Landmar to other developments and for the construction of North Park Road. He stated the dirt came from the excavation of the retention ponds. Mr. Clark stated that the result is that if the District gets sued for \$156,000, the District will have to bring Landmar in to indemnify the District. Mr. Chiodo asked why R. A. Scott would have any right to the fill. Mr. Clark stated that he would have to review the contract. General discussion ensued.

Mr. Clark stated that his fees relating to this matter should be billed against the bond money.

Mr. Clark stated that Mr. Cross has corresponded with him regarding the Wild Oaks Phase 2 transfer; he stated that he is working on some questions relating to that matter and he would report back to the Board.

Mr. Clark stated that no Board action is necessary with respect to the Hamm issue.

Mr. Clark stated that he had sent out copies of the new agreement with AMG. Mr. Chiodo stated that Mr. Lawrence and Mr. Kloptosky have not had a chance to review it in detail. Mr. Clark suggested that they provide him with a redline version. Mr. Lawrence reviewed his concerns briefly. A brief discussion ensued. Mr. Chiodo stated that the agreement would not be executed until after Mr. Lawrence and Mr. Kloptosky have had a chance to review the document and suggest any revisions.

C. Amenity Center Manager

Not present. No report.

D. District Liaison

Not present. No report.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Chiodo stated that the next item on the agenda was Supervisor Requests.

Mr. Chiodo reviewed items to be discussed at the next Workshop, including: tennis issues; a discussion that he would like to lead relating to CDD Board protocol; a review of the air handler and compressor information; and a discussion regarding amenity center policies. Mr. Chiodo stated that he will also try to have a response from Bill Rizzetta prior to the Workshop.

Mr. Cross asked what would be the likely agenda items for the next Board Meeting; he questioned whether some of those items could be first discussed at the Workshop. Mr. Chiodo stated that so far likely agenda items for the next Board Meeting would include reviewing the storage issue; the roof proposals; and the air handler and compressor issues.

Mr. Cross asked if Mr. Berman was going to be working with the District in the future as the District Manager. Mr. Berman stated that Ms. Dobbins could not attend today's meeting due to a family emergency. He stated that there is enough workload that he and Ms. Dobbins will both be involved with the District at the present time.

A question was asked as to whether the District Manager would be attending the Workshop. Mr. Chiodo stated that District Management would not attend unless requested by the Board to do so.

A question was asked as to the amount of credit that the District will receive from Austin since they no longer have to trim vines at the front entrance. Mr. Kloptosky stated that will be covered at a Workshop, as well as some irrigation issues. A brief discussion ensued.

Mr. Chiodo requested that Mr. Kloptosky also provide information to the Board at the next Workshop regarding the purchase of the cell phones and the cell phone plan.

Mr. Cross stated that he has never been officially authorized by the Board to serve as the District Liaison for Creekside.

On Motion by Mr. Chiodo, seconded by Mr. Halley, with all in favor, the Board authorized Dennis Cross to serve as the District Liaison for Creekside for Grand Haven Community Development District.

TWENTIETH ORDER OF BUSINESS

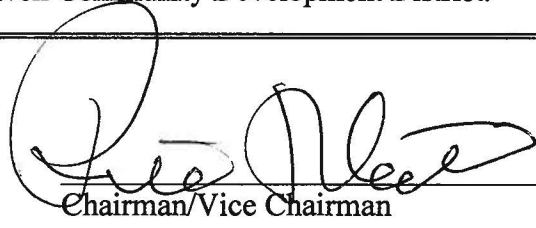
Adjournment

Mr. Chiodo stated that there was no further business to come before the Board and asked for a motion to adjourn the meeting at 3:05 p.m.

On a Motion by Mr. Halley, seconded by Mr. Cross, with all in favor, the Board adjourned the Meeting of the Board of Supervisors' for Grand Haven Community Development District.



Secretary/ Assistant Secretary



Chairman/Vice Chairman

Exhibit A

10:28 AM
10/13/08
Accrual Basis

Amenity Food & Beverage, Inc.
Profit & Loss
January through September 2008
Jan - Sep 08

Ordinary Income/Expense

Income

Revenue from CDD (Mgmt Fees)	21,760.00
Sales	
Food & Beverage	114,780.42
Tip Income	15,154.68
Sales - Other	49,972.12
Total Sales	<u>179,907.20</u>
Service	<u>1,716.54</u>
Total Income	<u>203,373.74</u>

Expense

Automobile Expense	1,237.53
Bank Service Charges	194.52
Cost of Goods Sold	
Beer, Wine & Liquor Purchases	22,290.19
Food & Beverage Purchases	58,183.68
Food & Beverages - Tiki Bar	207.89
Total Cost of Goods Sold	<u>80,681.66</u>
Credit Card Fees	3,611.89
Equipment Rental	842.04
Insurance	
Health Insurance - Employee	6,126.62
Liability Insurance	999.77
Work Comp	4,356.88
Total Insurance	<u>11,483.27</u>
Interest Expense	
Finance Charge	746.35
Total Interest Expense	<u>746.35</u>
Licenses and Permits	644.00
Linens	254.98
Miscellaneous	13,589.56
Office Supplies	610.29
Payroll Expenses	65,280.39
Penalties & Interest	447.68
Postage and Delivery	28.13
Professional Fees	
Risk Management	1,250.00
Professional Fees - Other	125.00
Total Professional Fees	<u>1,375.00</u>

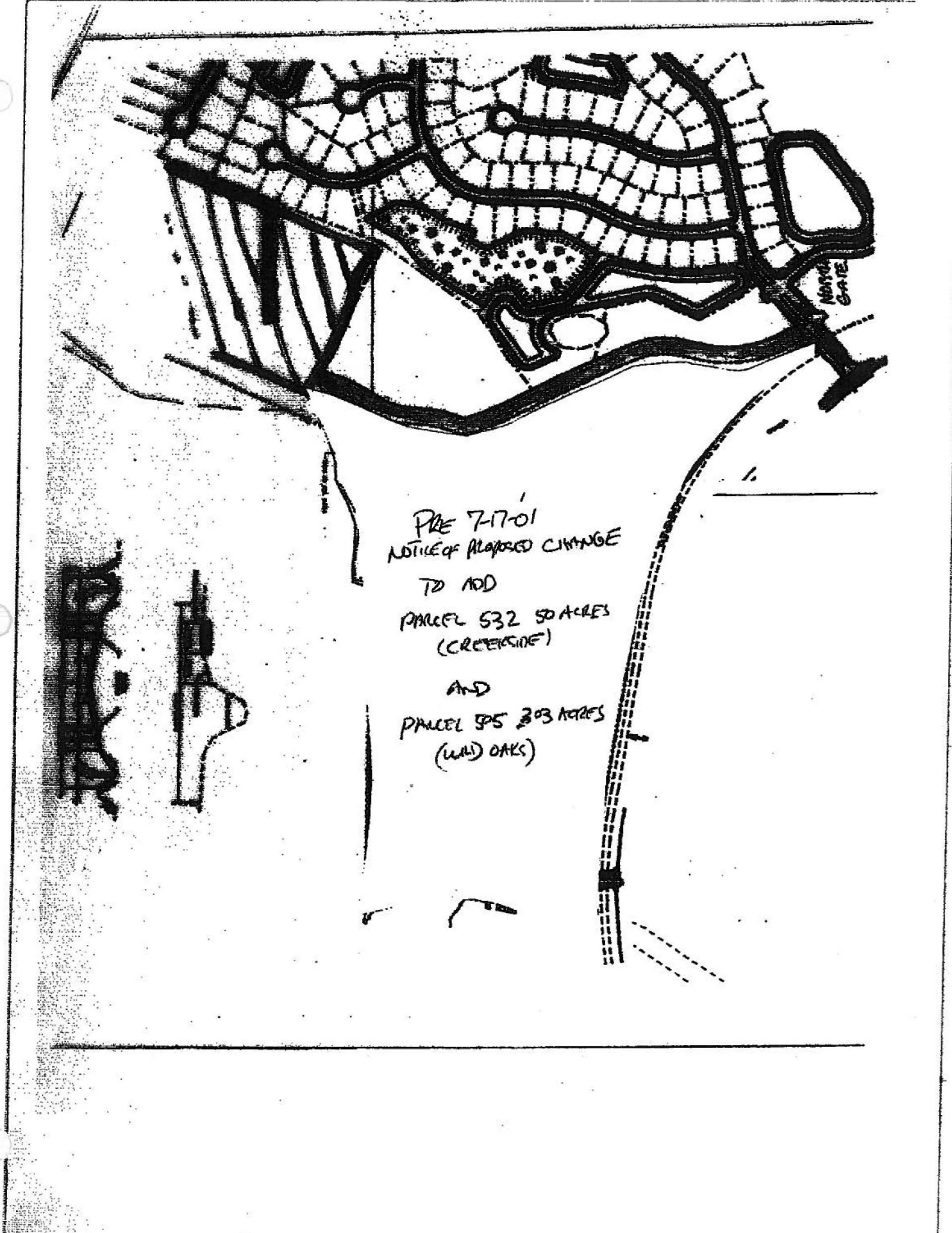
**COST ESTIMATE FOR APPROXIMATELY 1.2 MILES OF WATERSIDE PARKWAY
(MAIN ENTRANCE TO THE VILLAGE CENTER)
October 16, 2008**

ITEM #	ITEM	QUAN.	UNIT	UNIT PRICE	SE Cline Revised Bid (Oct 16, 2008)	SE Cline Original Bid (June 19, 2008)	Engineer's Estimate (March 2008)
1	Roadway Reconstruction/Repair	632	SY	\$ 23.30	\$ 14,725.60	\$ 11,510.10	\$ 28,224.00
2	Paver Brick Replacement *	1	SF	\$ 10.35	\$ 800.00	\$ 800.00	\$ 800.00
3	Concrete Header Curb Removal and Replacement	50	LF	\$ 40.25	\$ 2,012.50	\$ 2,012.50	\$ 1,750.00
4	Remove/Replace 1.5" asphalt & 13.5" base	250	SY	\$ 75.85	\$ 18,962.50	not included	included in item 1
5	Maintenance of Traffic	1	LS	\$ 3,105.00	\$ 3,105.00	not included	included in item 1
6	Geotechnical Testing	1	LS	\$ 840.00	\$ 840.00	not included	included in item 1
	TOTAL BASE BID				\$40,445.60	\$ 14,322.60	\$ 30,774.00
	TOTAL APPROVED BY CDD BOARD (July 2008) including a 20 % CONTINGENCY				\$17,187.12		
	OPTIONAL ITEMS						
1A	Mill Existing Roadway (1" min.)	16,898	SY	\$ 1.50	\$ 25,344.00	\$ 25,344.00	\$ 21,559.73
2A	ACSC (1" min.)	16,898	SY	\$ 5.35	\$ 90,393.60	\$ 90,393.60	\$ 67,112.00
	TOTAL ALTERNATE BID				\$115,737.60	\$ 115,737.60	\$ 88,671.73

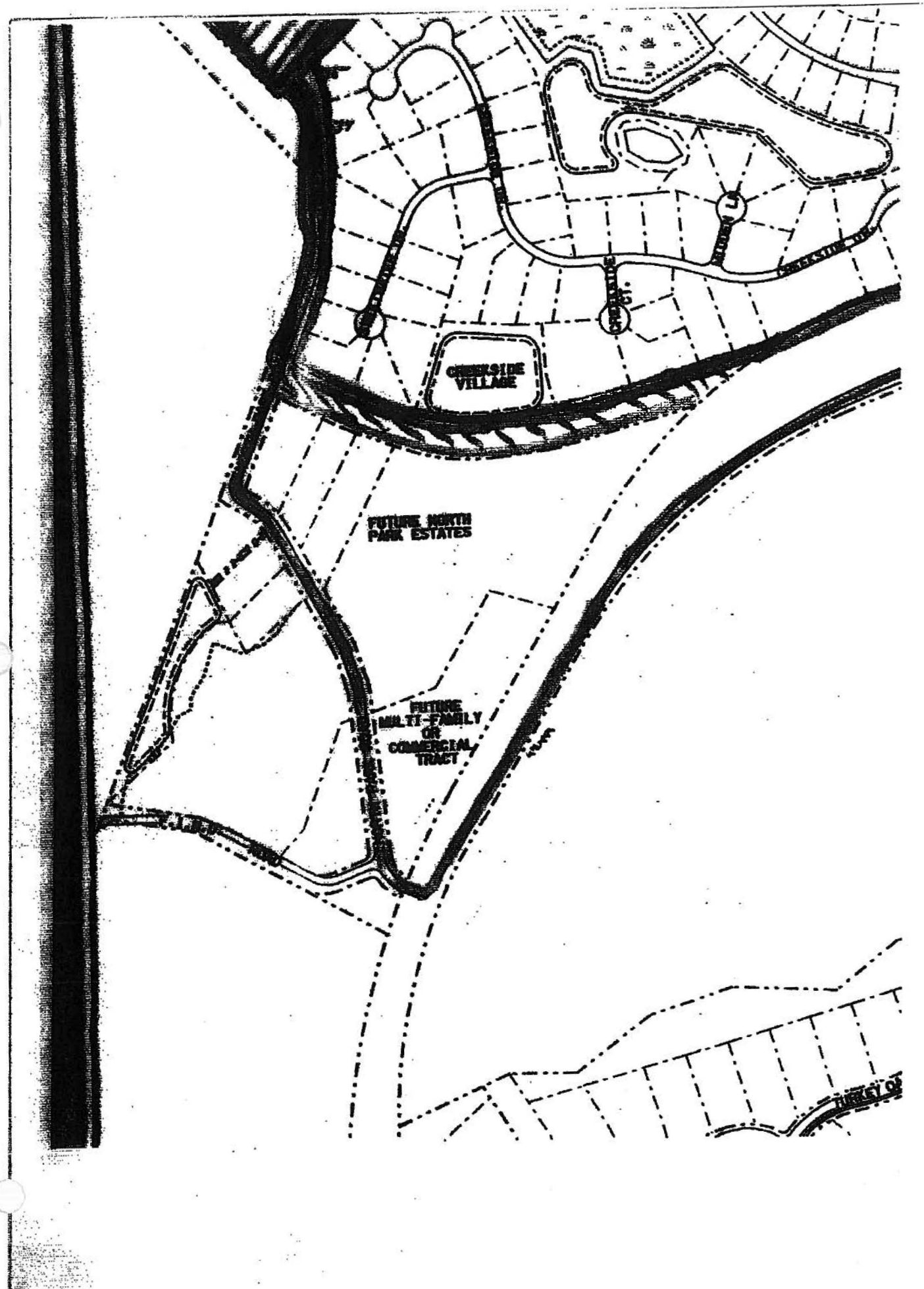
LEGEND SY = Square Yard
 LF = Linear Feet
 LS = Lump Sum
 ACSC = Asphaltic Concrete Surface Course

STIPULATIONS: MOT is included
 13.5" base is based on using crushed concrete or limerock
 Asphalt pricing is based on 1.5" thick S-3 asphalt
 * SE Cline did not include total price for item 2, only a unit price. For bidding purposes, \$800 was taken from Engineer's estimate.

Exhibit C



PRE 7-17-01
NOTICE OF PROPOSED CHANGE
TO ADD
PARCEL 532 50 ACRES
(CREEK SIDE)
AND
PARCEL 505 303 ACRES
(W/ OAKS)



CHEESIDE VILLAGE

FUTURE NORTH PARK ESTATES

FUTURE MULTI-FAMILY OR COMMERCIAL TRACT

TRACT OF

Exhibit D

Exhibit E

Littoral Shelf Planting

Blaikie Court

<u>Pond</u>	<u>No. of plants</u>	<u>Plants</u>	<u>Installation</u>	<u>Total</u>
7	1411	394	688	1082
6	3096	906	1561	2467
17	<u>2188</u>	<u>609</u>	<u>1064</u>	<u>1673</u>
Total	6695	1909	3312	5274

Exhibit F

Pond Aeration Equipment

Pond	Supplier	Cost of Electric Unit	Cost of Electric	Total Cost	Annual Maint Cost (Serv 2yvr)	Cost of Solar Unit
2	Keeton Ind.	2885	18,664	21549		9700
	Aquatic Eco System	2664		21328		
	Aquatic System	2782		21446	360	
8	Keeton Ind.	2120	2940	5060		6260
	Aquatic Eco System	2536		5476		
	Aquatic System	2171		5111	330	
19	Keeton Ind.	2885	7290	10175		9700
	Aquatic Eco System	2851		10141		
	Aquatic System	4390		11680	464	
20	Keeton Ind.	2120	250 (1)	2370		6360
	Aquatic Eco System	1665		1915		
	Aquatic System	2536		2786	334	

Cost of Electric Units		Cost of Solar Units	
Keeton Ind. Cost of 4 Ponds	10010		32020
Keeton Ind. Lease option for 4 ponds	12 Month-13320 24 Month-12960 36 Month 13860		12 Month-43320 24 Month-41520 36 Month 42120

(1) Cost to replace existing failed electric box with GFI and outlet

N.B. Keeton Ind estimates it will cost \$15/mo (\$180/yr) for electric for each electric unit based on 24 hr/day operation

Exhibit G

Here are the quotes for the Main Gate Fence, Gates and Arbors.

- 1- AAA Fence Co. total \$18,991.56
- 2- Sen-Co Fence Co. total \$18,343.00

**The difference between the two quotes is \$648.56
Senco-Fence is the cheaper bid**

Options are as follows:

- 1- Replace Fence (already removed between brick columns).
- 2- Replace fence (already removed between brick columns) including new gates (optional) and or Arbors (optional).
- 3- Replace fence (Already removed between brick columns) and also remove & replace existing remaining wood fence.

We recommended not doing option # 3 until new fence is installed between brick columns and we can observe visual difference if any.

<u>Main Gate Fence quote</u>	<u>Senco Fence</u>	<u>AAA Fence</u>
1- Supply and install 339' of 42" high Key West style PVC white picket fence (<u>Installed where fence has been removed</u>)	\$9,918.00	\$10,171.94
2- Remove 167' of existing Wood fence and supply and install 167' x 42" high of Key West style PVC white picket fence (<u>Installed where current remaining fence is located</u>)	\$3,902.00	\$3,992.29
3- Supply and install two sets of 8' wide PVC Arbors to span walkways	\$3,100.00	\$3,368.12
4- Supply and Install two sets of 8" wide x 42" high Double drive Key West style PVC Gates. Includes stainless steel powdered coated hinges and post latches	\$1,423.00	\$1,459.21
(All posts to be set in concrete)		
	Total= \$18,343.00	\$18,991.56

Exhibit H

Marlin Pump House Storage

BACKGROUND:

The CDD maintains an inventory of maintenance supplies for it's \$40 million infrastructure including:

Streetlights: globes, bulbs, ballasts, photocells.

Signs: posts, signs, concrete

Gates: gate arms, spare gate operator parts, motors, boards, SOS devices, photocells.

Paint: for amenity centers, guard houses, gazebos, columns, etc.

Pools: spare motors, parts, etc.

2 Ladders

Pressure washer and equipment (hoses, nozzles, brushes)

General maintenance items: nuts, bolts, screws, extensions cords, etc, etc.

This CDD inventory is stored in a variety of places including a 10 ft x 20 ft. rented storage Pod, the north and south gate houses, Creekside and the Village Center.

We have purchased a pond bass boat & motor and been given a generator. We have a pressure washer trailer stored at the Hampton Golf maintenance complex and we can't keep it there long term. We will likely purchase a trailer for the pond bass boat.

We need a centralized storage location for all CDD equipment and maintenance supplies/equipment.

PROPOSED PROJECT:

Expand existing pump house building to provide storage for CDD maintenance supplies/equipment, pond bass boat, generator, etc. and a work area. Expand gravel driveway area to provide storage for pressure washer trailer and trailer for the pond bass boat and to provide access for a trailered boat to be launched into the reuse pond to treat algae and duckweed.

ESTIMATED COST:

Building- 712 Sq. Ft.	\$ 23,200
Site preparation, fence relocation, gravel drive	\$ <u>17,950</u>
	\$ 41,150
10 % contingency	\$ 4,115
Engineering Costs	\$ <u>5,000</u>
Total	\$ 50,500

CDD BENEFITS:

- Cost Savings	Storage Pod Rent	\$1,500/yr.
	Elimination of maint. worker transit time to and from storage Pod	\$ <u>2,500/yr.</u>
	Total	\$ 4,000/yr
- Single on site location for CDD inventory		

- Maintenance workers become more efficient due to completely organized maintenance parts and a space to perform work.
- Provides space to store CDD pressure washer trailer and future pond Bass Boat trailer.
- Provides access to reuse pond for treating algae and duckweed.
- Provides space for whatever new items the CDD may require to maintain its \$40 million infrastructure
- Eliminates utilization of North and South gatehouses for storage.