

**MINUTES OF MEETING
GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting and two Public Hearings of the Grand Haven Community Development District's Board of Supervisors were held on **Thursday, September 4, 2014** in the **Grand Haven Room, Grand Haven Village Center, 2001 Waterside Parkway, Palm Coast, Florida 32137**. The Regular Meeting began at **3:00 p.m.**, with the Public Hearings commencing at **5:00 p.m.**

Present at the meeting were:

Dr. Stephen Davidson	Chair
Peter Chiodo	Vice Chair
Marie Gaeta	Assistant Secretary
Tom Lawrence	Assistant Secretary
Raymond Smith	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Rick Woodville	Wrathell, Hunt and Associates, LLC
Scott Clark	District Counsel
Jim Sullivan	District Engineer
Barry Kloptosky	Field Operations Manager
Ashley Higgins	Grand Haven CDD Office
Robert Ross	Vesta/AMG
Roy Deary	Vesta/AMG
Andrea Knox	Escalante Golf
Jim Gallo	Resident
Denise Gallo	Resident
David Reisman	Resident
Rob Carlton	Resident
Ron Merlo	Resident
Chip Hunter	Resident
Al Lo Monaco	Resident
Podduturu Reddy	Resident
Vijaya Reddy	Resident
Lisa Mrakovcic	Resident
Sandra Young	Resident
Mark Hitchins	Resident
David Alfin	Resident

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Mr. Wrathell called the meeting to order at 3:06 p.m., and noted, for the record, that Supervisors Davidson, Gaeta, Lawrence and Smith were present, in person. Supervisor Chiodo was not present at roll call.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

PUBLIC COMMENTS *(3-Minute Rule; Non-Agenda Items)*

There being no public comments, the next item followed.

FOURTH ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

Mr. Sullivan recalled the Board's request that he review expansion options for the Creekside parking lot, to increase parking. He presented the construction plans; the next step will be to submit the project for permitting. Mr. Sullivan noted that the area is currently occupied by a soccer field; the existing parking lot will be extended to the south, to create new spaces. He reviewed the demolition plan, which included removal of curbs and three trees; the District will be required to plant, to mitigate the tree removal.

Mr. Sullivan asked for the Board's input regarding the quantity of planting desired for the new parking area. Supervisor Davidson noted that the current parking lot is surrounded by a hedge and recommended that the hedge be continued around the new parking area. Discussion ensued regarding where to plant new trees and whether the trees must be of the same type. Supervisor Smith suggested consulting with Ms. Louise Leister, the District Horticultural Consultant, regarding where new trees are needed. Mr. Kloptosky pointed out that, during the Sailfish Drive project, the District tried to relocate trees but the City of Palm Coast would not agree; the City wanted trees planted in the same area or for the District to pay mitigation fees.

Mr. Sullivan indicated that 25 parking spaces will be added and the sidewalk leading to Creekside will be extended to the new parking lot area. Supervisor Lawrence recalled discussion

regarding removing notches and adding one more parking space. Mr. Sullivan acknowledged the discussion but was unsure whether the Board directed that adjustment; it can be done if the Board wishes. Mr. Kloptosky stated that the Board discussed adding landscaping in that area to enhance the appearance of the parking lot. Mr. Sullivan noted heavy vegetation in the area. In response to Supervisor Gaeta's question regarding an opening, Mr. Sullivan stated that it would be 24', which is enough for two vehicles to pass safely.

Mr. Sullivan recalled that the current parking area has three lights, one at the driveway, one where the sidewalk leads to the playground and another in the back. He felt that the intention is to light the pedestrian walkways, rather than the parking spaces. Mr. Sullivan advised that one of the lights could be relocated to continue lighting the sidewalk or additional lights could be installed. The Board favored additional lighting.

Supervisor Gaeta questioned if a code or ordinance mandates the amount of lighting required based on the number of parking spaces. Mr. Sullivan pointed out that, currently, the existing parking lot is not providing that; the lights are "low level" and only 10' tall; they do not provide lighting for the entire parking lot. Supervisor Davidson inquired about the spacing of the streetlights. Supervisor Lawrence explained that the spacing is a function of the height of the pole and the bulb wattage. Supervisor Lawrence recommended that Mr. Sullivan investigate installing two streetlights along the sidewalk, at the new end of the parking lot and determining the required wattage to provide a well-lit area.

Mr. Kloptosky suggested installation of a security camera in the new parking area, which would require underground wiring. Mr. Sullivan asked where the camera would be linked. Mr. Kloptosky indicated that he must investigate whether electrical lines must be run or if the camera could operate with Bluetooth technology.

Mr. Sullivan reviewed a preliminary drainage plan for the parking area. He explained that the existing parking lot drainage extends across Marlin Drive into Pond 23. The expansion will likely be required to flow to the same pond. Mr. Sullivan advised that the expansion area already has a control structure that flows into Pond 23; therefore, the plan is to grade the new parking area so that water flows to a corner, across Marlin Drive and into Pond 23 but Pond 23 must be evaluated to confirm that it has the capacity to accept the drainage.

Supervisor Davidson summarized that the additional items include lighting, installation of a camera, drainage and tree removal.

B. Amenity Manager

Mr. Ross reported that the Labor Day event was a success; 350 tickets were sold. He noted that, despite the number of people, there were no significant parking issues. In response to Supervisor Gaeta's question, Mr. Ross confirmed that 325 people attended the event.

Supervisor Davidson commented on the wonderful quality of the food.

C. Field/Operations Manager

Mr. Kloptosky indicated that he is working on the permitting issues related to the Marlin Drive pump house and the pickleball courts. He met with Mr. Ray Tyner, Palm Coast City Planner, regarding creating a binding lot agreement, joining the two lots that the pump house is on; however, the packet was missing certain documentation, which he subsequently submitted to the City. In response to Supervisor Lawrence's question, Mr. Kloptosky stated that the person who originally provided the paperwork was not in the office so Mr. Tyner could not determine why all of the necessary items were not provided to the District for completion.

Mr. Kloptosky noted that the City sent a large packet of information for the contractor, Nidy Sports Construction Company, Inc., (Nidy), to complete, related to the pickleball court permit request. He noted that the contractor was frustrated because the information needed to be completed by an engineer, which would have cost thousands of dollars. Mr. Kloptosky stated that he conveyed to Mr. Tyner and Councilman Jason DeLorenzo that the paperwork was the same as what the City required when the sheds were installed on Marlin Drive. Mr. Tyner wrote "N/A" on the portions that were not applicable for the pickleball court permit and provided Mr. Kloptosky with a list of four things that are needed.

Supervisor Davidson indicated that he and Mr. Kloptosky will meet with Mr. Tyner regarding the "bureaucratic obstructionism" that the District is being subjected to.

Mr. Kloptosky recalled that there were issues with the existing contractor because MasterTurf refused to sign the contract. He obtained a quote from Austin Outdoor (Austin) and a quote from Precision Land Grading Inc., (Precision); the quotes will be included for review at the next workshop.

Supervisor Davidson advised that the former contractor performed work in Sarasota County; however, it was discovered that the local croquet club paid for the new courts and the contractor was not hired by the County.

The Board favored having both contractors give presentations at the next workshop.

Mr. Kloptosky recalled giving a presentation on erosion issues at 52 and 54 River Trail Drive; the Board determined that the erosion issues were related to the developer's failure to stabilize the properties, not the District's ponds. He stated that one resident contacted him and is requesting a formal response from the District regarding its response to the situation. Mr. Kloptosky explained that the home was built on fill, which was not stabilized and is washing away. He noted the resident's belief that the erosion is caused by the District's pond. Mr. Kloptosky expressed his opinion that the improper stabilization of the resident's property could cause issues in the District's pond. In response to Supervisor Gaeta's question, Mr. Kloptosky confirmed that the builder is bankrupt; therefore, the resident has no recourse against the builder.

D. District Counsel (*to be provided under separate cover*)

i. Cullis Transactions

Regarding the Cullis transaction, Mr. Clark indicated that the contract documents were completed and there were several rounds of comments. Mr. Clark stated that all items were resolved; however, Mr. Jim Cullis, of Grand Haven Realty, subsequently objected to the Board's position on Tract K. He recalled that the Board was willing to put the portions north and west of the bicycle pathway into a conservation easement. Mr. Clark conveyed Mr. Cullis' indication that he needs all of Tract K to "make it work", which Mr. Clark felt meant that it was needed, economically. Mr. Clark advised that he rejected the concept and Mr. Cullis stated that the District's position is likely a "deal killer" for him; a response from Mr. Cullis remains pending.

ii. 37 Jasmine

Mr. Clark indicated that Mr. Kloptosky was contacted by the City Code Enforcement Section Manager, Ms. Barbara Grossman, due to Mrs. Joanne Smith, property owner of 37 Jasmine, filing a complaint following the Board's previous decision and recommendation on this matter. Mr. Clark stated that he called Ms. Grossman and she contended that the District has a structure on its property that is in disrepair and the City has the power to make the District move it. Mr. Clark advised Ms. Grossman that Ms. Smith attended numerous meetings demanding that the District not remove the retaining wall and asking the District to install a new structure; he provided Ms. Grossman with documentation of the history of the matter. Mr. Clark noted that both he and Ms. Grossman were in agreement that the issue was related to the builder. He pointed out that, coincidentally, the builder contacted Mr. Kloptosky the next day, and inquired

about what they could do to remedy the situation. Mr. Clark noted that ICI requested a private meeting with the Board but was advised that a private meeting is not possible.

Mr. Kloptosky stated that he was contacted by ICI and Ms. Jean Ball attended the last meeting but elected not to speak on the matter, due to the number of residents in attendance. He indicated that Ms. Ball continues to request a private or casual meeting with the Board. Mr. Kloptosky noted that Ms. Smith contacted him for an update.

Mr. Clark advised that he offered to allow the City to remove the wall and take full responsibility for it, which would resolve the issue for the District.

Supervisor Smith pointed out that Mr. Kloptosky could meet with Ms. Ball and present ICI's offer to the Board. Mr. Clark felt that this approach would work but stressed that any resolution must be presented to the Board for consideration. In response to Mr. Kloptosky's question, Mr. Clark confirmed that he should meet with the ICI representative.

Supervisor Davidson asked if the District could sue or require ICI to remove the wall, as it was never authorized. Mr. Clark felt that there could be a statute of limitations issue; it might be too late to sue.

iii. Special Assessment Maintenance Agreement

Mr. Clark anticipated that the District will not impose operation and maintenance (O&M) assessments on the four Parcel K units owned by Mr. Cullis. As discussed during the previous meeting, Mr. Clark recommended amending the District's prior agreement with Mr. Cullis, whereby, Mr. Cullis acknowledges and agrees that the District will not levy O&M assessments on those properties, provided Mr. Cullis agrees not to contest anything in the past and, if Mr. Cullis receives entitlements, the back O&M assessments must be paid from October 1, forward.

Supervisor Lawrence recalled that the Board discussed purchasing the property from Mr. Cullis. Mr. Clark indicated that the purchase was part of the stalled negotiations. Mr. Clark recommended against imposing O&M assessments on the four properties. Supervisor Lawrence favored imposing the O&M assessments, as he felt that it would give the District leverage in the transaction. Regarding accounting for the loss of the O&M assessments on the four properties, Mr. Wrathell explained that "Revenues" were grossed up to absorb the loss in revenue. Mr. Wrathell discussed the benefits of the agreement, including that it requires payment of past years' assessments if the property is ever developed and it prevents Mr. Cullis from contesting past O&M assessments.

Mr. Clark stated that, if the budget is adopted, including O&M assessments on the four properties, the District could file a Certificate of Correction, subsequent to placement on the tax bill; the tax bill would be adjusted. Supervisor Gaeta questioned whether Mr. Cullis knows about the process. Mr. Clark believed that Mr. Cullis knows it would be a possibility. In response to Supervisor Davidson's question, Mr. Clark confirmed that the proposed agreement would be part of the adjustment process. Supervisor Davidson suggested that the assessments remain in the budget, as a means of negotiation. Mr. Clark recommended that he advise Mr. Cullis that the Board could not approve the agreement because of the issue with the other transaction; however, the Board is willing to consider it if Mr. Cullis is willing to move forward, in the future. The Board agreed with Mr. Clark's recommendation.

E. District Manager

i. Update: Escalante

Mr. Woodville stated that he and Mr. Kloptosky met with the new General Manager of Escalante Golf (Escalante), Ms. Andrea Knox. He pointed out to Ms. Knox that Escalante's 75% cost share of the estimated \$72,000 Marlin Drive pump house repair costs does not include permitting or engineering; Escalante was billed \$54,000. Mr. Woodville advised Ms. Knox that the costs would be placed on the assessment roll and that the budget would be adopted today and, if Escalante did not want to be assessed, they must pay the amount that was billed, to date, which was 50% of \$54,000. He indicated that a wire transfer for \$27,750 was received on August 27; the balance remaining is \$26,250. Mr. Woodville questioned if the Board wants to remove the balance from the assessment roll, as a form of goodwill.

Mr. Kloptosky felt that it might not be appropriate to place the balance on the tax roll, as the work has not been completed or invoiced yet.

Supervisor Lawrence voiced his opinion that, when Mr. Kloptosky requested payment of 50% of \$54,000, he implied that the balance would not be placed on the tax roll, if payment was received. Mr. Kloptosky concurred.

Mr. Woodville asked Mr. Clark to provide an update of his negotiations with Escalante. Mr. Clark indicated that the negotiations are dead. Supervisor Smith asked if Escalante paid what the District billed them. Mr. Clark replied affirmatively and advised that, if they do not pay the balance, the District could place it on the assessment roll next year. Supervisor Smith expressed his opinion that it would be inappropriate to place the assessment on the tax roll, since

Escalante paid the amount requested. Supervisor Davidson pointed out that the balance would not be a real cost, as the work has not commenced, let alone 50% completed. Mr. Clark clarified that the District has a right to assess for upcoming work.

Supervisor Davidson noted that the District and Escalante must work together on environmental stewardship matters, in the near future, and recommended proceeding with a positive relationship. Supervisor Davidson polled the Board regarding whether to place the balance on the tax bill or bill Escalante when the work is completed. All Supervisors agreed to bill Escalante when the work is completed.

ii. Upcoming Regular Meeting/Community Workshop

o **COMMUNITY WORKSHOP**

▪ **September 18, 2014 at 10:00 A.M.**

The next workshop is scheduled for September 18, 2014 at 10:00 a.m., at this location.

iii. Approval of Fiscal Year 2015 Proposed Workshop/Meeting Schedules

Mr. Wrathell presented the proposed workshop and meeting schedules for Fiscal Year 2015 for the Board’s consideration.

Discussion ensued regarding moving the January 15, 2015 meeting to January 22. Discussion ensued regarding why the meetings and workshops commence at different times. The Board agreed to change the meeting start time to 10:00 a.m., with the exception of the September 3, 2015 meeting.

Supervisor Lawrence reiterated his opinion that the Board should have fewer workshops. He supports scheduling them but, at each meeting, considering whether the upcoming workshop is necessary.

On MOTION by Supervisor Gaeta and seconded by Supervisor Smith, with all in favor, the Fiscal Year 2015 Proposed Community Workshop Schedule, as presented, and the Proposed Regular Meeting Schedule, as amended to moving the January 15, 2015 meeting to January 22 and changing the meeting time to 10:00 a.m., for all meetings, with the exception of the September 3, 2015 meeting, and directing Staff to advertise, accordingly, were approved.

A. Discussion: Resident Directory Ad Revenues [CW]

Mr. Wrathell presented a spreadsheet detailing the ad sales and revenues generated. He noted that a \$225 payment remains pending.

Ms. Higgins confirmed that, once the \$225 payment is received, the ad sales will total \$12,190.

Supervisor Davidson indicated that the resident names list for the front section of Front Street Village is missing from the directory.

Ms. Higgins clarified that one page is missing from the Village listing, in the back, containing a portion of Fairways Edge and Front Street. She explained that the page is being printed and will be provided to residents as an insert. In response to Supervisor Davidson's question, Ms. Higgins advised that the invoice was \$190 for 3,300 copies; the printer agreed to pay 50% of the cost. Ms. Higgins indicated that the page will be inserted into the directories during the distribution process. She acknowledged that there is a rush to receive the pages, as the directories will be distributed Tuesday through Thursday; she hoped to receive the insert pages by Tuesday. Ms. Higgins confirmed that she has a sufficient number of volunteers.

Supervisor Davidson thanked Ms. Higgins and Ms. Kane for their efforts on the Directory.

Ms. Higgins noted that the data was submitted to the printer on April 24, 2014; therefore, new residents or updated information received after April 24 will not be in the directory.

B. Continued Discussion: Proposed Amendments to Rules, Policies and Fees for All Amenity Facilities [BOS]

The following changes were made:

Page 1: Change "2000 Waterside Parkway" to "2001 Waterside Parkway"

Page 2, Line 6, Under "Family": Insert "of" after "consist"

Page 5, Section (4), Line 3, Under "RENTER'S PRIVILEGES": Change "Owner" to "Owners"

Page 6, Section (4), Line 1, Under "GENERAL FACILITY PROVISIONS": Insert "and/or Service" after "Eye"

Supervisor Gaeta recommended requiring proof of vaccinations if animals are allowed in the amenity facilities and requiring those with Seeing Eye and/or service animals to provide appropriate documentation from a recognized and/or certified animal assisted therapy organization.

Mr. Clark noted that requiring proof of vaccination means that the District could be liable if it misses one. He questioned if the District wants to become responsible by engaging a program; he felt that the District is not manned or equipped to check vaccination records so it should not undertake it.

Supervisor Gaeta pointed out that the Dog Park section states that the dog must be appropriately vaccinated. She questioned why the same would not apply in this section.

Mr. Clark indicated that the District can state, in general, that current licenses, etc., are required. Supervisor Gaeta recommended the terminology from the Dog Park section “All dogs must be healthy, vaccinated and collared, with ID.” Mr. Clark stated that he is not against the concept but wants to keep the District out of policing vaccinations. Mr. Clark felt that Supervisor Gaeta’s first recommendations implied that the District would check for vaccinations and documentation. Supervisor Gaeta clarified that she did not intend for the District to check for the documentation; however, if animals are allowed on the property, it should be incumbent upon the owner to provide appropriate documentation. Mr. Clark preferred language, such as “It is the owner’s responsibility to ensure that the animal has proper vaccinations and paperwork.”

The following change was made:

Page 6, Section (4), Line 4, Under “GENERAL FACILITY PROVISIONS”: Insert the sentence “It is the owner’s responsibility to ensure that all dogs are healthy, vaccinated and collared.”

Page 6, Section (5), Line 2, Under “GENERAL FACILITY PROVISIONS”: Insert the sentence “Vehicles in violation of this policy are subject to being towed.”

Discussion ensued regarding parking issues at The Village Center, at busy times. Supervisor Lawrence questioned if the District will have vehicles towed during big events. Mr. Kloptosky pointed out that towing is at his discretion; he would not call for towing during events at The Village Center.

Page 11, Section (12), Line 1, Under “GENERAL SWIMMING POOL RULES”: Insert “and/or Service” after “Eye”

Page 14, First bullet point, Line 2, Under “GRAND HAVEN RECREATION FACILITY RESERVATIONS”: Insert “petanque, pickleball,” after “horseshoes,”

Page 14, Under “GRAND HAVEN RECREATION FACILITY RESERVATIONS”:
Move the fifth bullet point to after the first bullet point

Page 15: Correct the spacing between Items “(5)” and “(6)”

Discussion ensued regarding which piers were intended to be fishing piers. Supervisor Davidson indicated that the Montague and the pier across from Creekside were the only piers intended for fishing.

The following change was made:

Page 18, UNDER “FISHING PIERS FACILITY POLICY”: Insert “Clubhouse, Montague, and Marlin Drive fishing piers.”

The fishing pier policies will be discussed further at the next workshop.

Page 28, Item 2.: Justify left the margin of the line beginning “A written report...”

Supervisor Davidson noted that the policies related to the croquet courts must be discussed at a workshop. The agenda item should be “Croquet Court Reservation Discussion”.

C. Presentation: State of the District [RW/RD/BK]

Mr. Wrathell indicated that this item will be presented later in the meeting, prior to the budget public hearing.

▪ **Discussion: Post Orders**

****This item was an addition to the agenda.****

Mr. Kloptosky reminded the Board that the Post Orders must be amended to reflect that entry passes will be valid for 14 days, to match the Amenity Policy.

Supervisor Davidson indicated that an email was sent and information was posted on a website regarding contractors working after 7:00 p.m. He noted that contractors are prohibited from entering after 7:00 p.m.; however, there is no provision stating that all outdoor contractor services must be completed by 7:00 p.m. Supervisor Davidson questioned if that provision should be added to the Post Orders. The Board agreed.

Mr. Clark pointed out that the District has no jurisdiction to prohibit contractors from working on private property after 7:00 p.m.; it is a GHMA function. Supervisor Davidson suggested that the guards distribute reminders to contractors, as a public service to the GHMA. Mr. Clark asked to review the proposed language prior to including this item in the Post Orders.

D. Discussion: Signage – Amenities at Wild Oaks [BK]

Supervisor Davidson recalled that this item arose as a result of nonresidents utilizing the Dog Park and recommended installing a sign at the Wild Oaks gate and the Dog Park listing the

amenities. Mr. Clark suggested installing signs where the issue is occurring to determine if the problem is eliminated. Mr. Kloptosky noted issues with people fishing in the ponds.

Supervisor Davidson directed Mr. Clark to draft language for signage at the Dog Park, Children's Playground and at the Wild Oaks Gate.

Supervisor Lawrence asked Mr. Kloptosky to maintain a record of complaints, as he frequents the Dog Park and has not observed any issues with usage by nonresidents.

E. Discussion: Additional License Plate Cameras at Exit Gates [BK]

Supervisor Davidson recalled that this item arose during the security discussion at the previous meeting. The theory was that criminals will exit the community quickly, following the crime; therefore, the authorities should review video footage from around the time the crime is committed. Supervisor Davidson questioned if cameras should be installed at the exit gates.

Mr. Kloptosky discussed the process involved to obtain cost estimates for exit cameras and other cameras that were not previously installed, for a total of 11 cameras. He estimated that each camera would cost \$600 to \$700, not including installation and wiring. Mr. Kloptosky stated that he wanted to be sure that the Board was truly interested in this project, prior to investing his and the contractor's time to prepare a quote.

Supervisor Smith recalled that the Sheriff and Undersheriff concluded that Grand Haven did not have a crime spree and that much of the crime was from "inside." Supervisor Lawrence concurred with Mr. Smith's recollection and felt that the additional cameras would not help the situation. Supervisor Gaeta agreed based on the Sheriff's Office presentations. Supervisor Davidson summarized the Board's agreement that researching installation of additional cameras would not be a reasonable use of Mr. Kloptosky's or the contractor's time. Should an issue arise, the matter could be further discussed, in the future.

F. Discussion: Pedestrian Fences at Wild Oaks, The Crossings, North Gate, Main Gate & South Gate [BK]

Supervisor Davidson presented a petition from the residents of Wild Oaks supporting the installation of pedestrian fences in Wild Oaks, along the sidewalks and across the gates and to the other side. The purpose would be to prohibit pedestrians from entering the community. Supervisor Davidson clarified that this is not a Wild Oaks issue; it is the way the community was built and, if residents want pedestrian gates, it becomes an issue for all areas, not just Wild Oaks.

Supervisor Davidson asked Mr. Clark if the District can "wall off" public walkways with fences. Mr. Clark explained that the walkways are subject to the same considerations as the

public roads; therefore, if the walkways are fenced, the District must provide a means for pedestrians to call the guard and gain access, which would require additional call boxes, gate mechanisms to open and close the pedestrian gates, etc.

Mr. Kloptosky indicated that the project would require an electrician, a security camera contractor, a boring contractor to bore the lines and a fence contractor to install the fences.

Supervisor Lawrence pointed out that the impetus for this was the Wild Oaks residents and questioned if a camera could be installed along the sidewalk to monitor entry. He felt this would enable the Board to understand the magnitude of the issue.

Mr. Kloptosky felt that it would take up a tremendous amount of his staff’s time to review the tapes.

Supervisor Davidson recalled the signage discussion and that the Board is working on installing signs. He questioned the practicality of spending \$100,000 to install fences, gates, call boxes, etc., when the District cannot restrict access.

Supervisors Lawrence and Gaeta agreed.

Supervisor Smith pointed out that the Wild Oaks petitioners could be asked what amount they are willing to contribute toward the expense of the pedestrian gate.

Mr. Clark noted that, if signage is not effective, the Board could consider installing a smart amenity access card (SAAC) system at the Dog Park and the Children’s Playground, as both are considered.

G. Discussion: High Security Fence at Waterfront Park [BK]

This item was deferred to the next workshop.

SIXTH ORDER OF BUSINESS

OPEN ITEMS

This item was not discussed.

SEVENTH ORDER OF BUSINESS

SUPERVISORS’ REQUESTS

There being no Supervisors’ requests, the next item followed.

*****The meeting recessed at 4:58 p.m.*****

*****The meeting reconvened at 5:09 p.m.*****

TIME CERTAIN: 5:00 P.M., PUBLIC HEARINGS ON BUDGET AND ASSESSMENTS**▪ Presentation: State of the District [RW/RD/BK]**

******This item, previously Item 5.C., was presented out of order.******

In response to Mr. Woodville's question, all audience members indicated their understanding of Community Development Districts.

Mr. Woodville indicated that 100% of the O&M assessment revenues collected are spent on Grand Haven. He noted that, since its inception in March, 1997, the District has constructed or acquired infrastructure in the amount of \$61,155,064. Mr. Woodville pointed out that the District's infrastructure is approximately 17 years old. He advised that the District is responsible for maintaining 19.27 miles of total roadway. He explained that the Board took a proactive approach to preserve the District's infrastructure, improvements and facilities by adopting a multi-year capital plan.

Mr. Woodville presented a summary of the "Year in Review", including the legal and administrative highlights. He stated that the Community Emergency Management Plan was established and extensive Firewise mitigation work was completed by the Florida Forest Service (FFS). Mr. Woodville indicated that the District filed a lawsuit against the bankrupt original Grand Haven developer, Crescent Resources, LLC, and recovered 58% of the original claim, which was extraordinary. The District acquired the Esplanade Pier at no cost to residents.

Mr. Woodville advised that a Security Workshop was recently held with Sheriff Jim Manfre, Undersheriff Rick Staly and Sergeant Mike Lutz, of the Flagler County Sheriff's Office. Based on resident vehicle registration, the District performs continual monthly validation of gate access devices (GADs).

Mr. Woodville indicated that a site visit was conducted with the St. Johns River Water Management District (SJRWMD) concerning compliance with the original development permitting; the District is working with SJRWMD to correct and comply with outstanding compliance deficiencies.

Mr. Woodville advised that the District has an extremely well qualified Field Operations Manager and support staff.

Mr. Woodville noted that the Community Information Guide was developed and will be distributed next week.

Mr. Woodville indicated that Supervisor Davidson and Staff met with Councilman DeLorenzo and Mr. Tyner to streamline interactions with the City and the District. He advised that the District encountered permitting issues with the City.

Mr. Woodville stated that the Board actively planned for construction, renovation and/or restoration of the District's athletic courts, including pickleball, croquet, petanque, etc., with funds being designated for construction and renovation of the courts during Fiscal Year 2015.

Mr. Woodville summarized that the Board's ongoing mission has been to "Keep Grand Haven Grand".

Mr. Deary indicated that vital roles of Amenity Management Group, Inc., (AMG) are to provide the community with enhanced peace-of-mind, full enjoyment of the Grand Haven lifestyle and the best service quality available, while generating money for the District. Regarding peace-of-mind, Mr. Deary advised that the AMG facilitators utilize the District's SAAC system to ensure controlled access to the amenity facilities. Mr. Deary reviewed photographs of the Grand Haven lifestyle and pointed out special events held in the community. He noted that AMG actively facilitates in health and wellness, including exercise, with well maintained and up-to-date equipment, personal instructors and organized recreation, such as competition and clubs for tennis, bocce ball and pickleball. Mr. Deary advised that AMG also facilitates the daily use of the facilities for numerous clubs, groups and activities.

Mr. Deary discussed the Waterside Café, which is a great value for residents. Waterside Café provides great food, friendly service, reasonable prices, convenience, professional entertainment, extended hours and the return of Pub Trivia.

Mr. Deary stressed that AMG strives to maintain the District's outstanding facilities for the community's safe enjoyment.

Mr. Deary summarized the benefits to residents, including the best, quality service available, while producing revenue for the District, sharing Waterside Café profits with the District and collection of additional revenues for the District, as a result of better controlling access with the SAAC system.

Supervisor Davidson expressed the Board and residents' gratitude to AMG and Mr. Ross for their work in the community.

Mr. Kloptosky presented an overview and slideshow of the infrastructure reinvestment capital improvement projects for Fiscal Year 2014. He highlighted the Creekside fan

replacement, Creekside fitness equipment replacement, repair of the Creekside men's showers, replacement of the Creekside pool heaters, repair of The Village Center Café air conditioner, repair of The Village Center pool deck drain, repair and transition to LED lights at The Village Center and Creekside pools, replacement of fence posts at The Village Center tennis courts, completion of Chinier and Front Street landscaping related to the Firewise project, repair of the Esplanade wooden walkway at Waterway, partial completion of the Marlin Drive pump house, partial completion of streetlight painting, completion of the Esplanade bank erosion project at Jasmine Drive, completion of the Clubhouse Pier project and the purchase of a Kawasaki Mule.

Mr. Kloptosky reviewed O&M projects completed or initiated during Fiscal Year 2014, including replacement of the Creekside office door, replacement of The Village Center sign, repair of the Center Park Gazebo, installation of pavers at Center Park, safety repair of the wooden walkway behind the golf clubhouse and pressure washing curbs and gutters.

Mr. Kloptosky advised that other capital projects were completed, including repair of the Creekside spa skimmer drain, replacement of three cameras, repair of sidewalks lifted by tree roots, partial completion of stop bars and arrows, purchase of a new sound system for the Grand Haven Room, replacement of Café dishes, purchase of chairs and lounges for The Village Center, purchase of a laptop computer for CDD meetings, replacement of pool filters at The Village Center and Creekside pools and installation of additional SOS boxes at the entrance gates.

Mr. Kloptosky reviewed the pending projects, including repairs to the pump house interior and exterior, repair of the Creekside croquet court, addition of a pickleball court at The Village Center, replacement of metal benches with composite, replacement of The Village Center sinks and countertops and replacement of coping at Creekside pool. He noted that some projects will not be completed during Fiscal Year 2014; therefore, funds must be shifted to Fiscal Year 2015.

Mr. Woodville welcomed Ms. Knox, of Escalante, and advised that she is the new General Manager at the golf club.

Mr. Woodville highlighted the infrastructure reinvestment capital improvement projects planned for Fiscal Year 2015, including evaluation of LED streetlight transformation and a third flower rotation, if necessary. He noted that the District plans to improve amenity services and the Grand Haven lifestyle by renovating the croquet courts, constructing pickleball and petanque

courts, expanding the Creekside parking lot and evaluating expansion of The Village Center parking lot. Mr. Woodville advised that the Board’s mission is to “Keep Grand Haven Grand”.

Supervisor Davidson thanked everyone for coming to the meeting and thanked AMG, Mr. Kloptosky and his staff, the District Manager, District Counsel and the entire Board.

Supervisor Davidson noted the challenge of completing this number of projects, while only making decisions 12 times per year. He indicated that workshops are held between meetings in order to fully discuss projects and CDD matters, prior to making decisions.

Supervisor Davidson stated that, in spite of the Sunshine Law limiting discussion among Board Members and “bureaucratic obstructionism” from the City of Palm Coast, much was accomplished during Fiscal Year 2014.

EIGHTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Adoption of the District’s Final Budget for Fiscal Year 2014/2015, Pursuant to Florida Law

Mr. Wrathell indicated that, over time, the Board recognized that the District is 17 years old and its infrastructure, amenities and facilities are aging; furthermore, some of the original infrastructure may not have been built to the quality expected. He noted unanticipated infrastructure failures. Mr. Wrathell stated that, in order to plan for the future, the Board implemented a budget category entitled “Infrastructure reinvestment”, designed to fund upcoming capital projects, proactively. Mr. Wrathell felt that this helps residents see that their money is being used for specific, important projects and maintain property values in the community.

Mr. Wrathell referred to the “Proposed Assessments” table, on Page 17. He advised that Fiscal Year 2015 commences on October 1, 2014 and ends on September 30, 2015. He indicated that assessments are split into categories. Mr. Wrathell stated that the “General Fund” portion relates to “Admin & Field Ops” and “Infrastructure Reinvestment” assessments. He reviewed the product types in Grand Haven and pointed out that everyone pays the same assessment amount for “Admin & Field Ops” and “Infrastructure Reinvestment”. Mr. Wrathell explained that, unlike most other districts, all of the major infrastructure, amenities and facilities are maintained by the CDD; therefore, residents have extremely low GHMA dues.

Mr. Wrathell summarized that the “Admin & Field Ops” portion of the assessment increased \$11.81 per unit and the “Infrastructure Reinvestment” assessment increased \$71.16 per unit, over Fiscal Year 2014. He noted that, until four years ago, the District did not have an infrastructure reinvestment fund; therefore, it did not have money to fund capital projects, resulting in the District going over budget. Mr. Wrathell stated that it was a wise decision for the Board to develop an infrastructure reinvestment fund in order to fund projects, as opposed to issuing bond debt, obtaining a loan or imposing a special assessment on residents.

Mr. Wrathell explained that the “Debt Service” assessment is related to the debt service due on the outstanding bonds. He advised that, in anticipation of the bonds maturing and being paid off within the next few years, the Board developed a long-range Capital Improvement Plan (CIP), with the concept of diverting those resources to fund the road projects. Mr. Wrathell pointed out that, when roads are 15 to 17 years old, road resurfacing and repairs become necessary. He reiterated that, as the bond obligation drops off of the assessments, those assessment amounts will be directed to infrastructure reinvestment projects.

Mr. Wrathell indicated that the proposed budget anticipates an \$82.97 per-unit increase over Fiscal Year 2014, equating to a 3.9% increase. He noted that residents who pay their assessments prior to March will realize savings up to 4% over the amount.

Mr. Wrathell referred to the “General Fund Budget”, on Pages 2 through 5. He reviewed “Revenues”, on Page 2, noting that assessments are the primary source of revenue. Mr. Wrathell indicated that the “Assessment levy - Escalante, LLC³” item will be removed and Escalante will be billed separately for the Marlin Drive pump house project. He highlighted the minor revenue sources.

Mr. Wrathell reviewed the “Expenditures”, on Page 2 through 5 and provided brief explanations of various line items. He noted that the proposed expenditures are fairly consistent with Fiscal Year 2014 and slight fluctuations in some line items are generally related to actual costs. Mr. Wrathell called attention to the inclusion of the “Optional 3rd flower rotation” line item of \$14,400, on Page 2. Regarding “Amenity Management” and related expenditures, on Page 3, Mr. Wrathell pointed out that AMG anticipates a profit from the Waterside Café and a percentage of the profits will be shared with the District, which would offset the AMG expenditures. He referred to the “Security staffing contract services” line item, on Page 4, and noted that the contract went out to bid in Fiscal Year 2014 and the contract was reduced from

\$135,061 to \$116,694. In response to Supervisor Gaeta's question, Mr. Wrathell confirmed that "Miscellaneous contingency" was increased from \$7,120 to \$34,219.

Mr. Wrathell summarized that the "Infrastructure reinvestment" category increased from \$662,000 to \$718,000. He noted that the list of capital projects was previously included with the budget; however, it is no longer included because the list is constantly evolving, as projects arise, so it contains broad categories and is managed to accommodate what arises.

Mr. Wrathell referred to the "Excess/(deficiency) of revenues over/(under) expenditures" line item, on Page 5, and indicated that the proposed budget anticipates that revenues will exceed expenditures by \$107,696; however, the figure will be reduced by about \$26,000, once the Escalante revenue line item is removed. He explained that another \$72,000 of the \$107,696 amount will slide into the "Roads (2018 project)⁸" line item.

Mr. Wrathell indicated that Pages 6 through 12 provide detailed definitions of the "Expenditures".

Mr. Wrathell reviewed the "Debt Service Fund Budget - Series 2004A Bonds", on Page 13, and pointed out that these bonds will mature on May 1, 2019. He advised that these bonds are related to Wild Oaks. Mr. Wrathell referred to the "Debt Service Fund Budget - Series 2008 Bonds", on Page 15 and stated that the bonds will mature on May 1, 2019, as well. He explained collection and payment of principal, on November 1, and principal and interest on May 1.

Mr. Wrathell explained "Exhibit 3", on Page 20, which details the District's shared expenses with Escalante. He reiterated that the expense related to the Marlin Drive pump house will be removed and the District will bill Escalante, as costs are incurred.

A. Affidavit of Publication

Mr. Wrathell presented the affidavit of publication for today's Public Hearing. He noted that a mailed notice was sent to property owners regarding the assessment increase.

*****Mr. Wrathell opened the Public Hearing.*****

Mr. David Alfin, a resident, asked if the road repair project begins in Fiscal Year 2018 and whether the District has reserves to repair roads between now and Fiscal Year 2018. Supervisor Lawrence stated that the Board is focused on Fiscal Year 2018 because the District anticipates an \$800,000 expense, at that time; therefore, the District began building reserve funds for the project in 2014, rather than waiting until the expense is incurred and be forced to impose a special assessment. Mr. Alfin questioned if the District plans to complete major repair work

during the next three years. Mr. Wrathell explained that smaller projects will be completed but the large project is looming for Fiscal Year 2018; the Board is proactively building funds so that money is available in Fiscal Year 2018.

Mr. Alfin advised that many residents experience issues with Wi-Fi and cellular phone reception. He asked the Board to consider proactively searching for a solution to the issues. Supervisor Davidson recalled working with someone interested in building a cell tower near the golf course maintenance building; however, the City of Palm Coast squashed the plan because the height of the tower violated the Grand Haven DRI. Supervisor Davidson noted that the City and County have disputed the location of a tower for years; the only way the District could get involved would be for 3,000 Grand Haven voters to present this matter at upcoming City Council and County Commission meetings.

Mr. Wrathell explained that the public hearing will remain open, as a public hearing is also required for the Ninth Order of Business.

Supervisor Davidson asked if the \$0.62 could be removed from each assessment. Mr. Wrathell advised that it can be removed but “Expenditures” must be adjusted, accordingly. Mr. Wrathell also noted that the assessment amount paid varies depending on when the property owner pays.

*****Supervisor Chiodo arrived, in person, at approximately 6:15 p.m.*****

Supervisor Chiodo felt that the budget was good; he commended Supervisor Lawrence for his work on the CIP and the Board for their work on the budget.

Mr. Wrathell asked for public comments related to the imposition of assessments, as identified in the Ninth Order of Business.

Mr. Alfin stated that the Board should be congratulated for their work on the Community Information Directory.

There were no public comments regarding the Ninth Order of Business.

*****Mr. Wrathell closed the Public Hearing.**

B. Consideration of/Decision on: Resolution 2014-5, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2014 and Ending September 30, 2015, Pursuant to Florida Law

Mr. Wrathell presented Resolution 2014-5 for the Board’s consideration and read the title into the record:

“THE ANNUAL APPROPRIATION RESOLUTION OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014, AND ENDING SEPTEMBER 30, 2015”

Mr. Wrathell noted that the budget will be adjusted to reflect removal of the \$26,250 related to Escalante.

On MOTION by Supervisor Davidson and seconded by Supervisor Gaeta, Resolution 2014-5, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2014 and Ending September 30, 2015, Pursuant to Florida Law, as amended, was adopted.

NINTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Special Assessments to Fund the Budget for Fiscal Year 2014/2015, Pursuant to Florida Law

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Mailed Notice to Property Owner

This item was discussed during the Eighth Order of Business.

C. Consideration of/Decision on: Resolution 2014-6, Imposing Maintenance and Operation Special Assessments to Fund the District’s Proposed Budget(s) for Fiscal Year 2014/2015; Adoption of an Assessment Roll and the Levy, Collection and Enforcement of Special Assessments; Providing for Amendment of the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2014-6 for the Board’s consideration and read the title into the record:

“A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE”

On MOTION by Supervisor Chiodo and seconded by Supervisor Lawrence, Resolution 2014-6, Imposing Maintenance and Operation Special Assessments to Fund the District's Proposed Budget(s) for Fiscal Year 2014/2015; Adoption of an Assessment Roll and the Levy, Collection and Enforcement of Special Assessments; Providing for Amendment of the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

ADJOURNMENT

There being no further business to discuss, the meeting adjourned.

On MOTION by Supervisor Smith and seconded by Supervisor Gaeta, with all in favor, the meeting adjourned at 6:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair