

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

A Regular Meeting and Public Hearing of the Grand Haven Community Development District's Board of Supervisors was held on **Thursday, January 22, 2015** in the **Grand Haven Room, Grand Haven Village Center, 2001 Waterside Parkway, Palm Coast, Florida 32137** at **10:00 a.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:

Rick Woodville	Wrathell, Hunt and Associates, LLC
Scott Clark	District Counsel
Mike Munson	District Engineer
Barry Kloptosky	Field Operations Manager
Robert Ross	Vesta/AMG
Roy Deary	Vesta/AMG
Ashley Higgins	Grand Haven CDD Office
Jim Cullis	Grand Haven Realty
Maurice Bushroe	Blue Ribbon Pools
David Sullivan	Resident
Ed and Joanne Smith	Residents
Al Lo Monaco	Resident
Jim Gallo	Resident
Valerie and Jack Wright	Resident
Rob Carlton	Resident
Ron Merlo	Resident
Don Plunkett	Resident
Bob Hopkins	Resident
Lisa Mrakovic	Resident
Pat Maloney	Resident
Mark and Connie Schreiber	Residents

*****DISCLAIMER: DUE TO TECHNICAL DIFFICULTIES WITH THE AUDIO, THE ORDER OF THESE MINUTES MAY BE DIFFERENT FROM THE AVAILABLE AUDIO AND PORTIONS WERE TRANSCRIBED FROM THE MEETING NOTES*****

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Mr. Woodville called the meeting to order at 10:03 a.m., and noted, for the record, that all Supervisors were 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)

Mr. David Sullivan, a resident, commended the Board on the excellent accomplishments at the three parks and the gazebo dock.

▪ **Cullis Exchange**

******This item, previously the Item 5.D.iii., was presented out of order.******

Mr. Clark recalled that the Exchange Agreement involving the 9th Green site and the easement, in Tract K, over Wild Oaks has been ongoing. He noted that the matter was stalled for a while, due to the timing. The District anticipated levying assessments on the 9th Green site, which would be due March 31, 2015, and Mr. Jim Cullis' company must pay the assessments. Mr. Clark pointed out new language, in Paragraph 17, which now states that Mr. Cullis will pay the assessments and, if the deal closes under the contract, the District will reimburse the net O&M assessments but will retain the O&M assessments, if it does not close.

Mr. Clark advised that the District would not receive the full amount of the assessment payment, as the tax collector retains a portion; therefore, the language will be modified to specify that the District would refund the net amount received.

Mr. Woodville pointed out that the assessments were placed on the tax bill and asked Mr. Cullis if he planned to wait until March to pay them. Mr. Cullis replied affirmatively. Mr. Woodville noted that there would be no discount, if the assessments were paid in March. Mr. Woodville indicated that the assessments are for operation and maintenance (O&M) and debt service on the lots and questioned how the District should prorate the debt service assessments that will be paid. Mr. Clark believed that the debt service assessments would not be prorated; the District agreed that, if the deal closes, the District would absorb the debt service assessments received and apply them to the debt service payoff. Mr. Woodville surmised that, under the

Fiscal Year 2015 budget, which was just assessed, Mr. Cullis would be paying the debt assessment for the May 2015 and the following November 2015 debt service but, if the deal closes, the District will pay the principal and interest of the balance of the debt service outstanding on the respective lots. Mr. Clark advised that, if the deal closes, the District agreed to pay the bond balance remaining and absorb the payment for Fiscal Year 2015, which appeared on the tax roll. Mr. Cullis concurred with Mr. Clark's statement.

Supervisor Gaeta referred to the fifth line, beginning "The application would be revised and the stormwater system would have to be redesigned" and asked who will pay for the redesign. Mr. Cullis indicated that the Discovery Village developer would pay for it and, once prepared, the plans would be provided for the District Engineer, for review.

Mr. Cullis recalled that, two years ago, the area was rezoned and lines were drawn around the uplands and the wetlands, with the uplands becoming mixed use and the wetlands becoming conservation areas. He advised that the project contains a 1.7 acre peninsula that passes through the middle of the project and best efforts were made to save it, which was not possible; therefore, the developer is requesting approval to remove the 1.7 acres from conservation but a different 2.15 acres will be placed in conservation, in addition to another 7.1 acres of adjacent property into the conservation easement. Mr. Cullis explained that the process required a small-scale change; the application was submitted, the required rezoning mailed notice was sent and the meeting will be held on January 27, 2015. He stressed that the request is not for more uses of the land; it is simply to trade off land that the developer needs. Mr. Clark indicated that Senior Management personnel from Discovery Living will give an informational presentation to residents.

In response to Supervisor Gaeta's question, Mr. Cullis expressed hope that construction will commence in 2015 and open in late 2016 or the beginning of 2017.

Mr. Cullis stated that the City may want to "draw an area in" as conservation and asked that language regarding this be added to the Exchange Agreement. Mr. Clark noted that having the additional property within the District's boundaries might help the District.

In response to Supervisor Davidson's question, Mr. Cullis indicated that the project dropped the name Grand Living and is now Discovery Village.

Mr. Cullis received a notice from the Army Corps of Engineers (Corps) related to relocation of his sales center to the Shops at Grand Haven. He discussed the future plans for the Shops at Grand Haven.

Supervisor Davidson pointed out that Mr. Cullis must move out of Grand Haven by the end of 2015 and asked if that means that the first set of “shops” should be completed by then. Mr. Cullis replied affirmatively but clarified that he was delayed by the City, for several reasons; he hoped to commence work immediately, once the Corps permit is issued.

▪ **37 Jasmine**

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

Mr. Clark noted minor changes to the District’s proposed resolution to the retaining wall issues. He indicated that the timber wall will be removed, the land will be graded to an acceptable grade, St. Augustine sod will be installed from the boundary of the Smith’s property to the wall’s prior location and be irrigated by the Smiths and Bahia sod will be installed beyond the wall’s prior location to blend in with the existing area.

Supervisor Lawrence asked who will mow the St. Augustine sod installed on the District’s property. Mr. Kloptosky stated that the area was not previously mowed; out from the wall was a natural area.

Supervisor Gaeta questioned the last paragraph of the document and asked if an inspection would be completed, prior to acceptance of the work. Mr. Clark felt that an inspection should occur.

Mr. and Mrs. Smith verified that they received the agreement and found it acceptable.

On MOTION by Supervisor Gaeta and seconded by Supervisor Davidson, with all in favor, authorization for the District to enter into and execute the Exchange Agreement, was approved.

FOURTH ORDER OF BUSINESS

CONSENT AGENDA ITEMS

A. MINUTES

i. Approval of December 11, 2014 Regular Meeting Minutes

B. UNAUDITED FINANCIAL STATEMENTS

i. Approval of Unaudited Financial Statements as of December 31, 2014

Mr. Woodville presented the Unaudited Financial Statements as of December 31, 2014 and advised that assessment revenue collections were 81%, which is on schedule.

Mr. Woodville presented the Consent Agenda Items for the Board’s consideration.

On MOTION by Supervisor Lawrence and seconded by Supervisor Chiodo, with all in favor, the Consent Agenda Items, as presented, were approved.

FIFTH ORDER OF BUSINESS**STAFF REPORTS****A. District Engineer**

Mr. Munson indicated that the plans for the Creekside parking lot expansion were submitted to the City for review; he hoped that the City will expedite the process.

Regarding tree mitigation related to the Sailfish Drive project, Mr. Munson stated that he has not received an answer from the City's Landscape Architect; he will provide the information to Mr. Kloptosky, once received. Mr. Munson explained that the City's issue is with trees located on private property and whether those can be removed without the property owners' consent.

Mr. Kloptosky recalled that one resident on Sailfish Drive was not in favor of the District removing a mature oak tree that must be removed. He stated that the question became whether the CDD had the right to remove the tree, as it is in the utility easement.

Mr. Clark must review the verbiage in the easement to determine whether it is the CDD's easement or a "general" public easement; he will review the easement and respond.

Mr. Munson reported that the City will require tree removal permits and tree mitigation.

Mr. Kloptosky recalled that the District's original choices were to pay mitigation or install trees.

*****DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE*****

*****TRANSCRIPTION FROM AUDIO RESUMED*****

▪ District Engineer - Continued

The District Engineer's report resumed.

Discussion ensued regarding Supervisor Lawrence's request that the Front Street north stop sign be removed. Mr. Munson discussed alternatives and was unsure if a speed hump or bump would be effective; he felt that a round-about could be an alternative that the Board considers but it must be researched to determine the feasibility.

Supervisors Smith, Chiodo, Gaeta and Davidson expressed satisfaction with the City of Palm Coast Traffic Engineer's opinion. The majority consensus of the Board was that the District Engineer should not research this matter any further and the stop signs in that area should remain, per the Traffic Engineer's opinion.

Supervisor Lawrence felt that the District should mail a letter to the residents who want the stop sign removed, informing them of the Board's decision not to remove it and why. Supervisor Davidson directed Mr. Clark to prepare the letter.

Supervisor Smith referred to the earlier discussion about Sailfish Drive and that Mr. Clark was to research whether the District has the right to remove the trees in the utility easement and suggested that Mr. Clark conduct the same research for other areas in Grand Haven, as the District's long-term road repair program is predicated on the District's ability to remove trees. If the District cannot remove trees, as needed, the Board must rethink the entire road repair program strategy.

B. Amenity Manager

Mr. Ross indicated that 85 tennis players signed up for the tennis e-blast database; he anticipated reaching 100. He explained that this will eliminate the entire community from receiving e-blasts related to tennis.

Supervisor Davidson directed Mr. Ross to send a final e-blast to the entire community advising them that tennis information will be disseminated in this fashion; therefore, those that want to receive it should sign up to be on the tennis e-blast database. Supervisor Lawrence pointed out to Mr. Kloptosky that staff must inform new residents about the tennis e-blast system so they can sign up, if they are interested.

Mr. Ross advised that fees collected for tennis and croquet remain good.

Supervisor Gaeta asked about an issue with a resident hiring their own tennis instructor but only the amenity facilities approved instructor may be used. Mr. Ross confirmed that the matter was resolved; the resident had no issue with the District's policy.

Mr. Deary indicated his intention to present at the workshop, in two weeks, and stated that, with regard to the café, it appears certain that AMG will be able to offset its fee increase.

C. Field/Operations Manager

i. Front Street North Stop Sign

This item was discussed during Item 5.A.

Mr. Kloptosky reported that Mr. Bill Hoover, of the City of Palm Coast, was assigned as the permit representative for Grand Haven; he will handle any of the District's permit issues. Mr. Kloptosky stated that Mr. Hoover was involved in a few issues. He was optimistic until Nidy Sports Construction (Nidy) advised him that they spoke to Mr. Hoover and were referred to Mr. Rick Lee, City of Palm Coast Chief Building Official, who is requiring a Development Order (DO) for the pickleball court.

Mr. Munson recalled that the District Engineer and the City made agreements about how to proceed with the pickleball court; he felt that Mr. Lee might not be aware of the agreement and needs advice. Mr. Munson explained that, per Mr. Lee, a permit for the pickleball court would not fall into a particular permit type so he needs direction from Mr. Ray Tyner, Palm Coast City Planner. If this issue is not resolved, Mr. Kloptosky will contact Mr. Tyner.

Regarding the Marlin Drive Pump House, Mr. Kloptosky indicated that the project was completed and the final permit inspection from the City is pending. He recalled that the City is requiring a new permit for the concrete driveways at the Marlin Drive Pump House.

Mr. Kloptosky reported that the Marlin Drive shed was completed and the final inspection is pending. He noted an address error on the permit application but was uncertain how the incorrect address was reflected on the application. Mr. Kloptosky indicated that, due to the address error, the City is requiring the contractor to obtain a new permit and pay another permit fee. In response to Supervisor Davidson's question, Mr. Kloptosky reiterated that no one knows how the incorrect address got on the permit.

Supervisor Davidson suggested that the contractor provide a copy of the original permit request and, if it contains the correct address, the District should request a refund from the City. Mr. Kloptosky was confident that the contractor would not charge the District for the additional permit fee.

Mr. Maurice Bushroe, of Blue Ribbon Pool Care, LLC (Blue Ribbon), gave a presentation regarding restoration of the Creekside pools and spa. He discussed the new Florida Administrative Code (FAC) 64-89, a.k.a., The Pool Code (FAC Code). Mr. Bushroe indicated that, in all aspects of safety, both The Village Center and Creekside pool and spa facilities are well within the standards of the current FAC Codes; however, the most recent addendum to the FAC Codes requires the gutter to have a 2" declining back pitch, from the pool edge to the back splash, which creates a significant slope and could affect the line-of-sight of the pool depth markings. Mr. Bushroe indicated that commercial pools operate on gravity, meaning that water

falls out of the pool; the reason for the change in slope is to trap debris on the pool surface. He explained that the code changed to help keep debris in the gutter when it goes over the lip.

Mr. Bushroe noted that the FAC Codes also require that the same leading edge, completely around the pool, must be level, to less than three-sixteenths of an inch, from any single point to any other point. In order to meet that requirement, the pool tiles must be replaced.

In response to Supervisor Gaeta's question, Mr. Bushroe confirmed that the first step into the pool will be pitched back and people will notice; however, people will quickly become accustomed to it. He noted that the gutter width is approximately 12" and will have a 2" pitch, which is quite significant and noticeable.

Supervisor Davidson asked if the pool renovations are why the District must meet the new FAC Codes. Mr. Bushroe replied affirmatively. Supervisor Davidson questioned why resurfacing the pool, which is an aesthetic change, would require the District to meet the new FAC Codes, as it is not an engineering change. Mr. Bushroe stated that resurfacing is considered a maintenance item on the pool, which triggers the requirement to meet the new FAC Codes.

In response to Supervisor Davidson's question, Mr. Bushroe explained that the kiddie pool and spas do not have the same construction; therefore, those FAC Code requirements are not applicable to them.

Mr. Bushroe presented color samples for the pool tile, grout and KrystalKrete®.

It was noted that the Creekside pool tile is currently teal, which Mr. Kloptosky does not recommend. He felt that earth tones should be used since the area has earth tones.

Mr. Kloptosky noted that \$50,500 was budgeted for renovations to the Creekside pool, spa and kiddy pool but the contract price is \$44,200. Mr. Bushroe indicated that the coping will also be re-grouted. The project is scheduled to commence on February 16, 2015 and will take about three weeks to complete. In response to Supervisor Lawrence's question, Mr. Bushroe advised that the renovations will have a ten-year warranty but should last 12 years, assuming there is no chemical damage.

Mr. Bushroe discussed pool surfacing types and colors. He recommended the KrystalKrete® colors Krystal Blue or Ivory. Mr. Bushroe was against the pool surface's current aquamarine color. In response to Mr. McGaffney's question, Mr. Bushroe explained that Marcite is no longer used to resurface pools; rather, Diamond Brite or KrystalKrete® are used but he preferred KrystalKrete®.

The Board selected primrose tile, coco grout and KrystalKrete®.

*****DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE –
MINUTES TRANSCRIBED FROM MEETING NOTES*****

Mr. Kloptosky indicated that the benches were installed and provided photographs.

Mr. Kloptosky reported that exit cameras will be installed at all gates. He noted that \$14,000 was budgeted; the estimated cost will be \$11,212, which would leave \$2,788 to be used to relocate call boxes.

Mr. Kloptosky is working with the City and District Engineer on the Petanque court.

Mr. Kloptosky advised that the swing gates, at The Crossings, will be changed to be consistent with the gates at Wild Oaks; the project is \$1,600 over budget.

Mr. Kloptosky stated that the new employee, Mr. Kyle George, started on January 5, 2015 and is working out well.

Regarding a resident request for installation of a streetlight at East Lake, the Board did not support the request, at this time, and suggested that Mr. Kloptosky speak with neighbors in the area.

D. District Counsel

i. Traffic Light Bond

Mr. Clark reported that Flagler County had not responded to his prior correspondence; a follow up letter was sent.

ii. 37 Jasmine Drive

This item was discussed following the Third Order of Business.

iii. Cullis Exchange

This item was discussed following the Third Order of Business.

iv. Employment Manual

This item was tabled for discussion at the March workshop.

E. District Manager

i. Upcoming Community Workshop/Regular Meeting Dates

○ **COMMUNITY WORKSHOP**

- **February 5, 2015 at 10:00 A.M.**

The next workshop is scheduled for February 5, 2015 at 10:00 a.m., at this location.

○ **REGULAR MEETING**

- **February 19, 2015 at 10:00 A.M.**

The next meeting is scheduled for February 19, 2015 at 10:00 a.m., at this location.

*****The meeting recessed at 11:45 a.m.*****

*****The meeting reconvened at 12:00 p.m.*****

*****TRANSCRIPTION FROM AUDIO RESUMED*****

TIME CERTAIN: 12:00 P.M., PUBLIC HEARING TO ADOPT AMENDMENTS TO POLICIES AND FEES FOR ALL AMENITY FACILITIES

▪ **Public Hearing to Adopt Amendments to the Policies and Fees for All Amenity Facilities Which Govern the Operation of Certain Facilities of the District**

*****This item, previously Item 6.G., was presented out of order.*****

Mr. Woodville stated that this item was presented and discussed during numerous meetings and workshops. Copies of the document were distributed.

i. Affidavits of Publication

- **Notice of Rule Development**
- **Notice of Rule Making**

The affidavits of publication were provided for informational purposes.

Supervisor Davidson indicated that the recommended amendments were the result of the continual growth of Grand Haven, matters that have arisen or changes in the amenity facilities.

Supervisor Gaeta referred to Page 15, Tennis Policies, of the copy distributed (Page 16 of the version in the agenda) and recommended the following change:

Item (8): Change “Persons” to “Residents”

The Board agreed to the change.

In response to a question, Mr. Clark confirmed that the Board can continue making changes today.

Mr. Woodville referred to Page 20 (Page 19 of the distributed copy), related to Fishing Piers Facility Policies, Item (7), and questioned if the public would understand what the term “proper footwear” means, as related to the spacing of the deck boards. He then referenced Page 26 (Page 25 of the distributed copy), Item (4), which makes the same reference but does not include a reference to the Florida Inland Navigation District (FIND), as it might be confusing.

Supervisor Davidson indicated that FIND was included deliberately to remove liability from the District, if a high-heeled shoe becomes stuck; the deck board spacing is what FIND required.

Supervisor Gaeta suggested that the wording of Item (4), on Page 26 (Page 25 of the distributed copy) be changed to match Item (7), on Page 20 (Page 19 of the distributed copy). The Board agreed. Mr. Clark noted that the term “proper footwear” was used because he was opposed to stating that no spiked heels could be worn on the decks.

*****Mr. Woodville opened the Public Hearing.*****

Supervisor Gaeta questioned if the General Policies on Page 24 (Page 23 of the distributed copy) could reflect back to the Community Gazebo Policies.

*****Mr. Woodville closed the Public Hearing.*****

*****DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE –
MINUTES TRANSCRIBED FROM MEETING NOTES*****

ii. Consideration of Resolution 2015-2, Adopting Amendments to the Policies and Fees for All Amenity Facilities Which Govern the Operation of Certain Facilities of the District

Mr. Woodville presented Resolution 2015-2 for the Board’s consideration.

On MOTION by Supervisor Lawrence and seconded by Supervisor Gaeta, with all in favor, Resolution 2015-2, Adopting Amendments to the Policies and Fees for All Amenity Facilities Which Govern the Operation of Certain Facilities of the District, as amended, was adopted.

SIXTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Continued Discussion: FY2015 Capital Needs Based on 10-Year Plan [TL]

Supervisor Lawrence provided a revised version of the “Expected FY 2015 Capital Needs Based on 10 Year Plan, Draft 9, 1/15/15”, which identified the projects that were approved, started, construction started and completed. In the revised plan, \$8,000 was removed from the “Marcite kiddie pool” line item, resulting in “TOTAL – FY2015 EXPECTED CAPITAL PROJECTS” of \$658,830. Overall, the currently “Approved” projects totaled \$511,950.

B. Continued Discussion: Waterfront Park Security Fencing [TL]

Supervisor Lawrence will talk to Mr. Jon Netts, City of Palm Coast Mayor.

C. Discussion: Main Gate Traffic [RS]

Discussion of the Main Gate traffic commenced.

*****TRANSCRIPTION FROM AUDIO RESUMED*****

Mr. Kloptosky utilized the guards to survey traffic backups at the Main Gate. He was trying to control the fact that traffic that reaches Colbert Lane cannot turn in; the guards recorded the times when traffic was backed up to Colbert Lane.

Supervisor Chiodo felt that the District has sufficient evidence of a problem but still does not know the root causes of the issue. He acknowledged that various factors could cause the backups and questioned if it is because the guards are taking calls, visitors at the gate are asking questions, etc.; he wants to know the causes. Supervisor Chiodo stressed his opinion that the guards cannot take time to document the occurrences; it should be done by an observer. He felt that more information about the backups should be provided.

Mr. Kloptosky noted that one issue is that when a visitor is not called in (by a resident), the guard must process the visitor, which causes traffic to back up, as there is no way for the person to pull around so other traffic can pass through. Mr. Kloptosky felt that the design of the Main Gate is a major factor.

Discussion ensued regarding what the District can do to improve notification to the guard house, including e-blast reminders, etc.

Mr. Woodville recalled that, at the January 8, 2015 workshop, he had no difficulty entering. The guard advised him that traffic backups during the holidays are due to family and other visitors staying with residents. He noted that the call box information presented at that workshop reiterated the situation. Mr. Woodville felt that the District has ample data regarding the traffic volume and could spend money on a study but the situation is indicative of limited capacity, with one guard at a single gate, at a time of high traffic volume.

Supervisor Lawrence asked if residents could enter their visitors online, rather than calling the guard house. Supervisor Davidson stated that the issue with an online system would be that children could use it. Supervisor Lawrence pointed out that children could also call.

Supervisor Lawrence felt that the primary danger is when traffic is backed up to the traffic lane on Colbert Lane. He questioned if the District could rent a camera to monitor that area.

Mr. Kloptosky discussed the backups he observed. Supervisor Davidson noted that construction of the Shops of Grand Haven will soon commence, which could compound the situation.

Supervisor Davidson voiced his opinion that the backups are seasonal and time-related issues and recommended trying two guards, at certain times, to determine if traffic can be processed more quickly. He suggested scheduling two guards at Easter/Spring Break.

Mr. Kloptosky noted that, in the past, the seasonal traffic issue was alleviated when the guard supervisor (at no additional cost) helped the guard.

Supervisor Smith agreed that it appears to be a seasonal issue and recommended collecting baseline data during the off season so that, during season, it can be determined if there was quantitative improvement when two guards were on duty.

Mr. Kloptosky felt that his spreadsheet should be used by the guards to collect data for a few more weeks. The Board agreed. Supervisor Smith stressed that the guards must be instructed and understand the objective of the data collection. Supervisor Gaeta reiterated that an e-blast should be sent to remind residents to call in guests.

A resident voiced his opinion that the community already knows there is a problem and questioned if a study was necessary. He suggested that the Board select a time period and station a second guard in the guard house, over a two-week period.

Supervisor Davidson indicated that the most cost effective time period for a second guard must be determined. The resident noted that several high volume traffic periods are coming up. Supervisor Gaeta recalled issues with Bright House, during the holiday season; therefore, the guards could not use the database, which required them to use lists, instead.

Ms. Pat Maloney, a resident, felt that much of the Main Gate traffic would be eliminated if guests used the call boxes at other gates and suggested that residents be encouraged to notify their visitors to use the call boxes. In response to Supervisor Gaeta's question, Ms. Maloney stated that the guests could obtain passes from The Village Center, if they will be there several days. Supervisor Davidson advised that The Village Center does not have authority to issue gate passes. Supervisor Gaeta relayed issues with guest vehicles that do not have a visitor pass; she felt that a pass is essential.

Supervisor Lawrence directed Mr. Kloptosky to find out from the guard supervisor when she expects traffic to become busy. Mr. Kloptosky recalled that the information was previously tracked and presented.

D. Continued Discussion: Wild Oaks Fencing and Special Assessment [BOS]

Mr. Woodville advised that Mr. George Suhaj, a resident, was unable to attend today’s meeting and asked to table this item to the next meeting.

Supervisor Davidson confirmed that this item will be included on the next workshop or meeting agenda.

Related to the recent Bright House issues, Supervisor Davidson recalled that, one of the RFPs that the District received for security services was for “virtual guards”. He indicated that a nearby community transitioned to a virtual guard system and installed a second gate to prevent piggybacking. Supervisor Davidson noted that the community regrets installing the virtual guard system because it is disabled whenever the internet goes down, which is an issue across the entire US. He explained that, if the virtual guard system cannot function due to an internet outage, a person, such as the HOA President, must manually open the gate, which results in the gate being open all the time, until the internet is back online. Supervisor Davidson stated that this scenario occurs very often and residents are objecting in these other communities.

Mr. Kloptosky indicated that he spoke with numerous contractors regarding the proposed Wild Oaks fence project and several reviewed the area. He provided the estimated costs to install the fencing requested by the Wild Oaks residents:

\$10,000	Engineering and permitting
\$ 2,000	Survey
\$60,000	Column installation (30 7’ columns)
\$30,000	Gates
\$ 2,000	Boring
\$ 2,000	Electrical
\$ 6,000	Landscape removal and repair
\$ 2,000	Cameras

Mr. Kloptosky advised that the total cost would be approximately \$114,000, plus annual maintenance costs for electronics (I.e., lightning strikes). He pointed out that the system could impact the call volume at the Main Gate, resulting in additional costs. Mr. Kloptosky indicated

that repair and replacement of the electronics could be expensive; therefore, something should be included in the special assessment in case the system breaks.

Supervisor Smith stated that he supports the concept of a village paying for specific infrastructure that it wants; however, he was less clear about assessing for ongoing maintenance of the improvement, following installation. Supervisor Chiodo concurred and recommended that the District inform Mr. Suhaj of the estimate and wait for a response from Wild Oaks. Supervisors Smith and Chiodo felt that, once installed, the entire Grand Haven community should share the ongoing maintenance costs. Supervisor Gaeta questioned why everyone should pay the ongoing maintenance. Supervisor Smith stated that he would use the gate; therefore, everyone should pay.

Mr. Kloptosky will provide this estimate to Mr. Suhaj.

Mr. Clark indicated that the District has the ability to impose a targeted assessment for an improvement that specially benefits or is unique to one area. He recommended including the special assessment in the regular annual budget and assessment process; a separate line item for Wild Oaks could be included in the adopted budget and the assessment for those property owners would be higher than for other property owners.

Supervisor Lawrence recalled that, unlike other villages, the sidewalks in Wild Oaks are on ROW property; therefore, the District is responsible for maintenance. He suggested that, during budget discussions, the Board may wish to consider imposing a sidewalk repair special assessment for Wild Oaks, as well.

Supervisor Davidson questioned if the District must hold a public hearing to impose the special assessment on Wild Oaks property owners and whether there must be a certain percentage of buy-in from the targeted property owners. If the special assessment were included in the regular budget process, Mr. Clark advised that the District must provide Chapter 197 written notice to those property owners and, during the regular budget public hearing, a hearing would be held regarding levying all assessments. Mr. Clark explained that the Board is required to listen but is not required to obtain a “vote” from the property owners, although he felt that it would be wise to take a vote.

Supervisor Gaeta pointed out that Wild Oaks has many undeveloped lots and the lot owners might not be amenable to the special assessment. Mr. Woodville recalled that Mr. Suhaj alluded to that possibility. Supervisor Gaeta thought that the Wild Oaks property owners

believed that the costs would be absorbed by the CDD but, once they understand that there might be costs to them, the Wild Oaks property owners might lose interest in the project.

E. Discussion: Resident Communication [BOS]

Supervisor Davison advised the Board that CDD information was inserted in the Oak Tree (a GHMA publication). Supervisor Davidson asked other supervisors for feedback. Supervisor Smith suggested that we should have included all of the FY2014 completed capital projects. Supervisor Davidson indicated that was a good suggestion and we can do that in next month's publication.

Supervisor Davidson recalled a discussion at the last workshop, of the GHMA and CDD holding an informal Question and Answer (Q&A) session, every other month, to provide information to residents but the Board was not in favor.

Supervisor Gaeta stated that the number of monthly workshops should diminish, as the District is entering a "maintenance" mode. She recommended that three workshops per year be held in the evening and conducted as a Community Information Workshop. Supervisor Gaeta explained that the District could solicit questions and concerns from the community and discuss them at the workshop; the Board could use the workshop as an educational opportunity to provide information, dispel rumors, etc.

Supervisor Chiodo felt that a Community Information Workshop format should be tested once, prior to committing to additional ones. Supervisor Davidson questioned if the District Manager would be available to attend evening workshops. Mr. Woodville confirmed that he would be available.

Supervisor Davidson questioned if Supervisor Gaeta was proposing a publicly noticed workshop with all supervisors present. Supervisor Gaeta replied affirmatively. Supervisor Davidson asked if District Management must be present at those types of workshops. Mr. Woodville replied affirmatively; the District Manager must attend the workshop and it must be publicly noticed. Supervisor Lawrence pointed out that, if the Community Information Workshops were in place of some of the current regular workshops, the District would not incur additional costs for the District Manager's attendance.

Supervisor Gaeta noted that the recent Neighborhood Watch meeting was well-attended and residents were "hungry" for information. She believed that many residents do not understand what happens in the community.

Mr. Woodville recommended including the GHMA in the workshops.

Mr. Jim Gallo, a resident, felt that the timing of the CDD's workshops and meetings does not allow residents much opportunity to attend. He believed that periodic evening workshops would enable interested residents to attend and gain information; he supported the concept. Mr. Gallo summarized that it would benefit the community because "there are so many in the community that don't know what they don't know".

Supervisor Davidson summarized that Community Information Workshops could be publicly noticed, with all Board Members and the District Manager present; a section could include discussion items for the Board, followed by a Q&A session. He agreed that it would be beneficial for a GHMA representative to attend the workshop to answer questions but questioned if the District can allow the GHMA to participate in the Q&A portion of the District's publicly advertised workshop.

Mr. Woodville replied affirmatively.

Speaking as a GHMA Board Member, Mr. Gallo indicated that he will discuss communication at the GHMA meeting. He spoke of using Twitter as an additional means of disseminating information.

Mr. Clark discussed the dangers of violating the Sunshine Law by Board Members inadvertently communicating with one another; additionally, it can become difficult to monitor and comply with public records law when communicating via Twitter or other social media.

Supervisor Davidson advised that Community Information Workshops will be included as a discussion item at the next workshop.

F. Discussion: Sewer Issues [RS]

It was noted that there was no issue. This item should be removed from future agendas.

TIME CERTAIN: 12:00 P.M., PUBLIC HEARING TO ADOPT AMENDMENTS TO POLICIES AND FEES FOR ALL AMENITY FACILITIES

G. Public Hearing to Adopt Amendments to the Policies and Fees for All Amenity Facilities Which Govern the Operation of Certain Facilities of the District

i. Affidavits of Publication

- Notice of Rule Development
- Notice of Rule Making

ii. Consideration of Resolution 2015-2, Adopting Amendments to the Policies and Fees for All Amenity Facilities Which Govern the Operation of Certain Facilities of the District

This item was presented at 12:00 p.m., following Item 5.E.

H. Update: SJRWMD Permitting [RW]

Mr. Woodville indicated that, per Supervisor Smith's direction at the last meeting, he followed up with Ms. Jessica Beach, of the St. John's River Water Management District (SJRWMD), regarding the status of the District's outstanding permitting issues. He reported that, per Ms. Beach, the Estates of Grand Haven (a.k.a., Wild Oaks) project was expected to go out next week. Mr. Woodville explained that the permit issues related back to the original developer's bankruptcy and some permit issues remained outstanding. Based on a site visit and a follow-up email, the District wanted to determine if some items could be closed and if the District has any liability. Additionally, the District wanted the SJRWMD's opinion whether Mr. Cullis, as the declarant, is responsible for any of the outside issue. Ms. Beach advised that the SJRWMD is still working on Items 1 through 6 but is closer to being able to provide the information to the CDD and expected to provide it within the next 30 to 60 days.

Supervisor Gaeta asked how this impacts the Cullis Exchange transaction. Supervisor Davidson stated that it does not affect the land swap; it affects the possibility of Mr. Cullis being responsible for some clean up of the DRI and other matters, which would otherwise fall on the District. Supervisor Chiodo felt that there was no direct impact to Mr. Cullis with regard to the exchange transaction.

Mr. Clark indicated that he has not thoroughly analyzed the situation but felt that it was related to Mr. Cullis' desire to not proceed with the 9th Green project because the way Mr. Cullis approached it was that he needed to become the successor to the developer in order to obtain certain entitlements. He believed that, once Mr. Cullis realized the implications of that, he was not as pleased.

Supervisor Davidson advised that Ms. Beach was invited to view and comment regarding an issue in The Crossings. He explained that a resident or two entered across their own and the CDD's property and cleared some underbrush and installed pavers in a wetland zone identified by SJRWMD, which cannot not be changed. In response to Supervisor Gaeta's question, Supervisor Davidson explained that the area in question was a location that SJRWMD specifically identified as wetlands and would not allow to be cleared during the Firewise project; however, the residents took it upon themselves to clear a portion.

Supervisor Lawrence questioned if areas that were cleared during the Firewise project should be treated annually, with Roundup[®]. Supervisor Davidson pointed out that SJRWMD

does not allow the use of Roundup® anywhere that wetland runoff enters into anything else. Supervisor Lawrence asked about organic weed control options. Supervisor Davidson recommended consulting Ms. Louise Leister, District Horticulturalist.

I. Assess Need for Community Workshop on February 5, 2015

This item was discussed following the Eighth Order of Business.

SEVENTH ORDER OF BUSINESS

OPEN ITEMS

Item E., was removed, as the work was completed.

Regarding Firewise approval or renewals for the “re-up” application, Supervisor Davidson inquired about the number of names in the master database. Ms. Higgins estimated 4,000. Supervisor Davidson noted that he underestimated on the application, as he used 3,700. Supervisor Davidson indicated that the District received far in excess of the commitment, in terms of dollar value, for the work performed by the Firewise crew. In response to a question about the application, Supervisor Davidson explained that, to qualify as a Firewise community, at least \$2 per capita must be spent on Firewise activities and conduct at least one Firewise educational day, per year.

EIGHTH ORDER OF BUSINESS

SUPERVISORS’ REQUESTS

Supervisor Chiodo asked who will send the e-blast regarding Mr. Cullis’ neighborhood meeting on January 27, 2015. Supervisor Davidson recommended that Supervisor Chiodo transmit the e-blast.

▪ **Assess Need for Community Workshop on February 5, 2015**

****This item, previously Item 6.I., was presented out of order.****

Discussion ensued regarding the necessity for the February workshop.

On MOTION by Supervisor Lawrence and seconded by Supervisor Chiodo, with all in favor, cancellation of the February 5, 2015 Community Workshop, was approved.

▪ **PUBLIC COMMENTS**

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

Mr. Woodville advised that a “Public Comments” item should be included at the end of each agenda.

There being no public comments, the next item followed.

NINTH ORDER OF BUSINESS

ADJOURNMENT

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

On MOTION by Supervisor Gaeta and seconded by Supervisor Lawrence, with all in favor, the meeting adjourned at 1:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair