

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

A Continued Meeting of the Grand Haven Community Development District's Board of Supervisors was held on **Thursday, March 3, 2016** 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
Ray Smith	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Scott Clark ( <i>via telephone</i> )	District Counsel
Barry Kloptosky	Field Operations Manager
Victoria Ledwich	Grand Haven CDD Office
Kristopher Linster	Terracon Consultants, Inc.
Rob Carlton	GHMA President
Jim Gallo	Resident
Morgan Evans	Resident
Rob Merlo	Resident
Vic Natiello	Resident

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER/ROLL CALL**

Mr. Wrathell reconvened the meeting at 10:05 a.m., and noted, for the record, that Supervisors Davidson, Chiodo, Lawrence and Smith were present, in person. Supervisor Gaeta 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**

**DISTRICT COUNSEL UPDATE:  
Placement of Benches and Trash  
Receptacles on Esplanade Walkway**

This item was presented during the Fifth Order of Business.

**FIFTH ORDER OF BUSINESS**

**BUSINESS ITEMS**

- **Consideration of Proposal from ET&T Distributors for Replacement of Park Benches and Garbage Receptacles**

Mr. Kloptosky referred to his presentation, at the last meeting, about the condition of the benches and trash receptacles and the cost to replace them. At the previous meeting, the Board requested information about the Wild Oaks benches, which were not in the original proposal and for the distances between the Esplanade benches and whether additional benches were needed. A PowerPoint presentation depicted the poor condition of the benches. Safety was also a concern. The common area map showed the bench locations, along with the amount of benches to be replaced and the locations where the benches and cans would be added, which were now reflected in the ET&T proposal. The Village Center and the Creekside facility maps were presented.

Mr. Kloptosky presented photos of corroded and rusty benches in Wild Oaks and at the dog park. Wild Oaks has 13 benches and three trash cans; two of the benches had cuts on the seats and the other 11 had corrosion on the arm and leg sections. Mr. Kloptosky referred to the ET&T proposal, which the Board reviewed at the last meeting. Previously, the total proposed cost was \$32,359.20. As \$23,000 was budgeted but the final amount was unknown, he previously requested that \$10,000 be moved to the "Approved" Capital column, to cover the cost of the benches, except for Wild Oaks. Mr. Kloptosky estimated that it would cost an additional \$10,478, plus shipping, to complete Wild Oaks. It was suggested that the only thing necessary in Wild Oaks was removal of the two benches, which were deemed safety hazards. The benches with damaged arms could be powder coated, which should last approximately three years; the cost would be approximately \$200 per bench. Mr. Kloptosky felt that this was the best solution

for the Wild Oaks benches. A total of 13 benches required repair, two of which should be removed. The repair work could be funded from the "Community maintenance" line item and additional work reconsidered in another three years.

Supervisor Lawrence stated that it is only a matter of time before the metal benches must be replaced and wanted to know if the new benches have metal. Mr. Kloptosky responded that the bottom legs are metal but the seating is composite; the metal legs could be powder coated. Supervisor Lawrence asked if the new benches would have a rust problem, as well.

Mr. Kloptosky believed that the new benches would be aluminum, not steel, like the current benches; there should be no problems, since only the base would be metal.

Supervisor Lawrence voiced his opinion that, if the District spent \$2,200 and three years later needs to buy new benches, it would be a waste of money; therefore, since funds are available in the Reserve or Capital fund, the benches should be replaced now. If the District was not facing expensive repairs in the future and the possibility of completing the other part of the road resurfacing, Supervisor Davidson would agree but he was not comfortable spending over \$50,000 for benches and trash cans when \$2,200 in repairs should suffice. Supervisor Lawrence countered that the funds were available in the Reserve and, if new benches must be purchased, in three years, it will cost more. Supervisor Davidson remarked that shipping was not included and would add to the cost.

Supervisor Smith agreed with Supervisor Davidson and pointed out that, in three years, Wild Oaks would be more developed and the Board might have a different perspective.

Supervisor Smith asked if the benches facing the volleyball court, at Creekside, were being used. Mr. Kloptosky stated that, when children are in the playground, their parents use the benches. Mr. Kloptosky reiterated that the initial \$32,359 was \$10,000 higher than what was allowed in the "Approved" column; however, money is in the budget to move \$10,000 to the project. As far as Wild Oaks, \$2,200 would be an easy solution to be safe and look presentable, for the next three years.

Supervisor Chiodo shared Supervisor Davidson's opinion that the expenditure of \$2,200 to repair the benches would give the Board three years and more leeway.

Mr. Kloptosky noted that the benches on the Esplanade were all new and the distance between benches is short enough, with the longest distance being 1,000'. In his opinion, adding benches to the Esplanade is not a necessary expenditure.

▪ **DISTRICT COUNSEL UPDATE: Placement of Benches and Trash Receptacles on Esplanade Walkway**

***\*\*\*This item, previously the Fourth Order of Business, was presented out of order.\*\*\****

***\*\*\*District Counsel joined the meeting, via telephone.\*\*\****

Supervisor Davidson asked whether the District could add things to the 75' easement zone, such as the benches along the Esplanade.

Mr. Clark stated that the Front Street area documents are clear regarding related improvements, which should include the benches. The District owns a couple of other sections, such as the strip to the east of the golf clubhouse. Regarding a section owned by the golf course, permission should be sought, if the District wanted to add anything.

Mr. Clark explained that the Esplanade falls within the Intracoastal Waterway right of way (ROW); therefore, the Army Corps of Engineers' (Corps) approval would be necessary for any improvements related to structures, piers and water-related improvements. Approval would be required if a building was being constructed but benches are already on the Esplanade; therefore a permit would not be required to install a bench.

Mr. Clark concluded that the District could add benches to the Front Street portion and in the portions owned by the District; however, if the Board decided to install benches on the south end, by the golf course, permission from the golf course should be obtained.

Supervisor Chiodo was unsure if Mr. Kloptosky had been present during District Counsel's presentation, so he explained that, based on Mr. Kloptosky's information, it might not be necessary to add benches along the Esplanade. It was good to know it could be done, in the future but it is not recommended, at this time.

***\*\*\*District Counsel left the meeting at 10:23 a.m.\*\*\****

***\*\*\*Supervisor Gaeta arrived at the meeting at 10:24 a.m.\*\*\****

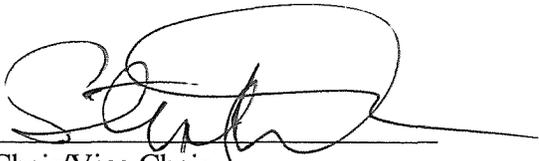
Supervisor Davidson summarized that the Board agreed with the original proposal for \$32,359.20 plus about \$2,200 to disassemble, powder coat and reassemble benches in Wild Oaks to make them safe.

Mr. Kloptosky stated that, of the five benches in the gazebo area, two were in poor condition and could be removed and would not likely be missed. Mr. Kloptosky asked if the Board wanted to go forward with the powder coating repairs. Supervisor Davidson replied affirmatively. Mr. Kloptosky noted two cans that could be replaced using funds from the "Community maintenance" line item. Trash cans will be replaced and two damaged benches





Secretary/Assistant Secretary



Chair/Vice Chair