

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

A Continued Regular Meeting of the Grand Haven Community Development District's Board of Supervisors was held on **Thursday, May 5, 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 (<i>via telephone</i>)	Assistant Secretary
Tom Lawrence	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Howard McGaffney	Wrathell, Hunt and Associates, LLC
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Scott Clark (<i>via telephone</i>)	District Counsel
Barry Kloptosky	Field Operations Manager
Robert Ross	Vesta/AMG
David Cottrell	Aquatic Systems, Inc.
Ashley Higgins	Grand Haven CDD Office
Rob Carlton	Resident, GHMA President
Chris Dawson	Resident
Mike Ferencich	Resident
Mike Wright	Resident
Alan Chirgwin	Resident
Jim Gallo	Resident
Dan Jeffers	Resident
Morgan Evans	Resident

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Mr. McGaffney reconvened the meeting at approximately 10:00 a.m., and noted, for the record, that Supervisors Davidson, Chiodo and Lawrence were present, in person. Supervisor Gaeta was attending via telephone. Supervisor Smith was not present.

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. Chris Dawson, a resident, stated that the lake maintenance contractor sprayed the lake and it was blue for a few days. Contrary to Mr. Kloptosky's belief that the lake is sprayed regularly, every six months but, in two years, Mr. Dawson never observed the lake being sprayed. An alligator in Pond 1 has grown to 5' and he suggested removing the alligator.

Mr. Kloptosky stated the District is allowed to remove alligators that are 4' and larger. A trapper removes the alligator. Alligators less than 4' can be removed but only if they are aggressive. The trapper will be contacted.

Mr. Alan Chirgwin, a resident, voiced his opinion that the pond has midge fly and algae issues and, if not aerated, the District "might lose the lake because it does not circulate enough to keep the muck from getting on the bottom". Aeration would reduce algae for the midge flies and mosquitoes. The District is obligated to keep property values up and address the issue.

Mr. Jim Gallo, a resident, referred to a recent policy regarding parking bicycles in the bicycle racks, which should be enforced, as many do not park in the racks. Regarding prior comments about a covered bicycle rack, Mr. Gallo felt that it is not necessary. Bicycles were observed on the paths between the tennis courts. Although there are no bicycle racks near the tennis courts or The Village Center, there are enough centrally located racks.

Supervisor Davidson directed Mr. Kloptosky to send an e-blast regarding parking bicycles in the racks. Supervisor Chiodo stated that the e-blast should advise that the policy would be enforced; the facilitators should develop an enforcement process for bicycles not parked in the racks. Regarding the current procedure, Mr. Ross noted that the policy is new; the primary issue is that the bicycle racks are in an open area and riders do not want to leave their bicycles in the rain.

Supervisor Davidson stated that this would be a discussion item on the next agenda. Mr. Kloptosky stated that an awning could be installed over the bicycle racks or additional racks could be installed at the south end, near the parking lot. An enforcement process will also be discussed at the next meeting.

Regarding enforcement, Mr. Gallo recommended applying a warning sticker to the seat and/or locking the bicycle to something so that the person must have it unlocked.

FOURTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Continued Discussion: Midge Fly Mitigation

Regarding Mr. Dawson's statement that the pond was never sprayed, in two years, Mr. Kloptosky clarified that, when Pond 1 appeared blue, it was because dye was applied to control algae. The dye is only applied, when necessary. Ponds are treated, through other processes, on a regular basis. Mr. Dawson called five or six times, over the last two years, to advise that the pond needed treatment but this was the first time anything was done.

Mr. Kloptosky recalled that oxygen levels were taken in February. A map and data were presented. The dissolved oxygen and temperature profile found that the pond's water column is adequately mixed, resulting in acceptable dissolved oxygen levels, at lower depths, which confirms that shellcracker fish can go to the bottom of the pond to eat midge fly larvae. The oxygen levels will be tested, periodically. Shellcracker fish were stocked in August, 2015 but require at least two years to mature enough to become effective.

Supervisor Davidson discussed the Pond Study, conducted several years ago, which is on the CDD website, for viewing. The CDD ponds are lined with limestone and sandstone, which leaches phosphorus, no matter what; the District tried and will continue trying to control the phosphate and nitrogen loading into the ponds by controlling fertilizer entering the ponds.

Supervisor Chiodo stated that only ponds with midge fly issues were stocked with shellcracker fish because, it would be very expensive to stock all ponds. Mr. Kloptosky stated the cost to stock Ponds 1 and 2 was \$1,472. In response to a question from Mr. Dan Jeffers, a resident, Mr. Kloptosky stated that fish are stocked once and not annually; once the fish mature, the midge fly issue should be noticeably less.

Mr. David Cottrell, of Aquatic Systems, Inc. (ASI), stated that, within 60 to 90 days, shellcracker fish should grow to a size where they begin eating midge fly larvae; the fish population should grow in proportion to the food supply.

Mr. Kloptosky presented an \$8,870.26 proposal to install an aeration system in Pond 1, not including approximately \$2,000 to bore and install conduit and \$1,059 to run electrical lines, for a total cost of \$11,929.26. Typically, the Board does not approve installation of aeration when a pond's oxygen levels are adequate; currently, the oxygen levels in Pond 1 are adequate. Decorative fountains are often confused with aeration systems; they are different and fountains do little for oxygenation of the water column. Typically, when the District installs aerators, called "bubblers", they are installed at the bottom of the pond and only small surface bubbles can

be seen. Pond 1 would need five bubblers. In addition to installation costs, it would cost \$250 per year to maintain the aeration system.

Supervisor Davidson recalled that, several years ago, the District held a symposium about the District's ponds. Because of the symposium and resident concerns, Dr. Mark Clark, of the University of Florida (UF), conducted a study focusing on five methods to control algae in ponds; all information is available on the CDD's website. One method was installing subsurface bubblers and treating with bacteria that was intended to eliminate the algae and submerged aquatic vegetation. For two years, the method was tested in three ponds; it was very expensive and resulted in very thick algae, covering the ponds. The bubblers, even when used in conjunction with the recommended bacteria, were completely ineffective in controlling algae growth. The District tried other methods that did not work, either. The method currently used by ASI brought the algae issue under control, which is a controlled combination of chemicals, dye and copper sulfate. Dr. Dan Canfield, a Professor of Limnology in the UF's Department of Fisheries and Aquatic Sciences, was consulted about installing plantings, around the outer edges of the ponds, to control algae growth; that method did not work and residents were not pleased with the appearance and some residents cut the plants, which interfered with the study. Dr. Canfield started LAKEWATCH, which is a statewide program with volunteers sampling lakes and ponds. In the CDD, LAKEWATCH ceased, briefly, when no one volunteered to take samples but resumed when the District hired ASI to do it.

Supervisor Davidson spoke with Dr. Canfield regarding the current issues and that the District was considering using chemicals, growth inhibitors and bacteria and was told "Don't waste your money and your time, it does not work." Dr. Canfield advised Supervisor Davidson about ictiofaunal manipulation, meaning overstocking ponds with fish that will eat the larvae. Dr. Canfield noted that interfering with the ecology of the pond would cause something else to occur. In this situation, the fish will interfere with the lifecycle of the midges but the pond will turn turbid brown. The options are a brown pond because fish are disturbing the muck layer on the pond bottom or suffering with midge flies. Shellcracker fish were one of the effective fish identified by Dr. Canfield.

Supervisor Davidson stated that Dr. Canfield is working with a private company on dredging ponds with this issue. The District could not dredge with the industrial equipment that is usually used because it would destroy lawns and bulkheads but the experimental dredging is being performed from small boats, which uses a special device to suction the bottom of the pond,

extract the water out and remove the dry residue for shipping off site. Dr. Canfield advised Supervisor Davidson that removing the muck layer and installing fish would help with the midge fly issue. The technique might be tested in the District.

Supervisor Davidson summarized that Dr. Canfield advised against the chemical, growth inhibitor and bacteria approach, at all; ictiofaunal manipulation is the best approach.

Regarding how to treat the ponds, Mr. Cottrell stated that aeration can only hope to increase oxygen levels, to a certain point; Pond 1's oxygen levels, which were 8.0 parts per million (ppm) to 9.0 ppm, from top to bottom, are about the best that can be achieved in water. Even if aerators were installed, they would not add oxygen because the pond is already at nearly the maximum amount of oxygen possible. The pond was tested in February and will be tested again, monthly, and, if there is an oxygen level issue, it should be apparent June to July.

Regarding applying liquid alum to ponds to reduce phosphorus levels and improve water quality, Mr. Cottrell stated that the strategy could be used but it is very expensive. It would cost \$5,000 to \$6,000 for Pond 1 but the results would be short-lived because the pond has an internal loading source of phosphorus. Fish are another treatment method, which ASI recommended; the District stocked some ponds with shellcracker fish. Other fish options include crappie, also known as speckled perch, and channel catfish. One concept was to stock various types of fish, as different fish may have preferred eating seasons.

Regarding weed control, Mr. Cottrell stated that Pond 1 has a good amount of planktonic algae, which, once killed, could reemerge within three days; generally, dye masquerades it. Planktonic algae are an abundance of single-cell algae. In response to Supervisor Davidson's question, Mr. Cottrell stated that planktonic algae, in bloom, could interfere with oxygen levels lower in the ponds. Plankton algae creates oxygen during the day, through photosynthesis and uses oxygen at night and, with several cloudy days, oxygen levels could drop.

******Supervisor Gaeta joined the meeting, via telephone, at an earlier, unspecified time.******

Supervisor Gaeta asked if excess water from the rainy season would affect the oxygen levels or the lifecycle of the shellcracker fish. Mr. Cottrell had not observed any effect, in the past; rain can flush nutrients out or leach materials into the pond, due to runoff. The systems are large and designed such that the ponds equilibrate quickly.

Supervisor Lawrence stated that, in a pond near Supervisor Gaeta's home, shellcracker fish were stocked in one of the Front Street ponds, which had a severe midge fly issue about two

years ago. Supervisor Gaeta stated that there is a significant difference in the volume of midge flies; it took at least one year for the shellcracker fish to mature and be effective against the midge flies. In response to a question, Supervisor Gaeta did not notice discoloration in the lake, since the shellcracker fish were stocked. Supervisor Davidson clarified that certain species of fish, mainly channel catfish, could stir up muck.

Supervisor Chiodo asked if the fish stocking strategy was modified to incorporate other fish recommended by Dr. Canfield. Mr. Cottrell stated that approach would probably be incorporated. Supervisor Chiodo questioned if other fish species might not need as much time to mature before they are effective. Mr. Cottrell felt that most of the fish grow well, as there is an abundance of larvae; there can be as many as 2,000 midge fly larvae per square foot, so it would take a significant number of fish to affect the larvae.

Discussion ensued regarding adding fish and additional species of fish.

Supervisor Chiodo stated that the focus would be on ponds generating midge fly issues. It is not currently a universal issue; therefore, due to cost, not all of the ponds would be stocked.

Mr. Cottrell stated that the only products to control midge flies are a growth inhibitor that interferes with the insect's ability to grow its exoskeleton, and bacterial products that kill midge fly larvae before they emerge. ASI performs these treatments in other communities, some for more than ten years but, those communities are never satisfied with the level of control and it costs a lot. Depending on the type of treatment, the cost would be \$750 to \$1,000, per treatment, and treatments only kill the larvae; therefore, treatments must be every two to three weeks.

Mr. Dawson stated that midge flies were not an issue years ago and asked what changed. Mr. Cottrell attributed it to the age of the community. Mr. Dawson questioned if a change would be observed by comparing the pond's chemistry, from a few years ago, to its current chemistry.

Supervisor Lawrence understood that the midge fly issue is common and, with no solution, the State banned detention ponds in new developments. Supervisor Davidson stated that the State is transitioning to Low Impact Development (LID). Runoff is contained within its own area, with swales, dips and pervious materials. The State is attempting to stop or decrease creation and use of large detention ponds; they are not banned but are frowned upon.

Supervisor Chiodo voiced his opinion that many of the detention ponds built by the developer were for aesthetic purposes rather than for need.

A resident contended that there is a marked difference in another pond, with an aerator, compared to Pond 1. Supervisor Davidson stated that the other pond is small and the difference

is due to copper sulfate and other chemicals; before it was treated with chemicals, algae was very thick. The aerator remained in the small pond because it is solar and does not require electricity.

In response to a resident comment, Supervisor Davidson explained that Pond 1 is being chemically treated but it is much larger. The amount of chemicals necessary to kill algae, all at once, would kill everything else in the pond. Additionally, the District could be fined for using excessive amounts of chemicals. It is an ecological system and very difficult to control.

Mr. Morgan Evans, a resident, was concerned that ASI's contract contains "no set period" and ASI should test more frequently. Regarding the 10' easement, Mr. Evans noted an issue with mowers. Supervisor Davidson stated that the Stormwater Rules contain policies for natural ponds, regarding the 10' no fertilizer zone, run off, plantings, etc. Around bulkhead-type ponds, the only thing that could be done is planting shrubs or spartina, 10' back, all the way around the pond, which residents probably would not like. Supervisor Davidson noted that some residents run fertilizer through their irrigation system, which can spray fertilizer directly into the pond. Mr. Evans stated that the midge flies are swarming, again.

Supervisor Davidson summarized the following Action Plan:

1. Test oxygen levels monthly.
2. Add Pond 1 to LAKEWATCH.
3. Add more fish.

Supervisor Davidson wondered if channel catfish should not be stocked; they would be best at eating larvae on the bottom but could make the pond turbid.

Mr. Dawson, Mr. Evans and Mr. Jeffers preferred excluding channel catfish.

On MOTION by Supervisor Davidson and seconded by Supervisor Chiodo, with all in favor, authorization to expend up to \$5,000 to stock Pond 1 with a variety of fish, excluding channel catfish, within 30 days, was approved.

Mr. Dawson asked if increasing ASI's testing to monthly would increase the contract budget amount. Supervisor Davidson stated that, as long as monthly testing was limited to Pond 1, ASI would not charge extra.

Supervisor Davidson will speak to Mr. Canfield regarding the dewatering system for dredging, which was being tested.

Supervisor Davidson spoke to Mosquito Joe, a mosquito treatment company, about midges and was advised that spraying Ortho Home Defense on homes helps and not to keep bright lights on. Supervisor Davidson read about using a cyclone fan to blow away midge flies.

B. Continued Discussion: Security Concerns Along Waterfront Parkway

Supervisor Davidson clarified that this item is related to security concerns at Waterfront Park Road.

Supervisor Davidson recalled that residents videotaped people passing through the area and sent the videos to Mr. Jim Cullis, of Grand Haven Realty, who, subsequently, sent the videos to him. Supervisor Davidson met with the District's City Councilman, Mr. Jason DeLorenzo, Mr. Bill Butler, City of Palm Coast Landscape Architect, Mr. Rob Carlton, resident and GHMA President and Mr. Mark Carman, City of Palm Coast Senior Precinct Commander, on site and toured the area along the Waterfront Park perimeter to the monument sign. Initially, trees were planted in areas where people could pass through; overall, the trees fulfilled the intended purpose but there are areas where vegetation could still be planted. Planting thorny or dense vegetation was under consideration for the remaining open areas. The issue with planting behind the homes of Mr. Mike Ferencich and Mr. Mike Wright, residents, which have a 3' fence, is that it is a Firewise emergency exit; therefore, the gate must be able to be opened. The fence height could be increased to 6' but it must be gated and not contain shrubs or vegetation that would interfere with vehicles exiting. The area also has a utility easement.

Supervisor Davidson stated that the entire area toured is owned by the City; therefore, installation of a fence, along the entire area, is not possible. The District is not fenced, everywhere, and was never intended to be fenced in. Regarding the localized area of concern, City Councilman DeLorenzo would speak to Mr. Butler about planting shrubs on the outside of the fence and the residents could request permission from the Architectural Design Committee (ADC) to plant vegetation; "somebody" could increase the height of the fence to 6', with a gate.

Supervisor Davidson referred to an email he received from Mr. Butler stating, essentially, that the City Park Team met and determined that it is not the City's business to stop trespassers from entering Grand Haven and, if residents want to stop trespassers, residents should install fences on their own property, along with calling the police. Supervisor Lawrence stated that the District should ask the City why fences were installed around Ralph Carter and Holland Parks.

Mr. Kloptosky noted an open area where people can congregate and enter the community. Supervisor Davidson stated that area was better now, than a few years ago.

Supervisor Davidson stated Councilman DeLorenzo contacted him and was apologetic about Mr. Butler's email and stated that Mr. Butler does not represent the will of the City; Councilman DeLorenzo planned to speak to the City Administrator, Mr. Jim Landon, to determine what Mr. Landon would be willing to do. Councilman DeLorenzo thought the City might be able to participate in a cost share arrangement for plants.

Regarding the Right-of-Way Utilization Agreement with the City, for the 3' fence, Mr. Clark was unable to locate the agreement but Supervisor Lawrence recalled that the agreement stated that the District would pay for installation and maintenance of the fence. Supervisor Davidson asked if the fence height was specified. Supervisor Lawrence responded no. Supervisor Davidson surmised that, if the height was not specified, the District could remove a limited section of fence and replace it with a 6' fence. Mr. Kloptosky did not recall a height requirement and, since the District is responsible for installation and maintenance, the District's position could be that the fence needs to be replaced.

Supervisor Davidson stated that the first step was to speak to Mr. Ferencich and Mr. Wright regarding their interest in planting vegetation.

Supervisor Chiodo stated, based on today's conversation, there is nothing stopping the District from installing a 6' gate and fence in that area, as well as in the area outside of the gate area. The District should not wait and ask for the City's approval because it probably is not needed. The next phase should be speaking to Mr. Ferencich, Mr. Wright and the City regarding plantings on either side of the fence, which requires a barrier.

Regarding the pedestrian easement requirement, Supervisor Davidson asked if the District could proceed, despite the pedestrian easement, which was never used, or if the easement could be eliminated. Mr. Clark wanted to review the agreement with the City to verify that a height limitation was not specified. If the agreement allows the District to install and maintain a fence, the District can install a taller fence. Mr. Kloptosky will try to locate the agreement.

Supervisor Lawrence stated other homes about Waterfront Park or the road and was concerned that trespassers would enter at other locations; therefore, the District should pressure the City to install a 6' high fence on its property, along the entire length. Supervisor Davidson stated Councilman DeLorenzo and Mr. Carmen were not pleased about the fence at Ralph Carter Park, as it caused access issues for all residents and did not solve crime issues at the park. A few residents, near the park, pressured the City Administrator for a fence. From that experience, the

City learned not to favor of that type of fence in other areas. Supervisor Davidson wanted to solve the issue for Mr. Ferencich and Mr. Wright, now.

In response to a question, Supervisor Davidson stated that the Sheriff patrols the area.

Supervisor Davidson stated installation of a chain, across the road, to prevent vehicular traffic, was discussed; however, the Sheriff's Department prefers no access obstructions, in case of an emergency.

The Board directed Mr. Kloptosky to proceed with installation of a 6' high gate and fence, in the areas discussed, at a cost within Mr. Kloptosky's \$5,000 spending threshold, subject to review of the agreement and verification that nothing prevents increasing the height.

▪ **Fire Mitigation Request**

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

Supervisor Davidson stated a resident asked the District to perform fire mitigation behind their new home. Since fire mitigation is performed, every five years, by the Florida Forest Service (FFS), Supervisor Davidson suggested that the District enter into an agreement allowing the builder or resident to complete the fire mitigation, as part of the construction process; otherwise, fire mitigation must wait several years, until the next cycle. Previously, fire mitigation was not completed in that area because there were no homes.

Mr. Clark stated this was an HOA plan review function, as the CDD does not have jurisdiction over the area. If the HOA wants to include it in the list of items reviewed with the site plan, then the District could cooperate to allow access to CDD property. The District is not obligated to perform fire mitigation; the District allows FFS to perform it, on CDD property, on a regular cycle.

Dr. Rob Carlton, a resident and GHMA President, stated the resident's property would be an HOA issue but the Board must decide whether to allow fire mitigation on District property.

In response to Supervisor Davidson's question, Mr. Clark confirmed that the District could agree to allow the property owner to perform fire mitigation, on a one-time basis.

Supervisor Lawrence pointed out that the area that the property owner wants to fire mitigate backs up to two other homes and was concerned that those homeowners might not want the mitigation because the area behind their homes would be changed. Mr. Kloptosky stated that one homeowner was already concerned.

Mr. Kloptosky will advise the property owner that FFS performs fire mitigation, on a cycle, and that area would be considered, during the next cycle.

- **Pool Lift Recall**

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

Mr. Kloptosky reported that there was a recall on the pool lifts and it was suggested to take the pool lifts out of service, which was done. The wells on the bottom plate can break, causing an accident or damage. The vendor will provide the proper base and parts but the District must perform the repair, which Mr. Kloptosky did not agree with, as the District could become liable. Mr. Kloptosky will provide the letter and emails to Mr. Clark, for review.

****Mr. Clark left the meeting at 11:49 a.m.****

****The meeting recessed at 11:49 a.m.****

****The meeting reconvened at 12:02 p.m.****

- C. **Continued Discussion/Consideration of/Decision on: Employee Health Insurance Benefit Options**

Mr. Wrathell stated that the District current reimburses Mr. Kloptosky for 50% of the cost for his personal health insurance premium, which equates to \$16,200, including FICA. Compared to Mr. Kloptosky joining the District's plan versus retaining his personal coverage, currently, it would be cheaper for the District if Mr. Kloptosky retained his private coverage and the District paid 100% of his coverage and 30% for his spouse. Mr. Wrathell was confident, though that, next January, when Mr. Kloptosky renews his coverage, there would be a major increase in the rate. Mr. Wrathell recommended maintaining Mr. Kloptosky's current arrangement but reimbursing him for 100% of his premium and 30% of his wife's premium, which would be a cost increase to the District, compared to the current reimbursement amount.

Supervisor Chiodo stated Mr. Kloptosky's current plan runs January to January but the District's plan would be on a different cycle. Mr. Wrathell agreed and stated that the coverage could create an issue because there could be a six-month gap between Mr. Kloptosky's current policy expiring and open enrollment for the District's policy. Supervisor Chiodo asked what Mr. Kloptosky would do for insurance while waiting for open enrollment. Mr. Wrathell stated that Mr. Kloptosky would probably stay on the private insurance until open enrollment. Supervisor Chiodo stated that could create a cost issue for the District, during those months.

Supervisor Chiodo stated that, if the terms of the current arrangement change and the District pays 100% of Mr. Kloptosky's coverage and 30% of his spouse's coverage, it would cost the District \$19,700, compared \$20,120, if he was on the District's plan, and the \$19,700 would be more than the \$16,200 that he is currently reimbursed. Supervisor Chiodo asked if the

suggestion was to increase Mr. Kloptosky's reimbursement amount to \$19,700 for the balance of the term of his private coverage. Mr. Wrathell responded yes.

Mr. Wrathell stated that the quoted rates could change and, possibly, decrease, if Mr. Kloptosky does not join the plan.

Ms. Cerbone stated that, under the FL Blue All plan, paying 100% of employee coverage and 30% of dependent coverage, without Mr. Kloptosky, the cost would be \$41,037, annually, and, adding in the \$19,700 the District would reimburse Mr. Kloptosky for his private coverage, the annual cost to the District would be approximately \$60,000 for employee health coverage.

Regarding the District paying 30% of the dependent coverage cost, Mr. Wrathell recommended that the overall dependent coverage cost be averaged and spread, across the employees with dependent coverage. Once the actual costs are known, the blended averaged out rate for dependents could be determined. Class category rates for an employee, employee and spouse, employee and children and employee and family, could be created so that all employees pay their proportionate share of the dependent coverage, as opposed to employee dependent coverage being individually rated.

Supervisor Chiodo asked if Mr. Kloptosky would be part of the blended averaged out rate for dependent care, if he opted out of the District's plan. Mr. Wrathell stated he would not be part of the average; therefore, the District would reimburse Mr. Kloptosky for 100% of his coverage cost and the full, actual 30% cost for his spouse's coverage.

Supervisor Chiodo stated that savings from budget line items and other steps taken to reduce costs would offset the cost of providing health coverage to CDD employees. When the policy is up for renewal, the Board should take into consideration the cost of coverage, as part of the compensation package, and the level of increase the District would be willing to pay.

Supervisor Gaeta asked for the effective date and whether, for new employees, the Employee Manual would specify a probationary period before coverage begins. Mr. Kloptosky stated that, currently, new employees have a 90-day probationary period. This topic will be discussed during the Workshop.

Ms. Cerbone stated that the \$19,700 reimbursement amount to Mr. Kloptosky, previously discussed, was not "grossed up" to include FICA, which would be an additional \$1,510, bringing the total reimbursement amount to \$21,252.

Supervisor Davidson asked if an employee could take coverage for only himself or herself or if it would be mandatory for them to take coverage for themselves, spouse and all

dependents, as well. Mr. Wrathell stated that employees could take individual coverage; there is no requirement to include a spouse and/or dependents.

Supervisor Lawrence stated that, since the District is offering health insurance, as part of the employee compensation package, it should be considered when determining salary increases because, now, employees will be “better compensated” than before.

Supervisor Lawrence reiterated that the cost of providing coverage would be offset by savings in other areas of the budget.

Mr. Gallo agreed with providing coverage; however, as a resident, he believed that it should be a business decision to improve employee retention and morale, with the understanding that the District measure what it is giving. For example, for an employee earning \$60,000 per year, the health coverage benefit would amount to a compensation increase of approximately 11% to 12%. Additionally, all other benefits should be considered, including paid time off, FICA, etc. The Board should view this as a budget item and reevaluate, annually, as the percentages that the District can cover might need to be adjusted. Mr. Wrathell agreed.

On MOTION by Supervisor Lawrence and seconded by Supervisor Chiodo, with all in favor, FL Blue All health insurance coverage for CDD employees, with the CDD paying for 100% of the employee’s coverage and 30% of dependent coverage and to adjust Mr. Kloptosky’s existing insurance compensation component to reimburse him 100% of the cost of his private health coverage and 30% of the cost for his spouse’s health coverage, grossed up to include FICA, effective as soon as possible, was approved.

D. Discussion: Terracon Consultants, Inc., Proposal for Village Center Moisture Intrusion Remediation

Mr. Kloptosky received an email from Mr. Kristopher Linster, of Terracon Consultants, Inc. (Terracon), regarding his and the District’s demands regarding the proposal, prior to hiring Terracon. Mr. Linster agreed to present a proposal that would be less than \$30,000; the original proposal was \$38,000. Mr. Kloptosky directed Mr. Linster to provide two proposals, the first to prepare the initial conceptual drawings, scope of work, etc., needed to enter the bid process. The second proposal would be for the actual oversight and execution of the project. Mr. Linster’s cost reduction was based on Terracon’s 15% fee, based on costs, was on the assumption that the

\$233,000 project would drop to \$200,000; however, Mr. Kloptosky advised Mr. Linster that the project cost could be reduced another \$60,000, by CDD staff performing work, in-house.

Mr. Kloptosky advised against approving the entire engineering proposal; the proposal for the second phase should not be approved until the project reaches that point. He believed that the cost of the project could continue being whittled down.

Superior Chiodo hoped that, when Mr. Linster presents the split proposal, the Board would be prepared to proceed with the first phase, as the rainy season is approaching.

Mr. Kloptosky plans to reduce the cost of the project by:

1. Removing certain items.
2. Rather than immediately bidding the entire project, consider repairing the roof and stucco work, etc., at the source, and waiting to determine if it works, prior to bidding the entire project.
3. Dividing the project into small parts.
4. Performing and completing some work in-house or utilizing “our own” contractors to complete certain parts of the work.

E. Consideration of/Decision on: CrowderGulf Debris Removal Services Agreement

Supervisor Davidson stated this agreement would be for the District to piggyback off the County’s contract with CrowderGulf for emergency debris removal and enable the District to be reimbursed by the Federal Emergency Management Agency (FEMA), for some costs. In response to Supervisor Davidson’s question, Mr. Wrathell was not sure how the amounts for the County, in the agreement, were determined but suspected that a model was run. The important aspect of piggybacking on the County’s contract is that the District would be charged the same rates as the County. Supervisor Chiodo asked if the rates in the new agreement were significantly higher than the prior agreement. Supervisor Gaeta stated that, in the last agreement, the District was piggybacking on the City’s agreement and questioned if the City would no longer contract with CrowderGulf. Mr. Wrathell did not check with the City but did confirm that the rates in the agreement match the rates approved by the County.

Mr. Wrathell stated, with piggybacking, the assumption is that the local government went through a competitive process to select the debris removal vendor. Ms. Cerbone reviewed the County’s public documents and confirmed that last year’s agreement went out to bid and there were at least two bids.

Supervisor Davidson stated there is no cost to the District until services are provided. Mr. Wrathell stated that, even in an emergency, the District would retain discretion whether to utilize CrowderGulf's services. Supervisor Chiodo stated the value of the agreement is having a contractor available to complete the work, as opposed to waiting in line for another contractor. Mr. Wrathell stated, generally, this agreement would be for a catastrophic event.

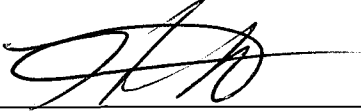
On MOTION by Supervisor Davidson and seconded by Supervisor Gaeta, with all in favor, the CrowderGulf Emergency Debris Removal proposal, was approved.

FIFTH ORDER OF BUSINESS

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 12:59 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair