

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

A Community Workshop of the Grand Haven Community Development District's Board of Supervisors was held on **Thursday, August 3, 2017, at 10:00 a.m.**, at the **Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137.**

Present at the meeting were:

Dr. Stephen Davidson	Chair
Marie Gaeta	Assistant Secretary
Tom Lawrence	Assistant Secretary
Ray Smith (<i>via telephone</i>)	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
David Sowell	District Engineer
Barry Kloptosky	Operations Manager
Robert Ross	Vesta/AMG
Ashley Higgins	Grand Haven CDD Office
Jim Gallo	Resident
Rob Carlton	Resident
Kathleen Fuss	Resident
Morgan Evans	Resident
Al Lo Monaco	Resident
Kerry Smith	Resident
Charlie Greer	Resident
Donita Blow	Resident

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Mr. McGaffney called the workshop to order at 11:08 a.m. Supervisors Davidson, Gaeta and Lawrence were present, in person. Supervisor Smith was attending via telephone. Supervisor Chiodo was not present.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited at the beginning of the Continued Meeting, held prior to this workshop.

THIRD ORDER OF BUSINESS

MODIFICATIONS TO AGENDA

The Board agreed to the following modification to the agenda:

- **Flagler County Meeting Update – Emergency Response to Hurricane Matthew – Supervisor Davidson**
- **Resident Request for Additional Guard – Mr. Kloptosky**

On MOTION by Supervisor Lawrence and seconded by Supervisor Gaeta, with all in favor, the requested modifications to the agenda, were approved.

FOURTH ORDER OF BUSINESS

CONSULTANTS, GUEST REPORTS & PRESENTATIONS

There being no reports or presentations, the next item followed.

FIFTH ORDER OF BUSINESS

UPDATES: Amenity Manager

Supervisor Gaeta asked about ticket sales for the Labor Day event. Mr. Ross stated that sales were lower than expected but usually increased, nearer to the event date. Supervisor Gaeta asked if a Point of Service (POS) system was installed at the Tiki Bar. Mr. Ross stated that the “square” was used; however, it was not successful. Supervisor Gaeta asked about usage of the Petanque courts. Mr. Ross had not observed anyone playing Petanque.

SIXTH ORDER OF BUSINESS

UPDATES: Operations Manager

Mr. Kloptosky spoke to S.E. Cline Construction, Inc. (Cline) regarding being a secondary emergency debris removal services contractor and the possibility of providing a generator, during a disaster. Cline was amenable to working as a secondary contractor. Cline does not own generators; therefore, they could not provide one to the District. Discussion ensued regarding the breakdown of debris removal services between 4C’s Trucking & Excavation, Inc. (4C’s) and Cline.

Mr. Kloptosky discussed the following:

- Installation of LED lighting at the pickleball courts commenced

Discussion ensued regarding the time clock settings at the tennis and pickleball courts, the amenity facilities and locking the gate to the pickleball courts.

➤ Lakeview Lane Project Permit

Mr. Kloptosky stated that the permit from the City remained pending. It was imperative to complete the Lakeview Lane project, prior to commencing the resurfacing project. Discussion ensued regarding meeting with the City to determine why the permit was not issued yet.

➤ Creekside Drive Storm Drain Repairs

Mr. Kloptosky stated that Cline ordered the components and commenced the permitting process, with the City.

➤ Additional Road Curb and Gutter Repairs

Mr. Kloptosky stated that the Deerfield Court, Shinnecock Drive, Doral Court and Glen Eagle Place curb and gutter repairs were underway.

➤ AT&T Wiring Issue

Mr. Kloptosky stated that, during a recent storm, lightning burnt out AT&T wiring, which created issues with the call boxes and guardhouse communications. Wiring under the street would require extensive work.

▪ **Resident Request for Additional Guard – Mr. Kloptosky**

******This item was a modification to the agenda.******

Mr. Kloptosky stated that, since the call boxes were not functional, guards were posted at the Wild Oaks and The Crossings Gates, from 7:00 p.m., to 7:00 a.m., to process visitors; however, some residents wanted 24-hour guard coverage, at those Gates. The guards stationed from 7:00 p.m., to 7:00 a.m., were being paid the overtime rate, as the guard company does not have additional guards and must use the guards who already work in the community. The cost for the two overnight guards, each working a 12-hour shift, was \$493.92, per day, equating to \$3,457.44, per week; 24-hour coverage would cost \$6,914.88, per week.

Discussion ensued regarding AT&T's time frame for the repairs, the ongoing cost for additional guards, activity at the Wild Oaks and The Crossings Gates, and tracking the traffic volume, alternatives to AT&T, switching to a fiber optic or wireless system, alternatives to using additional guards, budgeting more for unforeseen security issues, etc. Ms. Higgins stated that the call boxes were operational and visitors could call residents. Visitors could not call the

guardhouse because the guardhouse telephone, which was the only telephone that could open the gates, was not operational.

****The workshop recessed at 11:48 a.m.****

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

SEVENTH ORDER OF BUSINESS

DISCUSSION ITEMS

A. Capital Plans

i. Fiscal Year 2017

Supervisor Lawrence reviewed the Fiscal Year 2017 Capital Plan (CP) budget. The following addition was made:

- Installation of 17 pairs of color LED floodlights at the gates: \$32,000

Supervisor Davidson asked for an update on The Village Center bathrooms project, which was previously approved. Mr. Kloptosky stated that the initial proposal was \$50,000, for one bathroom, so he would obtain proposals from other contractors. The project approach was changed and in-house staff would now perform most of the remodeling work; a tiling contractor would be hired to install tile. The estimated cost of The Village Center stucco project was only a placeholder; Mr. Kloptosky changed the scope of the project and quotes for the water intrusion repairs would be obtained.

ii. Fiscal Year 2018

Supervisor Lawrence reviewed the Fiscal Year 2018 Capital Plan (CP) budget.

The following change was made:

- Change “VC Generator, CERT Disaster Response Upgrades” to “Community Disaster Response”

Discussion ensued regarding the poor condition of The Village Center chaise lounges and chairs, along with repair and replacement options.

▪ Flagler County Meeting Update – Emergency Response to Hurricane Matthew – Supervisor Davidson

Supervisor Davidson referred to the Flagler County Hurricane Matthew After-Action Report – Report and Recommendations, located on Flagler County’s website, and discussed the following:

- The District’s relationship with the County

- The County’s failure to notify the District about the opportunity to apply for Federal Emergency Management Agency (FEMA) emergency mitigation grant funds
- The Flagler County Emergency Operations Center (EOC)
- The District’s ongoing FEMA claim
- Experiences related to Hurricane Matthew and what the District and County planned to do in the future
- The issues and solutions portion of the County’s Report

Supervisor Davidson referred to Issue 6 and the solution, on Page 15, which was to create pre-planned comfort/information stations throughout the County, with backup power that would enable residents to charge devices and improve communications during a disaster. If the District established this type of facility, the County may be able to incentivize a portion of the District’s cost for the purchase and installation of a generator. The District’s plan to purchase radios was discussed with the County, as well as the possibility of the County giving the District one of its more powerful radios, for communicating with the EOC, if a Comfort/Information Station, was established, within the District.

Discussion ensued regarding inviting the City Commissioner to a future meeting, the possibility of no reimbursement from FEMA, replenishing the District’s disaster recovery funds, the County Representatives’ recent visit to various Washington DC agencies regarding disaster matters, the District’s Community Emergency Response Team (CERT) program and the EOC’s reluctance to utilize well-established CERTs following Hurricane Matthew.

EIGHTH ORDER OF BUSINESS

UPDATES: District Manager

○ **BOARD OF SUPERVISORS MEETING**

- **August 17, 2017 at 10:00 AM**
- **September 7, 2017 at 3:00 PM**

The next meetings would be held on August 17, 2017 at 10:00 a.m., and September 7, 2017 at 3:00 p.m., at this location.

○ **COMMUNITY WORKSHOP**

- **September 21, 2017 at 10:00 AM**

The next workshop would be held on September 21, 2017 at 10:00 a.m., at this location.

NINTH ORDER OF BUSINESS

OPEN ITEMS

This item was not discussed.

TENTH ORDER OF BUSINESS

SUPERVISORS' REQUESTS

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

ELEVENTH ORDER OF BUSINESS

ADJOURNMENT

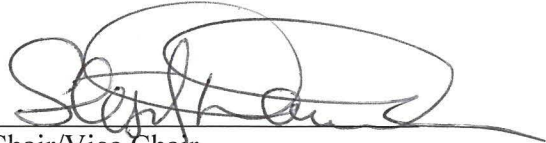
There being nothing further to discuss, the meeting adjourned.

On MOTION by Supervisor Gaeta and seconded by Supervisor Davidson, with all in favor, the workshop adjourned at 12:50 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair