

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

A Regular Meeting of the Grand Haven Community Development District's Board of Supervisors was held on Thursday, February 15, 2018 at 10:00 a.m., in the Grand Haven Room, at the Grand Haven Village Center, located at 2001 Waterside Parkway, Palm Coast, Florida 32137.

**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:**

Howard McGaffney	District Manager
Scott Clark	District Counsel
Barry Kloptosky	Operations Manager
Ashley Higgins	Grand Haven CDD Office
Robert Ross	Vesta/AMG
Jay King	Vesta/AMG
Louise Leister	Horticultural Consultant
Jim Gallo	Resident
Tom Byrne	Resident
Kathleen Fuss	Resident
Vic Natiello	Resident
Ron Merlo	Resident
John Noble	Resident
John Polizzi	Resident
Doray Levendusky	Resident
Kevin Foley	Resident
Eileen Weiner	Resident
Kathy Tiegs	Resident
Janet Pegg	Resident
Arne Herenstein	Resident
David Reisman	Resident
Morgan Evans	Resident
Karen Villanova	Resident
Mike McEnerney	Resident
Linda Denkar	Resident
Frances Kozer	Resident

Mike Frichol	Resident
Rudy Lerro	Resident
Anthony Guiglotto	Resident
Nancy Beneducci	Resident

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER/ROLL CALL**

Mr. McGaffney called the meeting to order at 10:12 a.m. Supervisors Davidson, Gaeta, Lawrence and Smith were present, in person. Supervisor Chiodo was not present at roll call.

**SECOND ORDER OF BUSINESS**

**PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**THIRD ORDER OF BUSINESS**

**MODIFICATIONS TO AGENDA**

The Board agreed to the following modifications to the agenda:

- **Radio Net Project**
- **Pre-Hurricane Season Community Information Session**
- **Table Reservation Policies at the Cafe**
- **The Crossings Trash Receptacles**
- **Status E-Blast System**
- **Discussion: Options for Board Members to Attend Via Skype In Lieu of Calling In**

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

**FOURTH ORDER OF BUSINESS**

**FIELD TRIP: Board of Supervisors/Staff Field Trip to Golf Course Pond**

The Board and others traveled to the pond sites.

Supervisor Davidson stated that Ponds 8 and 10 would be viewed. The CDD, Riverview, Golf Course and private lawn maintenance (PLM) contractor each maintain different portions of the Pond 10 lake bank and each maintains it differently. The Board will discuss the pros and cons of the various maintenance styles, hear from Ms. Leister and develop the Spartina

Maintenance Policy. Spartina on a portion of Pond 8 was trimmed. Due to a misunderstanding with the PLM contractors and the Architectural Design Committee (ADC); PLM contractors were supposed to remove trimmings but did not, thinking it would suppress weed growth; however, trimmings blow into the ponds and create muck, which promotes algae growth.

The Board and others returned to the meeting room.

**FIFTH ORDER OF BUSINESS**

**CONSULTANTS, GUEST REPORTS & PRESENTATIONS**

- **Horticultural Consultant [Louise Leister]**

- i. **Maintenance of 9<sup>th</sup> Green Site**

This item was presented following the Sixth Order of Business.

- ii. **Maintenance of Pond Bank/Spartina**

Ms. Leister gave a PowerPoint presentation regarding the pond banks and the uses, versatility and benefits of spartina. The District employs a soil bioengineering approach to pond bank stabilization, which involves the use of plants to control erosion. Historically, spartina has been allowed to grow naturally for the following reasons:

- To maintain, control and stabilize the District’s pond banks.
- To bind and retain soil and lessening the impact of rain on bare ground.
- To solve or lessen the impact of water turbidity and fine sediment disturbances in ponds, which can cause erosion during high winds and disrupt wildlife.

Ms. Leister noted the following benefits of spartina:

- Controls erosion, which is the number one concern.
- Captures trash from blowing into ponds.
- Helps prevent chemical and pollutant runoff from entering the ponds and causing algae blooms, which can cause fish kills, stinky ponds, etc.
- Helps prevent weed growth along the pond banks.
- Creates a uniform, natural appearance on the pond banks.
- Does not require pruning, which reduces maintenance costs.

Ms. Leister discussed the evolution of the Spartina Maintenance Program and the goal to reduce maintenance costs while still achieving a Florida Friendly Program.

Ms. Leister discussed the following:

- Pine straw is the only approved pond bank mulch, as it mats and does not float.

- Spartina is not trimmed because its condition declines with each trimming. Discontinuation of spartina trimming reduced dead spartina replacement by 95%.
- If cut, lake banks must be mulched to prevent weeds, stop erosion and prevent chemicals from flowing into ponds. Discontinuation of spartina trimming resulted in less weed growth and reduced pine straw mulching to only upper banks to create a border.
- Spartina shades the soil between the plants, which stops germination of weeds, and saves costs for mulch, weed spraying and pond treatments due to chemical runoff.
- Natural spartina creates a place for wildlife to nest along the shores.
- Less trash and debris in the ponds and overflow areas, as the spartina catches trash before it can blow into the ponds, and reduced nitrate pollution and fish kills.

Ms. Leister reiterated that spartina should not be pruned and reviewed photos of pond banks maintained in a variety of ways. Areas with trimmed spartina were not properly maintained. The District is a Florida Friendly Award winner and tries to maintain the community in a natural state.

Ms. Leister gave an overview of her background and experience.

Supervisor Davidson read the existing Policy for Maintenance on Pond Banks:

*“For safety of GHCCDD maintenance crews, residents and their guests, the storm water detention pond bank surface between rows and columns of grasses must be kept clear to prevent dangerous wildlife from being hidden from view. Invading weeds, vines, shrubs and brush between the plants must be removed immediately. Grasses should not be trimmed below 30 inches and not more often than 2x (twice) per year, or they may die.”*

Supervisor Davidson stated that this policy applies to residential pond banks. The Board must determine what the District’s Common Area Spartina Maintenance Policy should include. If the District begins trimming spartina, it would come with a high cost.

Ms. Leister stated that the estimated cost for one-time pruning and debris removal would be \$38,805, plus \$1,500 for disposal and \$30,000 for pine straw installation after spartina trimming, increasing the annual landscaping contract by approximately \$70,305 or double the amount for twice per year trimming. Additionally, the lake maintenance contract would likely increase because it would be necessary to spray for weeds, etc. Supervisor Davidson estimated that trimming spartina on CDD property would increase assessments \$35 to \$70 per year, per household; otherwise, the funds must be taken from other CDD programs.

Supervisor Lawrence asked if spartina that is left to grow eventually falls over and dies. Ms. Leister replied not generally; if it became an issue, it could be trimmed. Eliminating trimming greatly reduced the amount of spartina that died, which saved the District a lot. Supervisor Smith asked about brown spartina. Ms. Leister stated that many plants brown in winter but returned to green in spring and summer. Supervisor Gaeta asked how tall the spartina could grow. Ms. Leister stated that it was as tall as it would grow but the width could increase; eventually, division or removal of some might be necessary but it should not be pruned. Discussion ensued regarding the benefits of spartina and pond conditions.

Supervisor Gaeta stated that most residents do not live along ponds and asked if everyone would be assessed, if the District implemented a spartina trimming program. Supervisor Davidson replied affirmatively; everyone would be assessed.

Supervisor Chiodo stated that he heard nothing to convince him that the District should start maintaining the spartina any differently.

Supervisor Smith asked about debris and impact of it in Pond 8. Mr. Kloptosky stated that the debris was spartina clippings that migrated into the pond and could clog the storm drains. Ms. Leister stated that spartina clippings and other debris on a pond floor would eventually result in having to drain, scrape and reestablish the pond.

Supervisor Smith was encouraged by the recent lack of algae blooms, as a result of the natural solution, and asked about the Policy read by Supervisor Davidson. Supervisor Davidson stated that the Policy was related to residential lots more so than the CDD's Common Areas; however, the new Policy must be clear about what residential owners can and cannot do. The District could adopt one Policy or have separate property owner and CDD Policies.

Mr. Rudy Lerro, a resident, stated that he was tired of the dead, ugly spartina and did not see its benefits. He moved to Grand Haven because it looked nice but, eventually, the pond grass was no longer trimmed. He asked why one entity but not the other was required to trim spartina. Supervisor Gaeta stated that the trimmed areas just viewed looked dead but the untrimmed areas were pretty. Mr. Lerro stated that the Board did not see the back areas. He pays assessments but felt that he was not getting his money's worth, with regard to beautification. Supervisor Smith asked who is required to trim their spartina, as Mr. Lerro inferred. Ms. Leister replied no one; the District does not have a policy requiring spartina trimming.

Mr. Anthony Guiglotto, a resident, stated that spartina around the pond was maintained and trimmed once per year when he first moved in. He was not requesting removal but he

wanted the spartina maintained, as it now looks like a jungle behind his home and it did not look that way when he paid a \$15,000 upgrade for his property. He felt that 1/3 of the growth could be cut back without ruining the spartina; it has not been trimmed in about eight years it should be maintained once per year.

Mr. Mike McEnerney, a resident, concurred with Mr. Guiglotto and disagreed with Ms. Leister's statement that brown spartina would return to green.

Ms. Eileen Weiner, a resident, spoke of the pond conditions when she moved in and disagreed with Ms. Leister. She stated that the spartina should be trimmed, dry spartina could be a fire hazard and contractors threw garbage in the pond. She was upset about paying extra for the view, which now resembles a swamp.

Ms. Janet Pegg, a resident, thanked the Board for their efforts and agreed that the spartina trimmings should not be left on the bank. She took issue with Ms. Leister's statement that the brown spartina would regenerate. In her opinion it would disintegrate, enter the pond and create the same problems as the trimmings. She suggested that, if the District does not want to prune the spartina, crews should thatch the dead vegetation.

Mr. Natiello voiced his opinion that it would be a travesty if the District enacted a Policy requiring everyone to follow the CDD's policy of letting the spartina grow, as those property owners paid extra for the pond property.

Supervisor Davidson asked if areas could be treated differently. Mr. Clark stated that a Rule was adopted specifically stating that spartina shall not be cut; therefore, it would be difficult to only apply it only to certain areas but, if there was a reason for differentiating, it could be written into the Rule. Supervisor Gaeta asked if the PLM contract could prohibit cutting the spartina, as frequently as currently cut. She suggested providing the CDD's guidelines to the PLMs. Dr. Carlton stated it was not a PLM issue; the Board should only concern itself with the Policy for spartina on CDD property. Residents in PLM communities should submit their concerns to the GHMA.

Supervisor Lawrence asked about Ms. Pegg's assertion that the brown spartina would disintegrate and enter the pond rather than regenerating. Ms. Leister stated that, eventually, all plant life dies and any dead plant issues would be addressed.

Supervisor Davidson asked if, in terms of redefining the Policy, a motion would be necessary. Regarding the current Rule, Mr. Clark stated that he was most focused on the following, under Part 2, Section 2:

*“Landscaping that is installed on pond banks, as part of any regulation or permitting, including but not limited to spartina, shall not be removed or cut back by the lakefront lot owner.”*

Discussion ensued regarding the term “cut back”. Mr. Clark stated that it seemed to include trimming; the Board could define what constituted an acceptable trim.

Supervisor Davidson discussed various options, such as different policies. Supervisor Smith noted that the policies were in conflict. He asked how many areas were similar to those viewed today. Ms. Leister stated that most complaints involve homeowners that back up to the CDD’s Common Areas. Mr. Kloptosky noted a few similar areas where private property abuts a CDD Common Area. Supervisor Lawrence asked if complaints were received about other ponds. Mr. Kloptosky replied no; the issues were primarily from property owners on Lakes 10 and 8.

Mr. Clark stated that the Best Management Practices for Storm Water Detention Pond Bank Plantings, adopted in 2013, and the GHCCDD Policy for Clearing, Development and Planting of District-Owned Detention Pond Lake Banks, adopted in 2015, conflict with one another. The 2013 document stated that “bank surface between rows and columns of grasses must be kept clear to prevent dangerous wildlife from being hidden from view. Invading weeds, vines, shrubs and brush between the plants must be removed immediately. Grasses should not be trimmed below 30 inches and no more often than 2x (twice) per year...” If the Board wants this policy, the Rule should probably be amended to state “except as set forth in the Best Management Practices document, it shall not be cut.”

This item would be included on the March and April workshop agendas.

## **SIXTH ORDER OF BUSINESS**

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

Ms. Frances Kozar, a resident, was not in favor of the locations selected for dog waste receptacles in The Crossings. Mr. Kloptosky stated this entire project was currently on hold, as it requires the Board’s input.

Ms. Linda Demkar, a resident, had the same complaint.

Mr. Kloptosky stated that this arose because a resident requested two more trash cans in The Crossings. He chose locations on CDD property, along with a bench near the pond; however, when the area was dug for the concrete bench pad, complaints were received from residents who thought it was a trash can location, which prompted him to stop the installation.

Dog owners want the cans and non-dog owners do not want them or do not want them near their homes. Supervisor Lawrence asked if the City's Animal Control Department could address the issue. Mr. Kloptosky stated that Animal Control could only enforce what they witness or have on video. This issue seemed unique to The Crossings. Discussion ensued regarding a location to install one trash can and no bench.

Mr. Kevin Foley, a resident, asked about the pool chairs. Mr. Kloptosky stated that 37 chaise lounges were ordered and should arrive in four weeks.

Mr. Mike Frichol, a resident, discussed increased building, activities and traffic in the Creekside area, creating safety issues for walkers and bicyclists. While referencing a photo, Mr. Frichol stated that Creekside residents wanted the following:

- Two sidewalks connected and a hedge removed in a particular area.
- Two sidewalks connected in another area.
- Painted crosswalks on North Village Parkway for north/south crossing.

Mr. Kloptosky stated that the Florida Department of Transportation (FDOT) purposefully did not include a crosswalk in that location, as it would be a hazard. Installation of a crosswalk would change the design and require additional stop signs in other locations. Discussion ensued regarding the current configuration and requested changes. Mr. Kloptosky believed that a sidewalk could be installed. Mr. Clark stated that the District could install crosswalks but they must conform to certain standards; a crosswalk installed not constructed properly, in a hazardous location or without complying with the FDOT design standards could be a liability. Supervisor Davidson requested proposals to remove shrubs and connect the sidewalks and legal and engineering investigations for installation of a crosswalk that complies with the FDOT standards.

Mr. Frichol discussed issues with the current tennis court reservation process and suggested seeking another reservation process, such as online. He asked permission to form a group. Supervisor Davidson stated that a Tennis Advisory Group was formed several years ago and this issue was a Tennis Advisory Group (TAG) matter. Mr. Frichol should talk to Mr. Ross about reactivating TAG.

▪ **Maintenance of 9<sup>th</sup> Green Site**

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

Ms. Leister recalled that the District planned to seek an Engineer's opinion about how the property could be used. Mr. Kloptosky stated that the area has Bahia grass and irrigation. An infrastructure contractor advised him that the berm on the site could be graded and the swale



could be filled. There was an issue with a manhole, which might need to be lowered, if the area is graded. Drainage could also be an issue if the swale is filled. It would cost \$3,000 to grade the area and fill the swale, \$4,000 to lower the manhole and \$6,034 for a drainage pipe; for a total of \$13,000 to \$14,000; otherwise, the area could be graded and sodded for a much lower cost. Discussion ensued regarding the condition of the 9<sup>th</sup> Green site, future plans, interim solutions before the area is developed and focusing funds on other areas that need more landscape work.

The Board’s consensus was to seed and water the 9<sup>th</sup> Green site.

**\*\*\*The meeting recessed at 12:35 p.m.\*\*\***

**\*\*\*The meeting reconvened at 12:47 p.m.\*\*\***

**SEVENTH ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Engineer**

There being no report, the next item followed.

**B. Amenity Manager**

There being no report, the next item followed.

**C. Operations Manager**

Mr. Kloptosky discussed the following:

- The Village Center Storage Addition – Drawings were received. The Architect would be notified of necessary revisions and, once the final plan is approved, it can go out to bid.
- The Village Center Auxiliary Generator Installation – Permit application was submitted. Drawings and information requested by the City were submitted and the permit remained pending. The equipment was received.
- The Village Center Stucco Replacement Phase 1 – District Counsel prepared the Agreement and negotiations with the Architect regarding the terms of the Agreement to assess the project and scope were underway.
- Wind Mitigation Report – Supervisor Davidson provided the Architect with the requested information; a proposal was pending.
- Golf Cart Crossing Safety Issue – Installation of a BlinkerBeacon™ Solar Flashing LED Beacon system was on hold pending information and a meeting with the vendor.
- The Village Center Bathroom Renovation Project – Fans and lighting were selected. A meeting with the tile vendor was pending.

**D. District Counsel**

Mr. Clark reported the following:

- The St. Johns River Water Management District (SJRWMD) Permit Transfers – SJRWMD sent a letter stating that they were not aware of any outstanding compliance issues. The District should enter into an agreement with the SJRWMD specifying that the District would accept turnover of the permit and that the SJRWMD acknowledges that there are no issues of noncompliance and no outstanding Developer construction, mitigation or Wild Oaks issues. If the SJRWMD will commit, in writing, that everything is fine, he would recommend that the District proceed with taking over the permits.
- Hurricane Matthew Claim with the Federal Emergency Management Agency (FEMA) – Ongoing; two of four applications were approved. Since the District’s insurance carrier would not cover any of the streetlight damage, an appeal of the streetlight award was filed. FEMA asked for more definitive documentation from the insurance carrier. There was no update on the large, debris related claim.
- Hurricane Irma FEMA Claim – The claim is ongoing.

**E. District Manager**

Regarding the Hurricane Matthew insurance claims, Mr. McGaffney stated that the amount claimed was \$147,382.15 and \$112,339.80 was approved. Changes to the District’s insurance coverage to address issues related to bundled items and the obstacles to receiving reimbursement, if only a portion of the bundled items are damaged, may increase the premium but, for future claims, those changes would improve the District’s ability to recover damages.

**i. Upcoming Meeting/Workshop Dates**

- **COMMUNITY WORKSHOP**
  - **March 1, 2018 at 10:00 AM**

Mr. McGaffney stated that the next workshop was scheduled for March 1, 2018.

- **BOARD OF SUPERVISORS MEETING**
  - **March 15, 2018 at 10:00 AM**

Mr. McGaffney stated that the next meeting will be held on March 15, 2018 at 10:00 a.m.

**EIGHTH ORDER OF BUSINESS****CONSENT AGENDA ITEMS**

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

**A. APPROVAL OF UNAUDITED FINANCIAL STATEMENTS**

**i. Unaudited Financial Statements as of December 31, 2017**

Mr. McGaffney presented the Unaudited Financial Statements as of December 31, 2017.

**B. APPROVAL OF MINUTES**

**i. January 18, 2018 Regular Meeting**

Revisions to the minutes were previously submitted to Management.

**On MOTION by Supervisor Lawrence and seconded by Supervisor Davidson, with all in favor, Consent Agenda Items A and B, as amended, were approved.**

**NINTH ORDER OF BUSINESS**

**BUSINESS ITEMS**

The Business Items are reflected below in the order they were presented, which was G, F, E, A, D, H, B and C, with additions to the agenda intermixed.

**G. Consideration of/Discussion On: Resolution 2016-04, Implementing Section 190.006(3)(A)(2)(C), Florida Statutes, and Instructing the Flagler County Supervisor of Elections to Conduct the District’s General Election [Seats 1, 3 & 5]**

- **Notice of General Election: November 6, 2018**
  - **Official Candidate Qualifying Period: Noon, June 18, 2018 – Noon, June 22, 2018**

**Prequalifying Begins June 4, 2018 at 10:00 A.M.**

Supervisor Davidson presented Resolution 2016-04. He noted the dates and times of the official candidate qualifying and prequalifying periods.

**On MOTION by Supervisor Davidson and seconded by Supervisor Gaeta, with all in favor, Resolution 2016-04, Implementing Section 190.006(3)(A)(2)(C), Florida Statutes, and Instructing the Flagler County Supervisor of Elections to Conduct the District’s General Election [Seats 1, 3 & 5], was adopted.**

**F. Consideration of/Discussion On: Dissolution of Through the Air Communications Ad Hoc Committee**

Supervisor Davidson stated that there was no longer a need for the Committee.

**On MOTION by Supervisor Davidson and seconded by Supervisor Chiodo, with all in favor, dissolution of the Through the Air Communications Ad Hoc Committee, was approved.**

**E. Consideration of/Discussion On: CDD Holiday Schedule**

Supervisor Davidson recalled discussion of the CDD's Holiday Schedule. It was noted that, in addition to the CDD Holiday Schedule, employees would receive one additional paid "floating" holiday, of the employee's choice, subject to approval by the Operations Manager. January 1, 2019 would be removed from the 2018 Holiday Schedule.

**On MOTION by Supervisor Davidson and seconded by Supervisor Gaeta, with all in favor, the 2018 CDD Holiday Schedule, as amended to remove January 1, 2019 and the addition of one "floating" holiday, of the employee's choice, was approved.**

**A. Discussion: LMS Grant Funding Update**

Supervisor Davidson stated that Ms. Laura Nelson, of the Flagler County Emergency Operations Center (EOC), notified him that the Local Mitigation Strategy (LMS) Group estimated Flagler County's total potential grants award at \$7,398,213; meaning, sufficient funding was available, if the District meets FEMA's qualifications. Supervisor Gaeta asked if the CDD was responsible for 25%. Supervisor Davidson replied affirmatively; the District must pay 25% of the costs but "payment" could be in kind, such as volunteer hours, staff time, etc. Supervisor Chiodo noted that the CDD could receive \$262,000 in grant funds. Supervisor Davidson stated that the District must complete several forms and it will be necessary for the District Engineer to determine estimates for the wind mitigation work, roof, windows, doors, shutters or impact glass, etc., and hard and soft costs must be included. The deadline was extended to August but the District should submit its application as soon as possible. Supervisor Davidson stated that the LMS Program will not grant funds for pre-existing construction projects; therefore, documentation, such as photos, must be taken prior to commencement of the stucco project or any other work on The Village Center facility. Staff must avoid intermingling

work so that FEMA does not claim the District was already working on the structure and reject the entire grant request.

**D. Update: 2018 Capital Improvement Plan**

Mr. McGaffney stated that a new Excel CIP spreadsheet would be created. Mr. Kloptosky stated that proposals were obtained for Line 15 “Convert landscape light to LED”. New landscape lighting would be added at the Main and Wild Oaks Gates; \$35,000 was budgeted in the CIP budget and the proposal was approximately \$34,000. Lighting for the South, North and The Crossings Gates was not funded in the CIP budget. Proposals for the remaining three entrances would be obtained.

Discussion ensued regarding the antenna for the radio system, including where and how it would be installed, lightning protection, etc.

**H. Discussion: Resident Survey**

Supervisor Smith recalled that Mr. McGaffney was to provide examples of resident surveys and the City of Palm Coast resident survey.

This item was deferred to the workshop.

▪ **Status E-Blast System**

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

Supervisor Smith stated that he stopped receiving Amenity e-blasts. It was discovered that Amenity e-blasts were being bounced back by Spectrum for everyone with a domain of “cfl.org” or “cfl.com”, which amounted to approximately 500 for the last e-blast. A few changes were made and Supervisor Smith received Amenity e-blasts for a short time but then stopped receiving them again. He asked who was handling this issue. Mr. Kloptosky stated that this was an issue for many communities using the Constant Contact system; it is an issue with Spectrum. Supervisor Smith stated that Spectrum advised him that it was due to a configuration problem with the Constant Contact system. Mr. Kloptosky stated that Mr. Ross was working on this.

Supervisor Lawrence asked for an update on The Village Center phone system dropping calls. Mr. Kloptosky stated that Mr. Ross was aware of the issue; Mr. Ross was directed to have employees keep a log of when calls are dropped so that the issue can be determined. Ms. Higgins stated that proposals from Celera IT Services, Inc. (Celera) to transfer to a different phone provider were pending.

▪ **Pre-Hurricane Season Community Information Session**

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

Supervisor Davidson recalled that the Session would be scheduled for June. Supervisor Davidson asked if multiple Board Members could attend this type of event, without advertising it, provided the Board Members attend, as residents, and only one Board Member presents information. Mr. Clark stated that, since information might be presented that the Board could later take action on, it would be a good precaution to advertise.

Mr. Clark stated that this should be advertised as a “Notice of Gathering”

The Board agreed to schedule the session for June 6, 2018 at 6:00 p.m.

- **Discussion: Options for Board Members to Attend Via Skype In Lieu of Calling In**  
**\*\*\*This item was an addition to the agenda.\*\*\***

Supervisor Gaeta asked if Ms. Higgins discussed with Celera the possibility of attending meetings via Skype. Ms. Higgins stated that the cost to set this up would be approximately \$1,000 for a rotating camera and a dedicated laptop would be necessary. Supervisor Gaeta stated that Ms. Higgins’ laptop was being replaced so the old one could be used for Skype. Ms. Higgins would present further information at the next workshop.

**C. Discussion: Review and Update to Creekside Amenity Activities Scheduling and Parking Policies**

Supervisor Davidson stated that the number of people and vehicles at the Creekside Amenity Facility has increased; however, the parking lot in the back of Creekside is not being used. He discussed and proposed the following:

- Adding one handicapped parking space in the front, resulting in the loss of two regular parking spaces. With this, the rest of the front parking lot could be dedicated, by policy, for staff parking and short-term parking for business of the District, GHMA and ADC.
- Fencing along a certain area so that vehicles could not park in that area. Proposals were pending.
- Eliminate parking in the cross-hatched area.
- Mr. Ross was asked to keep a record of how many people use the Creekside Amenity Facility to determine when over utilization occurs, such as during activities.

Supervisor Davidson stated that the goal would be for people to park in the back parking lot, which has 43 regular spaces. Once utilization is determined, the District could inform the groups of the parking issues and explain that, aside from a few exceptions, no one would be allowed to park in the front parking lot and advise them of the following options for participants:

1. Park in the back parking lot

- 2. Carpool or bicycle
- 3. Limit the number of participants or reschedule to a different time or location
- 4. Eliminate an activity
- 5. Tow improperly parked vehicles
- 6. Suspend amenity privileges of repeat offenders

Supervisor Gaeta wanted Mr. Kloptosky to have a dedicated parking spot.

Discussion ensued regarding whether participants would comply, enforcement options, penalties for violations, educating people to use the back parking lot, installing parking meters in the front parking lot or a gate access system.

This item would be included on the next workshop agenda.

**TENTH ORDER OF BUSINESS**

**OPEN ITEMS**

This item was not discussed.

**ELEVENTH ORDER OF BUSINESS**

**SUPERVISORS' REQUESTS**

- **Table Reservation Policies at the Café**

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

Supervisor Davidson stated that there was a long-standing practice of certain groups making evening reservations for more than an hour before they actually arrive to use the tables, which has left residents with no place to sit because tables are marked reserved for an extended period of time. Supervisor Lawrence felt that this was an issue for Mr. Ross to solve, for instance, if people do not arrive within 15 minutes of their reservation time, the reservation is lost. Mr. Kloptosky explained that many of the residents doing this are very belligerent and hostile. Supervisor Lawrence suggested that Mr. Ross present a policy for the Board to consider.

**TWELFTH ORDER OF BUSINESS**

**ADJOURNMENT**

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

**On MOTION by Supervisor Davidson and seconded by Supervisor Gaeta, with all in favor, the meeting adjourned.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]





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Secretary/Assistant Secretary



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Chair/Vice Chair