

MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, April 18, 2018 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

Joe Szewczyk	Chairman
Harry Smith	Vice Chairman
Alan (Bud) Sabol	Assistant Secretary

Also present were:

George Flint	District Manager
Michelle Kim	District Counsel by phone
Mallory Clancy	District Engineer
Nathan Trates	Amenities Manager
Heather Alexandre	Vesta
Rudy Seurattan	Vesta
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at approximately 7:00 p.m., called the roll, and lead the pledge of allegiance. All Supervisors were present with the exception of Ms. Stephens.

SECOND ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda

(Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting)

Mr. Flint: There is speaker card with the agenda. If anyone wants to address a specific agenda item, this would be the opportunity to do that. If you have comments on items other than what's on the agenda, there will be a general audience comment section later on in the meeting and you will have an opportunity to talk then. Are there any comments on agenda items? Hearing none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2020

Mr. Flint: We have a vacancy, due to Sharon Moore resigning. If there are any nominations at this time, you could consider it or defer to a future meeting.

Mr. Szewczyk: I say that we defer it for another month.

Mr. Sabol: I say the same thing. Defer it.

Mr. Smith: Fine with me.

Mr. Flint: We will place this item on the next agenda.

B. Administration of Oath of Office to Newly Appointed Board Member

This item was tabled.

C. Consideration of Resolution 2018-07 Electing an Assistant Secretary

This item was tabled.

FOURTH ORDER OF BUSINESS

District Engineer's Report

Mr. Flint: Ms. Clancy is here with Johnson Engineering. I believe she has a report dealing with the lake bank issue, which she will present to you, understanding that you just received it this evening. We are not going to ask you to take any action at this point, and will place this item on next month's agenda. She will provide it to you, go over it briefly and then we can deal with it next month.

Ms. Clancy: Based on our last Engineer's Report, I conducted a lake bank review. We put together a map, which we showed you at the last meeting or two meetings ago. This memo shows more detail of the areas that need immediate repair. It also gives an update on every lake in your community, so you have a running timeline. If one of these lakes becomes an issue, we can look back and see if it was on the watch list or a new issue and determine why. The cost estimate sheet that I also included, is based on the repairs that would be necessary in the next year. As I get to know the Board, I hope to be able to tailor my recommendations more to your specific preferences. The Southwest Florida Water Management District has different requirements than the South Florida Water Management District. They don't have a limit to the amount of riprap, the white rock that you see, that you can put around lakes. Some communities prefer to put more. Lake 5, which I believe is out on the main road, has riprap almost all the way around. That's one potential repair option. In the cost estimate sheet, I provided several options.

Some of the lakes may need repair on the long length of the lake bank. In those places, you can either put down rock across that entire repair area to stabilize it, or you can use something called geotube, which is a sock tube of fabric filled with muck and sedimentation from the bottom of the lake. It is put into the lake bank gap where you might have a steep face. You layer it and cut open the top, lay it out and spread it smooth so that it creates a smooth bank. This memo and sheet contain a lot of information, so I want to give you time to review it. I am available to answer any questions. I also just want to know what your preferences might be with riprap. I make my recommendations based on what I think will give you the longest stabilization for the cost. With repair options like geotube, I would like to install plantings to help stabilize the shore, but those are not required by SWFWMD, it is only suggested.

Mr. Flint: The Board in the past has done both. Obviously, you have seen the riprap around the one lake. We have done some spot repairs with riprap, where you had a yard drain dumping out in an area, causing erosion. They have also done the geotube repair as well, so they are familiar with both processes.

Ms. Clancy: I have information on previous repairs from the contractor that you used.

Mr. Flint: He went out of business.

Ms. Clancy: We can recommend another contractor. I will also point your attention to the cost estimate sheet. The map that I provided has lake numbers. Essentially there were five lakes that needed to be addressed. Three lakes required geotube or riprap repair, due to a longer steep slope and four lakes, like you said George, had a spot treatment of riprap. A couple of lakes have outfall pipes that were exposed over time, so we need additional riprap there. On each of your cost estimate sheets, I actually marked out a few options. That's because I came early today and went back out to Lake 10. Some of the photos that I had taken the day of my inspection, look different today. It just did not look quite as bad as before. I removed some of those options, because I don't think they will be necessary and left the options that were spot repairs, which I think will be sufficient for the north side of the bank.

Mr. Flint: I know that this is a lot of information and these are big numbers. This is the first time that I have seen it, so my suggestion would be to appoint a Board Member, or I can meet with the District Engineer between now and the next meeting to discuss these estimates, see if we can refine a recommendation and if there's an ability to phase this, because we are setting

money aside in our reserve each year for lake bank maintenance. We can see if we can structure it in a way that we can handle it over more than one year.

Ms. Clancy: Are there any questions for me?

Mr. Sabol: Yes. In your estimation, what should we address first?

Ms. Clancy: My opinion would be the southwest bank of Lake 10. The steep slope that formed is a safety hazard and not pretty to look at. That's probably the most significant issue. Lake 19, which is directly to the right when you first enter the community, has an old geotube repair, because it has a deep slope. The others are spot repairs of riprap. For Lake 7, I recommended geotube, because it has a steep base and a lot of vegetative cover, which will stabilize the bank. It's more of a safety issue than an erosion visual issue. I would say Lakes 10 and 19 are the worst ones.

Mr. Sabol: Two or three years ago we talked about this before, as far as the best time to use geotubes. We are approaching the rainy season and water levels are going to be higher. That was one of our problems then, but they told us "*No, it doesn't matter what the water level is.*" When they put in geotube, they always put it at the water level. You will see deep slopes in the wintertime, when the water level is low, but when you return in two months, everything is going to look beautiful out there.

Ms. Clancy: Exactly.

Mr. Sabol: I guess that's what I'm looking at. Is this something that we need to address right now, or would we be better off saying "*You know what, let's look at these areas, but put them in the budget for next winter when the water level is low?*" I would like to hear your opinion.

Ms. Clancy: It would be preferable to use geotube at the end of the dry season, so you have the low water line. If you wait a year, you will see more erosion in some of these areas. I think that Lakes 10 and 19 are the areas that you see significant worsening over the wet season, because they are exposed sediment; whereas, Lake 7 has that vegetative cover so it probably won't grow much more as quickly. My only concern is that it may get worse, especially out here, where it's a very public area. An area with a very steep base, would be more of a safety preference to get that fixed, but there are other options. If that's something you want to wait on, you could put up caution tape. It's up to you, financially, what you want to do.

Mr. Sabol: I'm looking at doing it one time, as opposed to doing it now, because three years later, we are back to re-doing the same spots over again.

Ms. Clancy: I don't know exactly what happened with that, but with a geotube repair, especially if you reinforce it with littorals or riprap, you should have a lifetime of 20 to 30 years. You said that the contractor went out of business. I think there may have been some mistakes with those repairs, because it should not be something that you need to spend money on that often. I spoke to the contractor who put rocks around Lake 5, and he seemed to think that was a very good option, because it clearly is lasting well. There's also the benefit of spending more at once and then potentially getting a lot more out of your repair.

Mr. Szewczyk: George, I want to take you up on your recommendation to get together with the District Engineer. Maybe concentrate on Lakes 10 and 19 and see how this is going to work into our budget. As far as the timing, I think we are better off waiting until the end of the dry season to get the geotubes down as low as possible. Whatever you can work out with the District Engineer, to see how it fits in the budget and we can time it from there.

Mr. Flint: Okay. Is the Board good with that approach? *There was Board consensus.*

Ms. Clancy: Are there any other questions?

Mr. Flint: Where are we with the playground area? I think we asked you and Dave to look at that?

Ms. Clancy: We looked at it and determined that we could get a survey to give us specific elevation information. That might show where the low areas are. We also saw some runoff that was coming from the tennis courts. I have to check it one more time to be clear, but I think we would need authorization from you to set up a survey. Once we get that, we can do a more thorough evaluation.

Mr. Szewczyk: So we would need a survey just to put a French drain in there?

Mr. Flint: She is suggesting an elevation survey, but there may be some practical solutions, because it's such a small area.

Ms. Clancy: You can visually see where the water goes, but that would be the formal process.

Mr. Flint: If we want an engineering design to resolve it, then I think we would need to do an elevation survey. There may be some practical solutions that we might want to try first before going through the expense of a survey design.

Ms. Clancy: I can evaluate it further before I confirm that you need a survey. Like you said, if we put a French drain in without a survey and it didn't function correctly, we have already spent that money, so I would rather be sure.

Mr. Flint: Is there anything else for the District Engineer? Hearing none, the next item followed.

FIFTH ORDER OF BUSINESS

Unfinished Business Items

Mr. Flint: Were there any unfinished business items? We had no items. The items on the Action Items List were in Amenity Manager's Report, but there are no specific business items.

Mr. Szewczyk: Most of what I have fall under those other reports.

SIXTH ORDER OF BUSINESS

New Business Items

Mr. Flint: There are no new business items.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of March 21, 2018 Meeting

Mr. Flint: Does the Board have any additions, deletions or corrections to the minutes? District Counsel provided me with some minor changes. We normally send the minutes to District Counsel prior to distribution of the agenda, so we can incorporate their changes. I would ask that the Board authorize us to incorporate the changes to the final minutes. Did the Board have any other comments or questions on the minutes?

Mr. Sabol: The only thing that I could see, George, were the names of certain people.

Mr. Flint: Is there anything that we need to correct?

Mr. Szewczyk: No, I didn't have anything.

Mr. Smith: Neither did I.

Mr. Flint: If not, we need a motion to approve the minutes, subject to incorporation of District Counsel's comments.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, the minutes of the March 21, 2018 meeting were approved,

subject to incorporation of District Counsel's comments into the final.

B. Approval of Check Register

Mr. Flint: You have the Check Register for March, totaling \$87,791.15 for the General Fund, Capital Reserve Fund and automatic drafts. The detailed register and invoices are behind the summary. Are there any questions on the Check Register?

Mr. Szewczyk: I didn't have any.

Mr. Flint: If not, we need a motion to approve the Check Register.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, the March Check Register was approved.

C. Balance Sheet and Income Statement

Mr. Flint: You have the Unaudited Financial Statements through March 31, 2018. No action is required on the financials. We collected \$570,000 of the \$656,000 that we certified for collection. Historically, that's been 100%. Once the tax certificate sales take place in June, I have a feeling that some of that has to do with the commercial property out front, possibly not paying their tax bills. We are a little under collected, but historically we have been 100% on our actual expenses, versus pro-rated expenses. We are right on schedule with the pro-rated expenses. Everything is in line. Are there any questions on the financial statements?

Mr. Szewczyk: I didn't have any.

EIGHTH ORDER OF BUSINESS

General Audience Comments

Mr. Flint: This is an opportunity for members of the public to provide comments to the Board. Please state your name and address and try to limit your comments to three minutes.

Ms. Biggins: Nancy Biggins, 1562 Scarlett Avenue. I was involved with a golfing banquet weeks ago and was shocked at the appearance of the refrigerator in the kitchen. Do we have any guidelines on what goes in and out of that refrigerator? I saw food that was in there for over a month. Unless the people who work here have a procedure that they need to follow, they can't go in there and throw people's food away. Has the Board or some committee come up with guidelines on what goes into the refrigerator and how long it stays in there? I know that after our banquet, I saw people put food in there. I would've thrown it away.

Mr. Flint: We will address that under the Amenity Manager Report. I believe that you sent an email expressing that concern. I spoke with one of the Board Members about that issue. Are there any other comments?

Ms. Quam: Charlotte Quam, 1962 Scarlett Avenue. This goes back to the playground. Did engineers design that playground?

Mr. Flint: Yes.

Ms. Quam: What happened to them if it's not in workable order? Why aren't they held responsible? I thought we hired competent people. If you hire competent people, things like that shouldn't be happening. Secondly, the entrance of Lakeside Plantation is the first thing that people see. Our front entrance has fountains. The fountains have been working, which is good to see; however, you cut the Bougainvillea on one side. Why don't you cut the Bougainvillea on the other side, so it grows back? If not, it's going to be off balance for the next few years.

Mr. Sabol: They will not be unbalanced. They grow quicker than you think. They will look the same within a few months.

Mr. Flint: Are there any other public comments? If not, we will try to address the issues that were brought up under public comment, during the course of the remaining agenda.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Flint: Michelle, do you have anything for the Board?

Ms. Kim: No.

Mr. Flint: Are there any questions for District Counsel? Hearing none, next item followed.

B. District Manager – Action Items

Mr. Flint: You have the Action Items List. The proposals for preserve maintenance were deferred. I will get with the District Engineer on that. Regarding the traffic enforcement, I asked someone in my office to reach out to the Sarasota County Sheriff's Office, as well as the Florida Highway Patrol. For a cost, the Sheriff's Office provides the service. It's a similar cost. I think it's \$1 an hour more than the City of North Port. The City of North Port charges \$48 an hour, including the car and administrative fee, versus \$49 an hour that the County charges. They have the same three, 3-hour minimum shift that North Port has. Highway Patrol was more difficult.

The person never called back. We can continue to try to contact the Highway Patrol, but if that's an indication of the cooperation we are going to get, I don't know that we want to go in that direction.

Mr. Szewczyk: I don't know if everyone on the Board feels this way, but I feel like, even though their physical presence is positive, there is more brake tapping when the officer is there. Overall, I don't feel like it has slowed people down all that much, especially on Plantation Boulevard. We talked about the possibility of installing a four-way stop sign. I just feel like North Port Police have not ticketed violators. It's not that I want to hand out tickets, but sometimes that's the only way that people will learn, specifically around my house where there are many little kids. It's an accident waiting to happen. I would like to try using the Sheriff's Department to see if our results are any different.

Mr. Smith: Were the Sheriffs asked to issue tickets or do they leave it up to the discretion of the officer?

Mr. Flint: No matter what agency you are dealing with, you can't direct them to write tickets. In my experience, they leave it up to the individual officer, based on the person's driving record, whether they received prior warnings and were nice to them or not. I don't think we can direct the County, but we can try. It is a similar cost. It's not going to cost us anything more to do that. You may have people in here that are not as familiar with the community, which probably won't be a bad thing. What I'm seeing in a lot of the reports from North Port is that they keep focusing on the same area and I keep telling them that they need to focus on other areas. I get the reports back and all of the tickets and warnings are not in the area that I asked them to focus on. It wouldn't hurt to try the Sheriff's Office, just to see, and we will get the report from them.

Mr. Szewczyk: See if they follow our direction a little better than North Port.

Mr. Sabol: Basically, you are looking at \$1 an hour or \$10 a month. I'm in favor of trying something different, because what we have is not working.

Mr. Sabol: I have seen up to 30 bicycles traveling in unison, going faster than automobiles. They do not stop for the stop sign. The head man will just raise his arm, haul a command and the other bicyclists just follow him. They are all going 20 mph around the corner. I don't know if we can talk to those people or if the police can do something about that. I don't know.

Mr. Flint: They are supposed to stop at stop signs. If the police see them going through stop signs without stopping, they could enforce that. If the Board is amenable, they could consider a motion to authorize me to enter into an agreement with the Sarasota County Sheriff's Office for three, 3-hour shifts, on alternating days of the week and times of the day. We can do that for the month of May, see how it works and then we can discuss it at the June meeting.

Mr. Sabol: I think that's a good idea. What we are doing is not working, so let's try something else.

Mr. Smith: Kids get out of school in May. Do we want to stay with every other month or every month when the kids are out of school? Did you want to schedule it for two months or just one and see how it goes?

Mr. Szewczyk: I say that we go with one month and see if it's any different.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, directing the District Manager to coordinate traffic enforcement by the Sarasota County Sheriff's Office in three, 3-hour shifts, on alternating days of the week and times of the day, was approved.

Mr. Flint: The landscape plans for the front entrance and the front of the Clubhouse were put on hold, while we are finishing up other projects such as the street lighting, pergola and koi pond area. We can leave that as deferred until you are ready to address it.

Mr. Szewczyk: I would like to see it deferred, but I have to say that the job Bloomings did on the end caps this time is one of the best jobs they have done in quite a while.

Mr. Flint: Are you talking about the annuals?

Mr. Szewczyk: Yes.

Mr. Flint: The District Engineer is going to look at the drainage of the playground area. We will keep that on the Action Items List. The contract for the street light replacements is going slower than expected, but they are making progress. They set all of the tubes on the concrete paths that the poles will sit on. The heads for the lights and bulbs were delivered here. The poles are supposed to be delivered early next week. The housing was replaced on the large panel that you approved to be replaced. My understanding is that once they set the poles, they will be putting new circuit breakers in that panel, because the new lights are LEDs and take a different size breaker. When they were preparing their proposal, there were some street lights at

the entrance to the community that were not included in the original 51 light poles that they bid on or provided a proposal for. We are waiting for another proposal for those remaining street lights. At this point, we were hoping to have it for the meeting today. We have not received it, so we will bring it to you next month.

Mr. Sabol: Did they give you any information on what it may cost?

Mr. Flint: No. We can take the existing bid, divide by 51 and multiply by how many are left, but I don't know if that's a fair way to do it. We are going to have to wait for their proposal. On the other hand, the lights in the parking lot, here and around the Clubhouse, were not anticipated to be replaced. We now know that they probably should've been included in the original bid. They were part of the 51 that were in the original proposal and were the same age, but their bases were starting to corrode. Those are all being replaced around the parking at the Clubhouse. The pergola repair was completed and we are trying to get a proposal from a painting contractor to pressure wash and finish painting those before the Bougainvillea starts overtaking it again and before too much time goes by. We have one proposal, but it seems high. The second contractor told us that they would get us a bid, but has not submitted one. My suggestion would be not to do anything with the proposal we received from Bayshore Painting Contractors, which Nathan handed out, and we will try to get another bid.

Mr. Szewczyk: We can't let it go too long, because the Bougainvilleas will start growing up again. Who is power washing the fence?

Mr. Flint: Bloomings. The power washing is not a big deal. I think we can probably do the power washing in-house with Brad. The painting isn't necessarily a big deal either. It's not complicated, but we don't have the staff onsite here to be able to keep up with what they are trying to keep up with here and also take on the painting.

Mr. Szewczyk: I understand that, but if we can do the power washing in-house and just look for a painting contractor, that might open up some avenues.

Mr. Flint: I agree. At this point, we are willing to do it whatever way is going to get it done.

Mr. Sabol: Is it possible, George, that Brad could do that work and we could hire someone temporarily to cover his job for 40 hours?

Mr. Flint: Let me work with staff and see if we can come up with options. If not, I can probably send out a crew to do the work. One way or another, we will get it done. The Board

approved midge fly treatments for Lake 10 and T-Bone Lake. The proposal with the lake maintenance contract has been approved, but they have not done the treatment yet. I anticipate that will happen within the next couple of weeks. We are on course for the remarketing to commence on May 1st and replacing the pool pumps, filters and motors after the remarketing. The contractor strongly believes that we should leave the old mechanicals and filters in place for at least a week, if not two weeks after the remarketing. You don't want to put brand-new filters in and then remarkete, because you get sedimentation residue going through your system. They will schedule it for a week or two after the pool opens. They won't have to close the pool while they are doing that work. The last item is that we have a Water Management District permit that the CDD is named as the operating entity, where a good portion of the area that is covered by the permit is actually outside of the District. It's in the area of Imagine Schools, towards the front of the community. The entire stormwater area, was re-designed when Imagine Schools constructed the parking lot and building. The District Engineer is working with the Water Management District to figure out what we need to do to deal with that issue. Similar to other permits in the CDD, they require a periodic inspection and certification from the District Engineer. The prior District Engineer, before Dave Robson, completed the last certification. This issue has not come up since Johnson Engineering was involved. That's all I had on the Action Items List. Was there anything else that the Board wanted to add or discuss? Hearing none, the next item followed.

C. Amenities Manager – Monthly Report

Mr. Trates: This month, we completed the entrance part of the project, parking lot re-sealing and front fountain lettering by Signs-R-Us. The Boulevard lighting project is in progress, which George discussed. The signage was placed in the preserve area, between 1700 and 1800 Scarlett Avenue for dog waste cleanup. Sign poles are being repainted throughout the entire community. Brad and I are now certified Facility Operators, thanks to Vesta. Our daily activities are the same. We had a very successful Easter egg hunt and pool diving event. Forty kids attended. The May newsletter was issued and we have some exciting events coming up, including Cinco de Mayo and a Memorial Day barbecue. Under Amenity Management, I have quotes for review. As George said, Quote #2 was not ready for the meeting and Quote #3 from DAC Painting was omitted, because DAC Painting did not want to bid on the job. They claim that they are too busy. I have two quotes from Bradley Ray Concrete for the back picnic area.

The first quote is for \$3,375, which includes repairing all of the cracked pieces of sidewalk in the back picnic area, connecting the sidewalks where the old koi bridge used to be and connecting the sidewalk to the bocce court area to make everything flow better. The second quote is for removal of the koi pond waterfall for \$1,175. I also requested adding two 6x8 concrete slabs with rounded edges that would be 4 inches thick for two picnic tables in that area. They would be cutting a deal for us for \$420, since they would already be mixing concrete for the sidewalks. The next quote is from Bloomings to remove the palmetto bushes from behind the pool area, behind the picnic area. That is for \$1,150. The last one is a price for rubber mulch that has a color guarantee. This would complete the back picnic area. We have a lot of areas where roots have taken over from the oak trees. Sod really isn't a big option back there. The mulch comes in a variety of colors and really makes the area a nice place for picnics. Brad and I measured back there, and 1,700 square feet would be required to fill all of the dead spaces, up until the gazebo and grass line. The amount of the quote is \$3,152. Those are all of the quotes that I have for you. We can start with the Bradley Ray Concrete quotes.

Mr. Szewczyk: I'm okay with all three quotes. The sidewalk has to be connected and repaired. I'm not totally sold on having two concrete slabs, but for that price, let's just get it done. Are there any other comments regarding the Bradley Ray Concrete quotes?

Mr. Smith: I'm in agreement. When they remove the waterfall, are they going to keep the trees?

Mr. Trates: Yes, they are going to preserve the trees and plantings as much as they can and replant them, once they remove all of the rocks and granite pieces. I believe that they are going to put in new soil under the top coat and then replant all of the existing plants. They were saying that they usually don't do this kind of work and there was a risk of cracking your sidewalks. We want to get it done at one time.

Mr. Szewczyk: Bud, you have any comments?

Mr. Sabol: Yes. Could I have the total amount again?

Mr. Trates: The first quote was \$3,375, the next one was \$1,175 and the cost for the concrete slabs was \$420.

Mr. Sabol: That's an excellent idea.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, the quotations from Bradley Ray, for concrete work, totaling \$4,970, was approved.

Mr. Flint: Do you want to do anything with the mulch or defer it?

Mr. Smith: Are you talking about putting mulch where the existing picnic tables are now and the area where we can't grow grass in?

Mr. Trates: Yes.

Mr. Szewczyk: Rubber mulch doesn't go through wood.

Mr. Trates: It inhibits weed growth. If children are back there playing and they fall, it's not going to harm them.

Mr. Sabol: How deep is that rubber surface?

Mr. Trates: 3 inches. That's what we priced it out at.

Mr. Sabol: Do they apply it and roll it in?

Mr. Trates: This price would be for Brad and I to do it.

Mr. Szewczyk: Is that price for just material and delivery?

Mr. Trates: Yes. Delivery is included.

A Resident: In hot weather it stinks terribly.

Mr. Trates: It's not the same as tire material. When I was calling about it and looked at reviews, people said that it didn't have that strong odor smell. I know you and Harry brought up about how some of the recycled tires would have metal pieces in it. They guarantee that there are no issues like that. It's very regulated.

Mr. Flint: My only concern would be whether a border would be needed to contain it, if you freeform that type of mulch in there. Typically, you see this type of mulch in playground areas that have a border around the playground. That would be my only reservation.

Mr. Szewczyk: If we don't do this, we have to do something. We need to add mulch back there.

Mr. Flint: You can, or leave it the way it is.

Mr. Smith: You can leave it dirt or add wood mulch. Even with wood mulch, you would have the same problem.

Mr. Sabol: I would be in favor of having rubber mulch.

Mr. Smith: I prefer rubber.

Mr. Szewczyk: Are we going to need a border to keep the mulch in?

Mr. Smith: A border wouldn't be that expensive. Right George? Would it be 6x6 plastic like what we have around the playground?

Mr. Smith: I know of two or three areas. How many areas did you see back there, Nathan?

Mr. Trates: I think there are four areas that measured 1,700 square feet. It would include the area after they do the sidewalk, going towards the pickleball court on each side.

Mr. Flint: Do you want to hold off on that?

Mr. Szewczyk: Yes. Nathan, maybe you can get some ideas about possible borders that we could use. Perhaps we could get a small bag of mulch to check out the texture, odor and see if it going to be acceptable before going any further.

Mr. Trates: They sell smaller bags for \$60.

Mr. Szewczyk: We don't need a \$60 bag. If you can do that, we would appreciate it.

Mr. Trates: Of course.

Mr. Smith: So we will talk about that next month. Is Bloomings the only proposal remaining?

Mr. Sabol: I think so. We asked them to remove the palmetto bushes and hedge row on the other side of the fence. To integrate this, we took that section out, so we could see the picnic table area. This bid does not cover a hedge from the pool to the right-hand side of the equipment. We should include in the bid, replacing the hedge and palmettos with 10 hedges.

Mr. Smith: I voiced this to Nathan. I think Bud's talking about the same thing. When we started talking about taking out the palmettos, I was looking at having picnic tables back there, to be able to see into the pool and have it wide open. If a family wanted to come up here and have a picnic, they can still see into the pool or go back-and-forth without having a barrier. You told me that they wanted to keep the hedge there, because it stops debris from getting into the pool, but if someone was in the pool, you would not be able to see them from back there.

Mr. Trates: If someone is having a picnic and there are kids in the pool, parents would have to be in front of the gate in order to see them.

Mr. Smith: Correct. That's my concern. I think that's what Bud is saying also. If we are going to be doing it, I would like to open it up completely, so that we see all the way in, if

somebody is out there. They are sitting at the table and can still watch what's going on in the pool.

Mr. Trates: I can contact the vendor and ask them.

Mr. Smith: That would be my thought. I don't know how you feel, Joe.

Mr. Szewczyk: I agree.

Mr. Smith: If we are going to do it, I think we should just do it and be done.

Mr. Sabol: Why don't we just defer this one and ask Bloomings for another bid and decide at the next meeting.

Mr. Szewczyk: Nathan, can you get them to redo the bid with what's being asked?

Mr. Trates: Yes. How much hedge do you want to remove?

Mr. Sabol: Right from the end of the palmettos on the right-hand side. Take that hedge out, which is about 15-feet, and leave the small bushes and in the bark area, remove the hedges and palmettos, leave the existing palmettos on the left and then plant about eight or nine shrubs.

Mr. Trates: Do you think we should have them complete that project first?

Mr. Sabol: I think it's a good idea to start the project, and later on as we need the shrubs, place them at that time.

Mr. Smith: When you are talking about placing shrubs, we are taking them out and now you are talking about putting them back in, which confuses me.

Mr. Sabol: If you take the old ones out, you will have to plant new ones.

Mr. Smith: Why would you put in new ones if we are taking them out?

Mr. Sabol: You put them in different places.

Mr. Flint: He's talking about along the edge of the equipment fence.

Mr. Smith: So basically, we are looking at clearing it out from the pool equipment to the shower.

Mr. Sabol: Yes.

Mr. Smith: There are a couple of holes around the pool equipment.

Mr. Sabol: Right.

Mr. Szewczyk: Okay.

Mr. Smith: I'm on board now. If we are going to have Bloomings pull out the palmettos, they may as well pull everything all at one time. I suggest that we get a price for everything and clear it out completely.

Mr. Sabol: I think that's a good idea.

Mr. Smith: Let's wait until next month.

Mr. Szewczyk: We still meet in April and the pool is going to be completed in May, right?

Mr. Smith: Yes.

Mr. Szewczyk: I'm just thinking about the timing. If we are going to close the pool down, the entire area could be a mess for an entire month. Will we have enough time to approve it and get Bloomings in here or do we want to approve a not-to-exceed amount?

Mr. Trates: My concern would be if we are having Bradley Ray pour concrete, that is an access point and if we dig out the roots, it could possibly crack the concrete.

Mr. Smith: I am fine with the not-to-exceed amount.

Mr. Szewczyk: \$2,000 is almost double. For what, removing a hedge? George, what do you think? We could set a not-to-exceed amount of \$2,000.

Mr. Flint: If its \$1,600, its \$1,600. That would probably be safe.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, approving a not-to-exceed amount of \$2,000, authorizing Bloomings to remove palmetto hedges and bushes from the pool equipment fence to the shower.

Mr. Trates: There was an audience comment from Nancy about the refrigerator. I apologize for that. I discussed with staff about how long to keep items in the refrigerator. Residents also put items in the refrigerator, but it is our responsibility to clean it out.

Ms. Biggins: You should not be expected to make a judgement as to what stays and goes. That's not fair to you. There should be a policy.

Mr. Flint: Nathan, what is the proposed solution?

Mr. Trates: We will throw out anything over 72 hours old, as a safety issue.

Mr. Flint: That's what we are going to do going forward.

Ms. Biggins: Thank you Nathan.

Mr. Szewczyk: That is what I was going to suggest.

Mr. Trates: That's all I have for you.

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business that the Board would like to discuss?

Mr. Szewczyk: I think we are good.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman