

**MINUTES OF MEETING
FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #2**

The Board of Supervisors of the Fiddler’s Creek Community Development District #2 held a Regular Meeting on June 23, 2021 at 10:00 a.m., at the Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114.

Present were:

Elliot Miller	Chair
Victoria DiNardo	Vice Chair
Linda Viegas	Assistant Secretary
John Nuzzo	Assistant Secretary
Bill Klug	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tony Pires	District Counsel
Terry Cole	District Engineer
Ron Albeit	The Foundation General Manager
Joe Parisi	Developer’s Counsel
Dan Frechette	Fiddler’s Creek Security
Todd Lux	Fiddler’s Creek Facilities
Mark Grimes	GulfScapes Landscape Management Services (GulfScapes)
Mike Barrow	GulfScapes
Alex Hutchinson	GulfScapes
Russ Weyer	Fishkind & Associates
Shannon Benedetti	Resident/Landscape Committee Member
Nat Pappagallo	Resident
Scott Stern	Resident
Robert DeMaria	Resident
Pat Garvey	Resident
Sheri Mossbeck	Resident
Joan Smith	Resident
Margie Cardillo	Resident
Dayle DeMaria	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 10:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments: Non-Agenda Items

Resident Nat Pappagallo asked if the shoreline erosion on the lake at Quilcene Lane and Belon Lane would be properly repaired.

Mr. Cole stated he met with Mr. Keith Norton, of Taylor Morrison (TM), in January 2020 regarding Oyster Harbor issues, including valley gutter and lake erosion problems. A follow-up meeting was scheduled for June 24, 2021. He reviewed photos and stated that the remedy was not correct and, if compacted sand is added to the lake bank, sod should be installed immediately. A review would be conducted. Several dozen locations have erosion and yard drains might require extension to the lake. Mr. Cole stated that it was unclear whether riprap would be needed. He noted that many other areas in Fiddler's Creek needed geotube repairs, but there were none in that area. Valley gutter repairs would also be examined, as the contractor who replaced over 2,000' of valley gutter in Oyster Harbor damaged the asphalt and did not correctly reinstall the driveway paver blocks. As District Engineer, Mr. Cole represents the CDD to protect CDD assets and ensure that the roads are correct when they are turned over to the District. The contractor, Collier Paving, worked for TM.

Mr. Parisi stated that he received many questions about the last lift of asphalt and stated that it must wait until all construction and punch list items are completed.

Mr. Nuzzo stated that the valley gutters in front of his home were not draining properly and constantly retained water. Mr. Cole stated he drove through the area last week and a visible dip was noted; he would continue to follow up. Mr. Nuzzo stated he would send photographs to Mr. Cole.

Resident Scott Stern stated, following the gutter work on his street, Fanny Bay Lane, there were approximately 25 large gaps between the new cement gutter and the pavement. Some holes were 2' to 3' wide and 1' deep. Mr. Stern stated that he spoke with Mrs. Adams and sent a follow-up email to Mrs. Adams and Mr. Cole. He also made an earlier complaint to Southwest Property Management. Some holes were fixed and a 14' unpaved area in his cul-de-

sac has since been patched but, in his opinion, it was done in a sloppy manner. He felt that some holes in the cement present a major safety hazard, collect water where mosquitoes can congregate, and are a hazard for walkers and bicyclists. He expressed his opinion that the work in Veneta was exceptional compared to the work in Oyster Harbor, and it seemed that work in his area was hastily and sloppily completed, especially given the number of issues for a very short block.

Mr. Miller thanked Mr. Stern and stated his concerns were noted. Mr. Cole was scheduled to meet with Mr. Norton on June 24, 2021, and the repairs would be pursued and addressed.

Mr. Stern voiced his opinion that the lake edging work caused major erosion over three days, when there was no rain, due to irrigation system runoff. He stated that he would send pictures to Mr. Cole. Mr. Miller asked Mr. Cole to email the Board with the results of his meeting with Mr. Norton at TM.

Laguna resident Robert DeMaria stated his belief that CDD #1 paved its roads twice and asked if paving was planned, given that CDD #2 has never paved its roads. He noted that the streetlamps are dirty and covered with bugs and asked if they would be cleaned or if rain is relied on to clean them. He believed that the lakes lose water in dry season, and fish kills occur due to lack of oxygen. A recent fish kill smelled very bad and attracted birds. He felt that aerators would resolve the problem.

Mr. Miller asked what roadway area Mr. DeMaria was concerned about. Mr. DeMaria voiced his opinion that all of CDD #2 needs to be repaved. Mr. Miller stated Mrs. Adams would speak with Bentley Electrical Contractors (Bentley) to address the streetlights. Mrs. Adams stated that aerators would not prevent a fish kill. She stated that excessive amounts of rain typically cause oxygen levels to drop.

Mrs. Adams stated that the two lake fountains at the entrance would not address the issues Mr. DeMaria was referring to and noted that, during the rainy season, there are numerous fish kills throughout Fiddler's Creek related to rainfall.

Mussorie resident Pat Garvey stated that, in March, he advised the Board about the need for valley gutter repairs at his property, which were scheduled for repair in May. Mr. Cole

apologized for the delay and stated the work was scheduled in the hopes it would be completed by July.

Resident Joan Smith asked if the landscaped area by the former Aviamar construction entrance from Sandpiper Drive would be fenced to prevent pedestrian traffic to and from Publix. Mr. Parisi stated he would try to have an answer by the end of the meeting.

Mr. DeMaria stated that an entrance before the guard gate on Fiddler’s Creek property permits entrance to and from Publix and allows Publix traffic into Fiddler’s Creek. The consensus was that this would be addressed.

Mr. Parisi stated the gate was not addressed in the agreement with Publix. He was corresponding with Halvorsen and Publix regarding the Fiddler’s Creek proposed gate installation. A proposal was submitted and a generator would be provided to give Publix uninterrupted access and Fiddler’s Creek would be secured. Mr. Miller stated that a gate was planned since the inception of Publix and he was not aware that it was not included in the agreement; he was glad Mr. Parisi was pursuing it.

THIRD ORDER OF BUSINESS

Presentation/Consideration: Proposed District Boundary Changes

Mr. Parisi introduced Mr. Todd Lux, Director of Facilities, who would be responsible for irrigation and sidewalk cleaning. Mr. Frechette would be responsible for safety and security.

- A. CDD Area Exchanges (Maps)**
- B. Consideration of Resolution 2021-05, Authorizing the Filing of a Petition with the Board of County Commissioners of Collier County, Florida for a Modification of the District’s Boundaries and the Jurisdiction of the District Through Contraction; Providing for Certain Requirements Implementing Section 190.046(1), Florida Statutes; Providing for Severability, Conflicts and an Effective Date**
- C. Consideration of Boundary Amendment Funding and Debt Assessment Payoff Agreement with GB Hidden Cove, LLC**

Mr. Parisi distributed redlined versions of the documents that were reviewed by District Counsel and presented slides depicting the current boundaries. A future development located

between Oyster Harbor and the golf course would be named Hidden Cove. The boundaries of CDD #1 and CDD #2 meet on that property and the proposed boundary changes would move the boundary and increase the area of CDD #2. He described the areas that would be added to CDD #2, in order to keep neighborhoods together and for the sake of consistency. Off-roll assessments would continue to be paid according to the current arrangements. CDD #2's property would expand, such that the property boundaries would be moved so that all of Hidden Cove would be included in CDD #2 and, when these properties come on roll, they would be part of CDD #2. Off-roll assessments would continue to be paid by the Developer, including payments on the bond portion of the assessments.

Mr. Miller asked if the new agreement specifically stated the reasoning for this change. Mr. Parisi stated it did not; the boundary was being moved to be consistent with development so that, when developed, all homes would be in one CDD or the other and, while the change would be costly to the Developer, it was easier to have consistent boundaries. Mr. Miller stated he wanted it noted for the record.

Mr. Parisi stated the Resolution and the Funding Agreement discuss the costs, which are all borne by the Developer. Two law firms were retained. The firm that managed the property from the beginning was managing CDD #1 because the State portion must be presented in Tallahassee. Mr. Greg Urbancic, of Coleman Yovanovich Koester (CYK), in cooperation with Mr. Pires would handle CDD #2's County portion. The documents presented were consistent with past filings. Mr. Parisi indicated which portions of the boundaries would remain with each CDD and stated the driving range would remain a part of CDD #2. He reviewed the areas of current and future development within Fiddler's Creek.

For budgetary purposes, Ms. Viegas asked how many units would be included. Mr. Parisi stated approximately 48, but he did not have an exact count and he could not say how many were being added. The homes were expected to be priced between \$8 and \$12 million and the lots would be approximately 250' wide and 300' deep. The property was not yet platted and development would not begin for five to eight years.

Ms. Viegas noted some errors in the redlined version. Mr. Parisi stated he made some corrections, and he would make any additional corrections submitted to him.

Mr. Miller asked to be included in the list of recipients in Section 9, Notices, on Page 3.

Oyster Harbor resident Sheri Mossbeck asked if CDD #2 would pay for the transfer and if the homes built would cover the expense. Mr. Miller stated there was no expense to CDD #2 and CDD #2 would receive off-roll assessment payments and then, when properties are platted, CDD #2 would receive on-roll assessment payments. The consensus was that the new development would pay for itself.

Mr. Parisi introduced Economist Russ Weyer, who helps the Developer determine how much debt may be assessed to each property and whether debt would be paid off at the time of the sale or borne by the purchasers of the lots. Development was proceeding, bonds would be issued, and home construction would not begin for five to eight years.

Ms. Viegas and others were asked to send their revisions to Mr. Pires and Mr. Parisi. Mr. Pires would send a finalized copy of the agreement to Mr. Miller for execution. Mr. Weyer would prepare a statement of estimated regulatory costs.

Mr. Parisi stated that the process for CDD #1 may take longer due to the State process; whereas, CDD2 was only subject to the County process. Mr. Pires stated the rationale for petitions to be filed would ultimately be reviewed and approved by each CDD Board. Mr. Parisi noted the intent for each CDD is to create a boundary line that mirrors the development of the property. Mr. Pires stated that no parcels would be split.

On MOTION by Ms. DiNardo and seconded by Mr. Klug, with all in favor, Resolution 2021-05, Authorizing the Filing of a Petition with the Board of County Commissioners of Collier County, Florida for a Modification of the District's Boundaries and the Jurisdiction of the District Through Contraction; Providing for Certain Requirements Implementing Section 190.046(1), Florida Statutes; Providing for Severability, Conflicts and an Effective Date, and authorizing the Chair to sign, was adopted; and the Boundary Amendment Funding and Debt Assessment Payoff Agreement with GB Hidden Cove, LLC, in substantial form subject to correction or clarification of scrivener's comments and/or errors, and authorizing the Chair to execute the final version of the Agreement, was approved.

FOURTH ORDER OF BUSINESS

**Continued Discussion/Consideration:
Roadway Facilities Lease Agreement By
and Between Callista at Fiddler's Creek
Condominium Association, Inc., and
Fiddler's Creek Community Development
District #2**

- **Update: Status of Streetlight Installation and Curb and Valley Gutter Repairs**

Mr. Pires stated the revisions requested at the last meeting were not included in the version in the agenda. He distributed a revised version that included the previously requested edits and noted that the following changes were made to the Agreement:

Page 3, Paragraph 6: Delete "and to pursue all available legal remedies"

Page 5, Paragraph 10: Change "any damages provided by law" to "terminate the Lease"

Mr. Pires stated, if the Agreement is in order, he would suggest approval of the form of Agreement, subject to Mr. Cole's certification that all work was completed.

Mr. Miller noted that, upon receiving the District Engineer's certification via email, he could sign the Agreement.

Mr. Cole stated he conducted an inspection with Callista Property Manager Tina Miller. Approximately \$5,000 in necessary repairs were identified primarily for valley gutter replacement. The streetlight was already replaced. Ms. Miller would present the information to the HOA to determine whether the HOA still wants to proceed. The HOA must determine whether it would make the necessary repairs before asking the CDD to take it over. Mr. Miller stated he thought the HOA agreed to make all necessary repairs before asking the CDD to take it over.

Mr. Miller asked when Ms. Miller would advise of the HOA's decision. Mr. Cole indicated that he was uncertain.

On MOTION by Mr. Klug and seconded by Ms. DiNardo, with all in favor, the Roadway Facilities Lease Agreement By and Between Callista at Fiddler's Creek Condominium Association, Inc., and Fiddler's Creek Community Development District #2, was tabled.

FIFTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2022
Proposed Budget

Mr. Miller asked about the annual \$31,500 fee to Wilmington Trust. His recollection was that the fee should be \$25,000. Mr. Adams stated the fee was based on the number of bonds and debt service funds when Wilmington Trust was engaged. A bond was issued in 2019 but, going forward, the Agreement would include a provision for a flat fee for additional debt service funds. Mr. Adams stated he would review the Agreement.

Mr. Miller asked if contractual services for street lighting refers to Bentley. Mrs. Adams replied affirmatively. Regarding street lighting, Ms. Viegas stated that the actuals were up to date and asked if the amount budgeted should be lowered for Fiscal Year 2022. Mrs. Adams noted that more streetlights were being added. Ms. Viegas pointed out that the expense line item was only at one-third of the budgeted amount. Mr. Adams noted this expense would fluctuate from year to year.

The following change was made to the proposed Fiscal Year 2022 budget:

Page 1, "Street lighting services" "Contractual services" line item, "Proposed Budget FY 2022" column: Reduce "20,000" to "15,000"

Ms. Viegas stated she sent a list of questions to Mr. Adams and noted that insurance increased significantly. Mr. Adams stated that, overall, insurance costs have increased based on the schedule received from the insurance carrier. Last fall the insurance carrier conducted a facilities review and determined that additional assets required coverage and the number of streetlights also increased.

Mr. Adams noted that some insurance costs reflected in the financials were mistakenly included in "Professional & administration" and a portion of these expenditures would be reallocated to property coverage in other sections of the budget. The \$13,000 allocated for "Insurance" includes General Liability and Directors & Officers (D&O) insurance, along with the D&O coverage increase from \$1 million to \$5 million, at a cost of \$4,000 per year. That coverage was bound and in effect as of May 26, 2021. Insurance coverage on the fountains was also increased.

Mr. Miller questioned whether the \$13,000 for insurance on the fountains was worth it. Mr. Adams stated a recovery was just received for damage to pumps and motors. Mrs. Adams stated the damage from a lightning strike was \$12,200 and the District was reimbursed \$9,700. The consensus was that insurance coverage on fountains and pump stations is a necessity.

Regarding landscaping, Mr. Adams stated additional phases in Oyster Harbor were planned. Proposals were received, and he recommended including the expense in the budget.

Ms. DiNardo asked where the pump house replacement was budgeted. Mr. Adams stated it was included in the proposed Fiscal Year 2022 budget, in the write-ups on Page 6 under "Capital- pump overhaul", which would be paid over two years. CDD #2's proportionate share is \$188,618.

Ms. Viegas noted that, per the minutes, Mr. Cole indicated a cost of \$600,000 that needs to be budgeted over two years, which would equate to \$300,000 per year. She asked why \$420,000 was budgeted and asked what comprised the additional \$120,000. Mr. Cole stated the \$420,000 to be split between the CDDs included replacement of the first pumphouse in two years; additional repair and maintenance items would include screens, door hatches, gate valve replacements, etc.

Ms. DiNardo stated when CDD #2 is due for repaving, given the earlier public comment. Mr. Cole stated that repaving was not scheduled yet for CDD #2. Mr. Adams stated that CDD #1 is an older community. Ms. DiNardo voiced her opinion that it is important for the minutes to reflect that the Board is not neglecting its duties; rather, it is following the schedule. Mr. Adams stated the life expectancy for roadways is approximately 20 years and CDD #2 repaving might be necessary in about five years, which would coincide with CDD #2 being built out.

Mr. Cole stated a summary of the CDD #2 roads would be compiled in the next few months, as was done for CDD #1. As long ago as five years, a budget to repave CDD #1 was developed. That budget might serve as a program plan for future budgetary years, given that CDD #2's first repaving might be needed in five years.

With regard to "Other contractual- mosquito spraying", on Page 2, Mrs. Adams stated that CDD #1 requested and approved a proposal for additional weekly spraying, rather than biweekly spraying, through September. The cost for additional spraying would be \$14,500 for

both Districts and the villages. Mr. Adams stated that this would be in addition to the scheduled spraying by the County. He noted that the County reduced the aerial spraying frequency and the District is required to inform the County of spraying in order to avoid over spraying. While the County performed occasional truck and aerial spraying in the past, the District had better results with regular spraying. For Fiscal Year 2021, contingency funds could be utilized to cover the additional spraying expense and, for Fiscal Year 2022, the line item expense could be increased from \$30,000 to \$45,000.

The following changes were made to the proposed Fiscal Year 2022 budget:

Page 1, “Contractual services”: Change “20,000” to “15,000”

Page 2, “Other contractual– mosquito spraying”: Change “30,000” to “45,000”

On MOTION by Ms. DiNardo and seconded by Mr. Klug, with all in favor, utilizing contingency funds for additional mosquito spraying in Fiscal Year 2021 and increasing the line item amount in proposed Fiscal Year 2022 budget to \$45,000, as discussed, was approved.

The contractors and the County would be notified about the increased spraying. Mr. Miller wanted assurance that the County would not retract any of its services. The consensus was that the mosquitoes are controlled better with the District’s spraying program.

Mr. Adams explained that Passarella, on Page 3, updates the CDD’s GIS links and mapping information; this is an ongoing expense that was also utilized in conjunction with boundary amendments.

SIXTH ORDER OF BUSINESS

Continued Discussion: Aviamar Entry Landscape Renovation

- A. Design Plans – Juniper Landscaping (GulfScapes Landscape Management Services Proposal #2653)**
- B. Modifications – GulfScapes Landscape Management Services Proposal #2656**
- C. Discussion/Consideration: Landscape Renovation Proposal**

Resident and Landscape Committee Member Shannon Benedetti stated that GulfScapes was invited to present the modification plan discussed at the last meeting.

Mr. Mark Grimes, of GulfScapes, gave a presentation and stated that the Juniper Landscaping plan discussed at the previous meeting was reviewed and a modified proposal that would utilize existing landscaping was developed. He introduced GulfScapes Landscape Designer, Alex Hutchinson, and presented a new proposal, which would open up the entrance, add turf, open sight lines for traffic, and eliminate problematic plants. Conceptual pictures and a proposal that reduced the costs by salvaging some existing plants were submitted.

Ms. Benedetti stated that the proposed work could be completed in phases. Mr. Grimes stated the proposal included installation of floritam/St. Augustine sod. Mr. Miller asked to what extent the aesthetic concerns expressed were taken into consideration. Mr. Grimes stated that aesthetics were a primary consideration; opening the view, reducing the look of a plant nursery, and reducing the number of annuals were taken into consideration.

Ms. DiNardo asked if the maintenance issues previously discussed were addressed. Mr. Grimes replied affirmatively. Ms. Viegas thanked Mr. Grimes for the new design and questioned the placement of a huge Silver Bismarck palm in front of the fountain. Mr. Hutchinson stated, while the conceptual design seems to obscure the fountain, the actual palm tree is much taller and the trunk is the only portion that would obscure the fountain. Mr. Grimes estimated that the project would take a maximum of two weeks to complete. Mrs. Adams stated that Design Review Committee (DRC) approval would be necessary.

On MOTION by Mr. Klug and seconded by Ms. DiNardo, with all in favor, GulfScapes Proposal #2656, as revised, in the amount of \$33,842, to be completed in a single phase, was approved.

SEVENTH ORDER OF BUSINESS

**Update: Increase in Directors & Officers
General Liability Coverage to \$5 Million**

This item was discussed in conjunction with the Fifth Order of Business.

Mr. Miller asked for the name of the insurer. Mr. Adams stated Egis Insurance and Risk Advisors (Egis) is the agent and Florida Insurance Alliance (FIA) is the insurer. The additional expense was included in the Fiscal Year 2022 budget.

The Board thanked Ms. Benedetti, Ms. Viegas, and all contributors for their effort and attention to developing a cost-effective landscaping proposal.

EIGHTH ORDER OF BUSINESS

Health, Safety and Environment Report

- **Irrigation and Pressure Washing Efforts – Todd Lux**

Referencing a PowerPoint presentation, Mr. Lux reported the following:

- **Tree Canopy Trimming:** The hardwoods were completed in April and May and the canopies were trimmed higher for hurricane season. Fruited palms were trimmed in March and would be trimmed again in September. Royal palms were scheduled for trimming in June and August. Juniper has a complete crew and an arborist on staff.
- **Pressure Washing:** Aviamar was completed and Sandpiper Drive was underway. Fiddler's Creek Parkway and surrounding communities would be next. A new machine with greater efficiency and coverage would be tested today. The old machine is still operational.

Ms. Viegas asked if a resident could ask for moldy, slippery sidewalks to be cleaned if they were not on the current schedule. Mr. Lux replied affirmatively.

Ms. DiNardo asked if monuments are routinely cleaned when each area is scheduled for pressure washing. Mr. Lux replied affirmatively. Mrs. Adams asked for the Aviamar and Veneta monuments to be cleaned.

Mr. Parisi stated a new email address would be created for Mr. Lux and the new information would be emailed as soon as possible.

Mr. Pappagallo stated that the Oyster Harbor monument needs to be cleaned.

- **Security and Safety Update – Dan Frechette**

Referencing a PowerPoint presentation, Mr. Frechette reported the following:

- The Sandpiper entrance and gatehouse are open and fully operational and all gate arms in the community are down. The gates are scanning cars going in and out. The temporary construction entrance, on Creative Lane, is closed. The Sandpiper gatehouse would be open

and manned 24-hours per day and roving patrols would be reduced until additional staff is hired.

- Occupancy: An exact figure was not available but occupancy was estimated to be 7,000. Ms. Viegas asked Mr. Lux and Mr. Frechette to submit their reports in time for inclusion in the agenda books. Mrs. Adams asked for the reports to be sent eight to ten days in advance of the meeting.

NINTH ORDER OF BUSINESS

Developer's Report/Update

Mr. Parisi reported the following:

- Construction Access: The Callista construction entrance was now open. Boulders were installed to prevent TM contractors from crossing through the commercial property near the pump house area between Oyster Harbor and Marsh Cove.

Ms. Viegas asked about the status of the undeveloped land in Amaranda. Mr. Parisi stated the small piece of land behind the homes would likely be sodded and maintained. Ms. Viegas and Mrs. Adams noted there was no irrigation. Mr. Parisi would look into it.

TENTH ORDER OF BUSINESS

Engineer's Report: *Hole Montes, Inc.*

- **Update: Status of Sandpiper Gatehouse Opening and Completion of Construction Roads**

Mr. Cole stated the Sandpiper gatehouse was open and a recent landscape inspection revealed that extensive weed removal was necessary. Juniper completed some of the weeding and additional weeding and plantings were scheduled. He recommended GulfScapes begin cutting the grass and that the additional punch list items be addressed with Juniper. Mrs. Adams agreed.

Mr. Cole reported the following:

- The landscape maps would be updated to reflect the Sandpiper gatehouse changes. Updates would be provided to Mrs. Adams and to GulfScapes.
- Asphalt was marred by turning construction vehicles. While the road is open, these minor items for which the District is not responsible would be addressed.

➤ A meeting would be held with Mr. Lux to review maintenance responsibilities and limits for CDD versus non-CDD landscape areas. Fiddler’s Creek Plaza is not assessed by the CDD; the plaza maintains areas for which CDD is not responsible. A follow-up meeting with Mr. Adams would be held to assess outstanding items and identify any other matters.

Mr. Pires mentioned a sidewalk easement issue. Mr. Cole stated some minor easements may need to be addressed with Fiddler’s Creek Plaza. Mr. Pires stated clear demarcation lines are needed for liability issues.

Mr. Klug asked Mr. Cole to follow up on the Corfu Court valley gutter repairs. Mr. Cole stated three areas needed repairs. Authorization to proceed was received from the HOA and CDD #2 and Collier Paving was waiting for authorization from Waste Management (WM), as that is the primary repair to be done in the area. Mr. Miller stated he believed it was approved. Mr. Cole stated he would follow up with the County.

A water leak on Amaranda Court was noted. Pulte construction activity likely hit a CDD #2 irrigation line. An update would be provided regarding which lines are owned by whom.

Mr. Miller asked Mr. Cole to circulate the results of his meeting with TM to the Board.

ELEVENTH ORDER OF BUSINESS

Continued Discussion: Status of Line of Credit for Impending Hurricane Season

- **Bond Call Dates/Possible Refinancing Opportunities**

Mr. Adams stated that Synovus Bank was still reviewing the application. Past audits were being reviewed. Iberia Bank was no longer responding.

Mr. Adams stated none of the bonds were eligible for refinancing at this time. The first call date is 10 years from the date of issue and the process can begin 90 days in advance. The 2014 bond will be eligible for refinancing in 2024.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2021

Mrs. Adams distributed the Financial Highlights Report.

Ms. Viegas asked if there was an update regarding why the monthly Florida Power & Light (FPL) bill doubled. Mrs. Adams stated there was no update yet.

Ms. Viegas asked which streetlight was replaced under roadway maintenance. Mrs. Adams did not recall. Ms. Viegas asked if it was known why the Aviamar fountain was locked. She stated that the fountain was down for four days and had no water in it. Mrs. Adams stated the meter was locked by the utility company, and she had not received an update yet.

THIRTEENTH ORDER OF BUSINESS

Approval of May 26, 2021 Regular Meeting Minutes

Mrs. Adams presented May 26, 2021 Regular Meeting Minutes. The following changes were made:

Line 202: Insert “from” before “CDD #2”

Line 315: Insert a space between “30%” and “design”

Line 456: Insert “company” after “survey”

Line 489: Insert “the” after “that”

On MOTION by Ms. DiNardo and seconded by Mr. Klug, with all in favor, the May 26, 2021 Regular Meeting Minutes, as amended, were approved.

Mr. Pires asked for a copy of the revised April minutes with the sections noted that were being transcribed again. Mrs. Adams stated those would be distributed. Mr. Pires stated that no correspondence was received from any parties involved or from Mr. Kimmel.

Mr. Cole stated that, during their meeting, Mr. Norton, of TM, requested a review of the swale. An update would be provided following the meeting.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Woodward, Pires and Lombardo, P.A.***I. Update: Letter to Taylor Morrison Regarding Hedge Removal and Berm**

Mr. Pires stated a letter was not sent yet because he would like to include the dollar amount for his and for Mr. Cole's fees. Mr. Pires and Mr. Cole would both be out of the office so this would be addressed upon their return.

II. Update: Amaranda Landscape Maintenance

Mrs. Adams stated she had a copy of the agreement for signature. Ms. Viegas stated she confirmed that the two dead palms were on CDD land and should have been maintained by the HOA, per the agreement. Mrs. Adams stated it would be up to the DRC to contact the HOA. The location of the palms was discussed. Mr. Parisi stated he would follow up on this matter.

III. Update: Halvorsen Traffic Signal Contribution Discussion

Mr. Pires stated he and Mr. Parisi had not met with Halvorsen yet. Mr. Miller stated the Board wants Halvorsen's contribution for the traffic light when the money is needed so Mr. Parisi was going to request accelerated payment from Halvorsen. Mr. Parisi asked Mr. Pires to send him an email outlining the request, and he would share it with Halvorsen and coordinate a conference call.

Mr. Cole stated he was drafting an email because traffic counts are needed but Sandpiper Drive has been closed for a long time so traffic counts were uncharacteristically low. He would ask Mr. Frechette to provide historical volumes from before the closure so that a decision may be made regarding when to conduct traffic counts. Traffic volume during the pandemic was also lower than normal. The consultant would use weighting factors, planned traffic, and generated traffic in the calculation. He estimated that traffic counts may need to wait until September; he would ask the consultant if 7-Eleven traffic should be included. Mr. Cole stated it may take two months to prepare the traffic study, and it may take several months from the start of the study to obtain a permit. Mr. Pires asked if the consultants had a pre-study methodology meeting yet. Mr. Cole stated he would initiate a meeting with the Florida Department of Transportation (FDOT).

Mr. Miller expressed concern that Publix would open without a traffic light and it would be chaotic. He recalled it took many years for a traffic light to be installed at 951 and stated he

believed that, while Publix should help with the process, it seemed that the process would not be completed until perhaps March 2022. Mr. Cole concurred.

Mr. Pires stated that several bills he discussed at the last meeting were passed by the legislature but not yet signed by the Governor. If any bills that would affect the District are signed into law, he and Mr. Adams would advise the Board.

B. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: July 28, 2021 at 10:00 A.M.**
 - **QUORUM CHECK**

Supervisors DiNardo, Miller, Viegas and Klug confirmed their attendance at the July 28, 2021 meeting. Supervisor Nuzzo would attend via telephone.

C. Operations Manager: *Wrathell, Hunt and Associates, LLC*

Ms. DiNardo asked for an update regarding the Veneta fountain cleaning. Mrs. Adams stated she was trying to get a contractor to provide a quote.

Mrs. Adams reported the following:

- A replacement for the temporary pedestrian crossing sign was ordered.
- FPL Utility Boxes: After numerous attempts, a contact person was reached. Three transformer boxes would be repaired or replaced.

Ms. Viegas stated she sent photos of the transformer boxes which Mrs. Adams forwarded to FPL.

- Sandpiper Bench: A quote from Accurate Pavers to bring the location into compliance with the Americans with Disabilities Act (ADA) requirements was signed.
- The bench on Museo was secured.
- A lake review would be conducted with Ms. DiNardo in July or August.

Ms. DiNardo stated that repairs are needed on the Veneta entrance village signs. Pieces of the monument signs are falling off. Mrs. Adams stated she would check the monument signs for damage.

Mr. Klug voiced his opinion that the Veneta entrance landscaping required attention. Mrs. Adams stated she noticed and it would be addressed.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Requests

• **Follow-Up Items:**

- I. **Enlarge Pad Around Newly Installed Bench on Sandpiper to Provide Wheelchair Access**
- II. **New Bench on Museo Not Anchored to Pad**
- III. **Replace Temporary Pedestrian Crosswalk Sign at Intersection of Campanile and Museo with Permanent Sign**

Items I, II and III were addressed during Item 15C.

- IV. **Adjust Timers for Veneta Fountain Sprinklers – No Irrigation on Fridays**

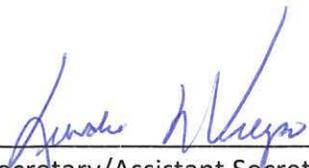
This item was not discussed.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 12:00 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair