

45 **4. CONTINUED PUBLIC HEARING ON ADOPTING RATES & RULES FOR DOCK**
46 **APPLICATIONS**

47 **A. Open the Continued Public Hearing on Adopting Rates & Rules for Dock**
48 **Applications**

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50 The continued public hearing was opened.

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52 **B. Staff Presentations**

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54 Mr. Reidt reviewed the rates and rules for dock applications with the Board.

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56 **C. Public Comments**

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58 There were no public comments.

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60 **D. Consideration of Resolution 2021-10; Adopting Rates & Rules for Dock**
61 **Applications**

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63 The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-10.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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72 **E. Close the Public Hearing on Adopting Rates & Rules for Dock Applications**

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74 The continued public hearing was closed.

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77 **5. RETURN AND PROCEED TO THE REGULAR MEETING**

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79 Mr. Reidt directed the Board to return and proceed to the regular meeting.

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82 **6. STAFF REPORTS**

83 **A. District Engineer**
84 **i. EPC – Dock Master Plan**

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86 Mr. Chang went over the EPC Dock master Plan with the Board. Along with Exhibit A of the
87 Master Dock Plan, it is what he will be using to evaluate the dock applications.

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B. District Counsel

Ms. Gentry briefly updated the Board on the process for OLM engagement with the CDD and HOA and the lake and dock rules. She also provided an update on the parcel ownership changes, pocket park plat issue, and division of the internal park area with a grant for CDD access.

C. District Manager

- i. Action Item List**
- ii. Community Inspection Reports**

The Board reviewed the Brightview quote for sod along Summerfield.

MOTION TO:	Approve the proposal for \$3,437.50.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

The Board reviewed the Brightview quote for palm removal and trimming in Phase 4.

MOTION TO:	Approve the proposal for \$3,267.00.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

The Board asked about the property encroachment letters. Mr. Reidt confirmed that the District will require removal of Lake Lucaya property encroachments with 2 weeks' notice of removal.

7. BUSINESS ITEMS

A. Discussion on CDD-Owned Easements

The Board discussed the easement at 11631 Lake Lucaya Drive. The District Manager will develop an encroachment agreement with Counsel and ask the homeowner to submit for review. This was regarding the pavers across CDD land to the dock with lighting. The District Engineer said he saw no issue with impeding damage.

128 The Board discussed the Abacco encroachment. Staff will send a one-week completion notice or the
129 District will contract a survey to be done, remove and repair, and bill the landowner.

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131 The Board also discussed the CDD walls and fences with easement and property encroachments.

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133 **B. Consideration of Resolution 2021-11; Regarding HOA and Drainage Areas**

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135 The Board reviewed and discussed the resolution.

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137 MOTION TO: Approve Resolution 2021-11.
138 MADE BY: Supervisor Brown
139 SECONDED BY: Supervisor Bigelow
140 DISCUSSION: None further
141 RESULT: Called to Vote: Motion PASSED
142 4/0 - Motion Passed Unanimously

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144 **C. Discussion on OLM Agreement**

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146 Paul Woods with OLM went over the agreement and bid process with the Board. The Board
147 discussed the agreement and wanted to do one joint contract to bid the entire community for the
148 HOA and the CDD. The HOA will be invoiced to cover 50% of the bid process. Each entity will
149 sign their own maintenance oversight agreement with OLM. The Board asked to have a draft of the
150 RFP for August 3th and have public notice for September 7th.

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152 MOTION TO: Approve CDD inspections from OLM for the CDD.
153 MADE BY: Supervisor Bigelow
154 SECONDED BY: Supervisor Keipper
155 DISCUSSION: None further
156 RESULT: Called to Vote: Motion PASSED
157 4/0 - Motion Passed Unanimously

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159 **D. Discussion on Draft Agreement of the Lake and Dock Rules and Policies**

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161 The Board discussed the draft agreement of the lake and dock rules and policies. Supervisor Brown
162 read a statement on her recommendations for moving forward with the dock rules and applications.
163 The District Manager was directed to reach out for additional expert quotes and return them to the
164 Board. The Board voted to proceed forward with the draft of the CDD Lake and Dock Rules.

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MOTION TO:	Move forward with the final draft of the rules engaging expert help.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/1 – Supervisor Keipper opposed.

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E. Discussion on Proposal for Development or Recreational Boating Recommendations

The Board discussed the ERM proposal but tabled it until they can get more bids.

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F. Discussion on Study Reserve Analysis

The Board reviewed and briefly discussed the reserve study.

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8. CONSENT AGENDA

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A. Consideration of Minutes of the Board of Supervisors Regular Meeting June 1, 2021

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B. Consideration of Operations and Maintenance Expenditures May 2021

The Board reviewed the minutes and O&Ms.

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MOTION TO:	Approve the June 1, 2021 meeting minutes and the May 2021 O&Ms.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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201 **C. Review of Financial Statements Month Ending May 31, 2021**

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203 Mr. Reidt reviewed the financials with the Board.

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206 **9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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208 Supervisor Bigelow commented on Cardno and the planting plan status.

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210 Supervisor Keipper requested for Counsel to drop off the call.

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212 *Ms. Gentry exited the conference call.*

213
214 Supervisor Keipper commented on the need to reach out for RFQ for legal services with the price
215 increase in October and the distance of the current firm from the District. The Board discussed
216 and were in agreement.

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MOTION TO:	Go out to RFQ for legal services.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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225 A resident at 12305 Nora Grant commented on a rat issue.

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227 A resident at 12308 Nora Grant also commented on the rat issue and asked about the street
228 lighting.

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230 Mr. Reidt stated that all lighting is TECO and installed to a lighting plan designed by the
231 developer. Tract A is being addressed and the landscaper over the next three weeks will clean the
232 area. The aquatics team will provide a quote to remove invasives and assume maintenance of the
233 small wetland area. The Board requested for Mr. Reidt to obtain a rat trapper for Tract A.

234
235 Resident Doug Maples said that the lake is private, not public. He also commented on wakes,
236 records of docks, and the need for plantings to prevent erosion. Supervisor Brown corrected Mr.
237 Maples that the lake is public, not private.

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239 **10. ADJOURNMENT**

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MOTION TO: Adjourn at 9:03 p.m.
MADE BY: Supervisor Brown
SECONDED BY: Supervisor Bigelow
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

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**These minutes were done in summary format.*
**A copy of the audio recording is available on request.*
**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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256 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
257 meeting held on 8/13/2021.

258 DocuSigned by:
259 Rick Reidt
260 Signature
261 Rick Reidt
262 Printed Name

265 Title:
266 Secretary
267 Assistant Secretary

DocuSigned by:
Warren C. Keipper
Signature
Warren C. Keipper
Printed Name

Title:
 Chairman
 Vice Chairman



Recorded by Records Administrator
[Signature]
Signature
9/1/2021
Date

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