

MINUTES OF MEETING
ARLINGTON RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Arlington Ridge Community Development District was held on Thursday, October 15, 2020 at 2:00 p.m., via Zoom video conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112, 20-114, 20-150 and 20-179) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020, and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Terry Snell	Chairman
Roy Craddock	Assistant Secretary
Bill Bishop	Assistant Secretary
Claire Murphy	Assistant Secretary

Also present were:

Tricia Adams	Assistant District Manager
Lindsay Whelan	District Counsel
Alan Scheerer	Field Manager
Emily Roslin-Grimes	Community Director
Kelly St. Cyr	Activities Director
Chris Semko	Floralawn
Justin Fox	Arlington Ridge Golf Club
Dan Zimmer	General Manager - Billy Casper Golf
Frank Bruno	F&B Manager
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 2:02 p.m. and called the roll. All Supervisors were present with the exception of Mr. Michenzi.

- **Supervisor Michenzi Award Recognition** (*Added*)

Mr. Snell: Before we get to the public comment period, I would like to make a comment. I'm sorry that Supervisor Tom Michenzi is not with us. Tom has given the CDD four years of service. He has, in my opinion, been a good Board Member and has done a good job on what he

asked to do in the past. Even though Tom is a man of few words he has spoken up, been wise in what he said, and added good input to our Board. I just want to personally thank him for his service to this Board. I will reach out to him later. People say it's a thankless job, but I don't agree with that. I had a lot of people thank me. I appreciate that, but I think we owe a vote of gratitude to Tom for serving on this Board for four years. That's all.

Ms. Adams: Thank you.

Mr. Craddock: Terry, I would also like to take the opportunity to welcome Emily back.

Mr. Snell: Yes.

Ms. Grimes: I'm glad to be back.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams: Today's meeting was held via Zoom, which is allowed under the current Governor's Executive Order due to the Corona virus pandemic. If you would like to speak, we have a public comment period starting now. Please raise your hand, indicating a desire to speak using your Zoom's controls. If anyone has called in, raise your hand using *9 on your telephone. Anyone who raises their hand will get you into the meeting. We allow up to three minutes of comments for the Board of Supervisors. We have one member of the public, Joann Lasko.

Ms. Joann Lasko (Lot 503): I bet all of you are surprised to see me. I just wanted to make a couple of comments. Today I received a copy of an email that was sent out by the Zumba teacher stating that they have to cut back the Zumba class to two times a week rather than three, due to budgetary restrictions. I'm just curious as to how that even happened since we haven't done anything for the last six months. That's part one of my two part question. The second part of the question is, at the last meeting we had quite a lengthy discussion regarding the pickleball courts. I just want to know what the follow up process to that is, when the Board actually makes the decision to commit capital funds and how that goes forward. So, if I can get those two questions answered today I would be very, very happy.

Mr. Snell: I want to take the second question.

Ms. Lasko: Okay.

Mr. Snell: The actual scheduling of it won't take place until the next Board is seated. In fact we have an agenda item that I'm going to talk about which is the discussion of rental fees for the RV Lot. We are an outgoing Board sitting for the last time, and it's my belief that we don't

want to make a commitment until the next Board meets at the earliest on November 19th. So, any capital projects in my opinion, should be delayed until the new Board is seated and any discussion of additional fees, should be delayed until then. I don't mind discussing it, but I really don't think that this Board is the right Board with the last meeting of this particular Board, to vote something in. Let the next Board have that opportunity. I will defer to Tricia or Emily or both for the first part of the question.

Ms. Adams: Mr. Chairman, do you want our Community Director to answer that question?

Mr. Snell: Sure.

Ms. Grimes: Annually Joann, there is a budget for the entire year. I don't remember if you were copied on any information last year when we were discussing the fees for group fitness. We have some classes part of the year. For peak season, we try to offer the most classes. When Kelly and I discussed this, the decision was made to offer ample classes for the duration of the year. Every instructor would then be allowed to teach two classes per week, offering three Zumba classes total. Prior to this we offered three Zumba classes. We have another Zumba instructor who used to teach here at a different time, who is coming back as an alternate Zumba instructor, which you are referring to. It is now down to two classes as opposed to three. So, there are still three Zumba classes per week, at Arlington Ridge (AR). One instructor will provide a different format.

Mr. Snell: If I may add to that, Emily, there is sometimes confusion about calendar year versus fiscal year.

Ms. Grimes: Yes.

Mr. Snell: We start the new fiscal year on October 1st. I think you were actually talking about calendar year if I'm correct.

Ms. Grimes: No, fiscal year. We try to offer ample classes during the peak season, from now until March, April or sometimes May depending on how the schedule works out, and less classes in the summer. Because of some of the confusion with how it went last year, which I think we were privy to when we were discussing the budget for this year, we wanted to make sure that we offered the same number of classes because we have less snowbirds now, than prior years. We still have residents attending classes all year round, so we wanted to offer an all-year-round schedule. So, whether you look at a fiscal year or calendar year, we would have an all-year-round schedule of the most classes, which would be two classes per instructor per week. With COVID coming back, they may not see that happen right away starting in November. That may be adjusted

based on the fact we are coming back out of COVID and some instructors are still working on their schedules to be able to offer those classes here at AR right away.

Mr. Snell: Very good.

Ms. Adams: We have another member of the public who raised his hand, Mike Ryan.

Mr. Mike Ryan (Lot 397): Good afternoon everybody. Congratulations Emily and welcome back.

Ms. Grimes: Thanks Mike.

Mr. Ryan: Just as a point of clarification, Terry, you were saying that the new Board takes their seats in November. My understanding was always that the election is not certified because it's on the 3rd. So, the new Board would take their seats in December. I just wanted to make that clarification.

Mr. Snell: As you may remember, we had discussion before that the certification would take place on November 17th. The Board meeting will be November 19th, which is two days later. If the Board Meeting is in Fairfax Hall then Tricia or Emily will swear Jim in, because it takes a notary to do that at the Board meeting. If for any reason we are still meeting via Zoom, they will swear Jim in on either the 18th or the morning of the 19th, as Tricia and Emily and I talked about the other day. Because the next meeting is two days after the certification date, there will be a new Board.

Mr. Ryan: Thanks. I appreciate it.

Mr. Snell: You're welcome.

Ms. Adams: Thank you Mike. We also have Joyce.

Ms. Joyce Kelly (Lot 710): I noticed on the budget that you are scheduling an additional person in the office. Each time I have been in the office, the women were tripping over each other and none of them were working on any project at all. It was just a gab fest, each time I have been in there. The hours that you have are only about three hours a day. It's very difficult to get in and see them doing any business.

Ms. Adams: Mr. Chairman, I do not see any other members of the public with their hands raised.

Mr. Snell: Tricia, I think because of so many comments we've received, we need to address this. Staff works very hard all day long and quite often, at least Emily is here well after 5:00 p.m. So, staff is working in the office all day long. The reason for the three hours, especially during

COVID, is to limit the amount of exposure. Correct me if I'm wrong, but you can have an appointment pretty much at any time during the day, but you have to make an appointment. Whether it's 1:00 p.m. to 4:00 p.m. or 9:00 a.m. The reason for that, especially right now is COVID. In the morning, they are taking care of CDD business. By statute, the District has to hire a District Manager and task that District Manager into conducting the day-to-day business of the CDD. Just because people think they are not doing anything, isn't right. They are working hard and should be thanked for their efforts.

Mr. Bishop: I would like to echo that Terry. Having been in the situation of working in the office for a number of years, I find that limiting the number of hours that the public can come in makes the office staff a lot more productive. They can deal with projects in the morning without being interrupted by people that stop in at any time. With that being said, if we are not meeting everyone's needs then the hours need to be expanded, or else people need to have a better understanding that they can make an appointment at any time as you say, Terry. I understand all of the work that goes into keeping this place going. They are not just sitting there waiting on somebody to walk in the door to earn their paycheck.

Mr. Snell: Roy, you look like you wanted to say something.

Mr. Craddock: I want to echo what both of you said. I dropped into the office several times unannounced before the normal hours, but Board business is important. We can't do it without staff. We are just a support group to them. They handle the day-in and day-out responsibilities that are required to keep this community going. I take issue with that comment that they are sitting there gabbing and not doing anything. It takes a lot to keep this place running.

Mr. Bishop: I want to make a further comment. Even though I am not the Chairman I put a lot of hours into this Board. My comments in *The Ridge Line* are going to be about the Board. Emily, I'm sorry, but it's going to run a little over 150 words. I actually started out with about 290 words and had not cut it down. I still can say anything I want to say, but the Board is an important function and cannot function without a District Manager. I think we experienced it. In this community, we definitely have the best. Claire?

Ms. Murphy: I concur with everything that's been said. I spent a couple of hours in the office yesterday with Kelly, Emily and Tricia, and one other time in the office with Tricia when Emily was still on maternity leave. The girls in there work the entire time that they are in there in the morning. They are value added for us. I don't know what we would do without them.

Mr. Snell: Let's move on.

Ms. Adams: We don't have any other members of the public with their hands raised.

THIRD ORDER OF BUSINESS

Business Administration

A. Approval of Check Register

Ms. Adams: Included in your agenda package under Tab B is the Check Register from September 1 through September 30, 2020; \$179,139.27 for the General Fund and debit payments of \$14,022.40 for a total of \$193,161.67. Behind the Check Register Summary is the detail. Additional detail was provided to the Board. Are there any questions on the Check Register? If not, we need a motion to approve the Check Register.

Mr. Bishop MOVED to approve the September 1st through September 30, 2020 Check Register and Mr. Craddock seconded the motion.

Ms. Adams: If there any members of the public who would like to make comments on the financials, this is an opportunity to raise your hand and indicate that you would like to speak.

Mr. Snell: I think Bill had a comment.

Mr. Bishop: Yes, I had a question on Check #1805 to Egis Insurance Advisors for \$60,211. I was just wondering why it is that much. We budgeted considerably less than that.

Ms. Adams: That is a good question. The way that the insurance was budgeted this year, a portion of it was allocated to District administration. Then there is a portion of the property insurance that is actually allocated to the golf course. So, it's budgeted in several different places, but this amount is in keeping with the total budgeted amount when you look at all of the different places that it's budgeted.

Mr. Craddock: So, we will get some reimbursement from the golf course?

Ms. Adams: Right. The golf course is going to be billed for that portion of the property insurance for Fiscal Year 2021.

Mr. Craddock: Okay.

Ms. Adams: They budgeted for that within their Operating Budget.

Mr. Craddock: Thank you.

Ms. Adams: Are there any other questions? If not, Mr. Chairman, did you want to take public comments on this item?

Mr. Snell: Yes, we can.

Ms. Adams: If there are any members of the public that would like to make a comment, please raise your hands. I do not see any hands raised.

On VOICE VOTE with all in favor the September 1st through September 30, 2020 Check Register was approved.

Mr. Snell: Before we move on Tricia, I need to comment about the minutes and why they are not in here. We had a 4 hour and 24 minute meeting last time, which was grueling. Having translated tapes, I understand how difficult that can be. So, with the timeframe they had, they just could not get the minutes ready. They will be ready next time. My comment to Tricia was that I used to translate Russian tapes. I believe these tapes are in Chinese and that makes them harder to transcribe.

Ms. Adams: Yes, Mr. Chairman. They will be included in the November agenda package. These are verbatim minutes so they do take a little longer for the transcription than summary minutes would.

B. Balance Sheet and Income Statement

Ms. Adams: This is the second month that the Board has had the benefit of having a Combined Balance Sheet for the golf club and restaurant. There is also a new cashflow summary. Are there any questions regarding the Combined Balance Sheet and Income Statement ending August 31st?

Mr. Bishop: I have one. On Page 4, which is the last page of the General Fund Statement of Revenues and Expenses, under “Interfund Transfer Out – Golf Course and Food & Beverage (F&B), the actual for year-to-date through the end of August was \$180,428. If you go to the next page, the “Transfer In – General Fund” under F&B is \$120,000. Under the golf course one, there is nothing there.

Ms. Adams: There was a check that was written on either August 30th or 31st, within the last two days of the month. That check was processed and mailed to Billy Casper Golf (BCG) in order to deposit. So, although the check was cut in August, it will not be reflected with the golf club financials until September.

Mr. Bishop: So, it’s in transit.

Ms. Adams: Yes, between the date they received the check and it was deposited. It's going to be reflected in their September financials.

Mr. Bishop: Okay.

Mr. Craddock: I just have a general question. When we agreed to move our meeting to the third Thursday of the month, I thought that was going to afford us the benefit of having financials from the most immediate month. This one is two weeks out.

Ms. Adams: Generally, you will receive more up-to-date financial information. That will be reflected in the ARCDD operating month-to-month. If you look at Pages 25 and 26, the September expenses are partially populated in here, but something to keep in mind is with the way that the calendar fell this month, the agenda package was due on October 8th. For some of the invoices that were not yet released, like for example, the city utilities that don't come out until the 10th of the month, not all of the expenses were available on the 8th. Also, with the agreement that the District has with BCG, they are required to submit their financials by the 20th of each month. So, where you will see the biggest difference with financial information is that you will have more financial reporting for the previous month's expenses in the CDD operating month-to-month budget.

Mr. Bishop: Roy, this month was a fluke. The first day of the month was Thursday. So, this is the third Thursday of the month, but yesterday was the second Wednesday. This particular month it only made one day difference.

Mr. Craddock: Okay, but there were going to be other months like that in the future as well. You need to be aware.

Mr. Bishop: Not very often. It's a fluke.

Mr. Craddock: Okay. I'm just trying to ascertain what advantage we gain by moving our meeting. It didn't look like, at least in this month that we gained a lot.

Mr. Bishop: Next month you will see a difference.

Mr. Craddock: Okay, that's fine.

Ms. Adams: Again, where you will see that difference is in that month-to-month reporting for expenses that will be more current calculations.

Mr. Craddock: Sure. Regarding the golf course and restaurant, you will rarely if ever will see it because the third Thursday is typically going to be their time for reporting.

Ms. Adams: Before the 20th. Keep in mind, the financials are prepared along with the agenda package, which is released one week in advance of the meeting date. So, I wouldn't anticipate that the golf and restaurant financials would typically be included.

Mr. Craddock: Okay, thank you.

Ms. Adams: Mr. Chairman, this does not require Board action but I believe historically, this Board liked to take action in order to allow public comment on the finances. So therefore, we need a motion to accept the Unaudited Balance Sheet and Income Statement for August 31st.

Mr. Craddock MOVED to approve the unaudited financials through August 31, 2020 and Mr. Bishop seconded the motion.

Ms. Adams: Mr. Chairman, would you like to take public comments?

Mr. Snell: Yes. We were asked to and I think that we should.

Ms. Adams: If any members of the public would like to make a comment about the financials please raise your hand to indicate a desire to speak. We have one member of the public.

Mr. Mike Martin (Lot 823): Is there activity in the background to address continued losses at the restaurant? It looks like through August 31st, we are on track to lose over \$200,000 for the year, if I'm reading it right. There is always talk about budgetary problems and whatnot. I know when BCG took over the restaurant, the Board's approach was to let them manage it. I don't know how much activity you guys have with them, but based on the numbers I think I'm seeing; it looks like we are losing more than before. So, I'm just wondering if there is any plan to address that?

Mr. Snell: If Frank Bruno, our F&B Manager and Justin don't mind, I'll make a comment first and then let them chime in. If you look back before COVID, the restaurant was in good shape. It looked like we were going to have a good year in the restaurant, but when COVID hit, it hit every restaurant in this country very hard unless it was a total outdoor venue. Ours is no exception. BCG, actually the golf course management group, in my opinion, has done an excellent job in managing them. I am going to remind you once again that the Board's job is to set policy. We hire a management company, both GMS and the golf course, to manage the day-to-day activities. It is not the Board's job to manage the golf course, nor the facilities. It is our job to set policy and to conduct the "governmental side" of the CDD business. It is the job of BCG, with the contract they have, to do what they can to increase revenues and make the losses go away. The other comment I have is you cannot look at the restaurant alone. That's why we asked as a Board for a combined

look. A restaurant in a setting like this will rarely if ever make a profit, but the golf course and restaurant combined could definitely add revenues to our coffer. That's what we are asking them to do. Now, the more participation you have in that restaurant, the better. Mary and I eat there quite often and quite often I said, "This is our private dining room." Today it was pretty packed. Yesterday we didn't have lunch, but the parking lot was packed. Without that participation, the restaurant itself will never break even. It takes patrons as well as cost control. In my opinion in talking to Justin, the golf course management group has done and is continuing to do everything they can possible, to improve the cost side of it as well as the revenue side of it. If we can get through COVID that group will turn it around, where the total of the two, I believe will meet their proforma that was in the proposal.

Mr. Bishop: I would like to piggyback on that. What people forget is every year up until this past fiscal year, the restaurant was an anchor holding back the CDD. It was a dead cost to the association. That is not that case anymore. It is a combined business venture including the golf course side of it. In my view if it breaks even we have made hundreds of thousands of dollars every year because we no longer have that anchor that we are holding onto. So, again, if it had not been for COVID this year, we don't know what the results would've been. Nobody knows that, except we do know that we have lost a whole lot less money this year in total, than we ever had before, because we have the revenue offsetting the negative side of it. So, I think we have an excellent management group, both as a group and as individuals. I think every one of them is very professional and is doing what they can under very trying circumstances. Overall, I'm thrilled with the overall operation. I think we couldn't expect any more under these circumstances.

Ms. Murphy: I agree with Terry and Bill, but I think if residents want to see the impact of COVID, if they go to Page 17 of the month-to-month, they will see in October, total revenues are \$71,000. They stay above that amount, \$70,000, \$69,000, \$75,000 all the way to March, and then it drops to \$53,000 and in April it drops down to \$26,000. That's the definite impact of COVID on the community and on the restaurant. Instead of looking at the bottom line on that first page, if they look at the month-to-month, they will see the total revenues that are coming into the restaurant at a trying time.

Mr. Zimmer: I appreciate the comments. Certainly, Justin and Frank worked diligently through COVID and the restrictions to the operation and trying to figure out how to remain open in the safest and cost-efficient manner, while still having the restaurant available as an amenity to

the community. Prior to March, for five months, from October through February, revenue was just under \$46,000 ahead of what had been budgeted. For the four-month period, March through June, it was \$93,000 behind budget. So, we are feeling very positive about the trends and what we were seeing. I think what we liked the most was the participation in the events. We have very strong community and group events at the facility and we had seen groups utilizing the clubhouse and restaurant. That was exciting to see. Even though we have been able to start back up the al la carte dining, there are still a lot of limitations on the group activities. So, July, August and September improved, but we are still in those months, running about \$5,000 behind what the revenue budget was each month. Again, the team has done a good job on trying to figure out how to offer the most services and the least restrictions, but in a manner that is safe and in compliance with the regulations and safety guidelines that are out there. Overall, if you look at the number at the end of the year, yes, it is a miss relative to the budget, but Justin, Frank and the team will do a lot to minimize what that number could have been.

Mr. Fox: I would like to piggyback off of that and say thank you for the kind words from the Board. I know Frank and Carl put their heart and soul into that place. Just to reiterate, the trends of the revenue from October to February, especially being our first year here, we were very happy with that success. Obviously when COVID hit in March until June, that kind of took the wind out of our sails, but going into Phase 3, we are working to bring back as much as we can into the restaurant. We are still kind of operating at just over 50% capacity, but we are excited to bring back some golf events. The Halloween scramble is filling up and we are getting ready to launch a Thanksgiving menu. That will be a nice spread that you can take home, as well as working with Emily on some substitutes for the holiday gala. So, we are going to do everything we can to make sure that we are being as competitive to the budget as we can and catering to the entire community. We have seen a lot of new faces recently and certainly appreciate everybody that stuck with us through the summertime, even some of the snowbirds that are coming back. It's nice to see their faces as well. We appreciate it.

Mr. Snell: I have one last comment. Mary just reminded me that a lot of businesses have shut down because of COVID. Let's be grateful that ours is still up and operating. We have a place to go eat that a lot of us feel safe in going to because they are taking a lot of good steps to keep that place safe. We have a great new chef, who cooks absolutely, fantastic food. Thank you for hiring him.

Ms. Adams: Alright. Mr. Chairman, I don't think we have any more members of the public with their hands raised. We have a motion to accept the August financials.

On VOICE VOTE with all in favor the unaudited financials through August 31, 2020 were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Adams: Lindsay is here from Hopping, Green & Sams.

Ms. Whelan: I don't have anything specific to report other than we are continuing to monitor the Executive Orders in consultation with your District Manager, the Chairman, insurance company, etc. as they are rolled out.

B. District Engineer

There being none, the next item followed.

C. District Manager

Ms. Adams: I am going to defer to our amenity management team for the Community Director Report for October.

D. Amenity Management

i. Community Director's Report

Ms. Grimes: I don't have anything additional to provide based on the report that is in your agenda package, but if you have any questions, either I or Tricia can answer any issues you may have.

Ms. Adams: Supervisors, just to point out a couple of things that are new in the Community Director's Report. There is a detailed section regarding Phase 3 of the amenity reopening. We moved into Phase 3 fairly recently and the details are provided in the Community Director's Report. Another new element is a Capital Budget discussion/tracking list is attached to the back of the Community Director's Report. This is a way that we memorialize the items that were discussed in August. We can start to track them as we progress through the fiscal year in terms of what's going out for bid and what's going to be presented to the Board at upcoming meetings for consideration.

Ms. Murphy: I have one comment on the Capital Budget discussion Tracking List regarding the additional benches along AR Boulevard. I don't know if it is possible, but I heard in the community that some people might be interested in donating a bench in the memory of a loved one. I don't know if that's something we can even do, but it might be a way for us to get some additional benches at no or little cost to us.

Mr. Craddock: I think that's an excellent idea.

Ms. Adams: Yes, we can take that as staff direction. It's not uncommon in CDDs to have this type of a program where items are purchased in the memory of someone. We have applications for this type of program that we could update for AR and present to the Board at an upcoming meeting.

Mr. Snell: I'm in favor of that, but I have a question. How does that play out in our financials? Is it to our budget?

Ms. Adams: It would be considered miscellaneous revenue unless it became a budget item.

Mr. Snell: Very good. We have a similar request from Fairfax Players to donate a tree in memory of Arlene. In talking with Tricia about that, we have been waiting to see what comes out of the Floralawn Master Plan. That will be coming up some time in the future. I heard from Floralawn on when that plan might be done. Do you have any input, Bill?

Mr. Bishop: Yes. As of this morning, they still don't have an exact date, but it's nearing completion. I would hope within the next few weeks we would see it.

Mr. Snell: Okay.

Mr. Craddock: Regarding the memorial benches, is that something we can start soliciting from residents on the level of interest to see what we really are talking about and how many? Let's quantify it.

Mr. Bishop: I don't think it matters, as long as we set the standard on what the piece of furniture looks like. If we can get one, that's one more than we have now or if we get 12, that's okay too.

Mr. Craddock: I agree, Bill. I'm just trying to get the process rolling.

Mr. Bishop: I think that Tricia is starting that by bringing back what she mentioned as far as the paperwork to present to the Board.

Mr. Craddock: That's what I'm talking about. Let's get the paperwork rolling. It would be great if we had 100 people that wanted to do that.

Mr. Snell: Does it take further Board action than giving you direction to get the process started, Tricia?

Ms. Adams: No. I believe that staff has a sufficient understanding of what the Board might be looking for. We will be happy to bring back a proposed procedure as well as potential costs for the bench that the Board Members might want to select as well as the cost for the memorial plaque.

Mr. Craddock: Is that something we can see at the next meeting, Tricia?

Ms. Adams: I would think so.

Mr. Craddock: I suggest you bring that to the next meeting.

Mr. Snell: Would we be limited to the memory of a resident only or would we open it up to in the memory of anyone?

Ms. Adams: That would be a Board policy.

Mr. Snell: That's why I brought it up.

Mr. Craddock: If you make it something of a memorial in relation to a parent, the parent wouldn't necessarily have lived here. Why would you not want to allow that?

Mr. Snell: I don't want to restrict it. To be clear, I just want to make sure it is a Board policy. I'm okay with this Board setting up a policy, if we want to limit it to a relative or a resident. You don't want to limit it to just a resident and I approve of that. Alternatively, we can open it up to a friend of a resident as well, which has no real connection to the community other than being a friend of the resident.

Ms. Murphy: We can have it donated by the Murphy family or donated by the Snell family. That would encompass whoever that family wanted to memorialize. I don't think we should get bogged down in the minutiae of who is going to be on the memorial plaque.

Mr. Craddock: I agree, Claire.

Ms. Murphy: Good.

Mr. Snell: I like Claire's solution, but I wonder if a family is going to want to donate if they can't say why they are donating. I would be less likely to.

Mr. Bishop: Lets have this discussion when it's on the agenda.

Mr. Snell: That's fine. We can do that.

Mr. Craddock: Just think about it.

Ms. Adams: Within the application process, there will be some framework to the discussion. I think that might be helpful for the Board. One other situation that's come up in some

other Districts, is sometimes people want to dedicate something in the memory of a beloved pet. That's something we see sometimes that this Board might want to consider as well.

Mr. Snell: Let's put it on the agenda for next month, please.

Ms. Adams: This wasn't included in the Community Director's Report, but for the benefit of the Board, the second engineering visit took place with Andreev. They are the ones that were hired by the District to provide a Pavement Management Analysis. They are anticipating having that report done in advance of your November meeting.

Mr. Craddock: Were they able to obtain any information from previous core samples that were done, particular along Antietam Creek Trail?

Ms. Adams: They now have in their possession, records of some roadwork that was done on Antietam Creek Trail. They speculated either of those core samples were done, because of the roadwork that was scheduled on Antietam Creek Trail or as a result of subsequent testing to make sure that the work that had been done was completed to standards. They are aware of that and are aware of some repairs or some work that had taken place on Antietam Creek Trail, which they are considering that as part of their Pavement Analysis Report.

Mr. Craddock: Okay, so we will see that in the report before the meeting next month.

Ms. Adams: Yes. The report will be provided as part of the agenda package for November's meeting.

Mr. Bishop: In your report, under "*Public Safety and Security Services*," 1,909 visitors were logged and 284 residents called regarding guests and so on. Is there an issue with residents not advising the gate whenever guests are coming in or vendors? Is it something that we need to publicize more to the residents the need for this? If they do that, it gets the guests through a lot quicker and it's less trouble to the gate attendants.

Ms. Adams: I don't want to speak on behalf of amenity staff, so Emily can jump in if needed, but to my knowledge there have not been any concerns from the security officers regarding a lack of communication. Residents tend to be very vigilant about advising security when they are having guests, especially if they are coming in at an unusual hour after regular visiting hours. Certainly, that can be something that's scheduled as part of regular CDD communications with the newsletter and other media. So, we can make a note of that to keep security in communication.

Ms. Grimes: The 1,909 is inclusive of anyone who is also coming to the restaurant or to play golf or attend events or going to the sales office to look at homes; things like that. So, you

may see a spike this time of year with snowbirds returning to play golf or go to the restaurant or even people new to the area are coming in to look at buying a new home. That is inclusive of that so there will be no follow up. Obviously, the restaurant isn't going to call and say, "Hey, let me knows how many cars are coming in for the day." So that will include all of those people as well.

Mr. Bishop: Okay. It just looked like a big difference between the numbers.

Ms. Grimes: It is a big variance. I can ask Henry to break that out for us. Maybe, they can keep track of how many are actually going to resident properties versus other outsiders coming in for other things that the Board wishes.

Mr. Snell: That's only the people who only called in ahead of time. It really doesn't document all of the other folks that are coming into the community. In fact, security personnel at the gate, does not have the ability to turn anyone away. Is that correct?

Ms. Adams: That's correct.

Ms. Grimes: That is correct. Let me clarify. What I can ask security staff to do, is to monitor how many people are coming in for residents, versus those coming in to go to the restaurant or those coming in from the outside for some of the services that we offer. It would not pertain to visiting a resident's household. Obviously, there are vendor services in which you can call up and say, "I'm having this company come into service something at my house," or "My daughter-in-law or son-in-law is coming to my house." That kind of thing, but this 1,909 is also inclusive of anyone going to the restaurant, to the sales office or for maintenance projects for the restaurant or HOA. If the Board wishes, to show a difference, we can have security staff indicate who is coming in for resident need versus who is coming in for community visitation.

Mr. Bishop: It's not a problem. Don't worry about it.

Ms. Murphy: If we ask them to do that, what is it going to prove?

Mr. Craddock: What are we going to do with those numbers? That's just more money that they have to spend and we are not going to do anything with it.

Mr. Bishop: I wouldn't worry about it. I'm sorry.

Mr. Snell: It's a legitimate question, Bill.

Ms. Adams: For the sake of public comment, can we get a motion to accept the October Community Director's Report?

Ms. Murphy MOVED to approve the October Community Director's Report and Mr. Craddock seconded the motion.

Ms. Adams: A couple of members of the public raised your hand.

Mr. Bob Coschiganano (Lot 276): Just a quick question from the last comment about security, tracking, the numbers and what not. There are programs out there, where if someone comes through because security doesn't take down your name or address, where you are going and what you are doing, sometimes they hand out a golf pass, but sometimes they don't. There are programs out there and once you show your Driver's License, they swipe it and it prints out a picture. On there, it also says where you are going. When they exit the property, they have to scan that, drop that paper in a little box, so you know they left the property. That will serve two purposes. You will see who is coming in and out and where they are going. Just a suggestion.

On VOICE VOTE with all in favor the October Community Director's Report was approved.

ii. Discussion of Rental Fees for RV Storage Lot

Ms. Adams: During last month's meeting, the Board asked for staff to gather some information regarding the maintenance costs and comparable fees for nearby facilities for the RV storage lot. Staff is still gathering that information. Chairman Snell, did you want to make any comments about this item?

Mr. Snell: As I said earlier, I want to defer this item to the next Board meeting. I appreciate the fact that you are still working on it. Someone requested at the last minute, costs and additional work, but I just don't feel this Board should vote. Let's defer to the next meeting.

Ms. Adams: Sounds good.

iii. Discussion of Tortoise Relocation from RV Storage Lot

Mr. Snell: If somebody has a comment or request on this item, I think we should give them a chance to speak up.

Mr. Craddock: The only comment that I would like to make, Terry, is that there is a gopher tortoise burrow in the RV lot. That's an expensive little turtle.

Mr. Snell: It's not little either.

Ms. Adams: This situation with the discovery of the gopher tortoise burrow and the appropriate steps to take, has been evolving. Since publication of the agenda package, there are a few updates that staff has regarding this issue. I want to tell the Board that staff received potentially good news. There was a Biologist who inspected the area earlier today. The perception is that this

gopher tortoise burrow has potentially been abandoned. If it is definitively determined to be abandoned, the District will not need to take any additional steps.

Mr. Snell: Other than filling in the hole.

Ms. Adams: Yes. It's under monitoring for 28 days and we will be able to update the Board about the status of the gopher tortoise as well as the burrow at future meetings. In the meantime, if the burrow is determined to be potentially active, there are some steps that are required in order to acquire a permit and hire the appropriate authorized agent to take the steps prescribed by the Florida Fish and Wildlife Conservation Commission (FWC). There is a relocation program to a recipient's site. Staff located an environmental specialist who can handle this. So, if the Board would like, you could take action to delegate authority to the Chairman to sign any required permits or other paperwork required for the relocation of the gopher tortoise burrow or we can wait until next month for an update and then the Board can take action at that time, if it's needed.

Mr. Bishop: Well, if we have 28 days to monitor it and it doesn't appear that we are in any rush, why don't we just revisit this issue at the next meeting.

Ms. Adams: That would be fine.

Mr. Snell: I have no problem with that. Bill, even if we do fill it, gopher tortoises could attack another part of that area or anywhere else in the area at any time they choose because they don't listen to us. So, my point is this could happen again in the future. It's not a one-time end all situation necessarily. Hopefully it will be, but there is no guarantee.

Mr. Craddock: I think we can.

Ms. Adams: The good news is if it happens again, staff and the Board are much more prepared to take the right steps. Hopping, Green & Sams actually has an endangered species specialist onsite who is available to assist with any questions. Supervisor Craddock, I might have interrupted you. My apologies.

Mr. Craddock: That's okay. I was just making the comment that maybe we can relocate it to Terry's backyard.

Mr. Snell: I would be fine with that.

E. Golf and Food & Beverage

i. General Manager's Report

Ms. Adams: We have the General Manager from the golf club to provide the October report.

Mr. Fox: I don't have any updates to the report. We started selling memberships on October 5th and it has gone very well. So, we are 10 days in. We are on a really good pace and very happy and comfortable where that's at. That number of changing every day and continuing to increase

Mr. Craddock: Justin, I'm sorry to interrupt you, but there was a response to outside folks who are not residents becoming members.

Mr. Fox: We had a lot of inquiries, but no purchases yet. We had a good response on social media promoting that. We have been doing some newspaper ads in The Villages and are in the newcomer's guide. We are out there, but haven't had any bites yet, but there's still time.

Mr. Craddock: Okay. I'm just curious.

Mr. Fox: The event schedule is starting to pick up quickly. We have the President's Cup on the golf side with about 60 players, which is slightly short of what we had last year, but with COVID, we are pushing hard through the next 24 hours to get people registered. Member to member, we are up to 94 participants, which compared to last year, we are very close. That will be in early November. We will have some Thanksgiving dinners and other holiday dinners as well. That's all I had.

Mr. Craddock: Justin, have you had outside parties interested in renting Fairfax Hall?

Mr. Fox: We've had a couple, mostly golf outings. I reached out to a couple of local funeral homes to have a Celebration of Life.

Mr. Craddock: Maybe there is something coming into the holidays. So, there might be an opportunity here.

Mr. Fox: Yes. We have been working on the banquet menus and things like that. We still don't have necessarily collateral or marketing media, but we have the menus finished and some good information that we can give to people.

Mr. Craddock: Okay. Thank you.

Mr. Fox: From a golf perspective, throughout the State of Florida at golf courses we work with, I've seen a significant impact on events and outside banquet groups, specifically related to holiday parties. There are some out there that have booked, but I would say it's probably 15% to 20% of what we would typically see. The businesses and groups that would generally book those are not to a point where they are feeling comfortable to host those types of events. There is more focus on the smaller group sizes, the 10, 12, 16 type of groups, which we could certainly

accommodate in our restaurant. I think that is where there is maybe an opportunity, but again, that can change as people get more comfortable.

Ms. Adams: We need a motion to accept the October General Manager’s Report for the golf club.

Ms. Murphy MOVED to approve the October General Manager’s Report and Mr. Bishop seconded the motion.

Ms. Adams: Are there any public comments? If so, please raise your hand. No hands are raised.

On VOICE VOTE with all in favor the October General Manager’s Report was approved.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Preventative Maintenance Agreement Renewal with Fitness Services of Florida

Ms. Adams: Fitness Services of Florida serviced the District equipment in the Fitness Center; the Nautilus style equipment as well as the cardio equipment for several years. They proposed an annual rate of \$1,620 for the preventative maintenance program with their site visits. This is an increase of about \$5 each month or \$60 for the total annual contract. Are there any questions?

Mr. Bishop: Tricia, our experience with this company has been pretty good, correct?

Ms. Adams: Very good. They are very thorough with their preventative maintenance inspections and are careful with repairs. They are diligent to find parts for the old equipment.

Mr. Bishop: So, there is no reason that we would take our business somewhere else?

Ms. Adams: No.

Mr. Craddock: I think the price is good. It’s fair for what they do. We’ve had a good experience with them, so I see no reason to not continue the service.

Mr. Snell: How much did we save, Tricia? I thought you said \$1,620, but isn’t it \$1,680?

Ms. Adams responded Yes. \$1,620 was the previous agreement, so there’s an increase of \$60 this year. Therefore, the proposed amount is \$1,690 for this year. I may have misspoke.

Mr. Snell: I may have misunderstood.

Ms. Adams: I just wanted to point out the increase. This is well within the District's budget for maintenance of the Lexington Spa building.

Mr. Bishop MOVED to renew the Preventative Maintenance Agreement with Fitness Services of Florida and Mr. Craddock seconded the motion.

Ms. Adams: Mr. Chairman, would you like to take comments?

Mr. Snell: Yes.

Ms. Adams: If any member of the public would like to make a comment, please raise your hand. No hands are raised.

On VOICE VOTE with all in favor renewal of the Preventative Maintenance Agreement with Fitness Services of Florida was approved.

B. Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for the Fiscal Year 2020

Ms. Adams: This is for Berger, Toombs, Elam, Gaines & Frank to provide the annual auditing services for Fiscal Year 2020, which just ended on September 30th. The District is required per statutory regulations to have an annual audit. Berger, Toombs, Elam, Gaines & Frank was selected by the Board of Supervisors at an earlier meeting, following the Audit Committee selection process and ranking. The amount they are proposing is under the budgeted amount for Fiscal Year 2021.

Mr. Craddock: Tricia, I believe this is a continuation of a five-year ongoing agreement that we agreed to previously. Correct?

Ms. Adams: Yes. You have the option of continuing with them for up to five years.

Mr. Craddock MOVED to approve the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2020 in a not-to-exceed amount of \$3,985 and Mr. Bishop seconded the motion.

Mr. Bishop: Is this just for the General Fund and the funds that you deal with?

Ms. Adams: It will also include the golf club and F&B financials as well.

Mr. Bishop: Okay.

Ms. Adams: Anything that's owned by the District will be included. This is the first year we included the BCG team, but we are very confident that we will have a smooth auditing process.

Mr. Bishop: Okay.

Ms. Adams: We have a motion and a second. Would you like to take public comment, Mr. Chairman?

Mr. Snell: I don't think we need it on this one.

On VOICE VOTE with all in favor the Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2020 in a not-to-exceed amount of \$3,985 was approved.

C. Consideration of Replacement HVAC 7.5 Ton Carrier Unit at Fairfax Hall

Ms. Adams: Staff received three proposals for replacement of the rooftop unit. It's a 7.5-ton Carrier unit that was specked out. We received a proposal from Sun Kool Air Conditioning, Inc. (Sun Kool) for \$10,980, a proposal from Kalos Services (Kalos) for \$11,927 and a proposal from Symons Air Conditioning and Heating, Inc. (Symons) for \$14,004. Subsequent to the publication of the agenda, Symons provided a revised proposal to staff. They reduced their proposal by about \$1,800 and submitted a revised proposal for \$12,202. Symons also provided an unsolicited proposal for a different brand, a Dycon, for \$12,750. Supervisor Craddock may have some additional comments, since he reviewed these proposals.

Mr. Craddock: Yes, I do, Tricia. Thank you. I reviewed all three vendors. The Dycon unit is smaller, equivalent to the other unit we installed on top of Fairfax Hall last year. That was the brand we installed. However, the Carrier units are good quality units. That is what was proposed by all three vendors. Even with the revised proposal from Symons for the Carrier unit, they are not the low bidder. My recommendation would be to go with the low bidder, since everyone appears to be quoting identical units, which is Sun Kool for \$10,980. One cautionary note that I want to bring into this, is I looked at where they are going to set up the crane and how they are going to boom it in. That is a very long boom length. They are going to have to go with a pretty large crane. I just want to make sure that the proposal provided by the three vendors all incorporate this long boom. I don't want anybody coming back later and saying, "Oh, I had to spend more money on a crane, you owe me "x" amount of dollars additionally." Therefore, my recommendation is to approve the proposal from Sun Kool for \$10,980.

Mr. Bishop MOVED to approve the proposal from Sun Kool Air Conditioning, Inc. for the replacement of a HVAC 7.5 Ton Carrier Unit at Fairfax Hall in the amount of \$10,980 and Mr. Craddock seconded the motion.

Mr. Snell: Lindsay can weigh in on this, but if they sign this proposal, that is their lump sum cost. They can't come back. Am I correct, Lindsay?

Ms. Whelan: Yes, that's correct. In terms of a scope of magnitude like this, the cost is fairly high. The likelihood of liability with the crane is fairly high and obviously the need for a long-term warranty of at least five years or so with the HVAC unit. We will enter into an agreement with them. We will prepare a form of agreement, but, to your point, it will have a defined scope. So, if they have costs related to additional crane time or a new crane, we wouldn't be responsible for paying that unless the Board decided that it wanted to.

Mr. Snell: I agree that the Board could decide. I have a second question. There is a difference in the heat strip. Roy, are you comfortable with that difference? One was a 16 kilowatt (kw) and one was a 15kw?

Mr. Craddock: You are talking about a 1-kilowatt difference. The amount of time that we use a heat strip in Fairfax Hall is very small. Even in the middle of winter, when we pack Fairfax Hall again one day, you are going to have more body heat than heat.

Mr. Snell: That was my fault. I defer to your greater experience with HVAC systems, which is why I asked.

Mr. Craddock: I'm okay with either one; the 15kw or 16 kw one.

Mr. Snell: Okay. It was circled on the proposal.

Ms. Adams: I circled that because I wanted to differentiate the proposals and to find out why one vendor was proposing the 15kw one and one was proposing the 16kw one.

Mr. Snell: Okay.

Mr. Bishop: I have a couple of questions. The system that was just replaced in the restaurant, which contractor did it?

Mr. Craddock: Symons.

Mr. Bishop: Okay. Who installed the one a year or so ago at Fairfax Hall?

Mr. Craddock: Symons.

Mr. Bishop: Thank you. As I recall, there were some issues with the installation of the fire detection system.

Mr. Craddock: Yes, that's correct.

Mr. Bishop: Is there going to be a repeat with this?

Mr. Craddock: It's not really a part of the scope of work for the HVAC installer. The problem with that was with DynaFire in getting the systems to communicate with each other. It was actually a DynaFire issue and an obsolete circuit board.

Mr. Bishop: Has the DynaFire problem been resolved?

Ms. Adams: There is a sensor that needs to be installed as part of the installation. DynaFire needs to take care of that. The HVAC vendor lays out the wiring and I believe they leave a pigtail out there. DynaFire needs to wire in the sensor. So, there are a couple of vendors that have a hand in this, but everything needs to be in conformity prior to the inspection.

Mr. Craddock: That is a sensor that detects smoke in the duct system. When it detects that fire and smoke are present, it shuts down the ventilation system so that the flame doesn't propagate.

Mr. Bishop: My concern and the reason for my question is, I understand it or as I recall, it dragged out over quite a length of time to get it resolved the last time. I just don't want to get into the same can of worms again.

Ms. Murphy: I have one comment. Once a proposal is received from a company and the agenda is distributed, the same company submits a second proposal at a lower cost? Is that because they get the information that we put out in the agenda package?

Mr. Snell: No. I don't think that's the case, Claire. We would never keep information out.

Ms. Murphy: So, they just chose to do that on their own?

Mr. Craddock: When did the agenda package become public knowledge and posted on the website, and when did we get the second proposal?

Ms. Murphy: The second proposal is dated as of the 14th, I think.

Ms. Adams: I believe the agenda package was published on the 12th.

Ms. Murphy: The second proposal is dated the 12th. They could look at the public information and submit a second bid, because they see someone came in lower than them.

Mr. Craddock: They could, Claire. The fact of the matter is that they didn't come in below the low bid. That's a good exercise.

Ms. Murphy: Right.

Mr. Snell: I'm not sure Claire's question is so much about this particular vendor.

Ms. Murphy: No.

Mr. Snell: They didn't come in lower, but the ability for that to happen in the future is there, if we accept another proposal. I do know that when we did the Floralawn proposals, I don't know which vendor it was, but one of them came back and offered a discount. Lindsay pointed out to us that we could not accept that. It was a slightly different process, if I'm not mistaken. So, I kind of like Lindsay's input on this question. Those are very good questions, Claire.

Ms. Whelan: I agree. The landscape maintenance proposals were required to go through a formal bid, which requires a sealed bid process through the Florida Statutes. The reason for that is because it was a maintenance contract that was over \$195,000 a year. This is not required to go out for formal bids. The short answer is, "Yes, it's perfectly permissible," unlike in the formal bid Floralawn scenario to accept a proposal that comes in after an agenda package is sent out. I can't say that I've seen this happen very often. Usually, whatever proposal you get is whatever you get and it goes in the agenda package and that's the end of it. However, there's nothing legally prohibiting them from either submitting one or from you choosing that updated proposal ultimately as your selection.

Mr. Snell: It could be a Board policy that we set that we wouldn't accept proposals after a given date.

Ms. Whelan: You can certainly do that.

Mr. Craddock: The only problem, Terri, is sometimes upon review of the proposals, we find issues, and their proposal must be revised to reflect the issues that we see in discovery.

Mr. Snell: I agree with you, Roy. That could be handled by not allowing submittals after a certain deadline unless requested by the Board. I'm not saying that we should have such a policy. My point is if we don't accept them after a deadline, then it's not a legal issue. It has to be a Board policy.

Mr. Bishop: Unless there is a technical issue that merits them resubmitting their bid.

Mr. Snell: No. It would be part of the Board policy. We can put that on the agenda for the next Board to discuss, which would be my request and not take up time today, because I don't think it impacts today's agenda.

Mr. Craddock: I'm good with that.

Mr. Snell: So, let's add that to the next agenda. Thank you, Emily.

Ms. Adams: Do you want to take public comment?

Mr. Snell: No.

On VOICE VOTE with all in favor the proposal from Sun Kool Air Conditioning, Inc. for the replacement of a HVAC 7.5 Ton Carrier Unit at Fairfax Hall in the amount of \$10,980 was approved.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Supervisor Requests

Mr. Craddock: My question is for Florida Leisure Communities (FLC). If we have less than 20 lots left in our community, when are the billboards and the signs out front going to come down? It looks like a trailer park out front to be quite honest. I would like to see that go away as soon as possible. I want to see if there's a plan from FLC to make this happen.

Mr. Snell: Let's have Emily talk to FLC about that and not take up this Board's time with this because it isn't going to happen tomorrow.

Mr. Craddock: I know that Terry. I'm just highlighting the issue.

Mr. Snell: I'm in agreement with you. There has been some question about being able to keep the billboard. Tricia is in ongoing discussions with the City of Leesburg about it.

Ms. Adams: Yes.

Mr. Snell: Maybe at the next Board meeting or in December, we will have some answers on that.

Mr. Craddock: I just don't want to lose sight of that.

Mr. Snell: I don't either, Bill. I'm ready for them to go.

Mr. Bishop: That's Roy.

Mr. Snell: Bill, don't you agree?

Mr. Bishop: Sure.

Ms. Adams: Are there any other Supervisor requests?

Mr. Snell: I'm going to have a comment and request, but I would like to go last. Anybody else? Let's take audience comments before mine.

Ms. Adams: Yes sir.

Audience Comments

Ms. Adams: If there are any members of the public who are present who would like to make a comment, please raise your hand, and indicate a desire to speak. I see a couple of raised hands. Any members calling in, can use *9 to use the raised hand function. The first is from Ronny Goeler.

Mr. Ronny Goeler (Lot 433): I just have a comment about the tennis court lights. They seem to be on a lot more than usual and there is no switch to shut them off when people are not playing. Since this is probably going to become a continuing problem or concern, I would like to consider shielding the lights that face the resident's side. Shielding will prevent the District lights to bleed on to the resident's side. If you come here at night, you'll notice that the lights are on and I can read a book in my living room with the lights on. This was not the case two and a half years ago, until Floralawn was instructed to trim the trees. However, when they trimmed the trees, they trimmed 2 to 3 branches off of it, which used to filter the lights. Now they don't filter the lights. So, I would like for you to consider putting the switch on and shielding the lights so your lights don't bleed onto our properties. Thank you.

Ms. Murphy: Ronny, does that go for the pickleball courts as well or just the tennis court lights?

Mr. Goeler: What affects me are the tennis court lights, but I heard from the residences that back up to those areas. Many of them have big trees, so it's more of a filtered light; however, those who have direct lighting, have it from either the pickleball or the tennis courts. I received a call from a resident, although I'm not sure why she called me, who was trying to entertain people in her backyard and wanted some ambiance and there was none. Her candles were bleed out by the lights of the tennis courts. It is bright. Believe me. You can read a paper in my living room.

Mr. Craddock: When you say, "shielding," do you have something in mind?

Mr. Goeler: I could send a report that I saw online from Terry. Shielding is more or less just aluminum to direct the light down onto the court, instead of out, because if you look at the lights the way they are, they are about 30 feet up. There is a round dome. The dome allows light to escape it left and right, instead of just pointing down. That technology is probably from 2004 when the amenity was put up. So many lights are directional lights that prevent the lights from bleeding out from where you actually intend it to be. So, the technology has changed. I would never ask you to replace 10 pole lights, that's expensive, but I would certainly like for you to consider the shielding of the lights that face residences.

Mr. Craddock: My point was, Ronnie, have you done some investigation on this?

Mr. Goeler: Yes.

Mr. Craddock: It's a lot easier for us to look at something that you have in mind, rather than going with a something generic that shields lights.

Mr. Goeler: I'll look. I have an article, but it talks about new lighting, new heads, things like that. They also talk about the other type of shielding. I will send that off to Terry or Tricia.

Mr. Craddock: Send it to Tricia.

Ms. Grimes: You can send that to me and I will forward it to the Board. I think I have an idea of what you are talking about and are looking at.

Mr. Goeler: Okay great. Thank you very much. I appreciate it.

Mr. Snell: Ronny kind of jumped on my Supervisor's request, which is perfectly fine because last night, I went up there and there were no tennis players. So, I see no reason for those lights to come on when there are no players. The pickleball lights were not on. There was no one playing pickleball either, unfortunately, but I talked to Andy about it the other day and apparently there is a switch on the pickleball court and then it's cut off with a timer. We need to make that change please, as well. The same thing happens in the morning. They come on at 7:00 a.m. and within a week or two, it is going to be pretty bright out there because of Daylight Savings Time. So, I want to see a different system that is a manual with a timer backup. When I went around there, I noticed that the light was on, not at Ronny's house, but the house on the corner, which is Bruce's. They are relatively new and because of COVID, we haven't had a chance to meet them. It was unbelievable how much light was going into their house. I have a little empathy because I lived on a tennis court. Fortunately, I told Ronny he didn't have kids on big wheels out there running around at night playing and making all kinds of noise, because that would make it a lot worse. I have no further comments.

Mr. Craddock: Terry, I was thinking that we can include a motion sensor as a part of the system. A motion sensor is relatively cheap. If there is nobody out there moving around, the light goes off regardless of what the timer says.

Mr. Snell: That's a possibility too. One other thing is we can see the lights at our house. I'm not particularly bothered by them like, but I would like for them to be on the other side of the street.

Ms. Adams: Part of the challenge with motion detector lights in that location, is the bocce players, in addition to tennis court players, recently requested that those lights remain on. Apparently, the tennis court lights benefit the bocce courts when they have scheduled play in the evening. So, the lights are on as a result of a request for both tennis and bocce ball. When the amenities stop, we will look at the mechanisms out there and make a provision for the installation of an additional switch.

Mr. Snell: I'm not sure that a motion detector will work either, because we have a Ring doorbell, which has a motion sensor. One night, I had a visitor in the middle of the night. It was a butterfly. It set off the motion detector. I've also had cats and flying insects set it off. Motion detectors can be set off like that fairly easily.

Mr. Craddock: You are correct, but there is a sensitivity adjustment on it too.

Mr. Snell: So that was my request for this meeting.

Mr. Bishop: It looks like we have two other audience members.

Mr. Snell: I still have a comment at the end.

Ms. Adams: Yes sir. We have two members of the public who are waiting to make comments. The first is Peter Hansen.

Mr. Peter Hansen (Lot 369): It is a very simple fix for a switch, so you can manually turn the lights off when you are not using them. That's all.

Ms. Adams: Next is Joanne Lasko.

Ms. Joann Lasko (Lot 503): I was actually at the pickleball courts last night. The pickleball lights seem to have enough lighting to light up the bocce courts. No one was playing pickleball or tennis, but there were quite a few people playing bocce ball. One of the problems we had was the lights didn't come on until 7:15 p.m. and by then it was getting pretty dark. So that timer needs to be adjusted. There is no shut off switch, which I think you are aware of for the tennis lights. Somehow, they are just going on and off by themselves. If we have a switch that we could flip, if we needed the lights, we would put them on. If we didn't need them, we would turn them off. I think that would've made everyone a lot happier.

Mr. Snell: Tricia and Emily, I think you have direction from us.

Ms. Grimes: Yes. I want to piggyback some information. Since I have been back, Andy has been in constant contact with me on the lighting system. We actually had Advanced Electric out here to look at an issue. One of the biggest issues is that someone has been using the breaker

panel as an on/off switch. So, we have kind of taken care of those issues. We are working on the timing, obviously. Coming up in a couple of weeks, that timer is going to change again. So, we ask for just a little time to get that oriented and figured out. Like I said, I know what Ronny is referring to. We will look into some other options to make sure that those homes that border that area are deflecting the light.

Ms. Adams: Next are Michael and Sue.

Mr. Michael Kekel (Lot 283): Hello.

Ms. Sue Ann Kekel (Lot 283): Hi.

Mr. Kekel: We are new to the community.

Ms. Murphy: Welcome.

Mr. Kekel: About the courts, I do play. We are scheduled right now for Sunday nights. That is the only night that we are anticipating. We have about seven to nine players right now who are interested in playing. The lights are very bright. They are slow to start up, burn to high and they come down slow to stop. The lights that are at the pickleball courts are LED and they have a switch. I agree with the switch concept. That would work well. I talked to the electrician the day that he was here. They put a lock on the box because someone was turning the breaker off. It's on in the morning when we play. We start at 8:30 a.m. in the Fall and Spring and in the Winter, we start at 9:00 a.m. So, the lights on in the morning, aren't needed. We intend right now to play on Sunday night. My only add to the conversation would be the type of light being used.

Mr. Craddock: Can we just take a look at replacement of lights to give them more amenable light? Let's look at a cost for shields and a cost comparison for changing out lights. We may as well do that.

Mr. Bishop: I believe those are high pressure sodium lights.

Mr. Craddock: Yes. They have been there a long time.

Ms. Kekel: I have a comment other than tennis. We moved in on August 10th. Ever since we have been here, all I have been hearing about is this GI shavings business. I'm totally confused about what the HOA does and what the CDD does. The other morning, I went outside my house and there were plumes of black smoke coming out of the chimney at that business and a noise like I have never heard before. The black smoke was going up into the sky, making its own clouds. In talking to neighbors, I understand that this has been an ongoing fight that things are a little better. It doesn't affect us as much as it does the people that are on the golf course, but I would think that

the EPA and DEP would be very interested. I couldn't take a picture of it, but in my opinion, it's a severe health issue to the older residents, golfers and the community in general. GI Shavings has a whole lot of property that they can put that grinder on or whatever it is that they have over there, someplace else. I think it's really something that needs to be pursued. Again, I know it's in a lawsuit, but something is going on that shouldn't be going on.

Mr. Craddock: Sue, I feel your pain and understand what you are talking about. Many other residents expressed the same issue, but to be quite honest, it's not a CDD issue. Everything against GI Shavings is being handled by the HOA. So that is where you need to take your comments. I would love to be able to help you, but unfortunately, we can't.

Mr. Kekel: Thank you.

Ms. Kekel: Thank you.

Mr. Snell: I'm going to piggyback on that. For part of that, DEP is involved. Regarding the lawsuit, the HOA met the other day and the attorney said, "It's virtually impossible right now to even get a hearing. Any suit is on hold because of COVID." So, who knows what's going to happen in the future, but stay tuned to the HOA Board meeting coming in December and we will see what happens there.

Ms. Grimes: There is a new resident orientation for any resident, whether a new resident or any resident who needs a refresher on exactly what the HOA and the CDD cover. That's coming up on November 19th at 10:30 a.m. in Fairfax Hall. We take signups here within the office and you can call the office to register.

Mr. Snell: Are there any other comments?

Ms. Adams: We just had a hand raised.

Mr. Lon Buss (Lot 216): My wife Debbie and I are new residents, as of early August. Emily, in response to the new resident orientation, could it also be a Zoom call as well as an in-person meeting, even if it's just listening in? There are a lot of snowbirds that aren't starting to come down here until December, so they won't be there in person.

Ms. Grimes: To answer your question, Lon, if the Governor does not extend the Executive Order to hold public meetings through governments through November, just like the CDD meeting, unfortunately we will be forced to have meetings in person. It's not that we wouldn't love to have that opportunity, but it is a situation where we are bound by the Governor's directive on whether or not we can hold those meetings virtually or in person.

Mr. Snell: In light of that, we talked a little about being able to have a combined meeting. There are some technical issues. That's as far as I want to go into the discussion of it. It is something that GMS is looking into because of the limited space in Fairfax Hall, to be able to have a combined meeting. There are some technical issues that would have to be overcome. I've had residents requesting that of me for a little less than two years, because I haven't been active on the Board for two years, although some have asked me before I became a Board Member.

Mr. Bishop: With regard to the new member orientation, I don't see that has anything to do with the Governor's directive. If we want to have it as a Zoom meeting, we can.

Mr. Craddock: Or combined if that's possible.

Ms. Grimes: Tricia, I don't know if you want to speak to that.

Ms. Adams: The Executive Orders speak to meetings for local governments when their Boards are meeting. So, we would be restricted to whatever the Governor's directives are for Board of Supervisors meetings. For any other meetings that are social meetings or other business meetings related to amenity management or golf club, we would have the ability to choose however we want to deliver that.

Ms. Grimes: However, the District itself does not hold a contract for Zoom meetings.

Mr. Bishop: We haven't been asked.

Ms. Adams: You are thinking of Webinars. We will work this out. In addition to that, we might want to let Mr. Buss know what the anticipated schedule is for new resident orientation after November, because it's offered on several occasions throughout the year.

Mr. Buss: I understand. I just hope it would be a courtesy, now that we have gotten so used to this media opportunity. I appreciate listening in on what you folks are doing as a CDD Board and appreciate your efforts. We just want to continue to learn more about our new home and the community around it. Thank you very much.

Mr. Bishop: Even if we didn't have a Zoom meeting, just record it, and post it online afterwards.

Mr. Snell: The only problem with posting it afterwards, Bill, is it doesn't open up the avenue of a two-way communication.

Mr. Bishop: Well, it's better than nothing.

Mr. Craddock: I think what he's looking for is the opportunity for Q&A.

Mr. Snell: Let's do the best we can. I know that Tricia and Emily will do that, along with the new hire of Andy. Every time I see the guy, he is working hard. I think he's an absolutely gem of a new employee. I want to commend the restaurant on their new employees. They had pretty good hires lately. Are there any other audience comments before I make my final statement?

Ms. Adams: Mr. Chairman, I don't see any other hands raised.

Mr. Snell: I thanked Tom earlier for his participation on this Board, but I have to tell you, I've been really impressed with the quality of service we have gotten out of the Board in the last two years. We are going to be one month short on that because of the change in meeting dates. We would've had another Board meeting with the old Board, the outgoing Board, if we didn't change the meeting day. You guys have been outstanding. You have been very concerned about your community. You have expressed it. In my opinion, you have worked very hard. We are not perfect, but we, as a Board have worked together very well in my belief. I want to thank you. A lot of residents thanked me lately for my service. I do not consider this a thankless job. I believe that people out there appreciate it and I want to thank the rest of you and to GMS; Emily, Tricia, Alan and Andy and everybody else who has been involved, as well as to Lindsay and her firm, who in my opinion have given us outstanding service. I also want to thank the residents. Mention was just made as a non-voting participant. Residents are not allowed to vote at a Board meeting. It's strictly a vote of the Board, but we still need your input, support and we need to listen to you. I believe this Board has listened very well to residents. Not everything every resident has wanted has been achieved. There's no way that can happen, because you have two residents who have two different wants that conflict; one of them at least would not get their wish. So, it has to be from the Board who acts in the best interest of the community. I have certainly not seen any Board Member act in their own interest. I believe everything this Board has done has been with the interest of the entire community at heart and in their mind. I would like to thank Tricia and Emily again. Welcome back, Emily. We look for a better 2021. My best wishes to the next Board. Thank you. That's all I have.

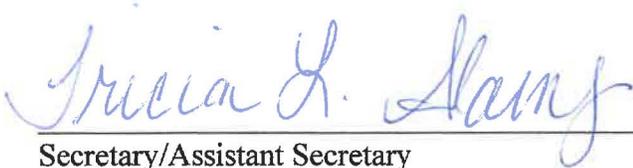
Ms. Adams: Thank you.

Mr. Snell: I entertain a motion for adjournment.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Craddock seconded by Mr. Bishop with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman