

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, November 19, 2020 at 2:00 p.m., at Fairfax Hall, 4475 Arlington Ridge Boulevard, Leesburg, Florida.

Present and constituting a quorum were:

Terry Snell	Chairman
Roy Craddock	Vice Chairman
Bill Bishop	Assistant Secretary
Claire Murphy	Assistant Secretary
Jim Piersall	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Lindsay Whelan	District Counsel by phone
Alan Scheerer	Field Manager
Emily Roslin-Grimes	Community Director
Kelly St. Cyr	Activities Director
Chris Semko	Floralawn
Justin Fox	Arlington Ridge Golf Club
David Evangelist	Indigo Golf
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 2:00 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Elected Board Members

Ms. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Piersall.

Ms. Adams: I will notarize it. Also included is an information sheet for our records. There are some Financial Disclosure Forms to file with the Supervisor of Elections office. Under Chapter 190, Board Members were entitled to \$200 of compensation for meetings. We will get that paperwork today also.

B. Discussion of Process for Appointment to Seat #3

Ms. Adams: The Supervisors will probably recall earlier this calendar year declaring Seat #3 vacant. Claire is currently in that seat for some period or hold over period. The Board can choose to reappoint Claire to that seat for the four-year term or seek resumes and interface with candidates or appoint someone to that seat by some other means. So, this is an item for Board discussion.

Mr. Craddock: I would like to appoint Claire. She stepped in and filled this position very well and I think she will be an excellent representative to the residents of Arlington Ridge (AR).

Mr. Craddock MOVED to appoint Claire Murphy to Seat #3 and Mr. Snell seconded the motion.

Ms. Adams: Mr. Chairman, would you like to take public comment on this item?

Mr. Snell: Not unless a Board Member has a comment.

Mr. Bishop: Claire, are you willing to serve four more years?

Ms. Murphy: Yes, I am.

Mr. Piersall: Claire is going to fall into the same situation that I am in. I have been told that I ran unopposed. There were two others that were running against me who dropped out. Had they stayed in the race, we would've had a very healthy debate and everyone would know my positions on certain things like finances, just general topics that are relative to this community. So, I think there would've been a great debate, but I also think that there should be some transparency, because a certain amount of people feel like, "*I walked into that door again.*" Like I said, I was looking forward to a healthy debate about all of the topics that are relative to AR. My opinion is there should be someone out there who really wants to serve on the Board. The candidates that you interviewed last time are definitely the most qualified. I think Claire will be a great Board Member.

Mr. Snell: Lets open it up for public comment.

Ms. Adams: Does anyone have a comment to make to the Board? Hearing none,

On VOICE VOTE with Mr. Snell, Mr. Bishop, Jim Piersall and Mr. Craddock in favor and Ms. Murphy abstaining, appointing Claire Murphy to Seat #3 was approved. (Motion Passed 4-1).

Ms. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Murphy.

Mr. Snell: Claire, welcome to the next four years.

Ms. Adams: Claire, I believe we have your documents on file.

C. Consideration of Resolution 2021-01 Electing Officers

Ms. Adams: Currently we have Terry Snell as Chairman, Tom Michenzi as Vice Chairman, George Flint as Secretary, Roy Craddock, Bill Bishop, Claire Murphy and Tricia Adams as Assistant Secretaries, Ariel Lovera as Treasurer and Hannah Smith as Assistant Treasurer. The Board can choose to take these positions one-by-one or choose a slate of officers. Staff would ask that the Board continue to have George Flint and I as Secretary and Assistant Secretary, allowing for attesting the Chairman's signature and Ariel Lovera and Hannah Smith of the accounting team as Treasurer and Assistant Treasurer for processing the accounts payable to be able to sign checks. This is ready for Board discussion.

Mr. Piersall: I think financials in this community are very important and crucial. With that being said, I think Claire would be the best Board Member to serve as Chairperson and take responsibility over golf. That's why I asked if the Chairman could have a responsibility. Therefore, I would nominate Claire as Chairperson if she would accept it. I would like for her to take control of the golf course because she is the best liaison of all of us.

Ms. Murphy: I think having both Chairperson and golf responsibilities is way too much responsibility. I was going to re-nominate Terry because he has done a good job over the last year.

Mr. Craddock: I agree, Claire. I respect your honesty.

Ms. Murphy: My preference is to be the representative for the golf course.

Mr. Craddock: Sure. I understand that. Also, I think taking on the Chairmanship is a big job, not having any significant Board experience. I would not suggest anyone be nominated to that position who hasn't been on that Board for at least two years.

Ms. Murphy: I agree.

On MOTION by Ms. Murphy seconded by Mr. Craddock with all in favor electing Terry Snell as Chairman was approved.

Ms. Adams: Next is the nomination for Vice Chairman and the and the remaining slate of officers.

On MOTION by Mr. Snell seconded by Ms. Murphy with all in favor electing Roy Craddock as Vice Chairman was approved.

Ms. Adams: Would the Board like to take the remaining officers as a slate with George Flint as Secretary, Jim Piersall, Bill Bishop, Claire Murphy and Tricia Adams as Assistant Secretaries, Ariel Lovera as Treasurer and Hannah Smith as Assistant Treasurer?

Mr. Snell: I would like to keep the slate of officers as read.

On MOTION by Mr. Snell seconded by Mr. Craddock with all in favor electing the slate of officers as stated as evidenced by Resolution 2021-01 was approved.

Ms. Adams: I will now turn the meeting over to the Chairman.

Mr. Snell: At this time, we need to choose who is going to be liaison. Jim, I respect your opinion of Claire to handle golf course matters. I agree with that. Bill, I would like for you to stay with landscaping. You are doing a good job. Jim, I would like for you to take the restaurant. From what I have seen in the community, we wouldn't have a better person handle the restaurant. I think you will find Frank good to work with and hopefully, we can get some more events going at some point.

Mr. Craddock: I agree.

Mr. Piersall: I appreciate the nod of approval. Coming in today, that is what I was hoping for. I have been constantly in touch with Justin, talking about different things and about how we are going to make use of this facility post COVID. We talked about it prior to Billy Casper Golf (BCG) coming in. That restaurant is the heart of this community. So, I appreciate that Terry. Thank you. I also am happy to be on this Board. I have a lot to contribute.

Mr. Snell: I appreciate that.

FOURTH ORDER OF BUSINESS

Public Comment Period

Ms. Adams: We will unmute the public callers. If any members of the public are present, please come up to the microphone.

Ms. Monica Kilburn (Lot 384): On some occasions, especially recently, I observed large gatherings in Village Green. I think that our Village Green is very underutilized and I'm happy to see it being used. I personally sent suggestions of things to do that can be socially distant if set up properly, only to be dismissed by standard banter about the CDC guidelines in not allowing more than 50 people to gather. I'm pretty sure there were close to if not over 50 people on October 28th at the Rolling Oldies meeting, on October 31st for the Halloween golf event and November 4th, 5th, 7th and 8th for the November golf event. The gathering on November 4th, 5th, 7th and 8th if you remember, at the Village Green, was only four days after another COVID case from a previous golf gathering and the Halloween event. Why can you not be present at a tree lighting? The CDC guidelines were followed at these events as well as the golf course "*Remember Member*" event where there were 100 golfers. There seems to be a double standard here; one for the golfers and one for the residents. My friends and I worked very hard to provide treats to the golfers on October 31st for Halloween; however, we later found out that the golfers were told to skip Holes #4 and #5 because people were giving out treats. You missed out on some awesome treats, but maybe God was looking out for us. More to the point, it was totally inconsiderate of the golf management company to do that to us, especially since someone specifically asked if they could play golf in that area and were told yes, they could. I also found out that treats were given out at Hole #7 and the golfers were not told to skip that hole. We thought that the management company only had rights to CDD catered events. Please explain. I also heard that someone requested to have an ice cream food truck once a month and that was also shot down. That was one of the suggestions that I sent to Kelly. We don't have ice cream here, so why is that a problem. I feel like no one is listening to what we want. Why not have Chatham's open in the evening from 5:00 p.m. to 7:00 p.m. or 6:00 p.m. to 8:00 p.m. with ice cream, when everyone is riding around in their golf cart in the neighborhood? I thought that this community belonged to the residents, not the management company. If it does belong to the residents, why is the management company dictating what we are doing? On another note, my friends and I went to the Grille for lunch on November 9th, which was a Monday, where it was advertised as Happy Hour all day. There were lunch specials available, but no drink specials. If it's 12:30 p.m. in the afternoon, how can you advertise for Happy Hour all day, when there are no specials? I noticed that since then, the flyers were changed

and there are now specials listed, but if you are going to advertise something, staff should have all of the details, if you are offering the specials prior to when the flyers come out. Thanks for listening.

Mr. Snell: Tricia, I think a number of these deserve comments, but I would like to wait until we get the minutes back so we can discuss all of them. Holes #3 and #4 were not skipped because you were serving refreshments. Those were safety issues, pertaining to Hole #5. Justin can further speak to that.

Mr. Fox: Sure. I certainly apologize if you thought it was malicious. In no way shape or form did we change the routing of the holes because you were serving treats. In fact, there was somebody on Holes #6 and #7. The gentleman on Hole #6 mentioned that he was going to have another Bud Light. We went and talked to him and asked him to not serve alcohol because it was against our liquor law. We proceeded to play on Hole #6. I wasn't in the room when the question was asked whether we were playing the front nine. We were playing the front nine, but due to the amount of rain and because it was a night event, we originally scheduled it for 5:00 p.m. It was changed to 6:00 p.m. so we could see the night golf balls fly in the dark. We decided to eliminate Holes #4 and #5 because of the amount of water on those holes and the softness of the golf course. We thought it wasn't a safe place for people to be driving in the dark. So that's why we changed the routing of holes. In talking to residents who played the event in the past, I heard that those holes were never played because of the routing. Hole #5 is not a safe place to drive golf carts in the dark. So that was the only reason. I hate the fact that you thought it was malicious or anything like that, but that is not the case. We are here for the community. We are charged with running the business as best we can. We will always make decisions to do that.

Mr. Craddock: Terry, I would like to make a comment. One of things that Monica brought up had to do with the tree lighting. If we wait until the next meeting. It has passed and we missed that opportunity.

Mr. Snell: I don't object. If we missed something, I want an opportunity to go through it. If we don't cover it today, we will cover it a second time.

Mr. Craddock: I would like to challenge the decision that we are not going to have a tree lighting that is open to residents. We can do it safely and practice the same CDC guidelines and have a safe tree lighting for the residents. One of the other things that we had done in the past that

is not happening this year was a golf cart parade and tree lighting. That kind of goes hand in hand. I am wondering why we can't do that this year.

Mr. Snell: Claire, were you involved in that decision?

Ms. Murphy: Which decision?

Mr. Snell: About the tree lighting.

Ms. Murphy: No. That decision was made with Kelly. I just agreed with her at the time, but I tend to agree with the Board, especially after what we went through the three days at the last golf tournament party. The way they had the Village Green set up was perfect. The tables were spread apart for social distancing. There were only four people to a table and it went on without a hitch. So, I don't see any harm in having the tree lighting right after the parade. I don't see a problem with the parade either because you are on a golf cart driving through the streets. Most people would stay in their driveways and cheer as you drive by. So, I think that both of those events should be open to the entire community.

Mr. Craddock: Emily, do you have a comment?

Ms. Roslin-Grimes: I do. Staff will be here that night and we plan to have the same golf cart parade as what we planned before. The CDD hasn't had any events in person. The first one was going to be the driving golf parade that was moved to December. Staff will be here. The amenity management team will also be here. Justin's team will be here. We can make that work if possible. One thing to consider is we have a wine dinner that evening, so some of our restaurant team will be tied up that evening, so it may not be the exact same as it was in prior years. We can certainly arrange to light the tree on the 4th. We planned to light the tree on December 1st, but we can hold off and light it after the parade, if that is what the Board wishes to do.

Mr. Craddock: What do you think, Terry?

Mr. Snell: I don't see a problem with it. People are going to do what they want to do and get as close as they want to get. If the rest of the Board agrees, then you have a green light, if you don't object.

Ms. Murphy: No, but I have a comment about the parade. Are you still planning on having two shifts for the parade?

Ms. Roslin-Grimes: If we are going to have the tree lighting, we won't be able to have two shifts. It wasn't going to run in tandem. It would disburse from a different location, but we can set it up so they all disburse from the exact same location. There is a car that is leading the parade this

year, which is a little different from previous years. So, it does require a little more interaction with those individuals participating. That's why anyone registering with a golf cart, have to register in advance so we have a number to calculate and prepare for that.

Mr. Craddock: This is a long year.

Ms. Adams: Just to confirm, staff should take that as Board direction to facilitate the tree lighting this year in 2020.

Mr. Craddock: Yes, that is correct.

Mr. Fox: It is on December 4th, correct?

Ms. Roslin-Grimes: Yes.

Mr. Snell: Is there anything else that the Board wants to address? If not, we will take the next person.

Ms. Marilyn Bartha (Lot 624): Thank you all for your service to our community. Please accept my comments as constructive and not necessarily directed towards a particular Board Member. I haven't been able to access the survey. I recall in the December minutes, it said they wouldn't be posted, but I haven't been able to find them. I'm also wondering with that survey, are there actual answers where remediation seems to be necessary?

Mr. Snell: What needs to be necessary?

Ms. Bartha: If remediation needs to be necessary. Regarding the survey, I spoke with a bunch of other residents and there seems to be general agreement that the dinner selections are priced too high. This is not a country club or 55 years and older community restaurant. Most of us are on limited incomes and we would like to see lower priced menu items so we can have lunch or dinner without breaking the bank. Our restaurant is still losing money. I understand if it's due to COVID, but perhaps making more affordable options could increase business. Also reopening the golf course take out window with lunch specials could increase revenue also. I would appreciate a better understanding of who actually owns the golf course since the CDD is a governmental body, but the residents are paying for it. How does that actually work? Who owns the golf course? Related to that, I submitted a question to all Board Members and golf course management about having time set aside to host a tour for residents who don't play golf and have not seen the beauty of our golf course. This idea was shot down by golf course management because they thought it could be a safety issue and possibly take away from revenue. Perhaps we need to expand our imagination to make that happen. I think it's so important to get everybody on board with having

the golf course here. So, I offered that suggestion to get more understanding. In my observation, golf course management seems to have communication difficulties with their staff, referring to what Monica just said about the Halloween scramble where families made treats from the golfers on Hole #4. My husband specifically asked if Hole #4 could be played. The answer was, "Yes." No one ever came to us after the fact and said, "Oh by the way, we are not going to play it." If that decision had been made, then perhaps we could've been notified so four families would not have been so disappointed. Golfers were cheated out of treats and we were the ones that were tricked. Monica also mentioned Happy Hour Mondays. On my 70th birthday on November 9th, we went to the restaurant to see if there were drink and lunch specials. There were a few lunch specials and no drink specials. It was kind of disappointing. I have a suggestion also on how we can have residents submit questions answered by the Board in writing and published in *The Ridge Line* each month or some other place. Otherwise, public comments have no value. Maybe we can even have an 'Ask the Board Box' at the Admin office. For all of these things, I want to thank you for your kind consideration and service to our community. Thank you.

Mr. Craddock: Thank you, Marilyn.

Mr. Snell: Marilyn, I agree with some of the comments, but I will tell you that our emails are published in *The Ridge Line*. I get emails from residents, but not many phone calls. I would bet that other Board Members received emails as well. I received one this morning from a resident stating that he was not happy that we didn't have this meeting in Zoom. We don't have a choice because the Executive Orders from the Governor didn't allow it. So, I answered his email right away. I suspect any of the Board Members, Emily or Tricia don't intend to ignore them. Sometimes it may take a little time to answer. Justin and I talked about a tour. I am in favor of it. We just need to figure out a way to do it. There have been a few other priorities. Again, I look to the minutes and maybe we will have some responses. Roy?

Mr. Craddock: Yes. She brought up an excellent point. We talked about this over a year ago about having a take-out window at the restaurant. We either need to have it open during the lunch hour to facilitate the golfers or offer them hot dogs or whatever they want to eat. I think one of the recommendations that was made was when you are on Holes #8 or 9 before you transition to the back nine, there was a phone number to call in your order. Then the order would be waiting for you at the takeout window. So, it doesn't slow you down at all. You swing by, pick up your order and go. I don't understand why we can't do that. Is that doable, Justin?

Mr. Fox: Yes, absolutely. The other thing I will say is that we committed to having the beverage cart almost every day. Maybe we need to communicate to staff that it is out there and you can order anything from the beverage cart. Most of the time they will take it out or find where a player is.

Mr. Craddock: I don't have an answer now. I'm just saying that it is something that we need at the golf course.

Mr. Snell: Is there any other public comment?

Ms. Joann Lasko (Lot 503): I want to talk about pickleball, but first, I have a question for the Board. Reflecting back last year, the softball team had to go outside of our community to have an event because they couldn't use Fairfax Hall. Did we have restrictions on how many people can be in this call and we can use it for group meetings? Because with social distancing, I belong to a group that has maybe about 40 people and we can no longer use the craft room. Is this room accessible to us?

Mr. Craddock: I think they can if they take care of it, clean the bathrooms and that sort of thing.

Ms. Roslin-Grimes: This facility is available for group meetings. We have a veteran's group that meets in here. The constraint is obviously timing. I know you are always vulnerable whenever you have ping pong in here or anything like that. So, we can definitely work on that. Kelly can schedule you for the room, as long as the room is available at the time you need it.

Ms. Lasko: Will there be a number limit?

Ms. Roslin-Grimes: We said that we will have tables set up in a specific form or fashion. We recently went to this set up to make sure that tables were socially distanced. We can keep this format going forward until restrictions are lifted.

Ms. Lasko: Very good. Thank you. I just want to stay in the loop and see where we are and when you expect an answer, either yea or nay.

Mr. Snell: It is on our list of projects. It was my request last month, to hold the discussion of Board action on the Action Item List until this new Board was seated. Since it is not on the agenda, we can put it on the December agenda for the discussion of some projects. At this time, we will move forward.

Ms. Lasko: Thank you.

Mr. Piersall Awhile back we were discussing getting a new beverage cart. Were we not? I spoke at a meeting where I said that this was the only golf course, I've ever played at that does not have food warmers for hot dogs. In the days before a cellphone, you would have a menu and a phone at the 8th tee box to call in an order. Are we still pursuing getting a beverage cart and if we do get one, will it allow for fresh sandwiches and hot dogs? There is nothing better than being in the middle of the 11th fairway and getting a craving. What was the status of that?

Mr. Fox: I think you were waiting for the new Board to be seated before you went back to capital projects. We can certainly bring that back at the next Board meeting. I have some signage that is actually waiting to be picked up at Fast Signs that will communicate better how golfers can get food on the golf course. While I wasn't necessarily preparing to use the pickup window, we will be communicating better to golfers on how they can pick up food in the restaurant while they are on the golf course. When we evaluate the beverage cart situation, that's something we can look at.

Mr. Piersall: I think that most golfers want it and want it now. So, we should strongly consider upgrading the beverage cart for extended capacity. Then you don't have to worry so much about calling it in or getting it late.

Mr. Fox: We will bring back options.

Mr. Piersall: Thank you.

Mr. Snell: Are there any other public comments?

John Hessessey (Lot 457) I'm not much into food, but every once in a while, I do get hungry. I worked at golf courses for over 20 years. Most of them have a system where they have a bun warmer either in the Clubhouse or on the beverage cart to put hot dogs and hamburgers. Then you pull up to the beverage cart, buy what you need and drive off. It isn't a surmountable task to do it and I think we can solve it easily. Last Saturday, they brought egg sandwiches, sausage and bacon out of the kitchen and served everybody. They were delicious. All we need to do is pick the time of day we are going to start selling hot dogs and hamburgers. It is very simple. McDonalds does it all the time and so does Burger King. So, I think we can probably pull it off.

Mr. Snell: Are there any other public comments?

Mr. Bill Middlemiss (Lot 513): Yes. First of all, thank you for taking on the next four years to run a long-term business. I know how difficult it can be. Is this the proper time to talk about the RV lot fees?

Mr. Snell: It's on the agenda, but if you have a comment, you can make it now. You will have another opportunity if we have a motion.

Mr. Middlemiss: Basically, I went through the proposals and I have a couple of comments. First of all, it states that you spent about \$5,400 a year. I have no objections to paying for what it costs to maintain the RV lot, but I have a problem with making a profit on the system, considering the fact that we already brought it. We bought in, paid the bond, did everything that we were supposed to do. So, I don't mind contributing to the maintenance, future security and all of those items, but what I have a problem with, is when you have a \$5,400 annual expense and then you want to make \$31,537 on the RV Lot. There is a great inequity there as to what you are talking about. Further, it goes into you wanting to propose potentially 3% increases and so on. Well, that's fine, but there are no lights down there. There are no security cameras and there's nothing in this proposal that speaks of doing that. So that's my first observation. The second observation is that it states that the lot sizes are about 11.5 feet wide. For general knowledge, my unit is 102 inches wide, plus 11 inches for the mirrors on each side. Okay? If you do the math, it's more than 11.5 feet. We can finagle the mirrors. You can't finagle the bust. So basically, that's the comment I have. Lastly, in reading this proposal, there seems to be some conflicts on how the numbers came about. If you read the one that's in the memo and you look for the corresponding check, the numbers don't even match. So, there are some inequities there. Again, I don't mind paying for it and I don't mind paying a little more, but I don't think that it should be used to plan future endeavors. That's my comment. Thank you.

Mr. Snell: Does anyone on the phone have any comments?

Mr. Fred Todd (Lot 851): I presented a letter on the RV storage lot recommendations. I understand the other gentleman's concern about not making a profit. I believe that the \$5,400 is an administrative cost. It is a cost for upgrading the fencing, security and whatever else. So, I think the costs are reasonable. Thank you.

Mr. Snell: Thank you. Does anyone else have a comment? Hearing none,

Ms. Adams: We received a public comment from Fred Todd of James River Circle dated November 19, 2020 in advance of today's meeting, which was forwarded to the Board about an hour ago. It is regarding supporting staff recommendations for the RV storage lot fees proposal.

"This letter is written to support Emily Roslin-Grimes RV storage fee recommendations as set forth in her letter dated October 20, 2020 for the following reasons. As one of the 43 residents still on the waiting list, it seems fundamentally

unfair for some residents to receive free RV storage when many of us are currently paying at least \$480 to \$1,200 per year to store an RV elsewhere. I for one am willing to pay when I receive a special benefit as are several others on the waiting list. ARCDD homeowners should not be subsidizing 53 boat owner storage who are essentially receiving a free good with a market value of at least \$450 to \$810 each per year. To provide an analogy, would the ARCC allow the first 53 homeowners to play golf for free and make the remaining homeowners pay for golf? I think not, because it would be a special benefit. First come, first serve does not realistically equate to equal and fair access. According to staff, ARCDD homeowners are now paying at least \$5,400 annually out of general revenues to support the RV storage lot. Those funds could be used for other purposes that benefit the entire community or just reduce the ARCDD overall expenses. Fundamentally, those homeowners that receive a special benefit should be paying the ARCDD for that special benefit. The RV storage fees proposed by Emily Roslin-Grimes are reasonable and slightly below market rate and fair to all AR homeowners. What justification is there for rationalizing why certain RV boat owners should receive free RV storage? None. Having worked as a City and County administrator and attorney for 28 years and seeing familiar situations, I would ask that the ARCDD also consider the following ideas to support Emily's recommendations. The 53 RV boat owners that are currently storing their units should be offered the first right to rent the RV space. The Board may want to limit one RV or boat per RV space. In other storage facilities, I have seen where multiple RVs, boats, etc. are stored on one lot. For RV rentals, the ARCDD may want to require at least a one-month deposit. Instead of staff dealing with time consuming monthly rentals, you may want to consider quarterly rentals at a minimum, again with a one-month security deposit. Having quarterly rentals will likely reduce invoicing costs, accounting time and staff administrative time by up to two-thirds. If the Board approves the RV storage lot, perhaps the Board may want to consider reserving at least one-half of the net revenues for future improvements and replacement. My hope is that you approve staff's recommendations regarding this matter since it is fair to all AR homeowners. Thank you for your time."

Mr. Snell: Are there any other comments? Hearing none,

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of September 9, 2020 and October 15, 2020 Meetings

Ms. Adams: Mr. Chairman, any approval of minutes would be subject to review from other Board Members who provided notes. I received notes from Supervisor Craddock and Supervisor Murphy, correcting name attributions, word corrections and other non-substantive changes.

Mr. Snell: I know that you told me that you had at least one area where you were attributed to something that I said.

Ms. Adams: Yes. There were a couple of places throughout the minutes where we needed to put a break and acknowledge a new speaker.

Mr. Snell: I have a few that I will email to you later.

Mr. Craddock: Terry, I have three issues in the minutes that need to be addressed. We can either do it later or we can do it now.

Mr. Snell: If it's discussion that you want to have about the item let's defer it or if it's something significant in the minutes, let's talk about it.

Mr. Craddock: There's nothing wrong with the minutes. There are just items in there that were action items that were not resolved.

Mr. Snell: Bill, were there any significant items?

Mr. Bishop: No.

Mr. Snell: Jim?

Mr. Piersall: No.

Mr. Snell: We need a motion to accept the minutes as amended for both months.

On MOTION by Mr. Craddock seconded by Ms. Murphy with all in favor the Minutes of the September 9, 2020 and October 15, 2020 Meetings as amended were approved.

B. Approval of Check Register

Ms. Adams: Included in your agenda package under Tab B is the Check Register from October 1 through October 31, 2020. We have checks and ACH debits along with the detailed check run. The total amount of the Check Register is \$114,648.28. This item requires Board action.

Mr. Bishop: I have one question. On the last page, there is an item for the replacement of a mixing valve. What water heater was that for?

Ms. Adams: That is for the very large water heater in the restaurant that services the restrooms as well as the commercial kitchen.

Mr. Bishop: Thank you.

Mr. Snell: Are there any other questions? Hearing none, we need a motion to approve the Check Register.

Ms. Murphy MOVED to approve the October 1 through October 31, 2020 Check Register and Mr. Bishop seconded the motion.

Mr. Snell: Is there any discussion from the Board? Hearing none,

On VOICE VOTE with all in favor the October 1 through October 31, 2020 Check Register was approved.

C. Balance Sheet and Income Statement

Mr. Craddock: These are the unaudited financials ending September 30, 2020. It goes out to October. Is there another month of financials and if so, why are we not getting it?

Ms. Adams: Supervisor Craddock, if you go to Pages 26, 27 and 28 in the financials, it shows the current expenses for the month of October. These were the expenses at the time the agenda package was prepared. So, this is where you will start to see that these are populated with the expenses that came in for October. We don't have the financial statements from the golf club until the 20th of the month. So those expenses are not reflected, but this is the General Fund for the CDD that you see here.

Mr. Snell: The reason you don't have them, correct me if I'm wrong, Tricia, but is that in their contract when they are providing them?

Ms. Adams: Yes. The agreement with the District and Indigo Golf allows them to transmit the financials on the 20th of the month.

Mr. Snell: So, in the upcoming 15 months, there are only four months where the meeting falls after the 20th of the month and three fall on the 20th. Justin will have to address whether or not we will get them that day.

Ms. Adams: You have more information on the expenses by moving your meeting later in the month.

Ms. Murphy: Just having the list of total expenses that were paid out, doesn't give us the whole picture. We moved the meeting to the end of the month to have more information. Therefore, I think we moved the meeting for no valid purpose.

Mr. Craddock: I agree.

Ms. Murphy: I would like to move the meeting back to the second Wednesday because we got as much accomplished then as we are with this new page that's on here.

Mr. Craddock: I don't think we get any real value.

Ms. Murphy: I don't either.

Mr. Craddock: My expectation was we are going to have everything here this third Thursday, we could review it and everything was current, but that's not the way it's turning out. What's the point?

Mr. Bishop: Is there any harm in leaving it on the third Thursday rather than moving it back again? We already advertised it, I believe, for the third Thursday for the entire year.

Mr. Snell: I don't see any gain in moving it back. I see it as a detriment because we had to work with Hopping, Green & Sams to keep Lindsay on the third Thursday. We weren't sure that we were going to be able to keep her. That gives us someone who has been with us for some time at a lower cost than Jennifer Kilinski.

Mr. Bishop: I'm disappointed that we are not getting more timely financials, but apparently it is what it is. So, we will just keep going.

Mr. Snell: Are there any other comments on the Balance Sheet and Income Statement?

Ms. Murphy: I just don't understand if you can do a month recap of all of the expenditures and why the rest of the reports can't be done too. I'm not sure about the timeframe in which all of the other information is added in and populated. I think most places have computerized bookkeeping systems and usually at the press of a button, you get the end of the month reports. I just don't understand why we can only get expenses, but we don't get the rest of the information. I don't understand the timeframe in which the girls in the finance office work things out.

Ms. Adams: I can work with our accounting team to see if there's an opportunity to do unaudited financial reporting, but again, it will be partial information because the information is cut off when the agenda package is released. Depending on when that date is, we may or may not have received all of the bills; for example, the City of Leesburg utility bills that are issued on the 10th of the month. Certainly, the balance sheets from the golf club will not be included, but I can see if there's an opportunity to show both the revenue side and the expense side in the unaudited financials and see if we can bring those more current.

Mr. Snell: Tricia, I appreciate that because I'm in agreement with everybody that spoke up. We need to get as much data as we can get and as much information as is available to us. I would like to see it presented. I know we have a package cutoff date, but even after that, you can give at least to the Board, anything that comes in after that. Couldn't you?

Ms. Adams: Yes. Typically, the agenda package is what is published on the website and entered into the public record, but we can certainly send things out under separate cover after the agenda is published and go back and make sure those are included in the agenda package.

Mr. Snell: Then it becomes a public record at the Board meeting. Thank you. I appreciate it. Are there any other comments?

Mr. Craddock MOVED to approve the unaudited financials through September 30, 2020 and Mr. Bishop seconded the motion.

Ms. Adams: Are there any other Board comments? Hearing none, are there any public comments? Hearing none,

On VOICE VOTE with all in favor the unaudited financials through September 30, 2020 were approved.

Mr. Snell: Even though we passed the motion, we will take some call-in comments.

Ms. Adams: Do any public callers have comments on the Check Register or Balance and Income Statement? Hearing none,

Mr. Snell: The difficulties we had this year challenged all of us. So please accept my apologies for forgetting the callers.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Adams: Lindsay called in.

Ms. Whelan: We don't have anything additional to report this month, but I would be happy to answer any questions from the Board.

Mr. Bishop: I have a question. Regarding the meeting format, I haven't read the Governor's Executive Order. Are we required to hold an in-person meeting?

Ms. Whelan: That is correct.

Mr. Bishop: And not have Zoom meetings anymore?

Ms. Whelan: That is correct. The ability to meet exclusively virtually, expired at the end of the day on October 31st. We are continuing to monitor it. So, to the extent that anything changes and we are allowed to go back to a virtual form, we will let you know immediately, but as of right now, we must have at least three Board Members in person to have a quorum for the meeting.

Mr. Bishop: Okay. Thank you.

Ms. Whelan: You're welcome.

B. District Engineer

There being none, the next item followed.

C. District Manager

Ms. Adams: I have an update regarding your Pavement Management Plan. As you know, Andreyev Engineering has been working on this plan. Originally, they thought they would have it prepared for your November agenda; however, they had an adverse COVID impact on their staff and indicated the report will be available at the end of the month. That will be transmitted to Supervisors as soon as it is received by staff. They send their apologies. Also, one item that recently came up was in regard to the transition with the developer selling out homes. There is a billboard on the north side of the community entrance that had been used to advertise new home sales. That was actually cited as part of the Planned Unit Development (PUD) that is on file with the City of Leesburg. We have petitioned for a minor modification to the PUD to allow that signage to be retained by the District for the purpose of promoting the golf club. After meeting with the City Planner and submitting the request for the minor modification, he is giving very good signals. It is taking a little while, but he doesn't see any impediments. This is a minor staff action that can be handled administratively. It does not require a notice. It does not require a hearing, so we should be getting a final determination on that very soon. Indigo Golf Partners and their marketing team are aware and I'm sure that they are already starting to develop plans for the best use of that billboard to promote the golf club.

Mr. Craddock: Tricia, if I might, what about those smaller signs in front on Highway 27?

Ms. Adams: I believe Emily has been interfacing with Robbie Salzman of FLC. I believe the plan is to eliminate those as soon as possible. The golf club indicated that they don't add value in terms of promoting restaurants or promoting golf. In fact, they may be a detrimental image.

Mr. Craddock: Do we have an idea of when, "*As soon as possible is?*"

Ms. Roslin-Grimes: They are waiting until they finally sell out all of their homes. There is a grace period. I think Robbie said about 30 to 90 days after the final sale of their last house that those signs will be removed and then we will get on a schedule to get those white faded signposts out.

Ms. Murphy: Is that under the sale of their last house or the lot? They are going to build some spec houses that may not be sold.

Ms. Adams: It is actually District property. We just have a cooperative relationship with FLC. There is no formal arrangement for the signage. The reason the City of Leesburg has been

involved is because the signage may not be in compliance with their current sign ordinances and was grandfathered in. So as part of the PUD, there were some allowances for signage that was in place and approved originally, even though subsequently, the City of Leesburg changed their sign ordinances. The District owns the property and we are allowing them to have their signage there as a benefit to the community. Of course, the Board of Supervisors could take action if you wanted FLC to have their signage removed from District property.

Mr. Craddock: Were you posting about the billboard?

Ms. Adams: No, the A-frame signs.

Ms. Murphy: It's an eyesore.

Mr. Craddock: It is an eyesore. I want to see them gone.

Ms. Murphy: I don't have a problem with the billboards. It's the little signs that are out there.

Mr. Craddock: The billboards are used for a different purpose, which is the golf club. That's good, but the other signs are an eyesore.

Mr. Bishop: There is another sign on the south side that is larger than the smaller ones we talked about. I'm guessing it's 10x12 or maybe a little bigger than that. Is there any way we can include that in your application? We may not want to keep it, but I would rather include it. Right now, it's promoting the golf course. I hate to see that one overlooked.

Mr. Snell: I agree with Bill. From one side, you can't see that billboard. I agree we want the other signs gone too but I hate to demand that they remove the other signs, because we have a good working relationship and we need to keep that going. The reality is we want them to sell everything.

Mr. Bishop: How many lots are they down to?

Mr. Snell: The last count I had was eight, I believe, before they took their sign down.

Mr. Piersall: I asked a realtor and there are no lots available. The lots that remain, they are going to build spec homes on them. So, we cannot custom design a home anymore. Regarding the billboard, if we upgraded our signage requirements, is there any possibility, based on the newer billboards that actually rotate? There are three or four advertisements? Could we so choose to lease them and space them out? We can have a sign saying, "*Arlington Ridge Chesapeake Bay Grille – 15 Seconds*" and 30 seconds later there could be a sign saying, "*Orlando Health Emergency Room.*" I'm just saying that's a possibility.

Ms. Adams: Just to clarify, the request for the minor modification to the PUD is to actually retain that billboard signage. Originally the PUD required that sign to be dismantled when the developer leaves the property and the request is that the CDD be allowed to keep that sign there in its existing state, but to change the messaging on the sign to promote the golf club. The form of the sign and the size of the sign would not be impacted. The billboard would still be the same height, width and the same wooden static sign. Of course, if the District wants to explore erecting digital signage on the Highway 27 corridor on our property, we would be subject to the City of Leesburg sign ordinances, but if that is something that the Board wanted to explore, staff would be happy to come back with information.

Mr. Piersall: That might be something to look into. I reached out to our Seat #3 Commissioner who used to be the Building Official for the City of Leesburg. He won his seat in the election. He will be our member on the City Council. He is a great conduit for us to use moving forward with issues like that. He has a very good relationship with the City Manager. I will elaborate on that a little later, but that's a big conduit for us. Perhaps he could lead us in that endeavor if we so chose to pursue it. If you see some of these latest billboards, they are money generators, but are aesthetically pleasing. It's just a thought.

Mr. Craddock: Could we as a Board agree on a cutoff period, whether it's 90 to 120 days after the first of the year, to notify FLC and other interested parties for the sign to come down as soon as possible?

Mr. Bishop: If we are down to 11 homes or 15 lots, why don't we talk about it next month to see how many lots remain? I hate to jeopardize our relationship with them. They have been there all these years, and if they are there another 30 days more than we would like them to be, I'm not sure that's going to do any real harm. As long as they are still having sales, I don't think we should put a deadline to take them down, because I think they are going to step away.

Mr. Snell: That is my position as well.

Mr. Craddock: I think Jim said those lots are not going to be sold to anyone because they are spec homes.

Mr. Bishop: They are still for sale.

Mr. Snell: They are still for sale. There have a few more spec homes out there in addition to that. I don't know exactly how many spec homes they have for sale right now because I don't

have time to track what FLC is doing. My personal belief is hopefully within six months all construction will be completed in this community.

Ms. Adams: I have a couple of other items under the District Manager's Report. I'm happy to report that the CDD started to receive the electronic fund transfers from Lake County. After residents paid their tax bills, CDD fees started to be transmitted to the District. So, we are in a good cash position for this fiscal year. So as a follow up item, there was discussion about the RV storage lot and the boundary, if there was an opportunity for the District to expand that boundary within the existing ownership. The answer was no. Where the fence line is, is actually where the parcel boundary is according to the Property Appraiser for Lake County.

Mr. Craddock: What happened to the turtle?

Ms. Adams: We were going to address the turtle under Amenity Manager's Report, which is the next item on the agenda.

D. Amenity Management

Ms. Murphy: I have one question before we take that report. I see that the light switch was installed at the tennis court. Is it working?

Ms. Roslin-Grimes: The light switch was installed at the end of October and is working properly. We hadn't received any resident complaints. We are thankful that it has been turned on for those residents that live there. We are still exploring reconstruction of the current tennis court, we are also still looking at shields to see if there's a possibility to put them on those lights to provide more shade and shield those homes from the lights at the tennis and pickleball courts.

Ms. Murphy: Thank you.

i. Community Director's Report

Ms. Roslin-Grimes: I don't have anything additional items for the Community Director's Report other than that the gopher tortoise hole is not active. It has remained unactive the entire time it has been filled in. We notified the Biologist as required. No additional items need to be taken care of regarding the gopher tortoise at this time. We have two other locations on CDD property that are not at risk of any traffic, so there won't be any reason to fill those holes. We are monitoring them and have them staked off for landscaping purposes to make sure that the mowers don't land up in a tortoise hole.

Mr. Craddock: Is the hole we have now going to be filled?

Ms. Roslin-Grimes: It was back filled. It just needs to be completely compacted and then filled again to make sure that the hole is completely filled in. Then there will be nothing else to worry about. I received a phone call from the Leesburg Police Department conducting drive throughs in the community from 2:00 a.m. to 4:00 a.m. daily, schedule permitting. There is a Police Log from the security gatehouse. They started at the beginning of November, so the logs should be through November. He let me know that he has my contact information and the security gatehouse contact information if there are any issues going forward. They have access to the RV storage lot if they need it without going through a member of our management team.

Mr. Craddock: I want to make sure that we don't skip over something important here such as the Floralawn Report.

Ms. Roslin-Grimes: Yes. Attached to the Community Director's Report is a report from Floralawn. If any Board Member has any questions, I would be happy to answer them.

Mr. Craddock: I have one comment. This has been ongoing for some time. I am still finding many sprinkler heads on mature trees, primarily on the golf course, that have not been capped off and I'm wondering why. We are wasting water.

Mr. Snell: Are they golf course or CDD trees?

Mr. Craddock: They are on CDD property.

Mr. Snell: But not on the golf course? Because it will make a difference as far as who maintains them.

Mr. Bishop: Are you sure they are active heads?

Mr. Craddock: I suggested capping and marking irrigation heads. Was some kind of formal survey done?

Ms. Adams: We can follow up with that.

Mr. Craddock: Is there some kind of map for the irrigation sprinkler heads? There is no record of what is done and what remains to be done.

Mr. Snell: Thank you, Roy. I agree with you. Is there anything else? Hearing none,

E. Golf and Food & Beverage

i. General Manager's Report

Mr. Snell: Justin?

Mr. Fox: One of the things that I wanted to touch on is we started selling memberships in October. We performed very well through October for membership sales by over \$88,000 and the prior year by over \$100,000. As of today, we beat the prior year by \$120,000 and the budget by \$100,000. We increased to 184 members. At the beginning of last year, we were at about 114 or 115. That's a great thing for us. It really shows that the community here can support the golf course and validates what we have been doing, so we really appreciate that.

Mr. Craddock: Justin, I congratulate you on this. I'm very pleased with the numbers and I'm glad that you sold that many memberships. How many memberships were sold outside of the community?

Mr. Fox: We offer a household membership, so a couple of members from outside the community joined. We had some interest on social memberships from outside the community as well. We only sold one.

Mr. Craddock: I remember we capped it at 10.

Mr. Fox: With more members comes more member tee times. We still have to rely on public green fees to operate the golf course. We will be monitoring the public play to make sure that we are meeting the budget every month.

Mr. Craddock: Thank you.

Mr. Fox: We talked a little about holiday parties at the last meeting. We currently have four, but we had that many cancel as well. COVID is still real. The parties that we are booking are smaller, 20 to 40 people that are spaced out. Regarding the POS system, we went live on Wednesday, November 11th. Overall, it has done very well. There have been some issues here and there, but I'm happy with where we are at right now. We still have some outstanding items. It's going well and it's only going to get better over the next two to four weeks.

Mr. Craddock: I understand that the POS was not working at Chatham's last weekend.

Mr. Fox: The credit card processor was not working. It will be operating tomorrow morning.

Mr. Craddock: Before you go too far, I want to talk about under Golf Operations, *"If a guest would still like to take their own golf cart, they are welcome to, based on availability, for a \$5 fee. Having public players take their own golf cart in addition to extra sanitary precautions has created in increased labor burden for outside service staff and extra wear and tear on the golf*

course.” I don’t understand that. Could you explain it to me? I can’t believe that outside members are bringing their own golf carts here.

Mr. Fox: Maybe I left that a little confusing. During the key part of COVID, you were letting all public players take their own golf carts. If you live in the same house or rode in the same cart, we asked you to share a golf cart. This is just for public players. If they would like to take an individual golf cart, maybe I should’ve said, “*One rider per golf cart is \$5.*” Does that make sense?

Mr. Craddock: Public residents also or people outside of the CDD?

Mr. Fox: That’s a good question. I would say that 99% of residents that play golf, have their own golf cart so it’s a non-issue. We are not necessarily monitoring resident golf carts.

Mr. Craddock: Okay. I was looking for the definition between resident and public. I was confused.

Mr. Fox: I would say to cover 99% of the situations, it would just be public golfers outside of the community.

Mr. Craddock: Non-residents.

Mr. Fox: Correct. That’s all I have. I would be happy to answer any questions.

Mr. Snell: We need a motion to approve the Community Director’s and General Manager Reports.

Mr. Craddock MOVED to approve the November Community Director’s and General Manager’s Reports and Ms. Murphy seconded the motion.

Mr. Snell: Are there any comments from the Board? Hearing none, are there any public comments?

Ms. Adams: If any callers have any public comments regarding the Community Director’s and General Manager’s Reports, this is the opportunity for public comments. Hearing none,

On VOICE VOTE with all in favor the November Community Director’s and General Manager’s Reports were approved.

SEVENTH ORDER OF BUSINESS

Business Items

A. Discussion of Rental Fees for RV Storage Lot

Mr. Snell: Lets open it up for discussion from the Board Members about the RV storage lot.

Mr. Craddock: I have a couple of comments, Terry. I agree with what residents said earlier. In my opinion, this should not be a revenue stream. It should be nothing more than passing on the costs we incur on an annual basis to maintain the RV lot and provide security. We should pass those costs on to the RV lot users. It should not be a burden for the CDD to have to pay that cost. One of the questions that came up was from a gentleman regarding the width of the lots themselves. I think we said at the last meeting that we would keep it as it is and were not going to change it.

Ms. Adams: That's correct. They are not going to be reduced.

Ms. Murphy: We went out and measured. The measurements were bigger than what the suggestions were. There were two people there that had one of the bigger rigs in there. We talked to them about moving them in, backing them in, turning them around and they said, "*We can't lose an inch.*" I think the size was 11x6' if I recall." They were all 11x6' except for the smaller ones. The smaller ones are not that wide, but that's where the boats are being stored with the smaller RVs.

Mr. Craddock: I guess the only question is whether to consider making this a revenue stream and what liabilities we will take on.

Ms. Murphy: The only other thing about the RV lot is when Mr. Don Lake proposed changes to the lot, he moved them one type of lot to another type, which supposedly was going to increase by three or four more lots, because he changed it from diagonal to straight. He did not say that the lots would be smaller because of that. He seems to think that we can have a few more lots out there if we rearrange the lines.

Mr. Craddock: Some of those bigger rigs are in tight spaces.

Ms. Murphy: The only thing that I really noticed was in back of the lot, there are some small places where boats could be stored comfortably. They could get boats in and out of there with no problem at all. Then there is that little space right by the front gate on the left-hand side that's also small. It needs to stay small because if you have a rig on the side, they won't be able to maneuver their rigs in and out.

Mr. Craddock: There are vegetation on the back side of the RV lot.

Ms. Murphy: We need to put in new lines so people can actually see where the lot begins and ends. Some of the lines are filled with weeds.

Mr. Piersall: As a former RV owner, the gentleman said it was 112 inches in width. I believe that is the maximum by law, which is 8 and a half feet. I went back there and called Emily the other day to take a look. Who put all of the barb wire outside of the main fence line that borders the 12th hole? I thought that was rather unique. They actually drilled through trees. On the outside of the fence, there is a wall about 3 to 4 feet high with barb wire. Who erected that? Is that our property? For security purposes, I'm asking.

Ms. Adams: I don't think it's ours.

Mr. Piersall: I saw that there was a 200-amp service meter there. So, my thinking on this is this is the only amenity in AR that not everybody has access to. There should be a fee schedule and monies that are generated from the RV owners. The other thing that I want to mention is that most people that have RVs, have storage underneath. They don't leave anything valuable, just beach chairs and things like that. Unfortunately, the things that have happened there seems like straight out theft to me. I know that's horrible, but at least we don't have vandalism. So, I don't see any way to make it 100% secure. I think lighting would help. I would be curious about that barb wire. The reason I asked about it is that I think that would slow anybody down trying to get in that fence line. So, the other side of that fence line is part of the transmission line. Does that property belong to Lakeside Plantation or does Duke Energy own that entire area? Perhaps we can line that with barb wire to the other side. That would definitely slow somebody down and that's all you can hope for. I hate to say it. It's a tough situation. Again, we have a 200-amp power source and if there is something that can be done, at least there is enough power there to do something like LED lighting throughout. I think we should try to get some input from the RV owners on what they expect and what they want.

Mr. Craddock: An electrified fence is a good deterrent too.

Mr. Piersall: I would be curious to know if we can have barb wire. From the first spot, all the way down the wall, I find it very interesting that they did that. That took a lot of work. They actually drilled through trees and eased the barb wire through.

Ms. Adams: Supervisor Piersall, that is the property boundary. I think that the barbed wire fence may be on the adjacent parcel and not part of District property, but we can confirm that.

Mr. Piersall: Where it currently is barb wire?

Ms. Adams: Anything outside of the chain link fence line is not part of CDD property.

Mr. Piersall: Somebody sure took a lot of time to put that barb wire in.

Mr. Snell: Bill?

Mr. Bishop: First of all, I think we need to research the minutes. I distinctly remember with the previous Board, there was quite a discussion about whether or not boats were allowed to be stored. I think I made a motion that it was an RV lot only. I'm not saying that I advocate that. I'm just saying that we need to make sure what current policy was established by a previous Board. If we are going to allow boats, we need the appropriate action to do that. Secondly, I think that whatever we do, everybody needs to understand that they store their property at their own risk. We are not supplying a secure environment by any means. If we want to do barb wire, we could add it at the top of the existing posts. I don't think there's been much entry over the top. They are cutting the chain link fence. Barb wire is not going to slow that down.

Mr. Piersall: Barb wire is from the ground level up about 4-feet. I have pictures of it, every 8 or 10 inches. That is going to slow them down to get through that barb wire.

Mr. Bishop: I am an RV owner and I am paying a storage fee elsewhere. I'm on the waiting list. I think I started at number 35 and I'm down to number 25 now. I'm not sure how to solve the problem, but a lot of those people back there are snowbirds that they are gone six months out of the year, and there's an empty spot there while I am paying a lot more than any of these fees down the road to park my RV. I'm not sure what the solution is for that, but that's one of the things I wish we could figure out a solution for. I don't have a problem with charging a fee to cover our expenses and some administrative costs, but as far as having security and so on, I have a real problem with that. I think if we are going to do that, you may need to look at that as a capital project and then increase the rental fee after we know for sure what we want to do and what it is going to cost. Because right now, we are dealing with the known quantity of the \$5,400 plus some allocation for administrative fees. I would hate to see us go too far beyond that.

Mr. Piersall: There are also some interim things that can be done. Hopefully there are no fees to do them. You can buy "*Beware*" signs on the internet and post them on the fence or install dummy cameras that are commercial grade looking that you can stick a battery in that beep with a red light. These are not jewel thieves. They are kids. Potentially if they see that sign and that camera beeping, they might think twice. So, there are some things that we can do on a very small scale at a nominal investment. I don't think it would be fair to distinguish between RVs and boats. I don't want to say salespeople to say, "*Oh yeah, we have an RV spot.*"

Mr. Bishop: I'm not taking a stand on that. I'm just saying that I believe the Board has taken a stand on that. There was one gentleman in particular who was very articulate. He bought here with the understanding that he could park his boat there and he has since sold his home and moved out.

Mr. Piersall: I want to see that in writing.

Mr. Bishop: I'm not saying that he did or didn't. I'm just saying if it was a Board policy, we need to stick to the Board policy or change it. It's that simple.

Mr. Snell: I believe the Board considered that and discussed it, but the final resolution from the former Board was that boats were allowed.

Ms. Adams: Yes, that's correct.

Mr. Snell: Had they not been allowed by the Board they would have been removed.

Mr. Craddock: We show that in our policy about the RV lot.

Ms. Adams: Yes. Mr. Chairman, the Board did adopt policies for the RV and boat storage area. I would be happy to circulate those to the Board Members, but it is inclusive of boats and articulates other requirements for those who use the storage facilities.

Mr. Bishop: I stand corrected.

Ms. Murphy: Terry, I think a couple of things. Several meetings ago, there were several people here that were using the RV storage lot. They were not opposed to collecting money amongst themselves to put in cameras or lights or something that they wanted to have back there. If you look at charging so much a month, that money would be to improve or repair the RV lot. It wouldn't be used as part of the General Fund.

Mr. Snell: As we discussed in a prior Board meeting, there would be a revenue stream and expense line item for the RV storage lot. I'm concerned about security across this community. We recently had three or four ATVs that came over to our community that got on to the first hole. Fortunately, they did not do donuts on the green. I talked to a friend who told me that in Southeast Florida that's a very common practice. That's where he came from. My opinion is it is a matter of time before something like that happens. I think there are some areas in this community that we need to hamper the ability of people to come onto property, especially in ATVs. We had several incidences. That's not a numerical number, but just an observation of the fence being cut. We are spending money to repair the fence and I think we need to improve security across the community.

Mr. Craddock: I agree with you, Terry. If I have known gaps in our fencing where we know people are coming through with ATVs, lets close those up. It's not that difficult.

Mr. Snell: Going back to what somebody else said, I don't believe the adage that a lock keeps an honest man honest. I believe it's his honesty that keeps him honest. But a lock does make the thief work harder or somewhere else. I think we need to look at locking down some. If we charge more than \$5,400 a year, then that money should go to improve security and maybe some other improvements back there. It is a revenue stream directly to that RV storage lot.

Ms. Adams: Procedurally, if the Board wants to consider imposing fees, it does require a rate hearing. That rate hearing requires a 28- and 29-day public notice. So, if the Board wants to consider this, you can direct staff to bring back the form of notice and fee schedule for consideration. Once the Board approves that, then we could set the rate hearing based on the timing.

Mr. Snell: I put together four spreadsheets after the amenity. The only reason I did that was to give this Board an opportunity to see some difference in \$1.50 versus \$1.00 or 75 cents per linear foot. I looked at a few other CDDs in the area, one being The Villages. Although I have my issues with them they do have some useful information. That's why I provided the linear feet so we could see some differences. Tricia, if we had a motion today to charge per linear foot, could we do that and then set the rate hearing?

Ms. Adams: So, the motion would be to direct staff to bring back the form of the notice and proposed fee schedule for consideration at next month's meeting and then we would schedule and run the notice.

Mr. Craddock: I'm not sure where you are going with the revenue plan, Terry. Is that going to be to specifically enhance security via access to the property, and not cameras or lights?

Mr. Snell: I don't have a specific plan. I just think we need to improve it, so if we have a revenue stream, that gives us an opportunity to develop a plan and improve security. Without that revenue stream, we would need to take the funds out of the General Fund, which I'm opposed to or depend on contributions. I'm not in favor of contributions because they are not necessarily dependable. I have nothing against the people contributing, but quite often people agree to contribute and then don't do it for whatever reason because something bad happens.

Mr. Craddock: If we are going to be doing anything, the 53 households who have RVs and boats there and utilize the property should carry the burden. My earlier comment was that I didn't

want to make a revenue stream that just becomes another income source for the general fund. It is specifically for the RV Storage Lot.

Mr. Snell: There would have to be a line item expense to RV lot.

Mr. Bishop: Tricia, for clarification, as far as the advertising, if we advertise the rate at \$2 per linear foot, but only wanted to charge 50 cents, we can do that.

Ms. Adams: Yes. Lindsay is on the line. She would tell you as legal counsel in regard to what you can notice. You notice that you are having a rate hearing, but the rate that is advertised does not tie the Board's hands. You can choose a rate that's higher, lower or the same as what you advertise. The rest of the notice says that you are having a rate hearing.

Mr. Bishop: So, we don't have to decide a specific rate.

Ms. Whelan: That's correct. I know it's a little different than our assessment process where you actually do notice the maximum cap where we cannot exceed the advertised amount. To Tricia's point for a ratemaking hearing, although it seems like the same process, it's actually a different legal process as we have the ability to change that rate at the hearing itself.

Mr. Piersall: We should propose the rate at 75 cents, \$1.00, \$1.25 and \$1.50 per foot. That would raise \$21,011.40. We should notice the residents that currently have equipment in there and let them know that this is the plan effective January 1st. So, they know this is \$21,000 for them to spend. I think lighting should be considered. I think barb wire, if we could put it there from the ground up, would slow people down. Unfortunately, you are a mark when you are in there. Fortunately, no RV has been stolen or driven away. I think a motor was stolen off of a boat. Last year in June, a car was stolen and broken into. It turned out the owner left the keys in the car. It's common sense. So, I think \$21,000 is the money we should spend. We get it from the RV owners and anybody that objects to it, is removed from the list and someone else would get their spot. We have been talking about this for some time. Let's make a decision. I think that's more than reasonable.

Mr. Craddock: I think, Jim, what was said earlier, we don't need to agree on how much we are going to charge. We just need to agree that we are going to charge the RV lot owners and set up a public hearing.

Ms. Adams: Yes.

Mr. Craddock: We can decide how much it is going to be later.

Ms. Adams: Yes, and it would be the next meeting that you kick off that rate hearing process with approving the form of a notice and Fee Schedule that's drafted for publication.

Mr. Craddock: That will give us the opportunity to talk with the RVers to quantify what they are looking for and how much it is going to cost. Then we have to say, "*This is what we want, this is what it is going to cost and this is how much we are going to have to charge per foot.*"

Mr. Snell: Claire, do you have a comment?

Ms. Murphy: I do. If we start charging, are we going to get pushback from the RV owners that are here for only six months, but we charge them for an entire year or is there a way to share that lot between summer and winter people? You are paying top dollar down the street, but if during the summer, you have a limited amount here, can they rent the lot for six months and then go back in the wintertime and get their lot back? That might be a consideration where you might share the lot with somebody else.

Mr. Piersall: Many places are in the business of being a storage lot. I look at it like someone who owns two homes – you pay taxes on them all year long.

Ms. Murphy: But if Bill is there for six months and has an opportunity to move his rig here for six months at a cheaper price, can you go back and get a spot at that RV storage lot again?

Mr. Snell: That would depend on the commercial lot's space availability. My concern is if they couldn't, then we may have opened a can of worms, because if I can't get my lot back there, why can't I stay here?

Mr. Craddock: Right, but you could run into a situation where a lot owner refuses to share.

Mr. Piersall: I think we should make a decision and figure out how we are going to spend it. We would send a letter to each resident that has equipment back there effective January 1, 2021. Maybe people who have equipment back there, may sell it. It will generate an opening for Bill Bishop. There are people who have stuff there that they are not even using.

Ms. Murphy: Do we have to set a dollar amount today?

Mr. Snell: No.

Mr. Piersall MOVED to direct staff to send out a notice to RV lot owners informing them of the \$1.00 per linear foot charge effective January 1, 2020 and Mr. Bishop seconded the motion.

Mr. Snell: I don't think we can do that because we have a process that we have to go through. We can propose a boat charge and have a motion to set a rate hearing.

Ms. Adams: Yes. You can direct staff to bring back a form of notice and proposed Fee Schedule to your next meeting for Board approval, which would kick off the rate hearing process. Unfortunately, Supervisor Piersall, this may move slightly slower than you would like it to, but procedurally we need to follow this for a rule hearing because it is a government that is charging a fee.

Mr. Piersall: In my opinion, \$1.00 per linear foot is more than reasonable.

Mr. Piersall MOVED to direct staff to bring back a form of notice for a rate hearing on the RV/boat storage lot and proposed Fee Schedule for approval at next month's meeting and Mr. Bishop seconded the motion.

Mr. Craddock: I am okay with it as long as we don't establish a fee before we know what that fee really needs to be. I think we need to get together with RVers to understand what kind of improvements or maintenance we want to do to quantify how much money we need. If you just say \$1.00 per linear foot, it may be enough or may not be enough.

Mr. Snell: Correct me if I'm wrong, but even though it was proposed at \$1.00, you are not tied to that at the rate hearing so that can be changed. So, let it stay as is. That allows us to have a rate hearing and gives us 30 days to get some more input before the next meeting.

Mr. Piersall: Is it possible to reach out to those 53 people by certified letter telling them that this is what we intend to do and perhaps provide a survey of what they want?

Ms. Adams: Yes, Supervisor Piersall. If the Board would like, maybe delegate the Chairman of the Board the authority to approve the form of the letter and survey to administer to the RV storage lot users in order to gather that feedback.

Mr. Piersall: I think that would be good. That would be a good place to start.

Mr. Craddock: \$5,400 is to cover our annual costs.

Mr. Piersall: That basically leaves \$15,000.

Mr. Snell: We are not tied to a number today. Are there any other comments from the Board? Hearing none, are there audience comments?

Ms. Linda Blackburn (Lot 468): There are two things to consider. You might want to check with your insurance carrier to see what the cost is for the insurance on that lot. It may be separate. Then you can figure that into the fee for the RV owners. Secondly, if you are going to put lighting

in there, who is going to pay for the cost of that lighting? Would it be a separate lighting bill for just the RV owners or will the entire community have to pay?

Ms. Adams: Insurance is a good point.

Mr. Piersall: I think LED lighting would not be very expensive.

Mr. Jim Metcalfe (Lot 518): I've lived back there for about four years. When we first came here and bought our house, they said that the RV lot was going to be free. I understand that there are expenses, but it seems like you are confused about what is going on. People aren't breaking in the front gate. They are cutting the fence where the boats are. So, enhancing the front gate isn't going to do anything. As far as the fee, that's not a problem. Right down the street for \$50 a month, you can park on asphalt with security walking around. Maybe you should form a committee to get more information. Thank you.

Mr. Snell: Thank you.

Mr. Bill Fraser (Lot 185): It sounds like some of you are trying to punish people who have RVs. When I was looking to move here in 2006, at that time they said if we had an RV, it would be free. At that time, it was strictly RVs. If you charge people, you are going to punish them. You can't make an income stream for security elsewhere. If you do this, we are going to secure everything else on the outside. Those are just my comments.

Mr. Snell: Just for clarification, it is not my intent to use that revenue stream for security elsewhere in the community. Not at all.

Mr. Fraser: Most people who store their RVs there, are not looking for extra security. They have insurance for their RVs.

Mr. Snell: That's not the comments I have gotten. I've received a lot of comments about providing more security back there.

Mr. Fraser: Some will pay it, but a lot of people can't afford it.

Mr. Bill Middlemiss (Lot 513): This is a better group discussion. I've enjoyed sitting back and listening to it. Thank you for the explanation. I went back and looked at those two charts and figured out the differences. It actually made sense once I did that. I am one of those who would like some security down there, whether it's lights or a camera. I know that a couple of people down there now have game cameras to keep track of some of the things that are going on. In all sense of the word, I also want it to be known that I am not opposed to paying for the additional benefits, even though when we moved in here five years ago, the lot was covered. I understand that's a sales

pitch, but in the short term, everybody has money invested down there in the range of \$25,000 to \$250,000 or more. We are just looking out for our best interest. My truck and RV were vandalized sitting outside of my house. All we are asking for are some precautions. If you are looking for someone to work with on this matter, I would be willing to sit down with you and work through some ideas. I don't know how you can figure out any additional spots by changing the angles because we are actually parked in there straight.

Mr. Piersall: I think there is an equitable answer. There are 53 now households benefitting out of over 1,064 homes. And please keep in mind there are no written legal contracts from the Sales Office regarding RV spaces – that were sales pitches. I think it's reasonable to charge a rate. You could have a committee - I have seen that in the Rules of Procedure – with other RVers. I think that may be a discussion for another day, but I would be open to that. When you look at a commercial lot and this lot, this is the lot that residents are already paying for the land and taxes on that land. In addition, they are also paying to try to make a profit. We are not intending to make a profit.

Mr. Snell: Jim, in regards to a committee, we really can't have a committee. Because if we do, we have to publicly notice it and it has to be open to the public. So we can take input from RV owners but not set it up as a committee. We could, in reality, I guess, but it is not the right thing to do.

Mr. Piersall: On Page 5 of the Rules of Procedure it says:

“The Board may establish committees of the Board either on a permanent or temporary basis to perform specifically designated functions. You can have individuals who are not members of the Board. Such functions may include, but are not limited to review of bids, proposals and qualifications, contract negotiations, personnel matters and budgeting preparations.”

Mr. Snell: What document are you reading from?

Mr. Piersall: Rule 1.1 in the AR Handbook.

Ms. Adams: I just want to clarify. I think Chairman Snell was saying that in order for the Board of Supervisors to form a committee, it does require public notice, just like your Board meetings require public notice. It would require minutes just like your Board meeting minutes are required. So, there is an expense to it. Whereas, if you interact with your constituents on an individual basis, there is no expense.

Mr. Piersall: This gentleman volunteered.

Mr. Snell: But that's interaction with Emily if the Board agrees for me to do that. That is not setting up a committee. The difference is we can interact with them individually but not if we set it up as a committee. There is a cost for advertising, it must be public and have minutes. So, we don't want to do it as a committee. I did correct myself and said that you can have a committee. It's just not the best way to go about it. We can work with the residents on a basis of gathering information.

Mr. Piersall: We can have discussion at the next meeting.

Ms. Adams: Callers, if you have any comments regarding the motion and the second to set a rate hearing, bringing back the notice and a Fee Schedule for the RV storage lot, this is an opportunity to make comments. Hearing none,

On VOICE VOTE with all in favor directing staff to bring back a form of notice for a rate hearing on the RV/boat lot and proposed Fee Schedule for approval at next month's meeting and delegating the Chairman the authority to approve the form of the letter and survey to administer to the RV storage lot users in order to gather that feedback was approved.

Ms. Whelan: Mr. Chairman, just for clarification on my end, does the Board want me to bring back the form of the notices to the next Board meeting or are you comfortable with us proceeding with running those notices based on the dollar amount that we discussed today, with the understanding that it could be changed at the public hearing?

Mr. Snell: I'm comfortable with the second thing that you said.

Ms. Whelan: Thank you.

Ms. Adams: So those 28- and 29-day notices will run on the nearest date possible and advertised at a dollar per linear foot.

B. Discussion of Memorial Program

Ms. Adams: Mr. Chairman, would you like for me to introduce this item?

Mr. Snell: Please.

Ms. Adams: Maybe this should've been listed as two separate items. Included in your agenda package is information regarding the cost for commercial quality benches that would potentially be purchased and installed throughout ARCDD property. As an additional

consideration, the Board asked about the possibility of a memorial program. My apologies. I see that it was inadvertently excluded from the agenda package. There is an application that will be included in your next agenda package regarding the memorial program. It provides some framework for the Board to consider. In this month's agenda package, we have some information for the Board regarding the purchase of benches. This has been prepared by the Amenity Manager. Would you like for her to present this information?

Mr. Snell: Please.

Ms. Roslin-Grimes: Attached in your agenda package is a community bench comparison. Amenity Staff went out and reviewed some options for changing the existing benches in the Village Green area as well as on AR Boulevard to a uniform bench. As of right now, we have seven different types of benches throughout the community. That includes benches in The Commons, benches on AR Boulevard, benches in Village Green and some along the golf course areas. This would give us a uniform look along the property. At this time, we are looking to start with changing the benches on AR Boulevard and in the Village Green area as well as some golf areas and remove benches in the Commons to replace the existing benches. You will notice on the Surplus List, two benches scheduled for surplus that are considerably damaged that were removed because of safety concerns. We are just waiting for that Surplus List to be accepted. You will see three different types of benches with information and pictures, including the answer to questions. The cost comparison goes over different costs, experience with the vendor, estimated time of deliveries, shipping costs, deposits and warranty information. I will see if any Supervisor has any suggestions.

Mr. Craddock: The cost does not include bolting them down.

Ms. Roslin-Grimes: Correct. That is not included in the assembly requirement section, but our Facilities Technician can do that. He does that for all of the benches.

Mr. Craddock: Where are they bolted down to?

Ms. Roslin-Grimes: All of our benches are on pads or pieces. So, it would just be replacing the existing locations of those benches. The current proposal would not be to add any additional benches other than what we have at this moment. He would place those in those current locations.

Mr. Craddock: That's what I was wondering about. If you put it on sand, it will start sinking.

Ms. Roslin-Grimes: Eventually if you decide to add additional benches to the Boulevard and other specific locations, we will need to make sure that we have additional concrete pours in those locations if there isn't already.

Mr. Craddock: The bids are cost competitive. I personally believe the Belson Outdoors bench is a superior design structurally. The other one looks flimsy, while this one is a sturdier design.

Mr. Piersall: I concur. Orthopedically speaking, I think the Belson Outdoors bench is a much better design.

Mr. Snell: They did include the material and coating and I didn't see that on the other one. Powder coated steel is probably the best route to go with other than powder coated aluminum.

Mr. Bishop: On the Belson website, they have a composite bench. It has powder coated aluminum on the end with composite slats. It is actually a little less expensive. It would be \$4,900 including the freight.

Ms. Roslin-Grimes: The District does have a few composite benches, very similar to what Bill is referring to. There are a few in Village Green. At this time, those are scheduled to be moved up to the Commons to create uniformity. If the Board wishes us to go out for composites to match that specifically, we can certainly research that.

Mr. Craddock: How long have we been providing benches?

Ms. Roslin-Grimes: All of our benches were purchased at different times. There are about seven different types of benches in the community.

Mr. Craddock: I was looking at the one in Village Green.

Ms. Roslin-Grimes: They have been here before me, which was prior to 2018.

Mr. Craddock: My concern with most plastics, is that they start cracking and breaking down if they are exposed to the sun.

Ms. Roslin-Grimes: Since I have been here, none of them had to be replaced. I believe that Belson or Keystone has the option of purchasing individual slats for repairs as opposed to having to replace an entire bench if needed. So, the cost would be lower for replacement. One of the benefits with these powder coated benches would be that you can have them re-powder coated as opposed to ordering new benches.

Mr. Craddock: I think that's a good option.

Ms. Roslin-Grimes: Does the Board want staff to bring back proposals?

Mr. Snell: I would like that. Unfortunately, we can't discuss anything in between meetings, so I think we owe it to the residents to look at alternatives and come back with a lower cost proposal.

Ms. Roslin-Grimes: We can bring back a proposal for just the composite benches with aluminum sides.

Mr. Snell: I would like one other thing to be included in that, which are the limitations of the composite. Are there any kind of weight restrictions?

Ms. Roslin-Grimes: We can certainly add that to the scope.

Mr. Snell: We are not making any motion so we can't take any public comments.

Ms. Murphy: When you do the memorial application, is that going to include the cost of the plaque, wording, the size and the format?

Ms. Adams: Yes.

Ms. Murphy: Thank you.

C. Consideration of Resident Club Applications

- i. Sunday Worship Club**
- ii. Men of Faith**
- iii. Women of Faith**

Mr. Snell: I will open this up for Board discussion.

Mr. Craddock: My only concern is that two groups are requesting the movie theater and I'm not sure what the CDC guidelines are for the number of people in a movie theater. I also don't know what the limitations are in the craft room. How are we going to control the number of participants in the social clubs?

Ms. Roslin-Grimes: The movie theater is the only facility that has seating for social distancing.

Mr. Craddock: Do you know what that number is? How much can we fit?

Ms. Roslin-Grimes: Twenty-two is the limit to seating with social distancing guidelines.

Mr. Craddock: I think one of these said that they are projecting at least 25 people showing up.

Ms. Roslin-Grimes: I think another resident mentioned that we can accommodate groups in different locations. If they have a different location, this may be their outside of COVID

restrictions. We can certainly accommodate them at another facility if needed on a temporary basis until those restrictions change.

Mr. Craddock: I just want to make sure that they are maintaining social distancing guidelines.

Ms. Adams: Once we let them know that they are approved or whatever the Board decides, we can coordinate with them. It may be that all 25 of those individuals aren't comfortable meeting in person at this time too, but we can certainly find out.

Mr. Craddock: Okay.

Ms. Murphy: Could they use Fairfax Hall instead of the theater?

Ms. Roslin-Grimes: As long as Fairfax Hall is available and not utilized for something else during that timeframe, yes, Fairfax Hall is available.

Mr. Craddock: Terry, I suggest approving all three at one time.

Mr. Snell: I agree. Bill, do you have any comments?

Mr. Bishop: It is my understanding that this is really just administrative and we are just legitimizing them.

Ms. Adams: Men of Faith and Women of Faith have been meeting at AR for years. We recently had a brand-new application for the Sunday Worship Club. We did not have the formal application that was presented to the Board for approval for Men of Faith and Women of Faith. We gathered those at the same time so the Board could consider all religious clubs together. I believe that legal counsel may have some input in terms of information for the Board on these applications.

Mr. Snell: I believe we had the application for the Sunday Worship Club in July but it was deferred because all the amenities were closed at that time.

Ms. Murphy: I know that the Sunday Worship Club is currently meeting at the end of Independence Trail in the cul-de-sac every other Sunday and the Women of Faith are definitely meeting in the card room. They have been meeting in the card room quite a lot. I'm not sure about the Men of Faith.

Mr. Snell: Jim, do you have any comments?

Mr. Piersall: No. They have the right to worship. I would have some concerns about COVID, but they need to take care of themselves at this point.

Ms. Whelan: The one piece of information that we discussed with the Board very preliminarily, since we are a government entity, should you choose to accept these applications today, keep in mind that in the future, as you receive additional faith and denominational applications, you would have a very limited ability to not accept those. So, it's almost like an all or nothing approach. You either allow all faith related applications as they come in or you allow none. Otherwise, you set yourself up for a quick and easy constitutional challenge based on the Equal Protection Clause. If the Board does decide to allow them, there is nothing wrong with that. Again, keep in mind you would essentially be approving all of them in the future as they come in. You have very limited ability to not approve them in the future.

Mr. Snell: So, if some organization came in here that the people of this community did not want, we would have no choice but to approve them.

Ms. Whelan: Yes. Of course, you can approve them on a case-by-case scenario, but you would have very limited ability assuming it was safe to not accept that application at this time.

Mr. Snell: We won't take public comment til we have a motion.

Mr. Bishop: So, if I understand what Lindsay just said, we are only required to accept all faith based applications. If it was an outside group that wanted to come in and use the hall, then there are different approval criteria.

Mr. Snell: A previous Board had an application for an outside group to rent Fairfax Hall, but that was denied.

Mr. Bishop: But that doesn't change anything. We would still be liable if we approve these.

Mr. Snell: That is correct.

Ms. Adams: Yes. If the Board chose to approve these applications, then these groups would be entitled to recurring scheduling for the amenities and also for access to ARCDD media such as the newsletter, Coffee Talk announcements, etc. So, when the Board approves these groups, those are the benefits that come with that approval.

Mr. Bishop MOVED to approve the club applications as stated and Mr. Piersall seconded the motion.

Mr. Snell: Is there any further Board discussion? Hearing none, are there any audience comments?

Mr. Archie McBride (Lot 567): I am leading the Sunday Worship Club. I just want to say that we are not looking for the availability of inside facilities or the theater on every Sunday. We are just looking to have the theater during inclement weather. For several months now, we have been meeting in the cul-de-sac and we love it out there. It's just that on Sunday morning, there has been rain. Right now, we are in the season where it's going to be very cool sometimes on Sunday morning. Currently we meet on the first and third Sundays and are only out here for about an hour. Our program is we open up for prayer, sing a hymn together and then we have a closing prayer and go home. I am a retired Pastor for 25 years. It only lasts for about an hour and then we are done. So again, we are not looking to use the facility every Sunday, just on Sundays when there is inclement weather. Right now, we do it on the first and third Sundays, but there are times that we may get together on the third and fourth Sundays. For instance, this month, where we normally would have met last week, we did not meet because as a retired pastor, I'm often times asked to come to other churches to preach. In that situation, we just meet on alternate Sundays and will do it this Sunday. Normally, we are just meeting on the first and third Sundays.

Mr. Snell: I suggest that you reserve every Sunday because you don't know what the weather is going to be like.

Mr. McBride: Absolutely.

Mr. Snell: If you did not have a time slot dedicated to you, someone else can come in and take your time because it wasn't scheduled for you.

Mr. McBride: Sure. As a matter of fact, we are going to change it to this Sunday because it's a little cooler now at 8:00 a.m. In the past, we have been meeting from 8:00 a.m. to 9:00 a.m., but we are going to move it from 9:00 a.m. to 10:00 a.m. So, whatever we need to do to be able to do that, we would be sure to do it.

Ms. Murphy: Do you have a number of people that normally attend?

Mr. McBride: Yes.

Ms. Murphy: Will you be able to use the theater with 22 or less people?

Mr. McBride: Yes. Right now, on a given Sunday, we may have anywhere from 14 to 20 individuals. We have a list of everyone that attends with their email, phone numbers, just in case something comes up. We sent out texts or emails to everyone advising them that we would not have a service it this particular Sunday, but as I said, we are going to do it this Sunday because I wasn't available last Sunday.

Mr. Piersall: Is there any possibility that the covered area by the pool could be accessed?
It is covered and it is outdoors.

Ms. Murphy: There are people there on Sunday, so there would be a conflict there.

Mr. McBride: We were asking for the theater because if we were anywhere near the capacity of up to 20 individuals, it gives us an opportunity to spread out because of COVID-19.

Mr. Piersall: Their reviews are online and their message is very good.

Mr. McBride: Thank you.

Mr. Piersall: Bless you. It has been a pleasure.

Mr. McBride: Thank you.

Mr. Snell: Are there any other comments?

Ms. Adams: If we have any public comments regarding the applications for Sunday worship and Men and Women of faith, this is the opportunity to speak. Hearing none,

Mr. Snell: I want to comment before I ask for the vote. My comments were just to make sure the Board understands the full implication of what we are approving here and future consequences. It has nothing to do with whether or not I agree with it or disagree with these clubs. I want that to be clear. Having said that, let's have a roll call vote.

<p>The prior motion to approve the club applications as stated by roll call vote: Supervisor Snell: Aye Supervisor Bishop: Aye Supervisor Craddock: Aye Supervisor Piersall: Aye Supervisor Murphy: Aye Motion Passed 5-0.</p>
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D. Consideration of Resolution 2021-02 Declaring Surplus Tangible Property

Ms. Roslin-Grimes: In your agenda package, is a list of surplus items. If the Board has any questions about any of the items on the list, I would be happy to answer them.

Ms. Murphy: I have a question about something that is not on the Surplus List. What is going to happen with the old computer equipment in the golf club and restaurant?

Ms. Roslin-Grimes: It is undetermined what specifically we might be able to use from the old system in coordination with the new system. So, we will have another Surplus List at another time and will hold on to that equipment until necessary.

Ms. Murphy: Okay.

Mr. Snell: I have a couple of questions. How are florescent bulbs disposed of?

Ms. Roslin-Grimes: We actually have a licensed electrician who is going to pick them up and dispose of them for us, since they have additional mercury in them. We have to set that up once the Surplus List is approved.

Mr. Snell: This is kind of a follow up question. If they are burnt out, why are they considered surplus?

Ms. Adams: It is trash.

Ms. Roslin-Grimes: We decided to bring it before the Board because it does have to be disposed of through a specific carrier as opposed to just throwing it in the dumpster like you do anything else.

Ms. Adams: We could not include those in the future and that would be fine too.

Ms. Roslin-Grimes: If that's how you want to handle it by throwing it out, we can do that.

Mr. Snell: Unless they don't contain mercury, I definitely don't want to them to be just thrown in the trash. I want them to be properly disposed of.

Ms. Roslin-Grimes: If you don't want it to be on the Surplus List going forward, we will certainly just dispose of it when it needs to be disposed of as opposed to collecting it and putting it on a list.

Mr. Snell: Okay, either way. I'm not proposing to put it in surplus. I just didn't understand what that meant. Is computer software the same? Why don't you just quit using it?

Ms. Roslin-Grimes: It's not a matter of not using it or using it. It's collecting dust in the Administrative Office because it's an outdated system. Most of the items on this list are disposable items, but they are the property of the District so we put it on the Surplus List to make you aware of the items that are going to be removed from inventory because they are no longer the property of the District once they are disposed of.

Mr. Snell: They are on the record.

Ms. Roslin-Grimes: Correct.

Mr. Snell: I wanted that to be clear.

Mr. Bishop MOVED to adopt Resolution 2021-02 Declaring Surplus Tangible Property and Authorizing Disposition and Mr. Craddock seconded the motion.

Mr. Snell: Is there any other discussion from the Board? Hearing none, are there any comments from residents?

Ms. Adams: Any callers who have a comment on surplus, this is an opportunity to speak.
Mr. Chairman, I don't hear any comments.

On VOICE VOTE with all in favor Resolution 2021-02 Declaring Surplus Tangible Property and Authorizing Disposition was adopted.

E. Consideration of Media Agreement with Eileen Heughins

Mr. Snell: Eileen, are you here?

Ms. Heughins: I'm here.

Mr. Snell: When we met 10 days ago, you had a lot of things that you wanted the Board to consider. Would you please reiterate it for the full Board?

Ms. Heughins: Okay. Since February 2019, every month I put the movie for next month in the newsletter. I was sent the Media Agreement to sign. I would like to review it before signing it. The agreement wanted a copy of the newsletter. I don't know the reason why they would want it. Other people could receive the newsletter at our discretion. They wanted my newsletter to be sent out 24 hours after *The Ridge Line* newsletter was printed. I've been doing my newsletter for over four and a half years, the last day of the month around Midnight. I have 400 residents that receive my newsletter. *The Ridge Line* is subject to conflicts with the printer and weather so it would be delayed. The Board doesn't want me to put any movie information in my newsletter so they would be the first ones to send it out. I will be sending out the movie in the Friday newsflash the last Friday of the month. I don't think that would cause any problems. According to the Media Agreement, my newsletter would be sent within four days from the end of the month. I would like to send it out seven days before the end of the month. They wanted a disclaimer that movies are selected by ARCDD staff and that the schedule is subject to change, I will put a disclaimer in my newsletter if they put a disclaimer in their newsletter.

**Ms. Heughins comments could not be understood by the transcriber due to attending via speakerphone.*

Mr. Snell: I don't want your newsletter sent to Emily or GMS staff at all because then it becomes a public record. I don't think the residents of this community would be grateful at all for

that. I think there is information in there that should not be on the public record. Whatever we do, I don't want that to happen.

Ms. Heughins: I don't see any reason for that happening anyway.

Mr. Snell: I think Emily had a valid reason for it, but regardless, I'm going to object to having it sent to you, because I don't want it on the public record. We don't need a public record of when my wife's birthday is.

Ms. Heughins: That's true.

Mr. Snell: Now, this was a little bit of a controversy. I think there needs to be an agreement because we need to understand what Eileen wants to do. I've known Eileen for almost five years. In my opinion, she has a lot of integrity. I believe she will work with us together on this, but I think we need an agreement. The one restriction I would have, I just mentioned. I would like the opportunity, if the Board agrees, to work out an agreement with Eileen. If you want to bring it back for a vote, that's fine, but I would like to have the opportunity for Emily and I to negotiate an agreement so we can get the information in that resident newsletter because some residents don't get emails or *The Ridge Line* newsletter. The two should complement each other and we need to work together. I believe that Emily and Kelly want to do that, in my discussions with them and I believe that Eileen wants to do that.

Ms. Heughins: I'm not sure what you mean by working together.

Mr. Snell: Work together so we are not competing and blocking each other from information, so we are not at odds with each other and the CDD provides you with information that you would like to put in your newsletter. I think the more we can communicate, the better. I think we need some kind of statement in there on some of the things you talked about. Everything is subject to change. Residents need to go to Emily and Kelly if they have questions about the movies and why it was changed and not you. That's my position on it. I would like to open it up for Board discussion. Are there any comments?

Mr. Craddock: I'm good with what you proposed Terry. Work it out between you and Emily and Eileen. I don't think it needs to come back to the Board.

Ms. Murphy: As long as there is a statement in her newsletter that says, "*These movies are subject to change without notice,*" or whatever you come up with that she should put in there. If that's the big issue, she needs to put that in every newsletter along with the titles of the movies,

even if she signs an agreement with us. The movies may change without notice, but I think she needs to put it in the newsletter.

Mr. Piersall: I don't have a comment.

Mr. Bishop: I have a couple of questions. I read the proposed agreement. Lindsay, I don't see any remedies in there for breach of the agreement. If we enter into an agreement with this non-official newsletter, are we in some way legitimizing that publication?

Ms. Whelan: No. We are simply providing information. We are not at all sanctioning or otherwise blessing the content of that newsletter.

Ms. Adams: Mr. Bishop was also inquiring about the enforceability of the agreement and the merit of the agreement given the lack of enforceability of the agreement.

Ms. Whelan: We can respectfully request and partner together and ask that she not release any information before the CDD's newsletter is released, but ultimately the District has limited options to get an injunction to prevent her from publishing earlier in the future. I see this as more of a goodwill venture than an ironclad agreement. I see it more as coming to an arrangement, a meeting of the minds, as to what those parties want to accomplish and how to accomplish it versus creating some sort of ironclad agreement that we are going to sue somebody over.

Mr. Bishop: Okay. Thank you. With that being said, I'm not sure what the problem is. Is there some underlying problem with residents knowing what movies are being shown? It does come out of *The Ridge Line*, which in my view comes out early enough for me to see the movie that is being shown this Saturday because *The Ridge Line* has been out for a couple of weeks. Every Friday, the next week's movies are included in the weekly blast. So, to me it's a lot ado about nothing. I just have a real problem with her making these demands of us when I'm not sure that we need to kowtow to her demands. The information is getting out there to everybody who wants it and somebody who doesn't get the weekly write ups. If they are getting her newsletter and have access to the internet, all they need to do is call the office to give their email to the weekly blast. Through the official channels of the CDD, the information is out there. So, I have a real problem doing anything with this.

Mr. Snell: That's your opinion and I appreciate you expressing it. Roy?

Mr. Craddock: I'm a bit torn, but what Bill just said makes a lot of sense. I don't understand why the Board needs to make any changes to what we are doing now.

Mr. Snell: Jim?

Mr. Piersall: I believe there should be a disclaimer for liability. I believe that *The Ridge Line* is a very sufficient magazine. I don't have a lot to add on the subject. I'm just trying to understand a little bit from Emily. I asked her about this when I saw that it was going to come up, but I don't want to say that I don't have a dog in the fight, but I guess that I do. I don't understand the magnitude of it and how this evolved, but I think we need to protect ourselves if there is any question about protecting AR, our proprietary rights or information.

Mr. Snell: Claire?

Ms. Murphy: I think when I originally heard about this several weeks ago, I thought, "What's the big deal?" We can give her the names of the titles or not. Emily, Kelly and I had a long discussion and at the end of the discussion, they convinced me to put this agreement in place. I kind of went along with them, but I told them that I thought at the time if she put that disclaimer in her newsletter, it would cover both places. I really don't have a yes or no either way. I'm with Bill, I don't think this is a decision to be made. Like Jim said, it has gotten bigger than it should be.

Mr. Snell: It got bigger because she sent the agreement to the Board Member and therefore opened it up so that the entire Board has to make a decision on it instead of just me. That's why it came before the Board. Otherwise, we would've probably resolved something. I don't object to giving her these titles. I agree, Bill. The information is already out there. Eileen asked me to get involved, so I got involved. She wouldn't sign the agreement and sent it to all of the Board members, which escalated it.

Ms. Murphy: But is it important to have those movies in that newsletter in addition to everything else we are doing, such as the e-blasts?

Mr. Snell: It became a Board decision as to whether or not to give her the information. If the Board decides that we don't want to provide it, then that is what will happen. If the Board decides we want to provide it, we need to work out an arrangement on what we can give to her.

Ms. Murphy: If we give her formal approval today and *The Ridge Line* is produced tomorrow and for some reason, her newsletter goes out with four movies and *The Ridge Line* comes out with four different movies, what kind of problem does that create for us?

Mr. Snell: It doesn't really create a problem. The real issue is that a former Board wanted CDD information to go out and to be the first source of that information.

Mr. Piersall: So, is the bottom line who gets to release it publicly?

Ms. Roslin-Grimes: As Claire just said, it does pose a problem. So, what Claire said was valid. That was one of the biggest concerns.

Mr. Piersall: So that marquee that we have at The Commons can we publish the movie there?

Mr. Snell: What I was trying to do was to follow the Board's direction that CDD information went out in official CDD communication. That's all.

Mr. Piersall: As it should.

Mr. Snell: So, the only way to totally follow the Board's former direction is to not give the information. If that is what the Board wants to do, then the Board needs to direct Emily and Kelly.

Ms. Murphy: Well, I think if we follow that the CDD should be disseminating information, we should follow that.

Mr. Craddock: I agree.

Mr. Bishop MOVED to allow CDD information to be disseminated through CDD media to communicate and Mr. Piersall seconded the motion.

Mr. Snell: Is there any further Board discussion?

Mr. Craddock: What exactly should the motion say?

Ms. Murphy: That the CDD will disseminate the information, not a resident's newsletter. It is the CDD's responsibility to disseminate that information.

Mr. Craddock: As long as we state that, she is free to take that information and repost it.

Ms. Murphy: She can take *The Ridge Line* and do whatever she wants with that information.

Mr. Craddock: I don't see a problem with that.

Mr. Snell: Joann Lasko does that. Does Lori do that?

Mr. Piersall: Lori posts about the mosquito spraying.

Ms. Murphy: Joann posts everything on the Facebook page.

Mr. Snell: Joann posted the movie schedule for *The Ridge Line*. Not everyone is on Facebook.

Mr. Craddock: I'm good with that.

Mr. Snell: Are there any further comments? Hearing none, are there any audience comments?

Ms. Mary Anderson (Lot 172): Why are we questioning Eileen printing it in a publication where she is a member? Most people who are spreading the information are on Facebook. People who put it on Facebook are not being held to the same standard.

Mr. Snell: That's a good point. Eileen is free to take what is in *The Ridge Line* and put it in her newsletter. I understand her position that by the time she gets the newsletter, it probably isn't going to happen because it's too late.

Ms. Murphy: I think the difference with the people that are posting it on Facebook is they are taking the information from what the CDD has sent out in their weekly blast. They are not making it. They are copying the information that has already been sent out to everybody.

Mr. Snell: They are not getting the information ahead of time. They are getting the information after it has been published by the CDD. Are there any other comments?

Ms. Eileen Heughins (Lot 457): I don't know what the final decision was, but I wasn't getting the information from the CDD Office since I resigned doing the movies back in February 2019. What has changed it into a big discussion now?

Mr. Snell: Eileen what changed was your escalation to the full Board, as I told you in the meeting the other day.

Ms. Heughins: No, they were e-mailing me every month movies and flyers and all of a sudden what changed?

Mr. Snell: This Board has a motion before it to only allow CDD information and not provide it to anybody until it's published. I can't tell you exactly what made the change at this point in time.

Ms. Heughins: When did this happen? When did the prior Board make a change?

Mr. Snell: I believe it was in 2017.

Ms. Heughins: I didn't get anything.

Ms. Snell: It wasn't specific to you. The history of what happened was that people were posting things on Facebook that were inaccurate. The Board decided because the administrators of that Facebook page decided to make Kyle an administrator. Something was taken out that Leslie told us we could not do. Because Kyle was an administrator, it became a public Facebook page. So, the Board decided at that time to let Kyle be the only person to post. That's when they said that would be the direction of the Board. Unless a future Board changes that, we are bound to follow it without changing it.it

Ms. Heughins: That was in 2017. This is 2020. Up until the movie theater shut down because of COVID, I was getting every single month.

Mr. Snell: I understand that.

Ms. Heighins: This was discussed at our meeting on November 9th. I said if you send me the movie seven days before the end of the month and if for some reason *The Ridge Line* is delayed, I will take the movies out of my newsletter.

Mr. Snell: I understand that was a proposal you made to understand that none of us could make any commitment at that meeting.

Resident (Eileen Heughins, Lot 457): Alright, but now you can.

Mr. Snell: We could, but the Board has a motion on the floor and we are going to vote on that motion. Unfortunately, Roy stepped out of the room.

Ms. Adams: We will take a two minute recess.

This meeting was recessed at 5:05 p.m.

This meeting was reconvened at 5:10 p.m.

The prior motion to allow CDD information to be disseminated through CDD media to communicate by roll call vote:
Supervisor Snell: Aye
Supervisor Bishop: Aye
Supervisor Craddock: Aye
Supervisor Piersall: Aye
Supervisor Murphy: Aye
Motion Passed 5-0.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Adams: I would like to get clarification on Board direction for staff. Was it the Board's intention to have amenity management communicate with RV storage lot users regarding the potential of a fee and to coordinate that letter with approval by the Chairman of the Board? There was discussion about that, but I didn't get clear direction. If that was something the Board wanted, alternatively we can use CDD media to advise people that this was an item that was discussed at the Board meeting.

Mr. Bishop: I think it should be targeted to the users. There should be a survey of what they would like to see as well as added improvements.

Mr. Bishop MOVED to delegate authority to the Chairman to approve the form of a letter and survey to RV storage lot stakeholders and Mr. Craddock seconded the motion.

Mr. Snell: Are there any Supervisor comments?

Mr. Piersall: Yes. At the July 8th meeting, when Mike Ryan was talking about patrols and security issues, I got to thinking. I don't see a lot of patrols from the City of Leesburg.

Mr. Snell: Is this related to the motion?

Mr. Piersall: No.

Mr. Snell: Are there any comments on the motion? Hearing none,

On VOICE VOTE with all in favor delegating authority to the Chairman to approve the form of a letter and survey to RV storage lot stakeholders was approved.

Mr. Snell: Go ahead, Jim.

Mr. Piersall: Like I was saying about routine patrols in here. It seems that we don't see that with any regularity. So, I asked Emily. In the month of October, there were 30 trips by the Leesburg police into the front gate; 16 routine patrols and 14 calls. I started thinking about it and the reality is in 2018, the population of Leesburg was 23,163 people. We are going to have close to 2,000 residents here, which is 10% of the population. We are probably closer to 15% of the residents. So, I got to thinking that it would be nice if we had more patrols in the area, unannounced routine patrols so residents would see Cops and waive to them. It will give them a sense of security. So, I reached out to them last week to see if they could see about that. He reached out to Alan and the Superintendent and spoke to Chief Hicks. She thinks that we don't want to patrol in here. So, he assured the City Manager that he will beef up routine unannounced patrols in AR effective this Monday. I have been going over to see Henry who pops in and out during the day and Henry documents every time they come in through the front gate. So, there are more patrols and hopefully, you will see squad cars down the road. That's the first item I had. The second thing that I wanted to ask about was when we talked months ago about COVID, is there any way that we are in line potentially to get a grant or do we qualify in any way shape or form in those discussions? I would just like to say that it is going to come around again. There is going to be another grant, whether that is GMS or however it plays out. If there's a possibility that we might be in line to get some of that, we should be able to apply for it. I'm just suggesting whoever would be that person,

get the application, cross the “Ts” and dot the “Is.” So, in fact when it hits the street, we are available. The Villages got millions of dollars out of them as well as many municipalities. I know that we aren’t a municipality, but we are a government entity, so there may be something out there. The worst that will happen is we are told no.

Mr. Snell: What would we be getting the grant for?

Mr. Piersall: For the Cares Act to assist with restaurant revenue and employee assistance. I don’t know the finer points of it.

Mr. Snell: We will have a Supervisor’s request to look into that to see what we can do about getting grants. Is there any other business or Supervisor requests?

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Supervisor Requests

Mr. Craddock: Yes. Going back to the minutes from the last two meetings, on Page 41 of the September 9, 2020 meeting, Bill requested a disclosure from Mr. Erickson. Did you receive that, Bill?

Mr. Bishop: Yes.

Mr. Craddock: On Page 25 of the October 15, 2020 minutes, something was supposed to be rolled into this agenda and it didn’t happen.

Mr. Snell: Tricia and I talked about that today and it will be in the next agenda. I apologize. It was an oversight.

Ms. Adams: It was about spending policies.

Mr. Craddock: Mr. Ronny Goeler was going to provide me with some information on light shielding. Did you get that information from him?

Ms. Roslin-Grimes: I did. I was planning on waiting until we have a full construction for the new court, if we decide to resurface the court into pickleball and tennis. The one thing with that is to make sure that the construction of that does not impede the current light structures that are out there, making sure that we don’t have to remove any lights to make sure that the construction is done correctly before we bring any light proposals to you. So, I have it in a file for Board review at a later time. I will bring it to the Board until after we make a decision on exactly what needs to be done out there to convert that tennis court.

Mr. Craddock: Okay. Thank you. That’s all I had, Terry.

Mr. Snell: Thank you. Are there any other Supervisor requests? Hearing none,

Audience Comments

Mr. Snell: Mr. Hennessey, I know that you wanted to make a comment earlier. In one of the July meetings operating procedures were discussed and then were approved at the August meeting. We take public comments at the beginning of the meeting, as we are required to. We will take public comments after a Board motion, although the Chairman has the discretion to forgo any public discussion on that motion. Then we will typically take comments at the end of the meeting as well. That's why we couldn't take comments when you wanted to.

Mr. John Hennessey (Lot 457): Everyone wants to go home so I will make this quick. Up north, my name is on several benches. We buy them in groups that play golf together. One bench has 44 names on them. We get together, figure out what it is going to cost, charge everybody and buy the bench. We buy a brass plaque with everyone's name on it. Those who died, we put a star next to. If you wake up in the morning and you haven't got a star next to you, you play golf. We have about 15 of these benches around the golf course. You were talking about pictures. Don't put pictures out there. They will last about a year. Aluminum benches hold up the best. So, if you are going to do this, you put it up to the people. You have the Men's Club. You have the Women's Club. You have people who have different things. You can put the benches anywhere you want. They are a nice addition to the amenities. That's all I wanted to say. I'm not going to get an RV.

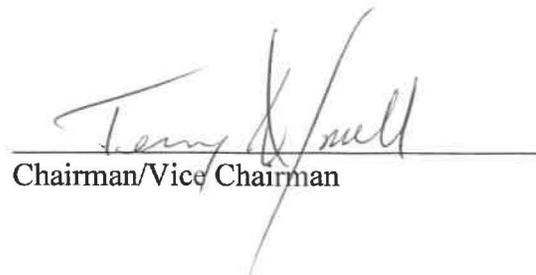
Mr. Snell: Are there any other comments? Hearing none, I will entertain a motion to adjourn.

TENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman