

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, February 18, 2021 at 2:00 p.m., at Fairfax Hall, 4475 Arlington Ridge Boulevard, Leesburg, Florida and via Zoom video conferencing.

Present and constituting a quorum were:

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

Also present were:

Tricia Adams	Assistant District Manager
Lindsay Whelan	District Counsel by Zoom
Alan Scheerer	Field Manager by Zoom
Emily Roslin-Grimes	GMS Community Director
Jasmine Angeles	GMS Resident Services Coordinator
Kelly St. Cyr	GMS Activities & Communications Director
Jacob Bloodworth	Floralawn
Dan Zimmer	Indigo Golf Partners
Justin Fox	Indigo Golf Partners
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 2:00 p.m. and called the roll. Four Supervisors were present and Mr. Bishop was absent.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Craddock: I would ask everyone to please silent your cellphones.

Ms. Adams: Thanks, Supervisor Craddock. I will note for the record we have 28 attendees joining us via Zoom. Anyone who is on Zoom, during the public comment period, please use the

raised hand function to indicate a desire to speak. Any callers who would like to speak, please use *9. At this time, I will turn it over to the Chairman of the Board.

Mr. Snell: Thank you, Tricia. Before we start the public comment period, I would like to make a couple of comments. We tried in November, December and January to tie residents in without having to come to Fairfax Hall. All three meetings were rather frustrating in those attempts. We worked hard at it. I felt and GMS felt the need to do it. I'm sure the other Supervisors agree. I will tell you that Emily, Andy, Kelly and Jasmine worked very hard to work out the technical difficulties. They listened to the comments I had. I believe at this point, I'm hoping at least, that we have it worked out. At a test yesterday, it worked perfectly. Everyone on Zoom can hear us and we should be able to hear them as well through our speakers. One thing we cannot control is on the call-in side if something on that side is creating a problem, there is nothing that we can do about it. It still isn't going to be perfect, but nothing done by human beings is ever perfect. So, let's make the most of it. I would like to thank you, Emily, Jasmine, Kelly and Andy. I think this benefits the HOA as well because they are going to be using the system tomorrow and I'm hoping that it works well for them. At this time, lets open the public comment period.

Mr. Craddock: I would also like to thank Emily and staff. You have done a phenomenal job in trying to make this happen. I understand the technical difficulties and hopefully today is going to go smoothly. You are doing your best and it's a learning experience. Again, thank you!

Mr. Snell: At the January meeting, for health reasons, we had limited comments in this room to while in this room in here written comments only. Mr. Steve McKelvy called us and it was preposterous because we couldn't understand anything he said. He was invited to the podium. At that point, if anyone else wanted to go to the podium, they could. I asked late in the meeting and nobody else wanted to go, but today it's open if you have a comment. Certainly, if you are on Zoom do as Tricia asked.

Ms. Adams: Mr. Chairman, would you like to take comments from Zoom first or comments from the audience?

Mr. Snell: Let's take comments from the audience first.

Ms. Adams: Audience members, this is an opportunity to make any comments to the Board on any item that is on the agenda or any item that is not on the agenda. If you make a comment, please state your first and last name as well as your address for the record. Thank you.

Mr. Bill Middlemiss (Lot 513): I did submit this in writing late this morning. This is in regard to the RV Park. As I stated in the past, I had an objection to this new fee, however, if it is to be established, it should be based on need not want. That being said if there is a need to cover maintenance costs or to promote security improvements, etc., the fee should not be a windfall for the General Fund or other services. I do ask a fee for this purpose now. In the future, will it be for tennis, bocce or pickleball courts is this a slippery slope? Are we getting to something? Is the Board doing something that they may not be able to get out of later on? I also have a question regarding the process. Understanding the Florida Statute requires a posting for a period of time in a published paper. However, there is the letter of the law about the intent to notify users. As of at least December 3rd, users were not notified. The residents and end users could have and should have been notified by email at the same time you provided notice in the newspaper. Would it have been difficult to post the same advertisement to the stakeholders, residents and current end users by email? It is my understanding that neighboring communities have no fee for their storage. I would like to know what communities were utilized to perform a comparison. In addition, once the fee is established, where will the funds end up? Is there a cap? If so, where will the excess funds end up going? How will decisions be made on the expenditure of these funds and in what order? Will there be direct input by any of the occupants of the lot? I would also like to know how the survey is developed. I know these things will probably be addressed later on. I understand that the subcommittee concerning the RV lot is not practical and I suggest a strong method of communications with representatives or a representative of the lot occupants be established within the confines of the Florida Statutes. Basically, that's it. Thank you. I submitted that in writing to you.

Mr. Snell: Thank you, Bill. First of all, there is no rate at the moment, because it has not been passed by the Board. We will be talking about it later. I am going to open it up today to allow residents to comment during that time once a motion is made. Secondly, at a previous Board meeting, the Board directed Emily to develop a survey with my input. So that's how the survey came about.

Mr. Middlemiss: Thank you. I appreciate that response.

Mr. Snell: You're welcome. Hopefully, other things that you talked about will be addressed when we talk about the RV lot. Would anyone else like to speak?

Mr. Craddock: I would just like to ask folks out there. If you have comments regarding the RV lot, potential rates and things like that, it might be more appropriate to hold that until we talk about that topic, so it doesn't get lost between here and there.

Mrs. Snell: That would actually help the length of the Board meeting as well.

Mr. Craddock: Yes.

Ms. Joann Lasko (Lot 503): I've seen the Capital Improvement List and I want to thank the Board for getting to that point. There are serious things to consider, but I think I speak on behalf of all homeowners that the improvement of this nature would definitely benefit a lot of the members of this community. So, thank you for getting us this far. I'm sure that we can get this accomplished this year. Thank you.

Mr. Snell: Thank you, Joanne. Anyone else?

Mr. Jon Hennessey (Lot 457): Tomorrow night, we are supposed to have a Mardi Gras dinner. It is my understanding that 50 people bought tickets. It was cancelled because the weather is supposed to be bad and we were going to eat outside. I don't know why it was cancelled. This room would hold 50 people with no problem social distancing and everything else. There is a kitchen behind the stage, so you could cook here if you had to. Instead, we cancelled the event. There are all kinds of things that we had to cancel due to COVID; football, basketball and now baseball, school and social events. It was easy to cancel them, but now people have been stuck in their homes and are looking for things to do to get out. We went to a wine tasting in the restaurant. They had 44 people. We had no problem getting them in there. If you plan something, plan for inclement weather or something you can't do without rather than just cancel things. We had more events cancelled in the last year. There are ways to make things happen if you want to do it. If you don't want to, it's easy to cancel.

Mr. Snell: Thank you, John. Seeing no one else, lets open it up to Zoom.

Ms. Adams: Zoom attendees. Please use the raised hand function. We have some attendees who are raising hands. You will be added to the audio. We ask that any Zoom attendees who plan to make public comments, please make sure you are not connected to the meeting with more than one device. If you have multiple devices, please silence the other devices to ensure the best audio quality. Thank you.

Ms. Adams: We have Cookie Davis on the line.

Ms. Cookie Davis (Lot 223): My husband Chuck Davis is here as well. We submitted a letter. I would be happy to read it. In going over the agenda and all the information concerning the survey, it says that 87 surveys were mailed out, 53 residents from the RV lot and 43 on the waiting list. Why would people on a waiting list receive a survey for an area they know nothing about. Without them, is that going to make a difference on the survey results on items that had a higher number. So that's basically what I wanted to say. If you want me to read the letter, I would be happy to.

Ms. Adams: You decide if you want for us to read the letter or if you want to read it.

Ms. Davis: I'll read it. It was to the Board regarding the RV Boat storage lot. "When we purchased in AR (August 2005), we were going to build an RV garage home. However, we learned from the sales office there would be an RV Boat storage lot at NO extra charge to the residents who park there. So, we decided not to build a home with the RV garage and utilize the provided lot. Soon after the lot was built, we began parking our RV in the storage lot and have for many years since that time. We completed the recent survey and feel the lot should be kept AS IS with NO added upgrades. Past CDD boards have not assessed fees for the lot. This is NOT a Commercial parking area and therefore should NOT be set up as one with the high fees that go along with them. This is a Courtesy Lot for those in the community who own RV's and boats to park in if they would like their possessions kept close by. There are Commercial lots outside our community that provide what some residents desire as upgrades to our lot. It is important to note that should there be fees assessed in the future, those fees should NOT be based on Commercial rates, but rather compared to Community rates close by (i.e., Legacy, Plantation and other 55 plus communities in our area). In the past, the majority of lot users did NOT desire upgrades to our lot and/or to pay fees. Your consideration to these concerns would be greatly appreciated. Respectfully, Chuck & Cookie Davis."

Ms. Adams: Thank you. Next, we have Mr. Rolando Milian.

Mr. Rolando Milian (Lot 364): Good afternoon. I will wait until later on when we discuss the RV lot, but honestly, I'm a little confused as to why there is such an issue. All of the homeowners in this community pay our CDD and HOA dues and so on, for all of the amenities. The argument has been made that the RV lot is very limited in space. Well, that's not really our fault. It's the fault of the builder. Every single amenity in this community has limitations. Many times, I wanted to play trivia because of the COVID situation. If you wanted to play trivia, you

had to go to the restaurant at 3:00 p.m. to reserve a table in order for you to get a chance to play. If you show up at 5:30 p.m. or 6:00 p.m., you are out of luck. Same thing with the movie theater, pool, tennis courts and so on because there is limited capacity. If you compare all of the amenities in this community to the RV lot, every single amenity requires a lot of maintenance, electricity, water usage, a roof to maintain and so on. The RV lot is just an empty lot. All there is, is dirt, weeds, a little bit of rocks and a gate that opens and closes. That's it. I don't see why we have to be penalized for having an amenity that we use, not taking into consideration all of the limitations that the rest of the amenities have. That is my point. I don't see it. If you want to charge us so you can use that money to fund other projects or for the restaurant that has been losing money for the last four years, that is not fair. Those are my comments and I appreciate your consideration.

Mr. Craddock: Rolando and Cookie, we are going to have ample time to discuss the RV lot later on in this meeting. Rather than rehash it now and do it again later, I think we should wait until we get to that topic. We appreciate your comments.

Ms. Adams: Next is Mr. Mike Ryan.

Mr. Mike Ryan (Lot 397): Good afternoon everybody. If memory serves me correctly, when we started these public comment periods for both the beginning and end of the meeting as well as comments during motions, we were limiting those comments to three minutes. I think we need to enforce that or these meetings are going to go way beyond the allotted time. So, thank you.

Mr. Snell: Mike, I agree. What we need to do is to get a stopwatch and start enforcing that. When you are listening to them, you don't know how long they are speaking. We need to start doing that. Are there any other comments? We have one written comment that was submitted that needs to be read. I think it would be appropriate to do it now because it covers multiple subjects.

Ms. Adams: Yes. We received a written comment from Mr. Ron Worrich that says, "I want to thank GMS for their efforts throughout this period. I know the social media followers are calling for everyone to be terminated, but those of us that know what you are doing appreciate your efforts. I want to commend the efforts of the managers for Billy Casper/Indigo Golf/Troon or whoever you are this month. The decisions made over the past 11 months have been tough but necessary to protect everyone. I am positive once restrictions are lifted; you will succeed based on your past performance. Having Fairfax Hall to market will only enhance your overall bottom line. You do need to figure out how to get more than 15% of the residents actively supporting the food and beverage (F&B) operations. Lower prices will get you a small spike, but as in the past, will go

back to the current levels. I believe the prices are competitive with the outside and I can walk or use my golf cart to get a great meal. I understand you cannot tell people how to spend their discretionary funds but having a restaurant onsite benefits everyone and should be actively supported by more than 15% of the residents. This includes the 5 members on the board showing leadership in doing so. I am puzzled how someone can question financials when they do not actively support the operation. Finally, I would like to offer a contrary opinion on the need for pickleball courts. Do I believe more pickleball courts are necessary? Yes. Do I believe this is imperative to be done immediately? Absolutely not. If I were to use my operational manager/industrial engineer background, I would tell you the least utilized amenities in the development before COVID are the sports courts. These courts are available 15 hours per day yet only used during prime periods. Prime periods meaning mornings. Yes, there are groups using the courts in the afternoon and evening hours, but not the main body of people. The central argument for adding courts is the number of players. Yes, there are a lot of players. As with most groups and clubs, participation increases during the autumn/winter months when our northern neighbors migrate back to their Florida homes. But do they all have to play between 7 and 11 AM? Have any of these pickleball clubs made changes to their times to play later in the day to accommodate everyone? The excuse of being too hot to play in the afternoon is baffling. The average daily high temperature in the months of December, January and February is 74 degrees and usually reached by midafternoon. This temperature is lower than the average temperature at 10AM in the months of June, July and August. And with less humidity. There are over 130 golf members. Should the CDD purchase the land outside the back gate and convert to a 9-hole golf course to accommodate golfers not wanting to play in the heat of the afternoon? We already have fitness groups moving to Fairfax Hall because of the size of the groups and size of the fitness room. Shouldn't the fitness center be expanded? To me, these are good problems to have and a sign of an active community. And an active community needs long range planning and not piecemeal decisions like the addition of pickleball courts now. Later today, you will be considering bids to re-line and install 4 courts on the second tennis court, and I am certain it will proceed. But consider this for now, you will be doing this for 6 to 10 people to be used in a 2-or 4-hour window. 3 or 4 days a week. This is peak season. The other periods of time, these 4 courts will sit empty. The focus of this Board should be the long-term improvements to the existing amenities including the redesign of the restaurant, tavern and Fairfax Hall and upgrades to the common areas. The focus of the Board should be the

completion of the Parkersburg Commons project that included adding shuffleboard courts, horseshoe pits, a picnic area, shade structures, possibly a cornhole area, increase the size of the parking lot and an additional entrance including a crossover in the median on Arlington Ridge (AR) Boulevard. The focus of this Board should be to ensure the golf course has the necessary resources to maintain and improve playing conditions including potential tee and green rebuilds and irrigation improvements. All of these capital projects should be rolled into one package with the notion of bonding these long-term improvements and expenses. It should not be looked at as added debt but an investment into the next 10 to 15 years. The return on investment cannot be accurately quantified. How do you put an immediate dollar amount on improving quality of life and upgrading our amenities to further enhance our active community? I thank you for your time serving this community and thank you for allowing me to express my opinions.”

Mr. Snell: Supervisor Piersall asked me to make a comment.

Mr. Piersall: Concerning pickleball in particular, it seems that the desired time to play is early in the morning. So, my question is, which I guess would be for Joe, because I came about a bocce ball Facebook group, is if everybody likes to play golf early in the morning, but Justin can only send out four people every seven minutes and other people take less desirable tell times, could you not address it amongst those that play? You might give empathy to the older players that can play earlier, in the meantime, to get a better flow of playing time for everybody involved.

Ms. Lasko: Excuse me?

Mr. Snell: Joann, typically our policy is that you can only speak once.

Ms. Lasko: Okay

Mr. Snell: But I'm going to allow you to, but I think Jim's comment should be taken first.

Mr. Piersall: I just think it is a proactive way. It seems to me everyone shows up first thing in the morning. Everyone wants to play, but there are not enough courts. So, if somebody was playing from 7:00 a.m. to 8:30 a.m. and another group shows up at 9:00 a.m., you can establish some sort of schedule like we have tee times on the golf course. You can't just show up. So perhaps you can get some coordination. That is all I am saying.

Ms. Lasko: So, we do have scheduling and it is all through the office. If a group wants a select time slot, they will choose a time slot. So, you can have the women playing on Tuesday, Thursday and Saturday morning and the men playing on Monday, Wednesday and Friday. A lot of groups had to reschedule because there was simply not enough room. We have a group that

plays from 7:00 a.m. to 9:00 a.m. that has 15 players. They are not playing all that much because they must wait through their 2-hour time slot to play. So that's why we are requesting this. No one plays in the summer in the afternoon because it is dangerous. Tonight, you will see 8 to 10 maybe 15 players out there.

Mr. Snell: Thank you, Joann.

FOURTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes

- i. November 19, 2020 Meeting**
- ii. December 17, 2020 Meeting**
- iii. January 21, 2021**

Ms. Adams: For the record, I've received a non-substantive comment from Supervisor Craddock for the November 19th minutes. I also received corrections for all three months from Chairman Snell. Any approval would be subject to incorporation of these comments. I received comments for the January 21st meeting minutes from Supervisor Murphy as well.

On MOTION by Mr. Craddock seconded by Ms. Murphy with all in favor the Minutes of the November 19, 2020, December 17, 2020 and January 21, 2021 Meetings as amended were approved.

B. Approval of Check Register

Ms. Adams: Provided under separate cover is the Check Register from January 1st through January 31, 2021. It includes the ACH Debits in the total amount of \$486,645.32. Included in the Check Register is a detailed check run and detail. Staff is prepared to answer questions. Ultimately, we are seeking a motion to approve the Check Register.

Ms. Murphy: I have several questions. The support documentation on the invoices is not correct. I spoke with Emily and she was able to provide any misinformation that wasn't there and was added. Any questions that I had were handled by Emily.

Mr. Snell: Does anyone else have any questions? I have a couple. There is a check for \$150 from Minute Man Press for yard signs. Could you elaborate on that, please?

Ms. Roslin-Grimes: It was for social distancing signage.

Mr. Snell: Thank you. Below that, on Page 4, there is a payment to Mardi Gras. Since that event was cancelled, will we be getting a refund or credit?

Ms. Roslin-Grimes: Yes. That check was issued; however, it was never given to the company for their services. It was issued but never cashed.

Mr. Snell: So, it will show up as a voided check.

Ms. Roslin-Grimes: Yes. You may see another one for the same amount because the amount changed prior to the event. It was a smaller amount based on the timing restriction. Again, it was voided.

Mr. Craddock: Terry, since we are talking about the event, I have a question for Emily. I know that we had entertainment scheduled. Are we on the hook to pay for that entertainment even though we cancelled it?

Ms. Roslin-Grimes: No. We had to cancel it in within 24 hours so we did not have to forfeit any fees.

Mr. Craddock: Okay. Thank you.

Ms. Roslin-Grimes: The same goes for any other expenses.

Mr. Craddock: Very good. Thank you.

Mr. Snell: Very good question, Roy. On Page 6, there is a check to Superior Fence & Rail for vinyl fencing. Can you elaborate on that, please?

Ms. Roslin-Grimes: That is for a deposit for a fence to be repaired at the restaurant. There is a fence that runs behind the back kitchen all the way past the employee smoking section. That fence is deteriorating and falling apart. Therefore, we are having it fixed and repaired.

Mr. Snell: Very good.

Mr. Craddock: There is something that Emily and I discussed. We looked at it and said, *"We need to go ahead with this."*

Mr. Snell: I totally agree. It does need to be replaced. Two lines below that, there is a *"Do Not Enter"* sign.

Ms. Roslin-Grimes: Over at the intersection as you come into the back gate, there is a *"Do Not Enter"* sign for the one way of White Plains Way. That sign was significantly faded upon an audit. In coordination with the City of Leesburg Police Department, we went ahead and replaced that sign. I believe the Board saw it in the previous Community Director's Report. This is a continuation of that to actually replace the *"Do Not Enter"* sign since it was significantly faded.

Mr. Snell: I'm sorry. I just could not remember where that was. Those are all the questions I have.

Ms. Adams: We need a motion to approve.

On MOTION by Ms. Murphy seconded by Mr. Craddock with all in favor the Check Register for January 1st through January 31, 2021 in the total amount of \$486,645.32 was approved.

C. Balance Sheet and Income Statement

Ms. Adams: Provided under separate cover are the December Financial Statements. They are unaudited and include the golf club information as well as the January unaudited financials, which do not yet include the golf club information. This Board for the past few months, decided to approve the unaudited financials, but include the golf club information. So that would be the December financials provided under separate cover. For the January unaudited financials, no action would be taken. This is provided for informational purposes and ready for discussion.

Mr. Snell: Are there any comments from the Board? I have one. On Page 2 of the January financials, I'm wondering why there is such a large variance for office supplies for the newsletter.

Ms. Roslin-Grimes: In January and February, we have the highest number of residents in the community. So, our increase in circulation is higher. The last two runs, we actually had to add more to the original delivery, due to the volume of homes being sold by FLC. Every new resident receives a copy of *The Ridgeline* at their amenity access registration process. I know for a fact that we had to order more because we had nine closings last week alone. Typically, we try to have 25 extras on hand, but those can go pretty quickly if we have 10 closings per week.

Mr. Snell: Not just FLC homes, but the Villas are closing pretty quickly too.

Ms. Roslin-Grimes: Yes.

Mr. Craddock: Along those same lines, where are we with the offsetting revenue?

Ms. Roslin-Grimes: It shows an actual of \$5,895 for incoming revenue. That being said, it changes monthly, depending on if there are inserts or not. One benefit that we used to get, that we are not getting as frequently anymore, are those vendors at Coffee Talk. Typically, you would have an insert for a subscription to the newsletter for advertising for three months or however long you want, to promote their business. We are not getting those as frequently because we are not having Coffee Talk. Coffee Talk is starting back up again in March and we are hoping that will change.

Mr. Craddock: At this point in the game, are in the curve or behind?

Ms. Adams: In relation to your expenses, you are behind. Your total revenue for the newsletter as of the end of January was \$5,895. Your total spending on the newsletter was \$8,051.

Mr. Craddock: Okay. Are we ahead or not?

Ms. Adams: In relation to the expense, we are behind.

Mr. Craddock: So, anything over that is improved.

Ms. Adams: Yes.

Mr. Craddock: Okay. Thank you.

Mr. Snell: Out of curiosity, are you going to have Coffee Talk via in person and Zoom or just Zoom?

Ms. Roslin-Grimes: It will be in this format.

Mr. Snell: That's good. Is the new resident process the same way?

Ms. Roslin-Grimes: Not yet.

Mr. Snell: Zoom only?

Ms. Roslin-Grimes: Yes.

Mr. Snell: Okay. Does anybody else have any questions?

Ms. Adams: We would just be looking for a motion to approve the December unaudited financials with no action.

On MOTION by Ms. Murphy seconded by Mr. Craddock with all in favor the December Unaudited Financials were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Whelan: I do not have anything specific to report.

Mr. Snell: Thank you, Lindsay.

B. District Engineer

Mr. Snell: He is not here. Do you have anything?

Ms. Adams: No, the District Engineer is not in attendance. He is continuing to work on the projects that were assigned last month in relation to pavement management, road striping and intersection improvements at White Plains Way and AR Boulevard. Information will be forthcoming to the Board at a later meeting. Along those same lines, the discussion of Item 6B related to the consideration of a proposal for a stop sign at White Plains Way and AR Boulevard, Mr. Chairman, I believe you asked for that to be deferred.

Mr. Snell: That is correct. We will defer that because we can't make an informed decision today. Honestly, I would like Bill Bishop to be able to at that meeting anyway because that is his area and his passion.

Mr. Craddock: I think his input to that is essential.

Mr. Snell: I agree.

C. District Manager

Ms. Adams: Last month, the Board selected a vendor to perform the appraisal on the Sales Center. That agreement is still being reviewed and they have further questions regarding the District's insurance and E-Verify requirements. Also, we are still waiting for approval on the minor modification to the Planned Unit Development (PUD) from the City of Leesburg, but there are no concerns at this time.

Mr. Snell: Thank you, Tricia.

D. Amenity Management

i. Community Director's Report

ii. Capital Projects Listing

Ms. Roslin-Grimes: The Community Director's Report is in your agenda package. At this time, I have no additional information to provide, but I'm here to answer questions.

On MOTION by Mr. Craddock seconded by Ms. Murphy with all in favor the Community Director's Report was approved.

ii. Capital Projects Listing

Ms. Adams: Attached to the Community Director's Report is the Capital Project Discussion List. If the Board has any comments, questions or concerns, staff is happy to discuss. Otherwise, this is for informational purposes only and it's not an action item per se.

Mr. Snell: Does anyone on the Board have any question?

Mr. Craddock: Are we talking about the pergola snap?

Mr. Snell: That's later on in the agenda.

iii. RV Lot Survey Feedback Report

Ms. Roslin-Grimes: Attached to your agenda package is the RV storage lot Feedback Survey Report, based on the data that was gathered. This survey was sent to 87 owners digitally and 100 were mailed copies. Stakeholder is defined as the 53 residents who have equipment stored

at the RV storage lot and 43 residents on the waiting list. Overall, there was consensus that the RV lot is maintained well. Some of the proposed improvements that were suggested is the addition of security cameras and motion detection lighting, which would benefit the lot owners. There was some agreement that stakeholders believe that space marking would be a benefit. There was less agreement on installing a water filling station, concrete pads, or dump station. The community has a dump station inside the community, but those that own RV lot homes have direct access to it through the HOA. With that being said, I have some rough pricing for specific improvements or enhances, but I can take questions as well.

Mr. Snell: I have a question. Can't the non-RV homeowner's pay a fee and use the dump station?

Ms. Roslin-Grimes: Yes.

Mr. Snell: Do they use that dump station?

Ms. Streit: Yes. It's \$72 for the year and it's not prorated.

Mr. Snell: Thank you. I thought that was the case, but I wanted clarification.

Mr. Craddock: I have something to discuss and Emily can address the Board. In reviewing the comments that came back, a lot of them wanted security cameras. I understand that, but we have a security camera on the back gate, but nobody monitors it. What good is it? Are we recording it? Are we trying to catch thieves? I'm not sure I understand where the residents are going with this because there is a limit as to what we can do.

Ms. Roslin-Grimes: I think one of the misconceptions with the security cameras is that it would provide a stream of video. You are correct. There would be no 24-hour surveillance of the footage. We have been talking with the City of Leesburg Police Department about the multiple break-ins we had out there. Some of the local communities nearby added security cameras, but it does not enhance the ability to fight the culprit. That means it is no different than finding a shoe print of a sized 10 shoe in the lot, in the grass.

Ms. Murphy: I think along those same lines as the motion detection lights, I'm not sure, but to me, if I was in there stealing something and all of a sudden, the lights went on, I'd be able to see what I was doing. There are not a lot of homes back there that would be awoken in the middle of the night because a flood light went on in the RV lot. So, I'm not sure that is along the same line as to what we were just talking about.

Mr. Craddock: The question is whether it is cost effective? Is it going to make things better?

Ms. Roslin-Grimes: Just so the Board is aware, from research, the cost of cameras is about \$13,500, not including the internet expansion to that area. In other words, to have cameras there, you would have to pay for lights to be installed and any monthly service for electricity and monthly service of internet service.

Mr. Piersall: There is another approach you could take. That would be for dummy cameras. There are commercial grade dummy cameras that you can buy. Basically, you are just trying to create a deterrent. So, if they were to see them, they might flee, because realistically, it's a tough spot. At a self-storage in East Orlando, which has cameras, lights and security gates, 94 units were pried open when the exit gate was badly damaged. As I researched that, I found out that all over the country, self-storage facilities, whether in New Hampshire, New York and Kentucky were getting robbed. These are places that claim to be secure, have cameras and lighting. As I said before, I'm a former RV lot owner. I have a 38-foot RV. When you are storing your unit anywhere outside, unless it's next to your home, everyone knows it is vacant. It is a tough situation. Personally, we can recoup the \$5,400 and get it graded with shell rock or lime if that helps and perhaps add some lights, but cameras are a moot point. Those dummy cameras, though, aren't very effective because they are a big deterrent. Again, these aren't the JFK jewel thieves coming in and breaking into that RV lot. These are local thieves. So, I think that needs to be considered as well. There is 200-amp electrical service there that powers that gate. So, the potential is there to wire some lights in, but beyond that and some dummy cameras, I don't see what else you can do without going crazy. As a mechanical contractor, every one of us has a dump station in their front yard, whether you realize it or not. You have a 16 by 16-inch concrete block. On that concrete block, on the easement of your property, there is an iron cap that says, "S". If you lift that cap up, there is a sanitary sewer there. That is what the city uses in case of a main sewer line issue. If you make a legitimate connection with anybody here, the orange cap that you screw down is a 3 by 4 inches, so I don't see the issue with dumping right there because whether you poop in your own house or poop in a box and bring it home and put it down a pipe, it's still your poop, but it's your pipe.

Ms. Adams: I just want to caution any members of the audience or anyone listening via Zoom to please check with the City of Leesburg regarding any permitting requirements before you connect anything to the sewer lines. Thank you.

Mr. Snell: Are there any other comments? Do we need Board action on this survey?

Ms. Adams: No. Staff is not making any recommendations per se. We are simply reporting what residents who are RV storage lot stakeholders are interested in, the top two items being security cameras and motion detectors. You have the cost for security cameras. Is the Board interested in the cost for additional streetlights in that area?

Mr. Snell: Lets hold that until we get into the rate. I have a couple of comments myself and I'm going to hold them until that time.

Mr. Craddock: Terry, do we have to acknowledge that we reviewed and accepted it?

Mr. Snell: We don't need any Board action on it.

Ms. Adams: Before we get into the General Manager's Report, I just want to mention that we have Board Members who have more recently been seated. Should this Board ever desire to discuss security matters in a shade meeting, not in a public meeting, you have the ability and we can work with legal counsel to properly set that up. So, I just wanted to make you aware.

Mr. Snell: With the last Board, we did have a shade meeting once regarding the Security Agreement.

Mr. Piersall: It is like the HOA, which is closed tomorrow.

Mr. Snell: Very similar.

Mr. Piersall: They have an open meeting and then a closed meeting tomorrow.

E. Golf and Food & Beverage

i. General Manager's Report

Mr. Fox: Regarding the beverage cart, Yamaha has been having some challenges getting all of the parts to put our new beverage cart together. They located a used one for us to rent until they can get the new one put together for us. I just received an email today that we hope to have on the property shortly.

Mr. Craddock: What is the hold up? We were originally promised the middle of this month.

Mr. Fox: We were told that the parts are hard to come by to get the unit put together. It's because of COVID, that we are locating everything to get the beverage cart put together.

Mr. Craddock: I saw Christina going down the street the other day off of Hole #5. She was soaking wet. I felt bad for her. Whatever we can do to expedite this would be very much appreciated.

Mr. Fox: It will help to get this rental on here as soon as possible, certainly before the rainy season.

Mr. Zimmer: Next week.

Mr. Craddock: Next week is for the rental.

Mr. Fox: We are requesting a tobacco license so we can sell cigars on the golf course and run some special events like "*Scotch and Cigar*" pairings. I just wanted to note that's in the report. We need to get that approved, Tricia.

Ms. Adams: Yes. The Board is required to act because that is a policy and the tobacco license would be issued to the District.

Mr. Craddock: My concern is I currently see lots of cigarette butts on the golf course. I don't want to make the situation worse with a bunch of cigar butts.

Mr. Snell: With regard to the liquor license, where would you hold the Scotch/Cigar events?

Mr. Fox: I know that there are specific regulations for the State of Florida and we would make sure to follow whatever was required. We would certainly keep in mind all of those regulations.

Mr. Snell: I'm still not sure where.

Ms. Adams: Potentially outdoor spaces in the vicinity of Village Green.

Mr. Snell: So, you would hold it out in the middle of the Village Green? That would work.

Mr. Fox: We can keep it in any covered or patio space.

Mr. Craddock: But that's on the golf course, correct?

Mr. Snell: Right now, it is not against Florida Law to smoke on the golf course.

Ms. Adams: Correct.

Mr. Craddock: Let me give you an example. If cigars were sold on the beverage cart, they must sell them on the golf course.

Mr. Snell: They are on the golf course now, Roy.

Mr. Craddock: We are promoting something though. There is a difference. If you bring your own, that's fine. If we are selling them to you, that is another issue.

Mr. Piersall: It has nothing to do with play. It's an experience. Playing a round of golf is part of the experience. The bottom line is I don't see it being a big issue. I do know that the prior owner of the golf course didn't sell them, but it was known that he had a stash of cigars for his friends when they came to play, but I guess he did not sell them. So that would be the issue, right, because you want to sell cigars. If you were giving them away, then you wouldn't need a license.

Mr. Fox: No, we wish to sell it.

Mr. Snell: Roy, I understand your concern now. Your last comment cleared up something for me. So, I do understand your concern.

Mr. Craddock: Thank you, Terry. The detriment of the golf course is my concern. I understand that you want to make money, but still.

Mr. Snell: In order to move forward, would we need a motion?

Ms. Adams: Yes, to approve the acquisition of a license to sell tobacco that would be administered by the golf club. We may have some comments from legal counsel as well.

Mr. Piersall: Do you know the cost of the license?

Ms. Lindsay: The cost itself is \$50. So, it would be the cost of the license as well as some minor fees in procuring it. We procure in the same way we procured the alcohol license, although it's a much simpler process. We would be dealing with the same points of contact, the Department of Business and Professional Regulation (DBPR).

Mr. Piersall: I have a comment and a question. Because it is legal to smoke on the golf course, we can't prevent that from happening in any way shape or form. If we start selling them on the golf course and we get the smoking license, that opens it up for them to sell cigars on the golf course. Am I correct, Lindsay?

Ms. Whelan: That's correct.

Mr. Snell: Okay. Do we have a motion?

Mr. Piersall MOVED to approve the General Manager's procurement of a Department of Business and Professional Regulation tobacco license for the purpose of the golf club selling cigars and Mr. Snell seconded the motion.

Mr. Snell: The license would be for the District.

Mr. Craddock: I want to make a comment.

Mr. Snell: Sure.

Mr. Craddock: If we limited this to a specific area off of the golf course, the green, parking lot, that sort of thing, I would support it.

Mr. Snell: As I just said, if we get the license and allow Indigo Golf to sell cigars, they will have the right to sell on the golf course. So, is there any further discussion?

Ms. Murphy: There are several people that I know of that are smoking cigarettes on the golf course. Maybe if they buy a cigar, we will make some money on it. They are going to smoke cigars anyway, whether we provide them. I guess my only concern is the cleanup after the “*Scotch and Cigar*”.

Mr. Fox: If we host an event, we will absolutely make sure that we clean up after it. We can encourage proper sanitary and disposal procedures. We can make some signage with any of these types of events.

Ms. Murphy: That would be my only concern.

Mr. Fox: We will make sure that we are encouraging responsibility just as we would encourage responsibility when you drink alcohol in the tavern. I certainly understand the concerns, but I think it is part of the culture of golf courses. We would just like to be able to have some different avenues to generate revenue with this feature. It would be a very small inventory that we would carry to try and break-in and run some specialized events with this.

Mr. Piersall: You are talking about someone paying \$8, \$9, \$10 to \$12 for a cigar. Right?

Mr. Fox: They have come a long way, especially hand in hand with the golf industry. They will individually be humidified so they will last a long time.

Ms. Murphy: We don't need any additional equipment?

Mr. Fox: No humidors. No absolutely not.

Mr. Snell: Regardless of how this vote comes out, I have one request. Please make it known to your members and outside members to police their butts, either cigar butts or whatever. When I drive down the road and see a lot of trash on the side of the road, it just burns me up, and I find cigarette butts in my driveway.

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

On VOICE VOTE with Ms. Murphy, Mr. Snell and Mr. Piersall in favor and Mr. Craddock dissenting, the procurement of a Department of Business and Professional Regulation tobacco license for the purpose of the golf club selling cigars was approved. (Motion Passed 3-1).

Mr. Snell: So, this will direct Lindsay to work on the license.

Mr. Fox: The last item that I wanted to touch on are the golf course capital renovations that were previously approved based on the National Golf Foundation Report. It was sent under

separate cover to the Board. We reached out to four different vendors. We had three vendors onsite and I provided two quotes. I've been working closely with Claire and she has seen the scope of services. I provided the scope of services and even more background information to the Board this afternoon. We have two different quotes as far as square footage. They are similar based on the scope of services we put out. GSI quoted exactly what we put in the scope of services. Our recommendation is to go with GSI. Billy Casper/Indigo Golf has done a lot of work with them in the past. Recently, they did a lot of work. GSI was the same company that built the AR golf course. They have a lot of knowledge of the property, irrigation and so forth. Based on reference checks on both companies, we feel comfortable recommending GSI to do the work. The goal here today at the very least is to select a vendor so we can secure their time and make sure that we are completing this work in a timely manner this spring before the rains come.

Ms. Murphy: This is a costly project and I want to remind everybody, when we bonded on of the golf course, there was \$158,000 set aside for this particular project. That's what would fund this project. The quote is less than \$158,000 so there will be some leftover funds, hopefully under improvements once these are done.

Mr. Craddock: I have a question. In the bond, there were capital improvements on the golf course. Is the quote going to achieve what was in the bond?

Ms. Murphy: It probably won't achieve all of it, but it will achieve most of it and the most important things that need to be attended to, the areas that need to have some focus.

Mr. Craddock: Okay. My next question is Westgate quoted some additional work that was recommended. What was their motivation there and why did we not look into some of these recommendations?

Ms. Murphy: I am going to let Justin speak to that. I don't think it's additional work.

Mr. Craddock: There are additional tees involved that were not in the GSI quote.

Ms. Murphy: The GSI quote didn't list all of the tees.

Mr. Fox: Basically, it will be included in the scope of services to quote 100,000 square feet of tee space. Westgate's quote provided for 102,015 square feet (SF), whereas GSI quoted 100,000 SF, but in the scope of services, we selected 10 of the most important tee boxes as far as the need for leveling and rebuilding. Those tee boxes are #1, #4, #5, #7, #8, #11, #12, #13, #14 and #15. So that is what was quoted. The quote is much more based on the square footage. The SF is going to

define the number of tees to get done. So, while there was more detail in Westgate's quote, the same amount of space is in the GSI quote.

Mr. Craddock: That was my question. If it was a true comparative analysis between the two, you are saying the scope of work is itemized and equivalent of that.

Mr. Fox: Correct.

Mr. Craddock: It includes what we feel we need to do at this point in time.

Mr. Fox: Correct.

Ms. Murphy MOVED to approve the proposal with GSI for golf course capital renovations that were previously approved based on the National Golf Foundation Report and Mr. Craddock seconded the motion.

Mr. Snell: Are there any further comments?

Mr. Craddock: I have a clarification. Is the money coming out of the bond allocated for this and not out of the General Fund or Capital Projects Fund?

Mr. Snell: That is correct. There is still money there and I assume you have a some projects in mind to consume that money, because if we don't, we lose it. I don't know if that's a correct statement.

Ms. Adams: Yes.

Mr. Snell: Very good.

On VOICE VOTE with all in favor the proposal with GSI for golf course capital renovations that were previously approved based on the National Golf Foundation Report was approved.

Ms. Murphy: As a point of clarification. We are going to need to get a contract signed with a vendor. Can we go ahead and start that process or do we have to come back at the next Board meeting because we would like to get these folks on the line?

Ms. Adams: Based on Board action, legal counsel will be working on a legal agreement with requirements regarding Certificates of Insurance and other specifications. The proposal that has been provided by the approved vendor will be incorporated into that agreement and we can move forward with that. Then it will be in Justin's hands for scheduling.

Ms. Murphy: Okay.

Mr. Snell: You can tell the vendor that we voted to do that.

Ms. Murphy: Who is going to sign the agreement?

Ms. Adams: The Chairman or Vice Chairman.

Mr. Snell: Do you have anything else?

Mr. Fox: No.

Mr. Snell: Jim?

Mr. Piersall: I have a question. How many tee boxes do we need to rebuild? I was told that it's 10.

Mr. Snell: Okay.

SIXTH ORDER OF BUSINESS

Business Items

A. Continued Rule Hearing

i. Consideration of Revised Amenity Policies Relating to RV Lot

ii. Consideration of Resolution 2021-03 Adopting the RV Storage Lot Rates, Fees & Charges

Mr. Snell: Should we open the rule hearing and vote on whether or not we are going to have a fee before the vote on the amenity changes?

Ms. Adams: Yes. You have the ability to change the order of the agenda if you would like to, regardless of whether fees are adopted or not. The policy change regarding removing some of the language from the amenities policies and incorporating that into the User Agreement as the current practice, is still a recommendation.

Mr. Snell: I understand that, but in the event, we vote no on the fees, we would take that out of the Amenity Policy.

Ms. Adams: Yes.

Mr. Snell: Lets re-open the rate hearing on the RV storage lot rates.

Ms. Adams: We need a motion to open the public hearing.

Mr. Craddock: Mr. Chairman, there are other issues with some of these changes.

Mr. Snell: We will get to them after we discuss the RV lot.

Mr. Snell MOVED to reopen the public hearing to adopt RV storage lot rates, fees and charges and Mr. Craddock seconded the motion.

Mr. Snell: Is there any discussion from the Board?

Ms. Murphy: I think reading through all of the comments that I received from residents, I think \$1.00 per square per linear foot is too much money, because it creates a situation where we are going to have thousands of excess dollars every year. I don't think it's fair unless we have a plan in place to say we are going to make major improvements to the RV lot. I think we need to

look at recouping our annual expenses for regrading and repairing the fence and those kinds of things. Seventeen times it was broken into during the year. I think if we can recoup that money, that is where we need to go. If down the road, the RV owners want to install lights and cameras and assess money for other improvements back there, I think we can revisit that, but for now, if you can regrade the lot, redo the lines and put three, four or five more spaces back there, according to the plan that was submitted several months ago, I think that's the way we should go.

Mr. Snell: We need a motion to open the rate hearing.

On VOICE VOTE with all in favor reopening the public hearing to adopt RV storage lot rates, fees and charges was approved.

Mr. Piersall: What is the third cost. Was it \$5,400 to maintain it as it is now?

Ms. Adams: Not including administrative costs, insurance costs and other incidental expenses that were not calculated. Those are the direct expenses for the repairs and maintenance (R&M) that occurred over the past two years.

Mr. Piersall: So, if we were to incorporate the insurance, could there be one figure?

Ms. Roslin-Grimes: You are never going to know the exact figure. That is because we can't anticipate how many break-ins, we are going to have each year. So, one year we may have two break-ins. This year we had four or five. It seems we have them every fiscal year regardless. Ten break-ins are going to cost more than three.

Mr. Craddock: If we could come up with a number. Let's say it was \$10,000, if we don't spend it, that's in the kitty to do fence repairs and other things like that, but those dollars are still allocated to the RV lot. If we shoot for something like that, we can deal with items like grading. The lighting and cameras are beyond the scope of what we are looking at right now.

Ms. Roslin-Grimes: The cost of the project that Claire is referring to, has a figure to start with as your baseline, which without the cost of repairs is \$8,500.

Mr. Craddock: That doesn't include the other \$5,400 we talked about?

Ms. Roslin-Grimes: That does not include any repair work. It is just to completely grade the RV lot, restripe and create the spaces from the proposal from 2017.

Mr. Snell: That would be like a capital project.

Mr. Piersall: Grading is like shell rock.

Ms. Roslin-Grimes: Exactly what is out there now.

Mr. Piersall: Right.

Ms. Roslin-Grimes: We need extra fill to level it out to 100%.

Mr. Craddock: So, if we included regrading and our annual expenditures for fence repair and things like that, what is that number?

Mr. Snell: Would the regrading have to be done every year?

Ms. Roslin-Grimes: Not every year, but if we needed something over time just as it is now for erosion.

Mr. Snell: It might have been there since 2005.

Mr. Piersall: How many times has it been redone? Does anybody know?

Ms. Roslin-Grimes: Never.

Mr. Snell: It's not an ongoing expense.

Mr. Craddock: We could distribute the expense among the number of lots out there, realizing it is just a one-time per year cost. It is supposed to go down after that.

Ms. Roslin-Grimes: Are you basing that off of the current spacing or the amount of spacing that you will have if you go to the next instruction, because you are adding about seven additional spaces and restriping.

Mr. Craddock: I think we need to look at it as additional spaces because it was not the narrowing of spaces. It was a one-time inclusion. So, we are going to pick up some additional spaces. Those additional spaces will have a very limited cost.

Mr. Piersall: How would you go about clearing everything out of there for people that are not here?

Mr. Snell: That's a good question.

Ms. Adams: We have to notify and relocate to an alternative storage space for a short time.

Mr. Piersall: For those that are not here.

Ms. Adams: It would take some time and coordination.

Ms. Roslin-Grimes: It is not like we could start tomorrow. We have to provide notification.

Mr. Piersall: Those that are not here, we would have to throw their stuff out or hopefully send a key?

Mr. Snell: It is probably not going to be solved right here and now.

Ms. Murphy: If we set a rate today, say 50 cents per linear foot and we make these improvements this year, knowing that we are not going to need to regrade or reline, are we going to be able to easily reduce that rate going forward?

Mr. Snell: Lindsay, can you answer that question?

Ms. Whelan: Yes, you can reduce rates in the future from what was noticed. You just can't increase above your noticed level.

Mr. Craddock: It doesn't require a notice and a hearing to go down?

Ms. Whelan: Not to go down. To go down, you basically have a discussion and a motion on the record at a Board meeting like you are having today. Then you can adjust downwards.

Mr. Snell: So, if the following year, we wanted to go up, as long as we didn't exceed whatever we approve, we can go up. Did I hear you correctly?

Ms. Whelan: Correct. You are basically establishing a ceiling level.

Ms. Adams: Board Members, one thing that you would see as a change moving forward, if you choose to adopt an RV storage fee, in your annual budget, there would be a proposed amount, based on a figure that the Board has input on in terms of the draft budget and the budget adoption. It would be based on the number of spaces and the number of charges per linear foot.

Mr. Piersall: Instead of a linear foot charge, theoretically you would charge all 53 owners \$200 per year. Saying, "*I only have a small RV while someone one else has a 42-foot RV,*" shows no empathy for your neighbors. If you go to an RV park, you have an RV spot. It doesn't matter if you have a 28- or 40-foot RV, you will pay the same price.

Mr. Snell: Jim, the rates that were developed were based on a linear foot. To get an amount for that space; and it doesn't matter if you have a 36 or a 48 foot, if it fits in that space, it is per month for that space, not a linear foot. That is just a mathematical way of getting to a rate.

Mr. Piersall: But those with smaller equipment will pay less money.

Mr. Snell: If they are in a smaller lot they would. A small vehicle shouldn't be in a large lot anyway, in my opinion.

Mr. Craddock: But if they choose to do so, they can pay for a big lot.

Mr. Snell: I don't know how we control who gets what size lot. If someone is on the waiting list and they have a 25-foot RV and a 45-foot lot becomes available, would they get it or do they have to wait for a 25-foot lot?

Ms. Adams: The person next in line gets the next space available; however, staff makes every effort to move smaller equipment into smaller spaces and to size appropriately. Sometimes there will be changes within the RV storage lot before someone is put into a new space. There is not always 100% of the time, the ability to accommodate the larger equipment. If that is the case,

they remain on the waiting list and the equipment that can be accommodated is accommodated in a smaller space.

Mr. Snell: I think that's probably the best way to do it.

Ms. Murphy: I don't know if you can do it today, but what would it cost to re-design based on the proposal from a couple of years ago for the re-grading?

Ms. Roslin-Grimes: That's the \$8,500. If that quote is still good.

Ms. Murphy: Okay, but it would be.

Ms. Roslin-Grimes: Right. I wouldn't think that it would jump \$10,000.

Ms. Adams: Maybe a couple thousands of dollars.

Mr. Snell: I think Emily's comment is she didn't think it would jump by \$10,000.

Ms. Roslin-Grimes: Right.

Mr. Snell: Does anyone else have a comment? I do. Emily, we talked about your thoughts on security, which I think are very good thoughts.

Ms. Adams: Do you want to have this discussion in the public forum?

Mr. Snell: Yes, I do.

Ms. Roslin-Grimes: Going to the Don Lake plan adds an additional six spaces from the original plan, which corresponds to the \$8,500 quote. As I mentioned before in conversations with the City of Leesburg Police Department, one thing that they did mention is currently there is a fence that does not have a cord that runs through the bottom of the fence line. The most recent invasions to that area have occurred when someone has gone underneath the fence without any disruption to the fence, not cutting, nothing. A suggestion would be to stretch the fence, which would cost \$2,000 to stretch the fence and run a cord to prohibit that. It would physically have to be cut in order to move. Additionally, putting in an interior fence or some sort of disruption inside of the fence line to obstruct from what you can see from the exterior of the fence; whether that is vinyl fencing, Ms. Murphy mentioned a hedge or some sort of naked eye visual obstruction. I did get a quote for vinyl fencing, which was \$5,700. As I mentioned previously, the City of Leesburg did not recommend cameras. I think it would end up costing the District a lot more than what would serve with its purpose. I did get quotes for streetlighting, if the District is interested in streetlighting, but that does not include the monthly usage fees for those locations as well. Another thing to consider is for it to be directly accessible to Highway 33. You can actually drive along the telephone lines that run all the way up to our lot. I watched a police officer do it. That being said,

a recreational vehicle or somebody's car or trailer or anything of the sort can have and does have direct access to private property that is not secure. I need to believe that's how the Board gets into the community not from inside of the RV lot, but from the exterior fence lines.

Ms. Murphy: If we did the vinyl fencing, would we also have to stretch the fence?

Ms. Roslin-Grimes: Correct. You don't have to do both. You could do one or the other. The purpose of having a vinyl fence instead of the current chain link fence is that it would provide you that visual obstruction. To get through a vinyl fence you would have to use a chain saw. I imagine that someone nearby is going to hear a chain saw as opposed to just some wire cutters going through a chain link fence.

Mr. Craddock: What about spike strips? If you have four flat tires, you are not going anywhere.

Mr. Snell: We don't own that property and we can't put spike strips out anyway, but some might want to do that. I can understand it.

Mr. Craddock: I want to electrify it.

Mr. Snell: Are there any other comments? What is our next step? Do we need a motion to approve the rates?

Ms. Adams: Yes. The motion would be to approve Resolution 2021-03.

Mr. Craddock: Do the rates have to bear in mind what we are going to do? This is money we have to account for and distribute those costs amongst people who are abusing it. So just coming up with a number, I don't think gets us to where we need to be because we need to understand what we are going to do with that money.

Ms. Adams: Board Members, keep in mind if you chose to adopt Resolution 2021-03 as it stands, the rates that are listed in here are the capped rates. At a future meeting, staff could bring back specific plans for RV lot improvements, specific plans for implementing fees and the RV storage lot. This is not an instantaneous project.

Mr. Craddock: True. Let me ask Emily about the rate we are working on implementing today. Would it cover things that we have been talking about during this meeting?

Ms. Roslin-Grimes: Yes. The total of the project that I just talked about, including the grading, refill, remarking of spacing, fence stretch and vinyl fencing, would be approximately \$16,200. Again, these are rough quotes. That does not include the ongoing maintenance. However, I believe that those three enhancements would reduce the probability of being broken into.

Mr. Craddock: Sure. I'm good with that.

Mr. Piersall: What is the serious consequence of these break-ins? What were the biggest items stolen? I'm just curious.

Ms. Roslin-Grimes: They actually have to record their losses to the City of Leesburg. We don't collect any of that information. I know at one point in time, several people had catalytic converters cut out of their vehicles. Last year, TVs were stolen out of a vehicle. They don't report me or my staff. They would have to file a police report with the City of Leesburg.

Mr. Piersall: I guess we are fortunate that no one had a whole unit stolen because you could drive out. You just can't drive in.

Ms. Murphy: Right now, we are looking at \$1 per linear foot. Would it be feasible to cut that amount in half? Would it cover the losses from this year? Do you know what I'm saying? We are involving Peter to pay Paul. We are going to make the improvements this year, but we will cut this rate in half for this year so that this year's rate revenue would pay for more than half of the improvements and then next year's rate revenue will pick up the balance. Because we won't have these expenses again next year.

Mr. Craddock: We should have the grade and fencing improvements that you are talking about.

Ms. Murphy: Right.

Mr. Craddock: The re-striping would be done.

Ms. Murphy: That's part of the \$8,500.

Mr. Craddock: Right.

Ms. Murphy: Are you following me?

Mr. Snell: I think I did. So, let me restate it if you don't mind. Are you suggesting that we have a motion to have the 50 cents per linear foot rate and whatever that calculates out to for a 45-foot lot or are you suggesting that we pass the dollar and then set it at 50 cents?

Mr. Murphy: I think we should pass the dollar because we need to look further down the road. I think we should set it at 50 cents because we can get the 50-cent rate and get the majority of these improvements paid for this year. Then next year when we get revenue from the RV owners again, we can move that money to cover any losses for this year or the CDD can pick up the losses for this year, either way.

Mr. Craddock: I think we need to approve the dollar amount for the rate today.

Mr. Snell: To do that, we need a motion to adopt the resolution.

Ms. Murphy MOVED to adopt Resolution 2021-03 Adopting the RV Storage Lot Rates, Fees and Charges at the Current Rates of \$1.00 per Linear Foot and Mr. Craddock seconded the motion.

Mr. Snell: Are there any comments from the Board? Hearing none, we will open it up to resident comments. If anyone has any comments, please make your way to the podium and state your name and address. Limit your comments to three minutes.

Mr. Ralph Mellon (Lot 869): It is ridiculous to raise rates and charges. It is like any other amenity. Everything has a maintenance cost. We pay for the pickleball courts, tennis courts, lights, resurfacing and pressure washing. There have been some break-ins out there, but the lock is fine just the way it is. There is a risk anywhere. There is no way that cameras, lights and electrical fences are going to stop these types of break-ins that are happening. These guys will look right at you, give you the finger and say, "*Here is my face, try to find me.*" They will still do the stealing and break-ins. The issue that came up was it's not fair because there are only so many spaces, well we kind of have the same thing with the pickleball. It's not fair. We don't have enough courts for everybody. The same thing with tennis and bocce ball. So, I don't have an issue with you looking at establishing a rate. To be honest when I first moved here, I looked into the cost for RV storage and elected to put my RV in the lot. I don't have a problem with the lot. So, to sit there and say that owners need to start paying, is like everyone paying for the restaurant even though some of us can't eat there. Thank you.

Mr. Snell: Thank you. Bill?

Mr. Middlemiss: My first question is where did this list of priorities come from to level the lot? It's a perfectly fine and level lot. I went in there the other day and saw that one spot needed to be leveled which were the gopher turtle ones. That was it. There is no reason to re-grade it. Second of all, I understand that staff has a job to do, but you can't do anything without consulting with the end users. That's what's going on out there. You are talking about re-leveling and restriping it. Let's do that. The space right now barely fits most of the units in there. If you re-stripe it, you are narrowing the spaces by 1 inch. You can't do it. You can get some spaces down at the other end, but I don't see where you are going to fit additional spaces. That's all. Thank you.

Mr. Snell: Thank you, Bill.

Ms. Holly Stuttgen (Lot 330): I am submitting my comments. I would like for you to look at and consider them. We finally got a lot. We waited for a year on the waiting list and got a spot. I agree. I really don't see, other than security, things that need to be done. It is pretty level. You cannot remark those spots because we barely fit in them now. If you narrow them, you are not going to be able to open the door. You can make additional lots in the back for smaller vehicles. That's fine. I don't have a problem paying a small fee if I have to, to maintain it, but why is that any different than buying a new pump or updating other facilities. It is part of the facility that is part of our development. According to my notes, we are going to pay for a new kiln. How many people use the kiln? It is just an example. So that is my concern. Maybe we should have a subcommittee to examine it further, maybe get some volunteers to really look at it. The survey was a joke. Some of those things on there were like asking for the world. Thank you.

Mr. Snell: Thank you. Let's open it up to Zoom.

Ms. Adams: Mr. Chairman, it appears that we have numerous Zoom attendees.

Ms. Michelle Schneider (Lot 251): I just want to say, you can't compare us to The Villages. We are a different community. Jim referred to that before at a prior meeting. I called around and communities that are similar to ours such as Legacy, Pembroke Fairways, Plantation, Highland Lakes and Royal Harbor, none of them charge a fee for the RV lot storage. That falls under the amenities. The lot is fine the way it is. Take some spray paint and color the ropes if you have to. It is a lot cheaper than re-grading the lot, which it doesn't need and put new ropes down. Thank you.

Ms. Adams: Thank you, Michelle. Next, we have Mr. Mike Ryan.

Mr. Mike Ryan (Lot 397): I had a question on the resolution. It says that it becomes effective upon passage. When would the rates be charged to the occupants of the RV lot?

Mr. Snell: The rates would not be started until the Board decided on exactly what the rate would be. We can't predict when the rates start, but it would not start immediately.

Mr. Craddock: We are setting a ceiling threshold on this. We are not establishing rates yet.

Ms. Adams: Next we have Mr. Rolando Milian.

Mr. Milian: I'm just going back to my initial point from earlier today. It seems like for whatever reason, the RV lot is being taken as a separate entity of the community. We all pay for every single amenity available to us. Not all of us uses everything. So now basically what you are saying is that the RV lot needs to cost a certain amount each month. Eventually when the pool has

chlorine added and it needs to be tiled or the fencing around the common area needs to be fixed or trees trimmed, then we all have to pay additional for that. That is basically what you are saying. So, I don't understand why that amenity is different than the rest of the community. The way that the lot is sitting right now is fine. If you make those spots skinner than they are today, we are going to have issues. Not everyone is skilled enough to park an RV in a very narrow space. Anyway, apparently you guys made up your mind to charge us and that's the way it is going to be. That's it for me.

Mr. Craddock: As a point of clarification, several comments were made to narrowing of the spaces. Let me make it clear. We are not going to narrow the spaces beyond what they are now. So that's my point of contention.

Mr. Snell: Don Lake's proposal did not propose narrowing the lot sizes. I'm not sure how that myth got started.

Mr. Chuck Davis (Lot 223): You just answered the question about narrowing of the lots. Right now, you can barely get your door open and everybody has to park exactly in the center. Any narrower, you just can't do it. We wouldn't be able to get access to our RVs unless we pulled them out into the open. As far as the rates, I'm totally against it as I stated already. Thanks!

Mr. Fred Todd (Lot 851): My comment is it is basically a policy question. Should it be free or should we set a fee? When you look at that, compared to other amenities, this is a limited exclusive benefit for certain people in this community. The question whether all homeowners should subsidize the 53 RV sites from the General Fund, having seen this in other communities that don't charge a fee, perhaps they have unlimited RV parking. You have a waiting list of 43 people that haven't been addressed. If everyone had access, they should be free and a general amenity. Otherwise, as I think one of the Board Members indicated, they are concerned about comingling of the General Fund. You can create a Special Revenue Fund and put all of the revenues in and isolate the expenses in that fund. If there is anything leftover at the end of the year, put it back into what has to be done. I don't think 1,200 people in AR when this is built out, should be subsidizing 53 RV owners when it is not available to all people, as there is not enough space. If they are getting a special benefit, they should pay. Thank you.

Ms. Adams: Next is Mr. Richard Eischeid.

Mr. Richard Eischeid (Lot 653): I have an RV in the park. I go there frequently to check everything and I just don't see any reason to re-grade. I don't know who came up with that idea. I

don't know what they would do to re-grade it other than have everybody move out. I walked the perimeter and I don't see any problem with what is going on there. As long as there are no changes made to the lot sizes, I don't see a problem. I noticed that there are some vacant lots and they have been vacant for quite some time. Maybe a few of those could be taken advantage of. Maybe people have left and just not notified anyone. I don't know, but I'm against charging for the lot. Other than that, I think you guys are doing a great job. Also, I think if we are going to be charging for the amenities, what about all of the other ones that are available? It is the same thing with the swimming pool and exercise room that you are hearing over and over again. It's an amenity that I moved into that was part of the reason why I moved here. Thank you very much!

Ms. Laura Naumann (Lot 577): I have a statement in regard to the dump station. The dump station is something that the current RV homeowners pay for. I know you were saying that you would charge us a \$72 fee, but I would like for that fee to be directed to the actual fee required for the dump station and not for the RV lot. Would that money be spread out over the remainder of the RV homes if they continue to use it or be allowed to use it?

Mr. Snell: The dump station is owned and operated by the HOA. The CDD has nothing to do with the operation or charges for that. \$72 is paid to the HOA, not to the CDD.

Ms. Naumann: Okay, so that would be totally different and it wouldn't be included in your fee if you were choosing to collect a fee.

Mr. Snell: That would be totally different.

Ms. Naumann: That's fine. I'll take that up with the HOA. I just wanted to make sure that you weren't going to charge for it.

Mr. Snell: Do we have any other Zoom callers? Our policy is that you only have one time to speak. I will allow Joann a second time because she was answering a question posed by a Supervisor. Is there anyone else?

Ms. Adams: Joann, this is your last opportunity. Do you have a public comment to make to the Board?

Ms. Lasko: No.

Mr. Snell: We have one gentleman who came to the podium and I will allow him to speak. After that, we are going to take a 10-minute break.

Mr. Ken Krick (Lot 824): I'm speaking in reference to a couple of things. One would be the pickleball court.

Mr. Snell: Please hold any comments regarding the pickleball courts for later in the meeting and confine your comments to the RV lot.

Mr. Krick: I have no comments on the RV lot.

Mr. Snell: Thank you. At this time, we are going to take a 10-minute break.

The meeting was recessed at 3:54 p.m.

The meeting was reconvened at 4:05 p.m.

Ms. Adams: Any members who connected to the Board Meeting via Zoom, if you were attempting to make a public comment regarding the RV storage lot fees, please raise your hand.

Mr. Snell: If you already commented, you cannot comment again.

Ms. Joanne Garner (Lot 832): I just want to say that when we built here, we were drawn here because of the fact that we would be able to have our RV and there was RV storage. That was a big plus. That's why we chose not to build an RV home. We have a 40-foot RV space and are side-by-side with our neighbors in that lot, currently. I really don't think there should be a fee. We looked in other communities and fees were not charged for those RV storage facilities. That was it. I just wanted to say that I was opposed to any fees and why. Thank you!

Mr. Snell: Thank you. Is there anyone else? Do any other Board Members have any comments?

Ms. Murphy: I have a question. It seems like the majority of residents say no fee, no improvement, everything is fine the way it is. We don't want to do anything back there. We don't care if you fix the fence. We don't want the lot re-graded. Can you give some background if you have it as to when this discussion started? I seem to remember several meetings ago where people started asking for a lot to be re-graded, the fence to be improved and security back there. That's why this whole discussion started. It goes back several meetings. I'm just not so sure that the people who are here now are the people that weren't here before that.

Mr. Snell: To my knowledge, it started in 2017, but I doubt that's when it started. I'm sure it has been a conversation piece for Boards for a long time. When construction first started, Blair owned it and charged a rate. I've been told a couple of different levels, somewhere around \$500 per year. That was what the developer that charged and he owned it at that time, I assume. It went into bankruptcy and eventually changed to the CDD to own through a settlement. Exactly when this particular discussion started, was back in the fall as I recall.

Mr. Piersall: I can shed a little light on that. According to the minutes of the September 2018 meeting, where there was discussion about the RV lot, he is in possession of those. He just made me aware of it as of today. Some say just leave it as it is. We should think about recouping the monies that we spent for barriers and maintenance and move on.

Mr. Snell: As I said, many Boards have talked about it. I know that there was some conversation in 2017 at a Board meeting. I have seen it at almost every Board meeting since August of 2016. I have some comments to make. First of all, what this Board does, what this community does needs to be based on this community's needs and not what any other community does or does not do. It's valid to look what another community does and make informed decisions by using that information, but whatever they do is their business and does not govern what we do. We are not going to operate our community based on some promise some salesperson made. Having said that, I want a couple of other things clear. The motion before us is to set a top. It is not to charge that rate. But any rate that we may charge in the future will be based on a future motion to set that rate. I hope that's clear because someone commented that they weren't sure it was clear to everybody. That's as clear as I can make it. Now I'm going to offer my personal thoughts on the rate. I'm opposed to it. I don't think we should charge one. We can make the argument that it's a special amenity and certain people are limited to it. My not having an RV is my choice. Those people that do are on the list and are using it. Some people are in wheelchairs, so they might not be able to use the gym or pool. Some people have dietary restrictions and can't eat at the restaurant. So, if it's a special amenity, it's still an amenity in my opinion and I am very opposed to any rate. I am not opposed to doing some things to improve the lot, but if we improve the pool, not everybody uses the pool. That's my thoughts on it.

Mr. Piersall: You can argue that not everybody has access to it. I agree with you. Forget the rates. I think we should recoup the monies for treating weeds and if the RV people are happy with the way it is, then so be it. If we recoup the monies that we spent to maintain it, provide basic maintenance and pool that among the 53 people that have spots in there, then you can assess them. If it costs \$400 to make a fence repair, divide it 53 ways and bill them because it's exclusively for their use. I heard people say that it doesn't need to be graded. It has been that way since Day 1, so let it be. Cameras are not going to do anything. We all know that. And lighting might, but you are not going to catch everybody. Again, these are not jewel thieves. These are rug rats getting in there to see what they can get in the middle of the night.

Mr. Craddock: I think we can recoup money that we are spending on an annual basis and spread the cost amongst the people who use it. In my mind, this is no different than the dump station. Everybody in this community is not paying for the dump station. The people who use it are paying for it.

Mr. Piersall: What was the annual maintenance for weed prevention and spraying? Wasn't it somewhere around \$5,400? Then if we factor in insurance, we can come up with a hard number and divide it 53 ways.

Mr. Snell: We can bring that information to a future meeting, but I believe that weed control is just under the general contract with Floralawn.

Mr. Piersall: Okay.

Mr. Snell: It can be isolated, but I think that is pointless.

Mr. Piersall: I agree.

Mr. Craddock: Back to Terry's comment, he said the purpose of what we are doing today is setting the ceiling on what we have the possibility to charge. We are not deciding on whether we are going to charge a dime today.

Mr. Piersall: Well, the idea is we might be able to put this issue to rest. If we are not going to be doing anything, we are not going to charge so it won't carry on.

Mr. Snell: I bet you that some future Board is going to bring it back up again no matter what we do. Claire, do you have a comment?

Ms. Murphy: I do. I think \$5,400 for general maintenance is a drop in the bucket for our total budget. I don't think we should charge residents to recoup that small amount of money. If we were to convert the lot to the new plan, re-grade it and spend \$2,000 on a fence and \$5,700 on another fence, then I would be very amenable to charging the people that use that facility, but as a general rule, I tend to agree with Terry that it seems like they don't want re-grading. They don't want any fee. In the survey, residents said the lot was fine the way it is and didn't want any improvements. If that's the way it is, I don't know why we just can't leave it that way. I think maybe we should approve this for this rental fee structure, so it's there and two or three years down the road, if it comes up again, the fee structure is already there. We will never have to go through that process. At that point, we can just separate to recoup any improvements that they already own and is smart to have.

On VOICE VOTE with Ms. Murphy, Mr. Craddock and Mr. Piersall in favor and Mr. Snell dissenting, Resolution 2021-03 Adopting the RV Storage Lot Rates, Fees and Charges at the Current Rates of \$1.00 per Linear Foot was adopted. (Motion Passed 3-1).

Mr. Piersall: As far as the RV people, there is no charge.

Mr. Craddock: Not yet.

Mr. Snell: The Board just voted that the Board can set a rate with a rate with a cap of \$1.00 in the future. We need a motion to close the rate hearing.

Ms. Adams: We need to discuss the amenity policies.

Mr. Craddock: On Page 6 of the amenity policies, it says that all operators of golf carts must be 14 years or older in accordance with Florida Law. This conflicts with what the requirements are on the golf course. The golf course says they must be 16 years old and have a valid driver's license. Should we not have the same age range, whether they are 14 or 16 across the community? That's the question.

Ms. Whelan: I believe the minimum is 14 years of age. In the past the District decided to increase the age limit on the golf course. If you want us to change both to 14 to be consistent, we are happy to do that.

Mr. Craddock: Or vice versa.

Ms. Whelan: Just for reference, the point of including the amenity policies within your agenda package was solely to address the RV storage lot policies, moving those into the form of agreement like Tricia said earlier, eliminating them from your amenity policy so they could be changed by staff to the extent they are needed, as well as to memorialize those maximum RV lot rental fees. There have been no other changes to your policies other than those changes, which are shown in redline in your agenda package.

Mr. Craddock: I understand that Lindsay, but if there are discrepancies in our policy, I think now is the time to clarify that.

Ms. Whelan: I agree. I just wanted to frame the discussion of why this is in front of the Board for the Board's edification.

Mr. Snell: What you are saying is that Roy can request that change.

Ms. Whelan: Of course, yes.

Mr. Snell: Is that your request, Roy?

Mr. Craddock: Make it consistent. I don't know if you want 14- or 16-year-olds with a driver's license to be driving golf carts. We need to be consistent across AR.

Ms. Whelan: The minimum age is 14. If you want to be more stringent, you can do that, but the lowest you can go is 14. So, tell us what you prefer and we will change it accordingly.

Mr. Craddock: I prefer 16 with a driver's license.

Mr. Snell: I prefer not letting them drive at all. What are you proposing?

Mr. Craddock: I am proposing 16 with a driver's license as it now stands on the golf course.

Mr. Snell: Is that in the form of a motion?

Mr. Piersall: How would you enforce that?

Mr. Craddock: With their driver's license. I'm not going to police it. I'm setting a policy here.

On MOTION by Mr. Craddock moved to amend the Recreational Facilities Use Policy to change the age for golf cart drivers to 16 with a valid driver's license. Mr. Snell seconded the motion.

Ms. Adams: Did you want to change the age on Page 6 to age 16 with a valid driver's license?

Mr. Craddock: Yes, to be consistent with what the rules are now on the golf course.

Mr. Snell: Justin, your rule says 16 with a valid driver's license.

Ms. Whelan: The reason for that is you can be more stringent because those are not on roadways. It has to be 14 on roadways, but if you are designating golf cart use outside of roadways, you can make that age higher if you would like. That's why they are different.

Mr. Snell: We can make it more stringent on roadways too, right?

Ms. Adams: It would not be consistent with State of Florida law. Correct, Lindsay?

Ms. Whelan: Yes.

Mr. Snell: So, we can't be inconsistent with State Law.

Mr. Craddock: These are public streets. Can you drive on public streets at 14 without a driver's license in a golf cart?

Mr. Snell: If a golf cart is allowed on that public street, yes you can.

Mr. Craddock: We cross the street several times playing golf. Sometimes we go over to Hole #10 to bypass the cart path and drive down the street. Is it okay for a 14-year-old to drive a golf cart if you have to be 16 with a driver's license?

Mr. Snell: Hold on. Let's Lindsay say exactly what the Florida law is please.

Ms. Whelan: Florida Law is 14 years old.

Mr. Snell: You can't get a valid driver's license at 14. So, any public street where a golf cart is allowed, there is a speed limit set for where they are allowed. On any public street, a 14-year-old is allowed to drive a golf cart. We can't be more stringent than that.

Mr. Craddock: I understand. I'm just trying for consistency. Why would the golf course be any different?

Mr. Piersall: If two kids in high school want to come and play golf and they are 16 years old, your carts are rentals. He's talking about carts that residents own and their daughters and sons would be driving.

Mr. Craddock: Not necessarily.

Mr. Piersall: I would assume a 16-year-old on the golf course is renting your cart to play golf. So that shows responsibility. Correct?

Mr. Craddock: Not necessarily.

Mr. Fox: The reason it is 16 with a driver's license is for liability and insurance implications, whether or not we rent or own these golf carts.

Mr. Piersall: I agree. That's why it is 16-years-old. That makes sense. I concur. Thank you.

Mr. Snell: Actually, Roy we can't vote on your motion because we can't on streets, limit it to age 16. It has to be limited to age 14.

Mr. Craddock: I understand your point, Terry, but the golf course rules state 16-years-old. It doesn't say if you rent a cart. If you are borrowing your parents' cart, that's different. How do you enforce it?

Mr. Snell: Your motion as I understood it, was to restrict golf cart driving on the streets to 16-years-old with a driver's license.

Mr. Craddock: Correct, to be consistent with the golf course.

Mr. Snell: We cannot do that. So, your motion can't be voted on because it's not legal for us to do it. Correct, Lindsay?

Ms. Whelan: I'm sorry. Could you repeat the question?

Mr. Snell: My statement was that Roy's motion is to limit golf cart driving on our public streets to 16-years-old and a driver's license. We cannot vote on that motion because we cannot legally do that.

Ms. Whelan: Yes. Roy, tell me if I'm hearing you wrong. It sounded like your issue was in the amenity policies it states that on the golf course you have to be 16 years old or above, but that doesn't distinguish between rented golf carts and golf carts that are owned by residents of the community that are utilized on the golf course.

Mr. Snell: Roy, I ask that you withdraw your current motion and make an appropriate motion in some other form that gets what you want in the amenities policy.

Mr. Craddock: I just want to be consistent. What do you want me to say?

Mr. Snell: I can't tell you. I personally have no problem with the golf course having one age and public streets having another. I don't see that as inconsistent.

Mr. Craddock: Then I withdraw my motion. It's the same property. It's AR property. It's CDD property.

Mr. Snell: But it's public streets versus the golf course and there is a difference.

Mr. Craddock: Okay. I'm good with that.

Mr. Craddock withdrew the prior motion.

Ms. Murphy: All of that information was stricken from this policy. Are you still requiring RV owners to sign some type of agreement with all of these motions?

Ms. Adams: Yes. All of the policies regarding the use of the RV storage lot that had previously been memorialized in the amenity policies, are on the User Agreement for the RV storage lot.

Ms. Murphy: Have all of the current RV owners signed the new agreement?

Ms. Adams: Yes. They all signed an agreement, which will be consistent with the language that's in here.

Ms. Murphy: Are we making a motion accepting this revised policy?

Mr. Snell: Yes.

Ms. Murphy MOVED to approve the revised Amenity Policies relating to the RV Storage Lot as amended and Mr. Snell seconded the motion.

Mr. Snell: Is there any discussion?

Mr. Craddock: Yes. Again, on Page 6, under “*Overnight parking,*” it says, “*The District owns the roadways within the community. There shall be no parking of vehicles on the roadways.*” The word, “*Overnight*” was omitted.

Mr. Snell: Lindsay, is it a minor change to include, “*Overnight*” into that sentence?

Ms. Whelan: Yes.

Mr. Craddock: I have one more. On the top of Page 8, under, “*Use of Lexington Spa,*” it says, “*Lexington Spa is open daily from 4:30 a.m. to 12:00 a.m.*” This is the only one that closes at 12:00 a.m. Everything else closes at 11:00 p.m. Is there a particular reason for that for inconsistency?

Ms. Adams: The past process by Board Members was that it allowed for flexibility for those who may be on different work schedules or for whatever reason wanted to work out late, but this is a policy issue. You can choose whatever time you want to close Lexington Spa.

Mr. Craddock: Why is it different than all of the other amenities, which have the same restrictions?

Ms. Adams: It’s for Fitness Center access, primarily.

Mr. Craddock: Why can’t we close it at 12:00 a.m. to make it easy?

Ms. Adams: That’s fine.

Mr. Snell: We need a motion if you want to change it.

Mr. Craddock: Leave it as it is. That’s fine.

Ms. Murphy: Would it include the pickleball, tennis and bocce courts because they close at 10:00 p.m.?

Mr. Craddock: It would include the pickleball, tennis and bocce courts.

Mr. Snell: If Roy is not going to make a motion, let’s move on.

On VOICE VOTE with all in favor the revised Amenity Policies relating to the RV Storage Lot as amended was approved.

Mr. Snell: Now we need a motion to close the rate hearing.

On MOTION by Ms. Murphy seconded by Mr. Craddock with all in favor the public hearing to adopt the RV storage lot rates, fees and charges was closed.

Ms. Murphy: I just want to make one comment to all residents. We did not set a \$1.00 per foot rate. We are only setting a rate so that down the road if we have a need to set a rate, we have a guideline to go by. We are not charging you to park in the RV lot at this time.

B. Consideration of Proposal for Stop Sign at White Plains Way & Arlington Ridge Blvd.

Mr. Snell: We are going to defer this item for a couple of reasons. We don't have all of the information back from the District Engineer. I think Mr. Bill Bishop should be involved and we discussed that. So, we will defer that.

C. Consideration of Proposals for Tennis Court Resurfacing & Conversion

Ms. Roslin-Grimes: The Board directed staff to go out and seek proposals for court conversion, which is turning one of the tennis courts into four pickleball courts. Attached are two quotes from two different proposers; Elite, which is the proposer that the residents brought forth to the Board and named separate proposers and Nidy Sports Construction (Nidy). This does not include any lighting. The purpose is to wait until the Board decided whether or not to move forward with the construction to properly eliminate the courts as they would be utilized versus how they are currently structured. If the Board has any questions, I can answer them.

Ms. Murphy: Can someone explain to me what the picture is of?

Ms. Roslin-Grimes: That is what it currently looks like.

Mr. Craddock: On Nidy's proposal it says, "*Install approximately 48 linear feet of 4-foot-high divider black fence with painted framework – no gates.*"

Ms. Roslin-Grimes: Correct. That is between the courts.

Mr. Craddock: I know, but my question is if 4 feet is high enough.

Ms. Roslin-Grimes: Balls bounce in tennis and pickleballs don't bounce very well.

Ms. Adams: They were asked to bid on a 4-foot fence.

Ms. Roslin-Grimes: The proposal was for 4 feet. The scope came from the original proposal from Elite.

Mr. Craddock: If the residents say 4 feet is fine, I'm fine with it.

Ms. Roslin-Grimes: That can be changed. That's more to alleviate balls traveling from court to court.

Mr. Craddock: I understand. It also says painted framework. I'm wondering if that's the right construction.

Ms. Roslin-Grimes: That is just the posts. The posts would be painted black.

Mr. Craddock: Okay. If we are going to spend the money, I want it to last.

Ms. Murphy: If I read this right, there is no divider between the tennis court and pickleball courts?

Ms. Roslin-Grimes: I don't have a picture, but there is currently a fence that runs along it. The divider would be small.

Ms. Murphy: Okay. It's already there.

Ms. Roslin-Grimes: After the resurfacing project, it would remain in place.

Mr. Craddock: You mentioned that the perimeter between the fence and courts does not meet the requirements, technically for a pickleball court. Is this close to what we have that is existing?

Ms. Roslin-Grimes: Yes.

Mr. Craddock: Are the pickleball players saying, "*What we have now is good and if you give us something equivalent, that's good.*" This is more than equivalent is what you are saying.

Ms. Roslin-Grimes: Correct.

Mr. Craddock: Okay.

Mr. Craddock: When you are talking about resurfacing, there is also the issue of a tennis court.

Ms. Roslin-Grimes: The project is to resurface the entire area. It does not include ripping out the fence and going outside the current fence line. This is the entire surface within the fence line.

Mr. Craddock: Okay. We are re-doing the tennis court surface also, which needs it.

Ms. Roslin-Grimes: Correct.

Mr. Craddock: Good.

Mr. Snell: But it does not include the existing pickleball courts, just to be clear.

Ms. Roslin-Grimes: Correct.

Mr. Snell: Are there any other comments?

Ms. Adams: Did you want to take public comments?

Mr. Snell: We don't have a motion.

Mr. Craddock MOVED to approve the proposal from Elite Court Construction for the tennis court resurfacing and conversion in the amount of \$17,650 and Ms. Murphy seconded the motion.

Mr. Snell: Are there any further comments from the Board?

Mr. Piersall: How soon can they start?

Ms. Adams: From the signing of the agreement and administrative time, three weeks weather permitting for the scope. We will see how far out they are going.

Mr. Snell: Are there any audience comments?

Mr. Ed Anderson (Lot 295): I just want to thank everybody for supporting pickleball in this community. I started playing pickleball at Legacy. They had two courts and felt that they needed two more, a straight court and to build two new ones. They had many people playing pickleball, but not as many as we had here. I'm so happy and fortunate that the Board agreed to have this. I thank you on behalf of all of the pickleball players. Thank you.

Mr. Snell: Is there anyone else in the room? Hearing none, is there anyone on Zoom?

Ms. Adams: If anyone is currently on Zoom and wishes to make a comment regarding the court resurfacing and conversion project, please raise your hand now. Seeing none, Mr. Chairman, you can continue.

Mr. Snell: We have no other comments. I am going to make a comment myself. I have a hard time voting for this because I think we need a more planned approach like Ron Worrich voiced in his opinion. I think there are other things that people in this community want like shuffleboard and some other alternatives. During the break, we were handed a proposal by a resident that would provide a much more multiple use for the courts and eliminate tennis. I don't think we can go that route at all, but I have to say which way I'm going to vote this second. Let's do a roll call vote.

By roll call vote on the proposal from Elite Court Construction for the tennis court resurfacing and conversion in the amount of \$17,650:
Supervisor Murphy: Aye
Supervisor Craddock: Aye
Supervisor Piersall: Aye
Supervisor Snell: Aye
Motion Passed 4-0.

D. Consideration of Proposals for Pool Heater Repair/Replacement/Conversion

Ms. Adams: I just have a couple of remarks before you hear additional details from Emily. As a result of today's Board meeting, staff would like to determine if the Board is interested in replacing the electrical heat pumps that are not working with electrical heat pumps or converting to gas heaters or geothermal. Once the Board decides on if you want to continue with electric, move towards gas or geothermal, staff will bring back three apples-to-apples quotes for the exact same make and model of whatever energy the Board is most interested in.

Mr. Snell: I think I said pergola, but I believe you corrected me. I'm not sure.

Ms. Adams: Yes. This is the pool heater repair and replacement.

Mr. Snell: It should have been the next item is the pool heater. So, thank you, Tricia.

Ms. Adams: Currently there are three heat pumps that are not working and need to be replaced. So, this will be a capital project. There is interest in gas heaters. I will turn the discussion over to the Board.

Mr. Piersall: Tricia, how many are there in total?

Ms. Roslin-Grimes: There are 10 total pool heaters. The three in need of replacement are all associated with the lap pool heating system. There is an additional repair that needs to be done to one of the other two lap pool heaters. There are five currently for both pools. As Tricia mentioned, we would like to get consensus on what direction you would like to move in. Secondly, the Board also needs to understand that they do not need to approve the replacement of all 10 heaters. That is a piecemeal situation where we replace the ones that are currently damaged and in need of repair, move those to either electric, gas or geothermal, whichever the Board chooses and then slowly replace and repair as needed as there are other issues down the road. The five electric heaters for the beach pool are functioning properly. They were replaced in 2018.

Mr. Piersall: Correct. How many were replaced in 2018?

Ms. Roslin-Grimes: Five pool heaters.

Mr. Craddock: Let me speak to that. Emily and I have worked on this for the last couple of months. I was a big disbeliever that gas could not possibly be more expensive. In getting quotes back and getting numbers, with the price of gas in our community, it is more than double the national averages. The gas price here is, you would not believe it. I thought gas heaters were more responsive. They worked much better in cold weather and respond quickly. It would be the right choice to gravitate towards, but if you look at the cost of ownership, we can't afford it. A

geothermal is no different than a heat pump except that it gets its heat from the ground water as opposed to the air. Then when the air gets colder than 50 degrees Fahrenheit, heat pumps basically shut off. So, the only local thing to do is to replace the heat pumps. We would not only have to bear the operating cost of gas, which is expensive, we would have to rerun gas lines and get with the City of Leesburg to run the meter. It is too much. My initial impression was that gas was the right choice, but I convinced myself that was wrong. My recommendation is to replace the three heat pumps that we know need to be replaced with equivalent heat pumps and deal with the other ones as they pop up down the road. There is no way we could consider geothermal.

Mr. Snell: I agree Roy. I would much rather do geothermal, but it is out of the question as far as I am concerned, but I don't understand why heat pumps don't work here in Florida. Maybe it is a capacity issue. We had a heat pump in Atlanta and it worked down to about 37 degrees and provided heat in our home with no problem.

Mr. Craddock: If the temperature of the water drops below 50 degrees Fahrenheit, they can't keep up.

Mr. Snell: I can understand that, if that's what you are talking about, but I understand that they can't be used in homes here. The builder told me that.

Mr. Piersall: So, if we stick with electric, can we look at three or four different manufacturers like A.O Smith, Teledyne or Hayward for quality?

Mr. Craddock: The ones that were quoted, the Ray-pak heaters are nice. They have scroll compressors on them. They have titanium heat exchangers. The heat exchanger alone is warrantied for 10 years.

Mr. Piersall: They are commercial grade without question.

Ms. Roslin-Grimes: They also are the only heaters on the market that carry such a large warranty compared to other models.

Mr. Piersall: I just want to be sure we are not going for the cheapest price.

Mr. Craddock: No. Tricia mentioned something about getting more bids. We have two bids right now for the same Ray-pak units. We can make this decision today.

Mr. Snell: Would you like to make a motion?

Mr. Craddock: move that we go with the low bidder on heat pump units and purchase those three units.

Mr. Craddock MOVED to approve the proposal with Blue Moon and three heat pumps and Mr. Piersall seconded the motion.

Mr. Snell: Is there any further discussion?

Mr. Piersall: So that price is \$16,650.

Mr. Craddock: Does that include the concrete pads and everything?

Ms. Roslin-Grimes: I want to clarify. Do you want to move forward with the \$15,900 proposal from Blue Moon and the repair for \$935?

Mr. Craddock: Correct.

On VOICE VOTE with all in favor the proposal with Blue Moon and three heat pumps in the amount of \$15,900 and Kalos for the repair in the amount of \$935 was approved.

Mr. Craddock: Thank you, Emily for your hard work.

Mr. Snell: Thank you, Roy for your efforts.

E. Consideration of Proposals for Pergola Beam Replacement

Ms. Roslin-Grimes: There are three quotes for the pergola beam replacement. As some of you may notice, throughout the amenities, items were identified with safety concerns due to rotted wood. There are proposals to replace eight pergolas. There is a proposal for TREX material and two for cedar replacement. I can answer any questions should you have any.

Mr. Craddock: MarkCook Builders (MarkCook) quoted \$148,063 for cedar replacement against Berry Construction (Berry), which quoted \$85,195.50. What is the discrepancy?

Mr. Snell: That is my question too, Roy.

Ms. Roslin-Grimes: I can't speak to the difference in pricing. I do know that in the quote, it does specify that MarkCook is going to stain them and Berry is going to paint them. I know that is a significance difference.

Mr. Snell: It shouldn't be that much of a difference.

Mr. Craddock: We want to go with a stain pain system, which has a solid stain where 50% would be absorbed by the wood and the other 50% is the final exterior coating. So, my recommendation is to go down that route, stain painting.

Mr. Piersall: Are there eight pergolas at the pool?

Ms. Roslin-Grimes: There are seven pergolas by the pool and one outside.

Mr. Piersall: They were installed in 2018. When I first came up here, they were under construction.

Ms. Adams: Those are not scheduled for replacement now.

Mr. Snell: Not all of them were repaired. Those that were repaired were not scheduled.

Ms. Adams: Berry Construction did those. Those are still good. These are the other ones.

Mr. Snell: Berry Construction did the solid stain on those?

Mr. Craddock: Yes.

Mr. Snell: Would they do the solid stain on these?

Mr. Craddock: This is cedar wood. The wood Berry worked on the last time was not cedar.

Mr. Snell: That is a good point.

Mr. Craddock: If you go back with paint, then your maintenance costs go up. Paint gets cracked and requires brushing and sanding. The paint/stain coating that lasts seven to ten years. All you have to do is clean it up and re-apply the stain coating. That's it.

Mr. Snell: I'm a little confused now. Did Berry propose paint or solid stain?

Mr. Craddock: Paint.

Mr. Snell: Okay.

Mr. Craddock: We still need to negotiate that with him.

Ms. Roslin-Grimes: Is there a product that you are recommending specifically because when we mentioned stained paint, that is not something that they are familiar with.

Mr. Craddock: I will provide you with that information. It is readily available.

Mr. Piersall: They are more for aesthetic purposes. They don't really provide sun cover.

Mr. Craddock: The problem we have now is they are a safety issue. If the wood deteriorates, it could fall on somebody and we would have a serious injury.

Mr. Snell: I think Jim has a different point.

Mr. Piersall: My point is if you are at the pool deck and it's in July, if you want to try to get shade, you could look at a different design, something that would provide shade so people could be out on the pool deck and not get burned. Because being under the pergola is not going to keep you out of the sun. The only way to get sun protection would be to sit at a table and keep angling your umbrella. So, there are other options out there that would provide shade. So, if you are at the pool and want to be in the pool, but you don't want to be subject to 98 degrees in July,

there are designs with shades now where you could have four posts and erect a shade that is hurricane consistent.

Mr. Craddock: We would have to evaluate if it is a supporting structure. If you put something with solid oak over it, if you have a hurricane, it is not going to lift it off.

Mr. Piersall: Or it could easily be removed. The Tampa Bay Rays are going to build a stadium with that sunshade design. That is something that is cutting edge right now where they take a shade and it's angled at a certain degree and has a certain resiliency. That would truly provide shade protection. That would be more beneficial to residents than spending money to keep redoing pergolas that provide no barrier from the sun. I would like a safe place to sit in the shade at the pool and not get fried.

Mr. Craddock: I understand where you are going with this. As far as the longevity, the expected service life of cedar is 20 years.

Mr. Piersall: I'm talking about working with existing structures that are there instead of replacing overheads. Look at it from a different perspective.

Mr. Snell: I think from a safety point of view, we have to replace what is there now or take it down.

Mr. Craddock: Exactly. We either have to replace it or take it down.

Mr. Snell: If you want to do something different, then that would be for future consideration. If we want to direct Emily to get thoughts on that and proposals, we can do that, but right now, we have to vote on this proposal or we have to vote to take the pergola back.

Mr. Craddock MOVED to approve the proposal from Berry Construction for pergola beam replacement in the amount of \$85,195.50 and Mr. Snell seconded the motion.

Mr. Snell: You mentioned the solid stain. That proposal doesn't have that in there.

Mr. Craddock: It is the replacement of the pergolas. It should be a wash.

Mr. Snell: What if it isn't?

Mr. Craddock: It's a small amount.

Mr. Snell: I suggest we put some kind of a cap.

Mr. Craddock: Include a couple of thousand dollars.

Mr. Snell: Would you amend your motion to include that?

Mr. Craddock: Yes. I will amend it by \$3,000 over the bid price.

Mr. Snell: That would make the total project cost \$88,195.50

Mr. Craddock MOVED to amend the prior motion to approve the proposal from Berry Construction for pergola beam replacement in the amount of \$88,195.50 and Mr. Snell seconded the motion.

Mr. Snell: Is there any discussion from the Board?

Mr. Piersall: What portion of that \$85,000 is for the pool?

Ms. Adams: Right behind the bid sheet is a diagram showing the total number of pergolas at the pool and the schedule for replacement.

Mr. Snell: Unfortunately, he didn't give a dollar breakdown in his proposal. The other proposer MarkCook did. He didn't give a breakdown on the cost for the theater versus the cost of those in the pool area. If we want to look at some additional shading, that can be looked at in the future.

Mr. Craddock: It's a pretty extensive budget if you look at how many of these there are. If you look at the competitive bids, I think we are getting a deal.

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

On VOICE VOTE with Ms. Murphy, Mr. Snell and Mr. Craddock in favor and Mr. Piersall dissenting, the proposal from Berry Construction for pergola beam replacement in the amount of \$88,195.50 was approved. (Motion Passed 3-1).

F. Consideration of Roofing Proposals

i. Social Hall/Theater Roofing

Ms. Roslin-Grimes: The first set of proposals in your agenda package is for the social hall/theater roofing. There is currently a hole in the back of the theater that needs repair. The Board requested quotes for repair and replacement. You will see three different proposers, each with a replacement price and a repair price. I'm here to answer any questions. I want to make one comment that Covenant Roofing and Construction (Covenant) came back with the strongest most reputable references. Springer Peterson Roofing and Sheet Metal Inc. (Springer Peterson) had good references and Eustis Roofing (Eustis) did not have as strong or equitable projects for reference material.

Mr. Craddock: I want to echo something that Bill brought up at the last meeting and the reason we are looking at these roofing repairs now. We did patching and repairing.

Ms. Adams: There is only one or two years of life.

Mr. Craddock: So, I don't think we should even be considering repairs. We need to bite the bullet. I had to replace mine last year and my neighbor across the street just did his.

Mr. Craddock MOVED to approve the proposal from Eustis Roofing for replacement of the social hall/theater roof in the amount of \$25,730 and Mr. Snell seconded the motion.

Mr. Snell: Are there comments from the Board?

Ms. Murphy: My only comment is Covenant talks about repairs that were made prior and were not made properly. Did Eustis do those repairs?

Ms. Roslin-Grimes: No. There was a previous company. Over several times we used different companies. None of these three proposers have done roof repairs in AR. I do want to reiterate that Covenant had the strongest most reputable references, Springer had good references and Eustis did not have any projects that were equitable to the current scope of work.

Mr. Craddock: Eustis has done several roof repairs in AR. They are a big company.

Mr. Snell: Does anybody want to amend Roy's motion? Hearing none,

On VOICE VOTE with all in favor the proposal from Eustis Roofing for replacement of the social hall/theater roof in the amount of \$25,730 was approved.

ii. Fairfax Hall

Ms. Roslin-Grimes: I don't have any additional comments, but I can answer questions.

Mr. Craddock: In this evaluation, Eustis was not the low bidder. It could be that they are replacing the membrane. I don't know. They were \$74,400 and Springer Peterson bid \$67,521. I don't necessarily think that we have to go with the same vendor for both of these roofing repairs because they are quite different.

Ms. Roslin-Grimes: I do want to make one note for both of these quotes. The quote does not include any damaged pieces of plywood that are underneath the roof that we cannot see from the naked eye.

Mr. Craddock: The going rate for plywood installed is \$75 per sheet.

Ms. Roslin-Grimes: All of the quotes included whatever their price per sheet is.

Mr. Craddock: There will be some. No doubt.

Mr. Craddock MOVED to approve the proposal from Springer Peterson Roofing and Sheet Metal Inc. for replacement of the Fairfax Hall roof in the amount of \$67,521 and Ms. Murphy seconded the motion.

Mr. Snell: Are there comments from the Board? Jim?

Mr. Piersall: No.

Mr. Craddock: I think we are making the right decision. This is something that has been brewing in my mind for some time.

On VOICE VOTE with all in favor the proposal from Springer Peterson Roofing and Sheet Metal Inc. for replacement of the Fairfax Hall roof in the amount of \$67,521 was approved.

Mr. Snell: Roy, I totally agree with you. It's time to do it.

G. Consideration of Proposals for Kiln Purchase

Ms. Roslin-Grimes: Under separate cover, are two quotes for the kiln replacement. The quotes are for a higher rated kiln that will service our facility for what it is intended for. There is a \$200 charge for the removal of the current kiln and installation of the new one, based on whichever one you purchase. The installation and removal of the current one will be done by a licensed kiln professional who will be your contractor for service for the two-year warranty.

Mr. Craddock: So, the service provided is identical between the two bidders?

Ms. Roslin-Grimes: Correct.

Mr. Craddock: The difference is the price.

Ms. Roslin-Grimes: It is based on availability. If you notice on Proposal #2, Clay King currently have one in stock. Something to keep in mind is that the kiln manufacturer was shut down during COVID and the amount of time to get a kiln... They are not necessarily sitting on the shelf somewhere.

Mr. Craddock: You are going to have the same problem regardless of which vendor you go with so I would go with the low bidder.

Mr. Snell: The higher bidder for \$150 more has one in stock that we can get.

Ms. Roslin-Grimes: It is in stock, but maybe it is not there.

Mr. Snell: It may not be there now.

On MOTION by Mr. Snell seconded by Mr. Craddock with all in favor the proposal from Clay King for the kiln replacement in the amount of \$3,303 was approved.

H. Consideration of Resident Club Application - Dominos

Ms. Roslin-Grimes: Included in your agenda package is a Resident Club application for dominos.

Mr. Craddock: Does this fit within the schedule that we have?

Ms. Roslin-Grimes: Correct.

On MOTION by Mr. Snell seconded by Ms. Murphy with all in favor the Resident Club application as stated above was approved.

- **Consideration of Resolution 2021-06 Removing Treasurer *(Added)***

Ms. Adams: An item was added to the agenda providing for the removal of the current Treasurer, Mr. Ariel Lovera, who resigned from GMS due to health issues. We want to appoint to that position, Ms. Jill Burns. That way we can continue to process accounts payable for this District.

On MOTION by Mr. Snell seconded by Mr. Craddock with all in favor Resolution 2021-06 Removing Ariel Lovera as Treasurer and electing Jill Burns as Treasurer was adopted.

I. Discussion of CDD/HOA Workshop

Mr. Snell: The President of the HOA and I had a discussion the other day about having a workshop between the CDD and HOA Boards to discuss the back gate and other issues that were brought up by this Board. I would like to have that workshop. It is absolutely imperative in my opinion that Mr. Bill Bishop be at that workshop. If the rest of the Board agrees, we will schedule it. Does anyone object? Hearing none,

Mr. Craddock: Does it have to be an open meeting, Terry?

Mr. Snell: It has to be an advertised public meeting in a separate notice. We must take public comments and minutes. I ask that the minutes be comprehensive. I heard a complaint about the HOA minutes not being comprehensive enough and I want to make sure that whatever we do is comprehensive.

Mr. Craddock: I agree. I assume that we will get some type of preliminary agenda for this meeting.

Mr. Snell: Yes, we will. It will be noticed in the proper seven-day notice.

Ms. Adams: A virtual meeting was discussed that would be exclusively on Zoom. The Board would be prohibited from taking any action, but you can all meet and discuss. It would be in compliance with the Sunshine and Florida Record Laws.

Mr. Snell: Thank you for that extensive clarification.

On MOTION by Mr. Snell seconded by Mr. Craddock with all in favor scheduling a workshop between the CDD and HOA Boards was approved.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman