

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, June 17, 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 (<i>via Zoom</i>)	Chairman
Roy Craddock	Vice Chairman
Claire Murphy	Assistant Secretary
Jim Piersall	Assistant Secretary
Bill Bishop	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Jennifer Kilinski (<i>via Zoom</i>)	District Counsel
Emily Roslin-Grimes	GMS Community Director
Jasmine Angeles	GMS Resident Services Coordinator
Kelly St.Cyr	GMS Activities & Communications Director
Jacob Bloodworth	Floralawn
David Evangelista	Indigo Golf Partners
Justin Fox	Arlington Ridge Golf Club
Donise Streit	Leland Management
Andy Hatton	GMS Facility Worker
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 2:00 p.m. and called the roll. Mr. Craddock, Mr. Snell, Ms. Murphy and Mr. Piersall were present in person and Mr. Snell was present via phone/Zoom.

Mr. Craddock: I want to make sure that everyone silences their cell phones or turn them off. Thank you.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

Ms. Adams: This is an opportunity for any members of the public who are present or attending by Zoom to make a statement to the Board of Supervisors regarding any items that are on the agenda or not on the agenda. We will take comments from those who are here at Fairfax Hall first. For the record, we ask that residents who want to make a comment, please state your first name, last name and address for the record. Also, please use the microphone so we can hear your comments. So if there is anyone here who would like to speak, please make your way to the podium and keep your comments to three minutes.

Mr. Richard Simon (Lot 600): My comment today is regarding the potential purpose of the Sales Center. On May 3rd, myself and a number of my fellow residents here at Arlington Ridge (AR) sent a letter to several Board Members expressing our concern about the potential purchase and outlining eight questions in a letter. Shortly thereafter, myself and all of the other residents who sent that letter to the Board, received a response from Ms. Tricia Adams from Governmental Management Services (GMS), which I assume is an organization that the CDD contracts with to provide management services. In a letter that Tricia sent to us, she said, "A full response of all of the questions would be presented at the next Board of Supervisors meeting held at Fairfax Hall. Please understand that your feedback is important to the Board of Supervisors." At the May 20th meeting, none of those questions were answered at all. It has been six weeks since that letter was sent. Since your agent promised answers to those questions, I hope today that we can receive them. Thank you.

Ms. Adams: Thank you.

Mr. Craddock: Thank you, Richard.

Ms. Anne Aukamp (Lot 523): Good afternoon! My topic is in regard to continuing to make use of Fairfax Hall to instructors of classes. I would like to start with three topics that came up when Vicki approached staff. First, classes have always been first come-first serve to anyone who wishes to get exercise in an active adult community. My second concern is that we need to make sure we all understand the benefits of exercise. Not only the benefits of large group exercise, but also understanding the motivation and inspiration with assistance from not only the instructor, but

peers to prevent injury and be part of the community. Since the group disbanded and we moved to the Aerobics Room, I see less participation taking place and that should not be. There is much frustration, anxiety, and confusion when you are signing up for classes. In that Aerobics Room, there is a sign saying there is a capacity of 50. I can't imagine what 50 people would do. That room is conducive to 10 to 11 people in order to exercise safely. The other concern is once the snowbirds come back. Obviously, there will be less room since it is limited to 15 per class. I really want to understand if there is a benefit to having carpet in this room. If someone was to rent this hall for an activity, I suggest having more of a multi-use flooring versus a stained carpet that is not cleaned very often. I think that is all I have to say.

Ms. Adams: Thank you.

Mr. Craddock: Let me ask you a question. Do you only have one scheduled aerobics class or have you considered breaking that into multiple classes so more people can participate in a smaller group setting?

Ms. Aukamp: Yes. That's exactly what's going on, but there's that sense of comradery and community. People are not as happy that less participation hasn't taken place since we are limited to so many per class.

Mr. Craddock: There are other things to consider also. The acoustics in this room are not the greatest to begin with, but I can assure you if we took out the carpet, it would affect other events. We have plays, concerts and entertainers. It would be like trying to do that in a school gymnasium. Should we choose to do that, we have to do some other things differently.

Ms. Aukamp: Understood. Maybe speakers need to be rearranged.

Mr. Craddock: Something has to absorb what is bouncing off of these walls. Right now the only thing we have is this carpet.

Ms. Aukamp: Maybe something needs to be placed on the walls and looked at to see if that works.

Mr. Craddock: I understand. This is something we need to take a look at. Thank you.

Ms. Ida May Hanson (Lot 374): I'm speaking for 10% of the AR residents. On June 1st, I posted a petition on the bulletin boards regarding the social club, theater and the Rec Room. On June 3rd, I received a phone call from Emily telling me that she took down my petition because our bulletin boards are only for sanctioned activities approved by the CDD Board. Emily told me that it was written in our by-laws that residents are not allowed to put anything on our bulletin boards.

I asked her where it was written and the following day, June 3rd, she sent me an email saying, "Below are documents that outline the appropriate use of ARCDD facilities. Attached is a copy of the full ARCDD Recreational Facility Use Policies. Please note that soliciting is prohibited." She also noted that the bulletin boards in AR are in place for authorized Club users to post upcoming events for activities, flyers, etc. Please note this is not necessarily true. We have items on different bulletin boards on items for sale. People post flyers for animal shelters, menus, etc. This email ended with, "All other community outreach items should be brought before the ARCDD administration staff for management approval." Both myself and husband Ken read through those by-laws that Emily sent me. Nowhere in those by-laws does it mention bulletin boards and what is allowed or not allowed on the bulletin boards. So I sat down and wrote Emily an email, with a copy sent to each CDD Board Member. In this email, I defended my right as a resident of AR to post petitions and it is not soliciting. I told her that taking down my petition was a form of censorship to my First Amendment rights with only the administration office making this decision. We bought our home. We pay our taxes, which includes CDD money. Why am I being censored? Emily should've called me into the office and taken a different approach.

Ms. Adams: Your three minutes are up.

Ms. Hanson: Excuse me! I'm speaking. Would you not interrupt me? Thank you.

(Applause)

Ms. Adams: Mr. Vice Chairman, her three minutes have been reached and we have other people waiting.

Mr. Craddock: Let her speak.

Ms. Hanson: If Emily would've called me into the office and if she would've taken a different approach to all of this, the outcome might have been different. She chose the attitude that she was absolutely right and that I, an old senior citizen, couldn't possibly think for myself. I find it very offensive that our administrative office employee had no idea that we the residents of AR pay their salaries. We urge the members of the HOA and CDD to represent one community and we trust the CDD Board to choose a management company that will work for us to make retirement life in AR a great place to live.

Mr. Craddock: If I may.

Ms. Hanson: Not a place where we have to fight for office hours. We are asking that the CDD Board look into the situation and come up with a solution or alternative. Thank you for your time.

Mr. Craddock: What is your beef? Is it something that you want to handle appropriately or something that is in your petition?

Ms. Hanson: The petition is before you, sir, and asks that you look at extending the hours from 1:00 p.m. to 4:00 p.m. to a reasonable amount of time where people in general can walk into our office. We were always able to walk into the administrative office. Why all of a sudden has someone chose to make our hours only available from 1:00 p.m. to 4:00 p.m.?

Mr. Craddock: We recognized that the office staff has other things to do rather than wait on folks that come in the door. That is the reason we set up a timeframe, but if you can't meet that timeframe, you can always make an appointment.

Ms. Hanson: That is not the point. It is not for us to make an appointment like a doctor's office. Supposedly this is our CDD office where we go. We can't even get a card without making appointments.

Mr. Craddock: That's not true. You can walk in from 1:00 p.m. to 4:00 p.m.

Ms. Hanson: That's three hours. You always have to go by the office hours. Whoever heard of an office only being opened for three hours a day?

Mr. Craddock: We will accommodate anyone in our community. I can't say that they are going to open up everything from 8:00 a.m. to 6:00 p.m.

Ms. Hanson: Why not? It was before. We always had it open from 9:00 a.m. to 4:00 p.m.

Mr. Craddock: We will take that into consideration. Thank you.

Ms. Hanson: When I asked why this office was going to be open from 1:00 p.m. to 4:00 p.m., this is exactly what I was told. We go to meetings all day. We have three employees right now. There should be one in the office to answer us.

Mr. Craddock: Emily, did the hours change?

Ms. Roslin-Grimes: No, they have been that way since 2018, since I started working for this community. There are also appointments available, but anyone is welcome to come in during walk in hours.

Mr. Craddock: Your three minutes are up.

Ms. Chris Suslowicz (Lot 566): Thank you, Emily, for your comments and thank you for all of the things that you do. I am just here to support the ladies and the people who go to the exercise classes. I know Anne provided most of the details. I go to classes during the week and on the weekend. The little room is tight, even when there's only 12 or 13 of us in there dancing, moving, using weights and balls. It is too small. We need a bigger space. So the excuse of not being able to have the tables moved, the ladies will move the tables. People who come to the exercise classes will set up the tables for Bingo or whatever else they are needed for.

Mr. Craddock: Thank you for your time. In the interests of everyone time, even if there are 10 or 15 residents or how many are lined up, if you are going to talk about things that we already talked about, please recognize that the Board understands what the issue is and we will consider it. So if there's a repeat of a previous person, please save your time for everybody else.

Ms. Heidi Sorenson (Lot 917): We are all just here to urge the Board to have structured fitness classes, hopefully for the upcoming year. The issue with the room goes back two years. It was small then and it is small now. I don't think the Amenity Center was built for this purpose. So, if you can follow up on that, I appreciate it. Thank you.

Mr. Craddock: Thank you.

Ms. Vikki Berger (Lot 937): I'm also with the group asking for fitness classes to be moved from Fairfax Hall to the Aerobics Room. I know there is carpeting. I find that it's very commercial and heavy duty. We haven't seen a lot of wear and tear, but I see a lot of stains, which we know is not caused fitness group because we drink water. I presume that these other stains are from Bingo or other activities. I also would like to propose that the dance floor and stage be used instead of the Aerobics Room and have an instructor on the stage. If events are booked, the classes will be moved. The second piece that I understand was that we may have other events to be booked here, but typically, I would think that you would know weeks in advance. We can certainly have that communicated to us that we need to move to a smaller room.

Ms. Gail Tyson (Lot 651): The first thing that I want to say is that I love this community. I have lived in Leesburg for 34 years and I did not know about this. So I'm thrilled to be here. One of the reasons I moved here was for the exercise classes. The instructors are amazing. We tried to get water aerobics but were told that we could not do that on a weekend or at night. I just want to point out that we were told that we could not use it because we were damaging the carpet. So I don't understand why other classes can come in here and have classes in here while we can't. I

feel like you are pitting resident against resident because we are fighting to get spots in the fitness classes. I am still working, and it is really hard to make a 7:00 p.m. class because I don't arrive until about 8:15 p.m. I have to eat, go to bed and get up at 6:00 a.m. So I just want you to understand that. I love the community and would like to see us work together and come up with some solutions. Thank you.

Mr. Craddock: Are you asking for water aerobics and other activities to be scheduled on the weekend?

Ms. Tyson: Both. We will do what we have to.

Mr. Craddock: Thank you.

Ms. Theresa Russell (Lot 1038): I ask that we both sit down because we are all voicing the same concern. I think it's important that the Board hear our concern about the limitation to class selection and times. The room does not accommodate groups that are taking either kickboxing or fun house, because there is not adequate space for each person. In the last two weeks, I was not able to sign up for a class because it was full. So I really hope that the Board listens to all of us that are speaking today about all of our activities because this community does strive on active healthy individuals. Having classes like this will allow us to be active. Thank you.

Mr. Craddock: Thank you.

Ms. Triller: My husband and I moved here mainly for the golf course and for the classes. I am concerned about injuries in the facility. *(The remaining portion of the resident's comment could not be heard by the transcriber)*

Mr. Craddock: Thank you.

Ms. Laura Naumann (Lot 577): I just want you to know that out of all of the exercise classes, kickboxing is probably one of the largest classes that we have. We have just under 40 people attending the class. So this group is full. Not only is this one of the largest, but it's well liked by men and women. I hate to see anybody drop out of the class because they can't fit into the rotation to attend one or two classes. Regarding the carpet, I know this has all been said before, but there should be a commercial grade carpet. It's probably near its usage. If you needed to prepare this room for functions, you need to increase the dance floor for the numbers of people that you are going to have. The carpet isn't well maintained. It is hardly vacuumed and there are stains. Thank you.

Ms. Cindy Esham (Lot 591): I agree with all of the ladies regarding having exercise classes in this room. The only thing that I have to add is that we spent a lot of money maintaining this facility and this room. It stands empty most of the time. If there any use for it, why not let us use it. That's it.

Mr. Piersall: I would like to address the second lady that spoke for the group. Anne, would you come back to the microphone please? I would like to ask you a couple of questions. Is there a square footage? If so many people working out, the aerobics institution says that you need so much square footage per person for proper exercise. Are there any guidelines?

Ms. Anne Aukamp (Lot 523): The instructors furnish the guidelines.

Mr. Piersall: So what is the square footage of the Aerobics Room now that you say is overcrowded?

Ms. Aukamp: When you are touching the person next to you. It doesn't include any kind of kicking, squatting or use of balls.

Mr. Piersall: Andy, do you know the approximate square footage of that room?

Mr. Hatton: I would say that it's 1,000 feet.

Mr. Piersall: We need to try to do something to accommodate everybody. If you look at the ceiling of this room, this is a banquet hall. Maybe we can come to a solution. There are certain places that have a removable dance floor like hotels when they have a wedding and they need a bigger dance floor. Perhaps we can look into something like that to incorporate a removable extension of the wood floor. Maybe you can come up with a square footage of what you actually need. Can you measure the room that you are in? Can you safely say that it accommodates 10 to 11 people, in your opinion?

Ms. Aukamp: Yes. There is 10 to 14 square feet per person.

Mr. Piersall: I'm just trying to get some numbers so we can look into this and come up with an amicable solution for everybody. I think we need to get an idea of what we have here for flooring and extend this out. To be honest, I take issue with you guys berating this room. When I look above in this beautiful banquet hall and see the crown molding and the chandeliers, this is what this room was built for. I am not discounting what you are saying, but you have to understand that this wasn't built for an Aerobics Room. We should do everything we can to accommodate them, but we have to try to work together on this.

Mr. Craddock: We have to preserve the integrity of what we have.

Ms. Aukamp: Somebody can actually come to a class to see how small it really is. It is a very small room to have any kinds of moving exercise.

Mr. Piersall: I've never been to a class. Next is Mr. Middlemiss.

Mr. Bill Middlemiss (Lot 513): I just presented a petition to Tricia for safety and security about 15% of the residents here. What precipitated this was the golf cart theft. There were numerous Facebook posts on different suggestions of what to do and how to do it. There are people that reside within here that have public safety backgrounds that should probably be listened too. Since doing this and speaking with these 200 plus people, I heard stories of multiple mailbox thefts over three or four months or longer, multiple bicycle thefts, golf cart thefts and pickup truck thefts. We can go on and on. One of the big problems that I see is a lack of communication. When something occurs, a good preemptive strike is to let the occupants of the community know what is going on. All you have to do is send a general email blast saying, "*FYI, this past week we had three reported thefts from mailboxes. Be aware and pay attention.*" That's all you have to say. You don't have to give any particulars. That's all that needs to be done. So that is the first thing. The second thing, what the petition actually does is to request a Town Hall style of meeting with the HOA, which means that we speak and you listen. You would generally focus on that one topic, so you can hear all of the numerous ideas and suggestions that are out there. This is the best way for a community to act. I heard more than once, in the couple of weeks of my doing this, from individuals that stated, "*When I moved here, I moved into a community, but now I live in Maplewood.*" We lost something in the middle and that is what we have to bring back and what this is all about, bringing it back to the community and paying attention to these individuals out here. That being said, thank you.

Mr. Craddock: Thank you, Bill.

Ms. Adams: We will now open it up for any Zoom attendees who would like to make a public comment. If you are attending via Zoom, please raise your hand and we will enable audio controls so you can speak to the Board. I believe Mr. Mike Ryan is on the line.

Mr. Craddock: Before Mike speaks, let me speak about what Bill has brought up. If you look at today's agenda, we have a closed session where we are going to talk about security. If this is an open session to the public, people outside of this community can read the minutes. We don't want to air what our vulnerabilities are. We need to do this in a smart way and are trying to do that. We have involved the Police Chief from the City of Leesburg and the City Manager. The Police

Chief offered to send folks to work with us to see what we can do to improve our security. So we are trying to address it. It is not something that we are just ignoring, hoping that it will go away because it won't. So we are addressing issue. Please bear with us. Okay? Thank you.

Mr. Mike Ryan (Lot 586): Good afternoon everybody. I noticed on the agenda that one of the proposals up for consideration is the holiday lighting. I noticed in the Proposed Budget for next year, you are budgeting \$23,000. In this agenda that there are two proposals: one for \$15,575 and a second one for \$6,600 totaling \$22,175. In my opinion, that is unacceptable. According to the Proposed Budget, we budgeted \$15,000 for last year. The actual so far is \$9,095. As you are discussing these proposals for holiday lighting, I really hope you consider that is way too much money for some lights that are up for maybe four weeks. Thank you and have a good meeting.

Mr. Craddock: Mike, I appreciate your feedback. Please hold your comments until we get to that item, so we can all have it in front of us and everyone can understand exactly what the proposals are that you are talking about. Thank you.

Ms. Adams: Mr. Vice Chairman, no other Zoom attendees are raising their hands, so we can close the public comment period and proceed with the agenda.

FOURTH ORDER OF BUSINESS

Business Items

A. Update on Status of Term Sheet and Potential Sales Center Purchase

Ms. Adams: As the Board recalls, the District was approached by CB Arlington Ridge Landco several months ago. As they were wrapping up their sales program at AR, they inquired if the District was interested in purchasing the Sales Center that they own. There has been discussion at several meetings regarding the potential purpose for the building and if the District has any interest in buying the building. One of the big questions that was out there was the asking price that CB Arlington Ridge Landco was looking to meet. At last month's Board Meeting, the Board delegated authority to Supervisor Bishop to meet with CB Arlington Ridge Landco to discuss possible terms for the purchase of the building. I believe that Supervisor Bishop has an update today.

Mr. Bishop: Thank you. Since the last meeting, Tricia and I have met twice with Mr. Art Erickson, the representative for CB Arlington Ridge Landco, generically known as FLC. We have not come back with a recommendation at this point. We've had good conversation. By way of updating, you will recall that the CDD did have an appraisal done on the property that came back

at \$350,000. The consideration of course is more than the price. It also has the terms and usage of the building and so on. So we really have not arrived at anything specifically because they didn't come back with a firm number that they are willing to accept and I didn't feel that I had the authority to throw out a number we are willing to pay. I don't think that was my mission. So what they have is an appraisal that is slightly higher than ours, but they believe that our appraisal is reasonable, but that doesn't mean that is what we have to offer in the event we want to offer anything. As far as terms are concerned, at this point we need to look at the possibilities for the various financing alternatives for the purchase. There would be a possibility that they would carry back some owner financing for a period of time. Again, we didn't get into the specifics of that. We could do it for possibly a short term to give us time to look at either refunding the bonds we have or other methods of financing and also the potential uses of the building regarding what the renovation costs might be. We haven't gotten that far. One of the things that we did establish was that the sale would be As-Is. We would be open to having a building inspection done, but any defects in the building would be our responsibility to repair at our expense. Also, the closing date was open ended, but they are anticipated being finished with construction and closing on the sales by the end of the year, subject to material availability and so on. So probably by the end of the year, they will have no use for the building except if they choose to retain the Sales Office. I guess what I'm coming back with is I think that we are at a point where we need to decide the extent of our interest in the building and whether we are of a mind at this point in time to make an offer on the building or do we wish to just sit back and see what the market brings forward and make a decision later on. If you read the appraisal, there are certain elements that go into the determination of the value. One is the time on the market. Effectively, there has been no time on the market. So I think if our sense of urgency is such that we want to move forward, then I'm looking for some input from the Board on an amount to offer and move forward. If we are not ready to do that at this point, then we need to let them know that we are not ready. They offered us the First Right of Refusal as a courtesy to the District, which I appreciate. I think there are some advantages to us owning the building, even though we may not know exactly what every square inch is going to be used for because then we would control everything that is inside of the gate and not have to be concerned about some third-party coming in. Certainly they would be subject to the restrictions and zoning and everything, but it wouldn't be like us owning the property and knowing exactly what is going to happen there. So there are some definite considerations, whether we are interested

in moving forward at this point. If so, then we need to decide what we are willing to pay and if not, we need to give them the courtesy of telling them that we are not interested at this point. If they decide to put it on the market, we can buy it at any time. As long as it's not bought by somebody else, we are free to make an offer on it. So that's where we are right now.

Mr. Craddock: Personally from my perspective, we have not decided if we want that building or what we are going to do with it or what it is going to cost to repurpose it. All of that has to go into the calculation of our total before the final cost that we are going to have to bear. I think we have the cart before the horse, personally.

Ms. Murphy: I agree with you. I think to go back with an offer at this point is crazy. It's ludicrous. We don't know what it is going to cost us. If we are getting the building As-Is, what does that mean? Do they know what's wrong with the building, if anything? I assume that they have a 15-year-old roof on that building that is going to have to be refurbished. I assume there's probably some infrastructure that's probably going to have to be repurposed depending on what we decide to do with it if we acquire the building, but I think to go back with a purchase price at this time, we really are jumping the gun. I think we should just tell them that we are not ready to make a decision right now and if they want to put it out on the open market, let them do that and see what they come back with. I do have a concern with somebody from the outside coming in here. Then we are faced with having a neighbor and we probably won't have a lot of control over it. I will give you two examples. What if a little shop buys it and they put a dumpster out back, put their trash in the dumpster and don't empty the dumpster for two months? Then all of a sudden, the trash from the dumpster is blowing in the neighbors' yards that live in the back of that building. How are we going to enforce telling that person that is the owner of that building that they need to get rid of that dumpster? Another thing, we heard a lot of comments about making it into a day care for dogs. I think that's a good idea; however, if somebody drops off 10 dogs during the day and you have 10 dogs the entire day barking and you live in back of that building, how are we going to tell that doggie day care to quiet those dogs down? They are going to say, "*We own the building.*" So I do have that concern, but I just don't think at this point, we are ready to go forward with an offering. If they want to give us the building, that's one thing. We'll take it, but to pay for it, I don't know where we are going to get the money to pay for it.

Mr. Craddock: Exactly.

Ms. Murphy: We have a lot of other things that are coming down the road that we are going to have to pay for that are going to be more important than that building.

Mr. Piersall: Just for curiosity, you said that their appraisal was slightly higher. What was it?

Mr. Bishop: \$400,000.

Mr. Piersall: Okay. They are builders. If you were to buy a car from a mechanic and the mechanic says, "*It's As-Is, good luck,*" that would tell you something right away. I firmly believe that building is unmarketable. I think he should try to sell it because he's going to come back to us at some point and almost beg us to take that building off of his hands. It is a lone car sitting on a used car lot that nobody wants to buy and at some point, he is going to have to make a business decision. I think he's going to come back to us and say, "*Can we work something out?*" I don't think he will ever give it to us. I don't think that is in his nature, but it should come pretty close to that. I think at this point, we should just stop this conversation. Let's move on to more things that we can do. We tell them in eight months to come back to us and say, "*Listen, we tried and now we have nowhere to go.*" Then we will sit here and have a negotiation. At this point, we can save a lot of Board time by just closing this chapter because it has been going on since December when it was first raised. Now we are in June. I won't be at next month's meeting. I will be at 30,000 feet. So if this were to carry over to next month and we are going to vote on it, Mr. James Piersall is a no vote. End of discussion.

Mr. Craddock: There are limited uses as to what an outside party can do with that sales office.

Mr. Piersall: I make a motion that we withdraw all negotiations with FLC on any purchase of the sales office.

Mr. Craddock: For the time being.

Mr. Piersall: Yes. At some point, they will come back to us. I firmly believe it. If not, that's not our business.

Mr. Craddock: And with that proviso, I second it.

Mr. Peirsall: Ok. So now we are done.

Mr. Piersall MOVED to withdraw from all negotiations with FLC on the potential Sales Center purchase and Mr. Craddock seconded
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the motion with the proviso that it be for the time being and Mr. Piersall agreed.

Mr. Piersall: So now we are done.

Ms. Adams: Is there further discussion?

Mr. Bishop: Yes. Let me just make it perfectly clear that I'm not necessarily advocating the purchase of the building. I'm presenting a report.

Mr. Piersall: We are not suggesting that. You are only the messenger.

Mr. Bishop: Also in Mr. Erickson's defense, I think he is a messenger also. I believe that he is representing several partners. So don't shoot that messenger either.

Mr. Piersall: No, but it would be nice to move on.

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

Ms. Murphy: Not anymore. I already said my piece.

On VOICE VOTE with all in favor withdrawing from all negotiations with FLC on the potential Sales Center purchase was approved.

B. Discussion of COVID-19 Protocols

Ms. Adams: Hopping, Green & Sams provided some memorandums for Board consideration. These were included in the May agenda package; however, because we ran out of time towards the end of the meeting, this item was deferred to today's meeting. Basically at ARCDD, like other CDDs, because of the widespread availability of vaccinations, most of the COVID-19 protocols have been discontinued. The only protocol that is being continued is signage at the amenities noting that the COVID-19 pandemic is still part of the environment. However, there are no suggestions to wear masks. There are no suggestions to socially distance. All of those provisions were removed at AR. We also stopped the additional sanitization at the amenity facilities. So this is an opportunity for Board Members to ask any questions. From Hopping, Green & Sams, we have Ms. Jennifer Kilinski on the phone. She may have some additional comments for the Board regarding the memorandum they prepared.

Mr. Craddock: I would like to see what Jennifer has to say.

Ms. Kilinski: Sure. Good afternoon. It is good to see everybody again. I think Tricia covered it pretty well. From a Legislative perspective, there was a COVID Liability Bill passed. It

sounds like from a COVID protocol perspective, you are down to essentially what FIA, your insurance carrier is suggesting that you continue signage. Signage is a good practice, just from an exposure perspective, but I'm happy to answer any questions that you have regarding the Executive Orders or the COVID Liability Bill. We were all very pleased to see that the Bill passed to try to cut down on litigation that would be unnecessary in many cases. Again, I'm happy to answer any questions that you all may have.

Mr. Craddock: Do you have a recommendation, Jennifer?

Ms. Kilinski: Well my recommendation, based on what I understand from your current COVID protocols, is to continue with signage for the foreseeable future and continue to do what you are doing, unless something significant changes in the world where we have some governmental directives on changing protocols.

Mr. Craddock: What about with regards to Zoom procedures, for example?

Ms. Kilinski: Yes. That is completely up to the Board. You are not required. You haven't been required for quite a while. A number of Boards have continued to do it for ease of resident access, to the extent there are still folks that hadn't been vaccinated, there's not a whole lot of those left, but that really is your decision. I wouldn't look at that so much as a COVID-19 protocol. That's something you may want to continue for other reasons or maybe it's more of a headache than it's worth.

Ms. Murphy: Jennifer, would we be alright as a community if we said that masks are optional so that people can decide for themselves whether they wish to wear one or not and also including staff in that decision?

Ms. Kilinski: Yes, absolutely. Anything that is optional is just a suggestion. From the Executive Orders that were passed, there was some confusion about what they provide. There is actually a District Court of Appeals (DCA) case that came out just last Friday regarding mask mandates from Alachua County. The proposition that it stands for is not unlike the Executive Order analysis that you see in your agenda package. I still have some Districts that have mandatory mask requirements. I have one where three Board Members passed away from COVID, so they are extremely sensitive to the issue. What we said is you can't make masks mandatory, which I know is not your question. Without making certain findings that are not based on governmental directives, since those aren't in place anymore, the option is always an option. there is no prohibition against wearing a mask in a facility nor is there a requirement. So if you wanted to, I

have several Districts that have posted on their doors that masks are encouraged or masks are optional. You are well within your legal rights to do that.

Mr. Craddock: When was this set up and what is the cost that we are bearing?

Ms. Adams: GMS pays for the Zoom webinar service. There is not a per session expense to use them.

Mr. Bishop: Who paid for this microphone?

Ms. Adams: That microphone was donated at one of the meetings where you were not able to attend through a Bill of Sale from a resident for the purpose of enhancing Zoom calls.

Mr. Piersall: I think it's wise that we keep the Zoom capabilities. I think there are residents that don't have the patience to sit here for four-and-a-half hours like we did last month. They want to be at home and observe. Then go to the kitchen or maybe take the dog for a walk and then come back in. So I think it's wise. When snowbirds are not here that want to participate or stay informed, hopefully people will stay informed by attending the meetings or watching or listening and not getting their information from outside social media platforms. So I think Zoom is a good format for those reasons alone. On my street, right in my immediate neighborhood, there are six snowbirds. I hope some of them are on this call or watching our meeting. I think Zoom is a good idea as it serves a purpose.

Mr. Snell: I want to keep the Zoom meetings going. I know a lot of people attend that way. I wouldn't attending today very well if it weren't for Zoom. Is it perfect? No. Will we catch some flak about that lack of perfection? Absolutely, but I do believe we need to keep them going. I have had a lot of requests since I've been on the Board to broadcast the meetings, but we are not going to go that extensive because of the expense of it. This really isn't costing us anything significant. I think we have a good setup for now, but people need to get a little closer to the microphones, because it is hard to hear. Most residents don't get close enough to the microphone. But we really have a need to keep this Zoom option going for our residents.

Mr. Craddock: What I'm hearing is there is no change.

Ms. Adams: Yes. Mr. Vice Chairman, no action is required by the Board. This is more of an item to update the Board for informational purposes. You may recall, through the course of the COVID pandemic, this Board took action to delegate authority to the Chairman. So if the situation changes, if there is a substantive change in protocols, amenity staff, District management staff and general management staff for the golf club can confer with the Chairman.

Mr. Craddock: Sure.

Ms. Murphy: I would like for both management staff and Troon Golf to be able to go with that policy and say that it's strictly voluntarily for their staff as well as residents.

Ms. Adams: No. We are talking about District protocols for residents and members of the public to use amenities that are open to the public. There may be some personnel policies for private organizations such as Floralawn or a different service vendor such as Troon Golf. Those employees follow the protocols that their employers set. So we are not setting policy for personnel, but more of a policy for the use of District facilities by the public and residents.

Mr. Fox: We will be updating our policy very shortly.

Ms. Adams: Alright. Is there any further discussion on this? Otherwise, we will proceed to the next item.

C. Presentation of Number of Registered Voters – 1,635

Ms. Adams: Included under Tab C of your agenda package is communication from the Lake County Supervisor of Elections notifying the District that as of April 15, 2021, there are 1,635 registered voters. This information is reported to CDDs because in the early days of establishment, they are waiting for a benchmark of 250 registered voters and six years of establishment. This District is well past that time and well past those benchmarks; however, there is no provision statutorily to stop reporting the information to the District. So you will get this information on a regular basis. No action is required.

Mr. Piersall: Does that mean Florida registered voters? Because you have snowbirds that are registered out of State.

Ms. Adams: Yes. This speaks to only those that are registered in Lake County who live within ARCDD.

Mr. Piersall: Okay, because when we talk about voters as far as United States citizen voters, there are more than that within this community. They just don't all vote in the State of Florida because they have residency outside of the District.

Ms. Adams: Yes. This is only for those who are registered with the Lake County Supervisor of Elections.

Mr. Piersall: Okay. Thank you.

Ms. Adams: You're welcome.

D. Approval of Resolution 2021-09 Declaring Surplus Tangible Property and Authorizing Disposition

Ms. Adams: This is something that you may have reviewed in the agenda packet last month. In Governments, there is a formal process for surplussing equipment. In your agenda packet under Tab D, is a resolution to surplus some umbrellas and benches, lost and found chairs and a printer that have all lived past their useful life. This is an item that we require for action. We are also happy to answer any questions if there are any.

Ms. Murphy MOVED to adopt Resolution 2021-09 Declaring Surplus Tangible Property and Authorizing Disposition and Mr. Craddock seconded the motion.

Ms. Adams: Is there any further discussion?

Mr. Piersall: Yes. What will become of that property? Will it be put to auction or can we donate it?

Ms. Adams: That's a good question. In some cases, there is equipment that is worthwhile to donate, but in this case, there is primarily broken equipment and equipment that is not likely wanted by charities due to the condition of it.

Mr. Piersall: What about donating a broken computer to a Tech School for a project?

Ms. Adams: To answer your question, donation is sought where feasible and discarding where necessary.

Mr. Piersall: It would be nice if we can repurpose anything or give someone else the opportunity.

Ms. Adams: Yes, absolutely.

Mr. Piersall: One man's junk is another man's jewel.

On VOICE VOTE with all in favor Resolution 2021-09 Declaring Surplus Tangible Property and Authorizing Disposition was adopted.

E. Consideration of Proposals

i. Holiday Lighting

Ms. Adams: The first proposal is for holiday lighting. As Mr. Mike Ryan mentioned earlier, in the Proposed Budget, \$23,000 was budgeted under Holiday Decorations in order to give the Board flexibility on the holiday lighting for the holiday season for calendar year 2021. This item has been discussed at various meetings. There had been some disappointment the past couple of years with the holiday lighting. Supervisor Piersall actually has been working with the amenity management team to identify qualified vendors on a lighting plan that will enhance the community entrance and provide grand lighting at the community entrance as well as some lighting throughout Village Green. So going through the proposal in your agenda packet, this vendor has holiday lighting specialists. They provide all of the lights, install the lights and when the lights are uninstalled, they take the away and store them.

Mr. Craddock: This is different from the company we used last year. Right?

Ms. Adams: In the past, the District actually purchased lights. This is a different program than what was used in the past. There are two different proposals. This is not necessarily time sensitive, but during the budget cycle, we want to fine tune the desire of the Board so we can ensure that the budget is lined up with the Board priorities in terms of holiday lighting. You have it broken down by area. The first area in your agenda packet is for Village Green. It would show the areas that would have with lighting along with photographic renderings of what a building outlined with lights would look like. What was not shown in the photographic rendering are the 50 spritzers, which are large LED lights that hang from the tree to give a 3D snowflake affect. This photographic rendering also does not show the 20-foot holiday tree. In the past, the District purchased a holiday tree for Village Green, which was part of the tree lighting ceremony, but that has reached the end of its useful life. So this proposal does include a new tree. These items are itemized for flexibility. The next page includes a line item for the community entrance including the large Magnolia tree. Where it says, "*Monument Lighting,*" there is a rendering on the very last page where you see the AR community entrance sign. So that monument lighting includes both sides of the entry. It also includes the shrubbery around the monument as well as that monument itself being defined by lights. I think that characterizes what is in the proposals. I want to note that Ms. Kelly St.Cyr and Ms. Emily Roslin-Grimes have been working hands-on with this vendor and this proposal along with Supervisor Piersall. So I want to defer to them in case they have any comments.

Mr. Piersall: I have some comments. When I first came on this Board in November of 2020, by the time we got to the December meeting, this community was going bananas about how horrific our holiday lighting was. My personal attitude at that point was we were in the throes of COVID. We could've taken that money and put it to better use to get in the holiday spirit. We could have done something different last year. It seems that the overall sentiment of residents was to have something to be proud of. We need some awe in this community. On December 9th and 10th of last year, the vendor we had was out there stringing up lights. What they put up was sub-par. That would be a generous statement on my part. I was out there and he was running back and forth from Ace Hardware getting extension cords, the kind you use when you are moving your bedroom clock from one side of the room to the other. It was one big hodgepodge. Everything about it was flawed. I was aghast at how much it seemed to me and the residents that we have this. I reached out last year in December to different communities to find out who does their lights and I have a list of names. I went around with this vendor to the eight or nine properties that they hung the lights on and looked at them. I also handed out that list to other Board Members in December, because that would've been the time to look at these communities while their lights were up. Anyone can write a proposal, but I wanted to see in real time what they have and what kind of work he does. It was very impressive. The input we received last year from some residents was, *"We don't need to spend that money. That's crazy."* In my opinion, if we want it, we should do it right. So there are some proposals, but the \$6,600 is really more for the front entrance. It should be done by Thanksgiving because that's the kickoff of the Christmas season. You have Black Friday after Thanksgiving. That Wednesday when your grandchildren and children are flying in to spend the Thanksgiving holiday with you, that awe inspiring look will be there, if that is what we so choose. This is a professional company. Last year, the storage container where we kept our Christmas decorations, rats got into it. This company comes in, puts them up, takes them down, warranties it, guarantees it. They do everything soup to nuts. In past years, we've had the decorations and stored it, but no qualified vendor is going to want to install what you purchased. So if we want to move ahead and factor in what everybody seems to want and have the kumbaya moment at Christmas, I think we should do this and be done with it.

Mr. Craddock: Jim, there are two quotes here with two different scopes.

Mr. Piersall: There are two different areas.

Mr. Craddock: You are right.

Mr. Piersall: We can eliminate the front gate and put a wreath out there.

Mr. Craddock: That's not my question. My question is whether this is the only vendor you found that was suitable to do this work. We only have one vendor to consider and it's 50% more than we have spent in the past.

Mr. Piersall: I think some of the vendors that we reached out to in the past, have no desire to come back out here. If you reached out to them two or three years ago, they never did any work in AR. If you ask them for a bid, they will say, "*You know what, we have better things to do.*" This guy is responsible. Emily seems to be in agreement from the conversation I had with her and Kelly. I know that he does the home of thousand lights for children. He worked at Disney for many years. This is his background. So if we want that "*Macy's Day Parade,*" "*Rockefeller Center tree effect*" that you are going to be so proud of, well this guy will do that. I looked at all of his work last year and it was quality commercial work. It wasn't running back and forth to Ace Hardware like this last guy did. You get what you pay for. You don't pay for much; you don't get much. There's no other way to put it.

Mr. Craddock: We are spending the resident's money.

Mr. Piersall: I understand that.

Mr. Craddock: It comes down to \$22 per house for the holiday decorations.

Mr. Piersall: Correct.

Mr. Craddock: I have no problem with that. I'm still going to pay my \$22.

Mr. Piersall: I can only say by the overwhelming sentiment last year, it seems that the residents want lights. Personally, I think we should give the money to the food bank. I think that's the more Christian thing to do, but residents seem to want holiday lights.

Mr. Bishop: I agree that there was a lot of discontent last year. I went and visited those properties.

Mr. Piersall: How did you find them?

Mr. Bishop: They were nice. They weren't nearly as extensive and elaborate as this, but for what was there, it was nice. From my management days, I spent this kind of money on holiday decorations. So to get this quality, takes money, but I am still concerned about Roy's point, we still only have one quote. I know that it's a niche situation as far as vendors who do it, but I'm a little uncomfortable at this point approving just this vendor.

Mr. Piersall: Last year we had multiple quotes. I recall that one was in the \$30,000 range.

Ms. Adams: Supervisor Piersall, I think you may recall that even for this year with the same scope, there was another proposal from Jingle Bells, but it was a higher amount.

Mr. Piersall: It was in the \$30,000 range.

Ms. Adams: Yes. They do several large Central Florida properties and are a very high-quality vendor from the same caliber, but their quote was more expensive. Of the quotes that we received; this is the lowest one.

Mr. Bishop: I would like to see all of the quotes.

Mr. Piersall: There aren't any others. Those proposals were from last year. If they didn't get any business last year they are not going to want to come back.

Ms. Adams: Jingle Bells submitted a proposal for this year, but it was higher.

Mr. Bishop: My point is, I would still like to see all of the proposals that we get so we know that we have more than one proposal.

Mr. Craddock: An apples-to-apples comparison.

Mr. Bishop: Right.

Ms. Adams: If that is the direction that the Board wants to give staff, we can bring back an additional proposal and put this on the agenda for the July meeting.

Mr. Craddock: For this kind of money, I think we are uncomfortable with one quote.

Mr. Piersall: Do you know a vendor that is willing to come out here? We have been at this since December of last year.

Ms. Adams: Yes. Staff reached out to several vendors. The only other vendor who is willing to come out or who was responsive was Jingle Bells. We can include that quote in the agenda packet for the next meeting.

Mr. Craddock: I think that's one more proposal that we are going to have in front of us.

Ms. Adams: Just so Board Members are aware, if you add the two proposals in your agenda packet, it is about \$22,175. Staff hears you loud and clear and we will bring back two proposals for consideration at your next meeting.

ii. Security Cameras for Golf Cart Barn, Golf Maintenance and Pro Shop Buildings

Ms. Adams: At this time, I'm going to turn the microphone over to Mr. Justin Fox to present this item.

Ms. Kilinski: Tricia, to the extent that we are talking about the placement of cameras or security operations, this is probably appropriate for the Closed Session.

Ms. Adams: Sounds good. If the Board is amenable, we will move this item to the Closed Session.

Mr. Bishop: Will Justin be at the Closed Session?

Ms. Adams: Yes. We will bring Justin with us for the purpose of presenting the security proposals.

iii. Ratification of Social Hall Roof Replacement

Ms. Adams: I am going to defer to Emily for some additional information on this item. Several months ago, the Board selected a vendor, Eustis Roofing to replace the Social Hall roof. Ultimately, they backed out of the agreement with the District. They decided that they were not willing to engage in business here at AR. This is a situation where you might recall, there were temporary repairs. So ultimately, a proposal from Advanced Roofing Inc. (Advantage) was presented to the Chairman of the Board. It was a matter that required immediate attention, so this item is for ratification. It has been approved by the Chairman of the Board. It is in line with what the Board previously approved in terms of funding for the roof replacement. This estimate was subject to getting a legal agreement from Hopping, Green & Sams, which was incorporated, to protect the District. If there are any questions, I would be happy to answer those.

Mr. Craddock: So this has already been approved.

Ms. Adams: Yes. This was approved by the Chairman of the Board.

Mr. Craddock: What did Eustis quote?

Ms. Adams: I can provide that information under separate cover to the Board. I don't have it in front of me. It was very close. It's possible that Advantage was slightly less or slightly more, but I would like to provide that information under separate cover than provide incorrect information.

Mr. Snell: For clarification, there were two proposals. This was the lower of the two and the wording was better. Perhaps Emily can speak to it.

Mr. Craddock: It's water over the dam. It has already been done, but I was curious about the information.

Mr. Snell: This was the lower cost of the two. I think this proposal is a lot better than the proposal from Eustis.

Ms. Adams: When the Chairman of the Board was presented with two options for consideration, this was the lower of the two. Springer Peterson Roofing is the vendor that was approved for the replacement of the Fairfax Hall roof. That vendor also re-submitted a proposal for the Social Hall. Advantage was lower than Springer Peterson Roofing.

Mr. Piersall: I looked through that bid and replacing a sheet of plywood was \$95. I understand that, as long as it is plywood, not particle board. When they build these homes out here, they use particle board. I just want to make sure that we get what we are paying for. Is Andy here? Does he supervise with things like that to make sure we are getting what we are paying for as far as the product?

Mr. Craddock: Jim, I watched several roofs around my house being replaced. Everyone is using plywood.

Mr. Piersall: This is a commercial roof. I just want to make sure that we are getting what we paid for. Somebody has to look because the Building Inspector doesn't care. It doesn't matter to him because it's up to code.

On MOTION by Mr. Bishop seconded by Ms. Murphy with all in favor the Proposal with Advanced Roofing Inc. for replacement of the Social Hall roof in the amount of \$28,940 was ratified.

iv. Ratification of Additional Construction Work for Pool Area Pergolas

Ms. Adams: The Board recently approved the replacement of certain wood structures around the pool deck area as well as outside of the cinema. During the course of demolishing the pergolas and other areas, several caps on top of the stone columns needed replacement. Emily worked with Chairman Snell on this project as well as the vendor.

Ms. Roslin-Grimes: In your agenda is a proposal to replace the column caps on seven pergolas at the pool and one at the theater with rough sawn cedar that matches exactly with the pergolas. If you have any questions, I am here to answer them.

Ms. Adams: The ratification will be for \$12,796 with Berry Construction. We are looking for a motion to ratify.

On MOTION by Ms. Murphy seconded by Mr. Piersall with all in favor the Proposal with Berry Construction to replace the column caps on seven pergolas at the pool deck with rough sawn cedar in the amount of \$12,796 was ratified.

v. Pool Maintenance

Ms. Adams: Pool maintenance is one of the most important aspects of amenity management because the pool, golf course and restaurant are the most popular amenities at AR. They require a significant amount of resources.

Mr. Craddock: What was in the agenda is incomplete. Emily and I worked on that this week.

Ms. Adams: Supervisor Craddock, would you like to present this item?

Mr. Craddock: No. You can do it.

Ms. Adams: I was just going to go over the Scope of Service and let the Supervisors know that the current contractor is not included among the proposers, due to lack of contract compliance and some communication issues with that vendor. There are three new vendors. They have all been vetted in terms of commercial references. The scope is the same as what is currently taking place with five days a week service including one of those days being a weekend day. Before today's meeting, a spreadsheet was distributed to the Board showing a side-by-side comparison of three proposals. I believe that Supervisor Craddock may have a recommendation, based on his earlier analysis in working with staff.

Mr. Craddock: I think Emily and I have gone over this a few times, but my recommendation is to select Robert's Pool Service and Repair (Robert's Pool). It is the best bang for your buck and met several of the scope requirements. The Arinton Pools (Arinton) proposal looks cheap and aren't competitive with the other two. Robert's Pool and RJ Pool Maintenance (RJ) proposals were very close. Arinton was less than half. Clearly, we are not getting the same scope of work or materials. The other two bidders are buying chemicals from the exact same supplier and the price is the same. The only difference is their own costs.

Mr. Piersall: Well as I look at it, what concerns me about Robert's Pool is under their commercial pool maintenance, number three says, "Brush pool as needed" and number four is "Vacuum pool as needed." That is very subjective. I think it should be, "Vacuum and brush the walls." Nobody likes to brush the walls. It is a brutal task. So it is very easy to say, "That looks good to me" and move on. I think in this contract it should say that they will vacuum. Who we

have now vacuums every time they are here, I believe. It seems to me that is too subjective. It should be spelled out that they are going to brush and vacuum. I just don't like the subjectiveness. On the bottom it says, "It is the expectation that debris on the pool decks will be removed daily by the property maintenance team." I would agree with that, but is that going to create a dispute, "Debris got in the pool because you guys didn't hold up your end of the bargain." So I think that's something else that needs to be looked at.

Mr. Bishop: What is the status of the contract with the current vendor?

Ms. Adams: We are on a month-to-month contract at this point, so based on the vendor that the Board selects, we can bring back an agreement for next month's meeting if the Board Members would like to review the agreement and the full scope. Alternatively, if you are comfortable with this brief scope, the Board could approve entering into an agreement with Robert's Pools. Then we can make that change as soon as possible and still bring back that agreement for ratification at a future meeting.

Mr. Craddock: I think that's the best way to go because we don't want to stay with the same vendor. The service has been unsatisfactory. Everybody knows that, so we don't want to stay with them any longer than we have to.

Mr. Bishop: What is the term that we are thinking of for the new vendor?

Ms. Adams: That is a good question. The Board has the ability to write an agreement for up to five years, I believe. We may want to have District Counsel verify that. What I typically see is a three-year term with the ability to extend for two more years. However, if the Board wants a 12-month agreement and the ability to extend that in conjunction with your fiscal year, we can make the first agreement for 14 months to expire on September 30, 2022. That would be a shorter first term.

Mr. Bishop: Could we put in a 30-day cancellation clause?

Ms. Adams: Yes. Legal Counsel almost always has a 30 day without cause cancellation.

Mr. Bishop: What I propose is that we go with the low bidder for the contract to end as you mentioned with a 30-day cancellation clause. If they don't work out, we can change vendors. For the difference in money, I would like to give them a try.

Mr. Piersall: Arinton has the scope; "Skim pools as needed. Vacuum pool as needed. Clean tile as needed. Clean filters as needed." That is too subjective. Cleaning, vacuuming and bushing should be mandatory.

Mr. Bishop: In a contract we could specify that.

Mr. Piersall: Pool chemicals are very expensive right now. The price for chlorine has gone through the roof.

Mr. Bishop: They are including that in this.

Mr. Craddock: The chemicals are more than what their total is. They are not giving us the chemicals.

Mr. Bishop: But if they are doing it, what's wrong with letting them do it. If they are, we cancel it and get somebody else.

Ms. Murphy: Is there any way for us to know if they are really putting the chemicals in as needed or are we going to get green water one morning when we show up at the pool because they haven't put the chemicals in and by then it's too late?

Mr. Bishop: They have to check it every time and keep a log.

Mr. Craddock: Do they share the log with us?

Mr. Bishop: Yes. It has to be kept in the Vak Pak out there so the Health Inspector can look at it.

Ms. Adams: Correct.

Mr. Piersall: So Tricia, anybody we hire, we can fire without cost. Is that standard?

Ms. Adams: Yes.

Mr. Piersall: If you award somebody a contract, wouldn't there be a probationary period where they have to prove themselves? Ideally, the longer you go out in the contract, the better price we are going to get.

Mr. Craddock: I would like to see something from Robert's Pools that they would honor for the next 60 to 90 days. So if it doesn't work out, we can go to the next bidder.

Mr. Piersall: Donise, Arinton was recommended by Legacy. Do you have any feedback from them?

Ms. Streit: I would have to talk to Leland to find out what happened.

Mr. Piersall: That's a Leland property, right?

Ms. Streit: It is.

Mr. Piersall: Why don't you call over there now and ask how they would like the pool being maintained? Seriously?

Ms. Streit: I'll send her an email.

Mr. Piersall: Legacy is their only reference. Did we check their references?

Ms. Adams: Yes. Emily spoke to them.

Ms. Roslin-Grimes: That's who they recommended. At the time we went out for quotes, they said that they were satisfied with their work.

Mr. Piersall: How long have they been employing them?

Ms. Roslin-Grimes: They didn't say.

Mr. Piersall: Ask them, please. Thank you. They are EPA certified so that's a plus.

Mr. Snell: How long are the other two bids good for?

Ms. Roslin-Grimes: There's no expiration.

Mr. Bishop: I would like to make a motion that we approve the proposal from Arinton Pool for pool maintenance in the amount of \$30,000 through September 2022 with a 30-day cancellation clause, specifying the number of times the pool will be vacuumed and brushed.

Mr. Piersall: It says the chemicals that were included in the price, was \$3,800. We are getting their chemicals from Spies. Spies has a great reputation.

Mr. Bishop MOVED to approve the proposal from Arinton Pool for pool maintenance in the amount of \$30,000 through September 2022 with a 30-day cancellation clause, specifying the number of times the pool will be vacuumed and brushed and Mr. Snell seconded the motion.

Mr. Craddock: My only comment is \$3,800 times 12 is \$45,600 just in chemicals.

Mr. Piersall: Yes. Chemicals are expensive.

Mr. Craddock: Is this guy going to do it for \$30,000? It sounds too good to be true. Is that the way you guys want to move forward?

Mr. Piersall: I don't think it's right. Can't we just keep do a little more homework? Bring Arinton in and ask them some questions.

Mr. Bishop: We can do that.

Mr. Piersall: Donise could be a wealth of information over there for us.

Ms. Adams: Yes. We can seek additional referrals for additional commercial contracts in addition to Legacy or the vendor under consideration. We have a motion and a second on the table. Supervisor Bishop, would you like to withdraw the motion and have this matter deferred or would you like to proceed?

Mr. Craddock: It's up to you, Bill.

Mr. Bishop: I don't see what we can lose by giving it a try. If they made a proposal at this amount of money and they say that they are willing to do it, I think we should be willing to let them. If it doesn't work out, we are no worse off than we are now because we are not happy with our vendor.

Mr. Bishop: But it's not going to happen that quickly if we are monitoring them.

Ms. Murphy: Who is going to monitor them?

Mr. Bishop: That is what Andy is for.

Ms. Adams: Supervisor Bishop is correct that there is a service log, which the CPO is required to complete. That is monitored by staff. We do not have a CPO on staff who is qualified to do additional testing and communicate with the vendor the way a CPO would.

Ms. Murphy: Is that 30-day escape clause easy to get out of? We wouldn't run into any problems if we decide to cancel the contract?

Ms. Kilinski: I haven't experienced any problems with just a straight termination. It's very standard in a governmental contract.

Mr. Craddock: I request a roll call vote.

On MOTION by Mr. Bishop seconded by Mr. Snell to approve the proposal from Arinton Pool for pool maintenance in the amount of \$30,000 and enter into an agreement through September 2022 with a 30-day cancellation provision and other legal requirements to protect the District, adding some specificity to the number of tasks to be accomplished by roll call vote:

Supervisor Bishop: Aye
Supervisor Craddock: Nay
Supervisor Piersall: Nay
Supervisor Murphy: Nay
Supervisor Snell: Aye
Motion Failed 2-3.

Mr. Craddock: Tricia, what should we do?

Ms. Adams: At this point, the Board has options. You can make another motion regarding a different vendor. For example, someone can make a motion to accept Robert's Pool with the same terms or for a multi-year term, if there's more confidence that this vendor has the capacity to perform and you want to lock in this price.

Mr. Craddock: That is what I would like to do with the proviso Jim mentioned about what they are going to actually do, with the option to review after one year.

Mr. Piersall: Why could we not invite them both to come to the next meeting and sequester one at a time like we did for Billy Casper and let them present to us? At the conclusion of that meeting, we can make a decision. One of the two will walk out with a contract.

Ms. Adams: It would be very unusual for a CDD to ask pool vendors to come in, but that doesn't mean you can't do that. If that's the direction the Board wants to give staff, we can invite the vendors and see if their schedule would allow attendance at a Board Meeting.

Mr. Piersall: If I was a pool vendor and I potentially had a contract with \$64,800, I would show up for an hour on Thursday afternoon. We can make it the first order of business so we can tell them and they don't have to hang around.

Mr. Bishop: What are you going to learn by them being there?

Mr. Piersall: We will question them. The disparity in the numbers is quite alarming.

Ms. Adams: I will say that the other two vendors have been quite vetted. Robert's Pool is used by GMS at several large properties including Reunion where there are five CDD pools. They have been performing great.

Mr. Piersall: The big problem that I have is the subjectiveness of these proposals as needed. If you look at a lawn that needs to be cut, it is very simple. You see it and cut the grass, but it's very subjective. I would like them to come here and say, "*Yes, we will brush the walls. Yes, we will vacuum.*" Nothing is subjective about it because the pool water can look beautiful but teeming with bacteria. I've had pools on a pool maintenance contract. I know about some of this and it makes good sense. I would think for the value of these contracts, they would be more than happy to come and boast about their skills. So that would be what I would suggest seeing if we can get them to come. If they have no interest to come, that will tell you something else.

Mr. Snell: I agree with Jim.

Ms. Murphy: With Arinton, the \$2,500 is the cleaning cost. Robert's Pool is only \$1,600. So that's another \$13,000 that Arinton has built into their cost per month. Also, their phosphate remover is included in Robert's Pool price, but it's \$300 per pool for Arinton. If they do those four times a year, it is another \$1,200. So if you start adding up the extras in Arinton, you are getting closer to the \$60,000 annual price for Robert's Pool.

Ms. Adams: That is per pool. You have two pools.

Mr. Craddock: If we look into their annual cost and cleaning cost per month and you add all of that up, Robert's Pool comes up to \$84,000 per year. RJ adds up to \$108,000. So if you multiply those numbers, the cleaning cost per month times 12 and add it to the number above, that is your comparison. Robert's is significantly lower.

Ms. Murphy: I agree with you. If you look at the line items, you are finding that Arinton has a lot of things that are either higher, even though some things are included where Robert's Pool has the cleaning and chemical costs per month in there.

Mr. Craddock: \$30,000 looks good, but when we add it all up, it's not so good.

Ms. Murphy: I don't know. I think Robert's Pool is really in line with what we want as opposed to Arinton. Arinton looks cheap, but when you add up all of the individual details, it's not so cheap.

Mr. Bishop: How often do we do the phosphate removal?

Ms. Murphy: It says that they recommend four times a year.

Mr. Piersall: That is conditional. Tricia, when they say GMS experienced vendors, how many properties do they currently take care of for GMS? Do you know?

Ms. Adams: I know that the ones I am familiar with that they do are Reunion, Remington and Tohoqua. They may do other properties for GMS and certainly they have other commercial accounts.

Mr. Piersall: Do they have professional looking trucks and the appearance of their employees?

Ms. Adams: Yes. I can say that they have been performing at a high standard. Mr. Alan Scheerer is our Field Operations Manager. He is the CPO and is very knowledgeable about pools.

Mr. Piersall: Alan is a part of that company?

Ms. Adams: No. Alan is with GMS as Field Services Manager. He is in charge of contract compliance for a lot of these pool contracts at various properties and has highly recommended Robert's Pool proposal knowing the issues that this District has been dealing with.

Mr. Snell: Can you repeat the motion?

Mr. Craddock: To accept the proposal from Robert's Pool for a term of one year. Then we can decide if we want to renew it based on their performance at the end of the first year.

Mr. Snell: Thank you.

Ms. Adams: Mr. Vice Chairman, may I clarify? Did you want that to be a term through September 2022, which is just a few more months than one year in order to coincide with the fiscal year? Were there any other provisions regarding specificity for each service?

Mr. Craddock: I want to include the same requirements that Jim proposed.

Mr. Piersall: There is something subjective about it. You are going to brush walls. You are going to backwash the filters.

On MOTION by Mr. Craddock seconded by Mr. Piersall with all in favor the proposal from Robert's Pool Service and Repair for one year pool maintenance through September 2022 in the amount of \$64,800 and adding to the scope that the tasks are accomplished with every service call and other legal requirements including a 30-day cancellation was approved.

vi. Restaurant Refrigeration Equipment

Ms. Adams: This item was sent out under separate cover via electronic mail earlier today. There has been some refrigeration equipment in the restaurant that failed. Justin has been gathering information on the cost of repair or replacement. It was recognized that this equipment is part of the original kitchen equipment and many years old and beyond the life expectancy that would be recommended to invest in further repairs. So the staff recommendation is for replacement. Justin, did you want to present this item?

Mr. Fox: Yes. You will see a quote for a salad station. That was replaced earlier this year.

Mr. Craddock: That was my question.

Mr. Fox: It's the same unit. So we are recommending that.

Mr. Piersall: What manufacturer did they use for the salad station?

Mr. Fox: Beverage Air.

Mr. Piersall: That is a good quality product.

Mr. Craddock: There are three quotes here.

Mr. Fox: Our recommendation would be Beverage Air in the amount of \$5,223.68.

Mr. Piersall: That's the lowest bid.

On MOTION by Mr. Piersall seconded by Ms. Murphy with all in favor the proposal from Beverage Air for a pizza cooler in the amount of \$5,223.68 was approved.

Mr. Bishop: If I could backtrack for a second. Under the pool maintenance, do we need to enter into an agreement with Spies for the chemicals? Are we going to be purchasing the chemicals directly from Spies?

Ms. Adams: No. I believe that Robert’s Pool is going to be taking care of that inventory, but we will get clarification. If so, we will be bringing that forward.

Mr. Bishop: There is a proposal here from Spies.

Mr. Piersall: Yes, but that was for pool cleaning. Robert’s Pool was for pool monitoring.

Ms. Roslin-Grimes: The District will be approving Spies separately from the pool vendor. That is why it is broken out separately from the bid sheet. The pool contractor that is doing the cleaning will dispense the chemicals into the pool and take proper maintenance to do so.

Ms. Adams: Just for clarification, what you see is the total annual amount, which does include Spies chemicals.

Mr. Bishop: But do we need to take action on the Spies agreement?

Mr. Piersall: That was just the proposal. Wasn’t it from Spies?

Ms. Adams: Yes, we do need to take action. Thank you for pointing that out, Supervisor Bishop. That almost slipped through the cracks. We have a proposal from Spies in tandem with the Robert’s Pool contract to provide chemicals to the District. This would be subject to legal review, agreement or addendum that Jennifer sees fit.

Mr. Bishop: I was just looking to see what the termination clause is here.

Ms. Roslin-Grimes: It’s on Page 2. It’s 30 days.

On MOTION by Mr. Bishop seconded by Ms. Murphy with all in favor the proposal from Spies for pool chemicals was approved.

Ms. Adams: Thank you very much.

F. Closed Session Discussion Items

i. Security – Closed Session

Ms. Adams: At this time, we are going to proceed into a Closed Session regarding security matters including the camera proposals as well as other items. Legal counsel has a statement to make.

Ms. Kilinski: I just wanted to confirm the intent of the Board to do that now and not at the end of the meeting.

Ms. Adams: I think the intent was to do it now and then come back in case there is any action that the Board needs to take regarding security matters and to finish up the agenda.

Ms. Kilinski: Okay great. For purposes of the public, so the Board is aware. The purpose of the Closed Session is to discuss the details of the District's security system plans pursuant to Section 119.071 in Section 281. As a reminder to the Board, you may discuss the details of your system during this Closed Session, but any Board action will have to be taken when we return to the public meeting. That is the Statutory provision to allow for this. It's appropriate at this time. Tricia, you shared that we are going to change the location. No one else will be in the session except for those folks that are dealing directly with the security matters.

Ms. Adams: Sounds good. Logistically, Board Members and staff will be moving over to the Conference Hall in the Administration Building for the Closed Session and will resume the public meeting after the Closed Session is completed.

Mr. Craddock: Tricia, with regards to the agenda, several of us received an email from a resident recommending that we do something similar to this. I really learned from that.

Ms. Adams: Thank you. There was input from Supervisor Snell. I think it happened this way previously. What's good about this Board is you are always find a way to make improvements and this seems to be an improvement that everyone is in favor of. So that's good.

Mr. Piersall: I would like to say, if we can, "cut to the chase" and try to move things along. At the last meeting that Roy was fortunate enough to miss, we went four-and-a-half hour. I think we dissuaded potential viable candidates for the 2022 election. Some people sit back and say, "You guys are full of hot air." So it's nice when we can move things along in a nice progressive manner and I appreciate that. I will stay here until 10:00 p.m. when we are doing business, but there are a lot of stuff that is fluff.

The meeting was recessed.

The meeting was reconvened.

G. Open Session Discussion Items

i. Consideration of Security Matters

Ms. Adams: Does the Board want to consider a not-to-exceed for \$6,000 for the Star Security proposals?

On MOTION by Ms. Murphy seconded by Mr. Bishop with all in favor the proposal from Star Security for security cameras in a not-to-exceed amount of \$6,000 was approved.

Mr. Snell left the meeting.

Ms. Adams: Would the Board like to consider Supervisor Craddock as the Board Member who works with staff regarding security matters?

On MOTION by Ms. Murphy seconded by Mr. Piersall with all in favor appointing Supervisor Craddock as Security Representative was approved.

Ms. Adams: Jennifer, was there anything else that we should take action on at this time?

Ms. Kilinski: No.

ii. Room Rental Fee Proposal

Ms. Adams: This is an item for Board discussion. This matter does not need to be resolved at this time, but fairly soon. As you are aware, the Golf Club is looking to heavily market and promote Fairfax Hall as an opportunity to rent out this facility for the purpose of increasing food and beverage (F&B) revenue and increasing catering revenue. This is seen as a really good opportunity in order to supplement the restaurant income and get that income up to where the golf course proposed a budgeted amount for Fiscal Year 2022. Justin has put together a couple of thoughts regarding the Fairfax Hall fees to use the room. Do you want to present this to the Board, Justin? Included in your agenda package under Tab G2 are the rental fees.

Mr. Craddock: Tricia, did we set the rates some time ago?

Ms. Adams: Yes. You set the rates. I may need Jennifer’s clarification on this, but my understanding is you set the rates at a cap and the Board has the ability to reduce the fees without having an additional rule hearing. If you wanted to charge more than what had been previously

set, it would require a rule hearing, but the Board has the ability to charge less. Did I get that right, Jennifer?

Ms. Kilinski: You did. We built in a cost escalator where if you increased 10% or less year or year, you wouldn't have to go back through noticing as well.

Ms. Adams: Included in your agenda packet under Section F is an email that cut and pasted from Mr. Justin Fox regarding the room rental fees for Fairfax Hall. Previously the Board set \$1,000. Justin is suggesting \$500, but that would be a rate that will get people in the door for the use of Fairfax Fall. There is a refundable damage deposit as well as a cleaning fee. So these would be the items that are payable to the ARCDD. The rental fee goes into your operating revenue. The cleaning fee is really more of a pass-through item. We get an outside vendor for custodial services as you are aware.

Mr. Craddock: That is just for the rental of this hall?

Ms. Adams: Yes.

Mr. Craddock: Do we still have the same requirements that the restaurant has the First Right of Refusal to provide F&B?

Ms. Adams: Exactly. The restaurant has exclusive catering privileges. So for anyone that we would rent to from the outside, to the extent that they are using catering, the AR Golf Club is providing that service.

Ms. Murphy: If we approve this \$500 rate today and six months from now Justin wants to come back to us and raise it, do we then need to back through a whole rate hearing?

Ms. Adams: No.

Ms. Murphy: Because we are still operating under the \$1,000 threshold.

Ms. Adams: Yes. Exactly.

Mr. Fox: The reason for this is to get us into a comparable price range for our comps. The only change is for a non-resident to rent this room, the cost is currently \$1,650. My proposal is to decrease it to \$1,050. Then we would ask for catering charges, which would include linens and setting up the room. That would get us closer to that \$1,600 to \$1,700 range. Everyone in the area is around \$2,500. So we are going to be \$700 less than our competition. In order for us to break into the banquet business, we are marketing out there. It's a good place to start. That's the reason for this proposal.

Mr. Bishop: I don't have any problem with it, as long as it gets us into a competitive rate with outside facilities. I mentioned to Dan last month that I think the pricing that you do could be somewhat discretionary based on the size of the event and amount of revenue that you are going to generate. Technically, you can tell the customer that you are waiving their fee, but still write us a check. As long as we get the \$500 from the event, it doesn't matter to us whether it came directly from them or if that's just part of your cost of doing the event, but I hope that all of you would bare that in mind as a further incentive to try to get some events booked.

Mr. Piersall: I couldn't agree more. The larger the party, you could tell the potential of the person that's going to lease it for the day, "*Hey, you are going to get this beautiful building because of the size of your event.*" That's going to be a big inducer. Have you hired a marketing person?

Mr. Fox: We may hire a House Manager and then shift another staff member into the sales position.

Mr. Piersall: That was a part-time sales position that was basically commission based.

Mr. Fox: Correct. Once we hired the Front of the House Manager, we have since had some challenges with the person we hired, but that's the idea, yes. That is what we budgeted for.

Mr. Piersall: So that being said, wouldn't it make more sense to get that marketing person on board and see how well they can market?

Mr. Fox: As soon as I hear from a Front of House Manager that stays, she's in that position.

Mr. Piersall: From there would you look for a Marketing Manager to sell banquets?

Mr. Fox: I'm sorry. As soon as we have the Front of House Manager, then we can move the team member that we already have into the sales position to start selling.

Mr. Piersall: You have the person on board now.

Mr. Fox: Correct.

Ms. Adams: Supervisor Piersall, I don't know if you met Mr. David Evangelista from Indigo Golf. He is their director for marketing. He will be marketing the ballroom rentals for weddings, special events and this venue in addition to marketing other golf club services. That Marketing Plan that you approved as part of Golf Club Annual Plan, was something that David put together. He is very hands on.

Mr. Piersall: Sell, sell, sell. That's all I care about.

On MOTION by Mr. Bishop seconded by Ms. Murphy with all in favor the Room Rental Fee Proposal of \$500 for the rental of Fairfax Hall, \$400 damage deposit and \$150 cleaning fee was approved.

Mr. Snell rejoined the meeting; however, there were some audio issues.

iii. Cart Path Easement

Ms. Adams: We have a piece of golf cart path that had been installed connecting a residential street to the golf cart path. That area is something that staff is recommending removal of and restoration of that property. Justin or Emily will be a good position to advise Board Members of the street and where that connects.

Mr. Piersall: Is it on Number 8?

Ms. Roslin-Grimes: It is off of Bull Run, the golf cart path that runs between Numbers 7 and 8. We believe that it was installed at one time to access an unauthorized park that was on the other side, essentially on Fairfax property. However, it serves no purpose or use.

Mr. Fox: It is more of a sidewalk that was used. Over the years, it was used for golf carts. It serves no purpose for maintenance.

Ms. Adams: I recommended removal for health and safety reasons. It is something that is not desirable to maintain and serves no benefit to the golf club. The District has the ability to make the determination.

Mr. Craddock: If it's an established path, how do you keep people from continuing to use it?

Ms. Adams: You can uninstall it. It is actually in a residential area. We will restore the turf in that area.

Mr. Piersall: It is on resident's property now?

Ms. Adams: Yes.

Mr. Piersall: Is it on the property line or just on one resident's property?

Mr. Bishop: It is just on the very edge of one lot.

Mr. Piersall: How does the resident feel about it?

Ms. Adams: We haven't communicated with the resident, but I believe in the past there was that concern about some of the vegetation maintenance in that area.

Mr. Piersall: I was wondering why I was there. It's when you leave the 7th green to the 8th hole, right?

Ms. Adams: I think there's not an understanding of why that was installed and what benefit it had, but it is something where staff is recommending removal. Otherwise, the area doesn't require maintenance.

Mr. Piersall: Would you physically remove the concrete?

Ms. Adams: We contemplated that it would be the Golf Club and we would contact them to obtain proposals and Floralawn for the restoration that sod.

Ms. Murphy: I think the only that that we would have to do, once we restore our grass or whatever we are going to do, we need to have some kind of barrier because people are used going down that cart path to get onto the 8th tee, but they would very easily go down the 7th tee to get to the 8th tee just as easily as driving down that street to. So we should have some kind of barrier in there for a period of time.

Ms. Adams: That is a good point. We may do some temporary cones and barriers.

Ms. Murphy: They will move the cones and just drive around them.

Mr. Fox: We have some options. Based on that term of re-signage that was ordered, we will just say, "Private Property No Trespassing."

Ms. Murphy: For a period of time. Once the golfers get used to not going down there, they won't do it anymore.

Mr. Bishop: Then you would need to file an amendment to the easement. Is that the legal step?

Ms. Kilinski: Yes. We will have to vacate it. I think there are two easements on this property. When I looked at the legal descriptions, we would be vacating both of those easements. If the Board gives us that direction, we will prepare the necessary property documents.

Mr. Snell: There should also be a communication to the Golf Club members stating that easement is no longer usable.

Ms. Adams: Good point.

On MOTION by Ms. Murphy seconded by Mr. Bishop with all in favor the demolition of the cart removal and restoration of the cart path was approved.

iv. Joint HOA/CDD Workshop Schedule

Ms. Adams: This item had been on the agenda and it was postponed until Supervisor Bishop can participate in the discussion. It was on the agenda last month and it was deferred to

this month. So I think that Mr. Snell is likely the one to lead this discussion. He had some ideas for having a workshop that is publicly noticed so that CDD Board Members can gather and speak. It would not be a time when Board Members could take action or provide direction for Staff. Supervisor Snell, are you in a good audio position to present this?

Mr. Snell: I have a good, secured connection and it sounds a lot better too. Also a lot of it goes to what Roy was talking about earlier, exchanging the back gate for some other property. My vote is the RV lot as well as the dump station and what we can do to improve the security that Roy is going to spearhead it now. So I think we just need to set up that meeting. I don't know if we can make it happen in July because I don't know what Howard's schedule is going to be. I know he's in Pennsylvania with family issues for one thing. I know a lot of his Board is traveling in June. Assuming they will all be here in July; we might be able to make a meeting happen sometime in July.

Mr. Craddock: I had a conversation with Howard yesterday. He said that he was going to do everything he could to try to participate at the July HOA meeting. He is scheduled to come back here for the winter months until mid-September, but he said he was going to try to be here for July. So we can coordinate with him around the HOA meeting. That would be perfect.

Mr. Snell: I agree, Roy. That's what we needed to work on doing. I will have a conversation with Howard about trying to schedule a meeting at that time. Tricia, I think we need to have a conversation with Howard on another issue that maybe we can tie it into that call.

Ms. Adams: Okay. So the HOA meeting for July appears to be Friday, July 16 and the CDD Board meeting is on Thursday the 15th. So if we want to set a workshop, we will need to have some direction to staff. We need to have a seven-day notice in the newspaper, which we actually need 10 days. If you want to just direct staff to coordinate with the HOA into the extent that they are available to schedule a workshop, notify Board Members regarding the time and that will be workshop here at Fairfax Hall.

Mr. Craddock: Yes, I would like to see that.

Ms. Adams: Would Board Members like to have it as a Zoom hybrid meeting so that residents who are away during the summer can Zoom in.

Mr. Craddock: I would assume so. No different than what we are doing today.

Mr. Piersall: What day are we looking at?

Mr. Adams: July 16th, which is a Friday.

Mr. Piersall: I will not be here but would like to participate.

Ms. Adams: Supervisor Piersall, you can either participate via Zoom or the Board can consider a different month or date. I don't know that this is a time sensitive issue.

Mr. Snell: Let's look at a different time and date because it is tough to do it on Zoom. If Jim really wants to be involved, then let's honor that and look for a different time and date. In the meantime, though, what about the Town Hall meeting that was brought up? I would like to know what the Board's thought process on that is.

Mr. Bishop: I thought that was what this was going to be.

Mr. Snell: No. This is a workshop. Howard and I talked about doing this in February, about the time Bill had his surgery, but it was a different purpose. It was about exchanging property. What I heard earlier today was residents wanting to have a "Town Hall type meeting," where they tell us what their thoughts are on security and a few other things.

Mr. Bishop: Couldn't we do both of them at the same time?

Mr. Piersall: Mr. Bill Middlemiss has put a lot of time and energy into this.

Ms. Adams: So the next CDD meeting is on September 16 and the HOA meeting is on September 17, if the Board would like to try to coordinate for the 17th. It doesn't necessarily have to be on the same day as the HOA meeting because by that time, Mr. Sechler will be back in town for the season. Did I get that right?

Mr. Craddock: That is correct from what he told me. He will be back here in September. He will be here for that meeting. I just hate to wait that long.

Mr. Piersall: Roy is the Vice Chairman. Who is Howard's second in charge?

Ms. Adams: If the Board is comfortable with September or later, it could bring back a proposed date or list of dates at next month's meeting for September or later.

Mr. Snell: It was very hard to hear what the residents were saying and Bill wasn't much better. Did he want both Boards at that meeting?

Ms. Adams: Yes. He wanted a HOA and CDD workshop.

Mr. Snell: I would agree with September to have both Boards meet.

Mr. Middlemiss: I agree. For logistics purposes, it is probably the best way to do it, instead of rushing.

Mr. Bishop: Will you coordinate that?

Ms. Adams: Yes. We will coordinate. Is it the Board Members desire to have this immediately after the HOA meeting or do you want to look at any date in September that's mutually convenient for both Boards?

Mr. Snell: Let's not limit it. Let's look at any date that's mutually available to both Boards.

Ms. Adams: Alright.

Mr. Piersall: Doesn't the HOA take advantage of the set-up of the room?

Ms. Adams: Yes.

Mr. Piersall: They generally meet at 10:00 a.m. and their meetings don't go for five or six hours. They are usually two hours. I think that would be fine.

Ms. Adams: So we will target Friday the 17th in mid-afternoon. We are happy to give them a little break time after their meeting concludes. We will have our Community Director coordinate with the Community Association Manager and get that set up for a mutually convenient time.

Mr. Piersall: Justin, will you cater lunch?

Mr. Fox: Whatever you need.

Mr. Snell: Just don't limit it to that date because we don't know what the HOA Board has planned or can do on that date. So if they can't make it that date, let's have some other available dates as well.

Ms. Adams: Understood.

H. Consideration of Resident Club Applications

i. Ladies Bocce

ii. Duplicate Bridge

Ms. Adams: This is a process, whereby the Board reviews the applications. This is an official club and entitles the group to recurring reservations of the amenities as well as inclusion in the CDD media such as newsletters and other media. I believe the Board can take these as a slate. We have an application for Ladies Bocce and Duplicate Bridge. We need a motion to approve the applications.

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

A. Approval of Minutes of the April 15, 2021 Meeting

Mr. Craddock: What are we doing to improve the turnaround time of getting minutes on a timely basis.

Ms. Adams: The biggest contributing factor to the length of time that it takes to transcribe the meetings is the length of the meetings, combined with the fact that there is additional workload during the month of May because all the Districts meet for Proposed Budgets. I don't anticipate that this will be a continuous issue. There was a slight backlog.

Mr. Craddock: I hope not because these minutes for approval was from three months ago.

Ms. Adams: So right now we are looking at the April 15th meeting minutes. What we don't have are the May meeting minutes yet. I will circulate those to the Board as soon as they are received so you can make any comments or questions while it is fresh in your minds. Then we will put those in the agenda packet.

Mr. Craddock: I appreciate that because we do forget.

Ms. Adams: I agree.

Mr. Craddock: Also, I don't want to have to review two or three sets of minutes at once. Terry, did you have any comments on the minutes?

Mr. Snell: Yes. I will provide them to Tricia. So the minutes need to be approved as amended.

Ms. Adams: I received corrections under separate cover from Supervisor Murphy. So the minutes would be approved based on those corrections.

On MOTION by Mr. Piersall seconded by Ms. Murphy with all in favor the Minutes of the April 15, 2021 Meeting as amended was approved.

B. Approval of Check Register

Ms. Murphy: On Page 1, two checks were issued for Martin Environmental Solutions. Is that still an insurance claim that is pending?

Ms. Adams: Yes.

Mr. Piersall: Do we have a bottom-line figure on that restoration?

Ms. Adams: As far as the expenses?

Mr. Piersall: Yes.

Ms. Adams: We can update it. It has been provided to the Board on several occasions as information has populated and has come forward. We can send that out to the Board again.

Mr. Piersall: I was just curious about the final number.

Ms. Adams: It should be wrapped up by now. We will get that information to the Board Members.

Mr. Piersall: Is there a ballpark figure?

Ms. Adams: I'm so sorry, but I cannot provide one.

Mr. Piersall: Where they charge \$150 per day for a passenger vehicle, is that going to show up?

Ms. Adams: It may have been for some kind of equipment that was in the vehicle that they used. Any of the detailed questions, Emily and Justin are both hands on with these projects and would be happy to answer questions. We were any other questions regarding the Check Register?

Mr. Piersall: On Page 11 of 159 it says, "Removed parts of snake from the opener transport mechanism and reinstall drive belt." Was that an actual snake in an electrical device?

Ms. Roslin-Grimes: It was a reptile.

Mr. Piersall: On Page 75, there was a charge for Covid fogging. Don't we have a fogging machine?

Ms. Roslin-Grimes: Yes. We stopped paying for those services at the end of May for specific locations.

Ms. Adams: It could've been April.

Ms. Roslin-Grimes: I would have to look. Are you looking at the janitorial invoice?

Mr. Piersall: Yes. I'm looking at Invoice 1797 for April 27th.

Ms. Roslin-Grimes: Right. So at the end of April we ceased all Covid foggings for the Gym and pool furniture.

Mr. Piersall: My recollection is that we bought a machine earlier in the year.

Ms. Roslin-Grimes: That was for immediate cleaning. If the restaurant needed to shut down because of a case or the office needed to be shut down for a case, we could use our own fogging system. That was for routine cleaning.

Ms. Adams: Over the weekends for the Fitness Center and pool furniture.

Mr. Piersall: Thank you for that clarification.

Ms. Adams: Yes sir. Included in your agenda package Under Tab A is a Check Register Summary. It includes your checks from May 1 through May 31, 2021. All of the detail was transmitted to the Supervisors. The total amount of the Check Register and ACH debit is \$99,775.47. I'm happy to answer any other questions. Otherwise, this does require Board action so we would be seeking a motion to approve.

On MOTION by Ms. Murphy seconded by Mr. Craddock with all in favor the Check Register for May 1 through May 31, 2021 in the amount of \$99,775.47 was approved.

B. Balance Sheet and Income Statement

Ms. Adams: Included in your agenda package under Tab B are the Unaudited Financials through April 30, 2021. This includes information from the AR Golf Club. No Board action is required. We are happy to take questions now. We are also happy to take questions outside of the meeting. So if you have questions as well or anytime you want to discuss the financials, Emily, Justin and I are all available.

Mr. Craddock: Under "Total Assets" on Page 1 for the April 30th financials, under "*Liabilities*," halfway through, I see a line item of \$18,329 for "*Gift Certificates*." What is that?

Mr. Fox: That would be the gift cards that we have on file. They are prepaid and haven't been used yet.

Mr. Craddock: So customers that purchased these gift certificates, haven't been spent yet.

Mr. Fox: Correct.

Ms. Adams: No Board action is required. Historically, this District has made a motion to accept the financials, but it is not necessary.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Adams: Jennifer joined us this afternoon. Good afternoon. It's nice to see you.

Ms. Kilinski: Thank you. I don't have anything further to report, but I'm happy to answer any questions the Board may have of me.

Ms. Adams: Thank you.

Mr. Bishop: Jennifer, the point that was raised earlier about the petition that was posted and removed, what is our legal position regarding that?

Ms. Kilinski: I will have to get with staff. I recall having an advertising policy and District constitutional policy that we adopted some years ago when we had folks abusing what was being put up there and being pulled down. So if the Board is okay, let me take a look at what you have in terms of policies and what our other options are to be able to share information as residents and get back with you on the best steps forward.

Mr. Bishop: I for one would like to see that, just to make sure that we are on firm footing with the residents.

Ms. Kilinski: Agreed. I have that written down.

Mr. Snell: I have a question along that same line. I didn't hear any interest out of any Board Member wanting to change the hours of our current operational procedures. Did anyone want to ask GMS to change those hours?

Ms. Murphy: I don't think the hours should be changed. I was in there the other afternoon for two hours and while I was there, we must've had 15 residents come in. In that two-hour period, no work was done. None. It is just dealing with the residents that came in. They were buying tickets. They were getting car passes. If we open up the morning, the girls in the office are never going to get anything done. They are available by appointment if a resident so chooses so in effect the office is available to them in the morning. We are giving them the best of both worlds. They can make an appointment for the morning or walk in, in the afternoon. I don't think having walk-ins from 8:00 a.m. to 5:00 p.m. is going to be beneficial to anybody.

Mr. Craddock: It's not going to be an improvement on our efficiency at all.

Ms. Murphy: No.

Mr. Craddock: I will try to make that point clear. I think the hours we have now are fine. I've never seen people lined up out the door. There's always the opportunity if you can't make it from 1:00 p.m. to 4:00 p.m., okay, set up an appointment. I don't see it as an issue. I heard people say, "Why can't they be open for half a day Saturday?" That's fine, but we have to hire somebody to do that and will have to spend more of your money. Then it drops when they say that. My opinion is to leave it as is.

Mr. Piersall: Yes, I agree with that. I said this before that the tone of residents is, "Oh, you work for us." That's just not right. You don't talk to people that way. You don't treat people that way. The reality of the world that we are living in, if you girls aren't happy, there is plenty of work out there. You can find another job. We all know that. That needs to change. I'm serious though.

The way that people just have this audacity that they do can what they want and it's their First Amendment Right, please, really? Our mothers raised us better than that. Can't we all get along? I think that's a problem in this community. I hate to tell you, but it is.

Mr. Craddock: I don't know how you can fix it.

Mr. Snell: You can't fix it, but well said, Jim.

Mr. Craddock: People are who they are.

Mr. Piersall: Well, when you have like this gatehouse incident, are there any repercussions for that resident? What is the status of that?

Ms. Adams: The police are the ones that came and investigated. There weren't any District policies regarding the roads. They were on the public roads.

Mr. Piersall: The security guard said HE FEARED FOR HIS LIFE. This is a crazy world. There was mass shooting at the Publix down in Palm Beach County last week. The guy was bipolar and he just snapped. I think people need to be called out to a degree with that bizarre behavior. "I can do whatever I want because I pay my taxes and you can't tell me anything." That's not right. Somehow, we have to be able to try to put limits or govern the behavior to a degree. We tell them they can't use the pool for a month.

Ms. Adams: Just to clarify, the police did respond to that event.

Mr. Piersall: It was a non-issue. Everybody kind of walked away, but it could go differently next time.

Ms. Adams: It was not an assault.

Mr. Piersall: Understood, but the guard said HE FEARED FOR HIS LIFE. In the moment of heightened anger, who knows. I think that we as a community need to try to tone it down. It's just wrong. I rest my case.

Ms. Adams: Are there any other questions for District Counsel? Hearing none,

B. District Engineer

Ms. Adams: The District Engineer is not in attendance at today's meeting. Emily included some updates regarding the status of the geotechnical analysis for the pavement repairs for this fiscal year. We are hoping to have some further information next week. When the District Engineer, Keith, receives the geotechnical analysis, he is developing a scope and then we will provide that scope to multiple vendors in the hopes of acquiring multiple proposals that can be

presented to the Board for consideration at a future meeting. He is not confident that will be July but we are hoping it will be this fiscal year. Apparently, it is difficult to get proposals at this juncture.

C. District Manager

Ms. Adams: There are no updates.

D. Amenity Management

i. Community Director's Report

Ms. Adams: The Community Director's Report was included in your agenda packet. Are there any questions or comments? Hearing none,

ii. Capital Projects Listing

Ms. Adams: This item was included for informational purposes to keep the Board up to date.

Ms. Murphy: I have a question regarding the kiln replacement. It says that was completed for \$3,300., but that's not on the reserve payments for this fiscal year. Didn't we pay for that last year?

Ms. Roslin-Grimes: No, it was paid this year, but I will double check.

Ms. Adams: It may have been accidentally charged to the wrong account. So thank you for bringing that up for discussion.

Mr. Craddock: I have two questions. Emily, I believe that you included something in writing in an email blast about the pergola replacement. When do we expect to have that completed?

Ms. Roslin-Grimes: We are still waiting on specifics from the an engineer to be able to provide our permit to the city. Once we have the permit from the city, then we will proceed with the project.

Mr. Craddock: So we still don't have a permit.

Ms. Roslin-Grimes: Correct, because the city requires an engineer's schematic on the specific buildings. The engineer has specific schematics for existing structures to be replaced.

Mr. Craddock: Replacement in kind is not good enough?

Ms. Roslin-Grimes: Not for the city. The county does not require a permit. That's why no permit was originally collected; however, the city does require a permit because AR is located within city limits. Once a permit is required; however, this situation typically takes longer because we are going back after the facts with the city.

Ms. Murphy: What is going to happen, Justin, with the July 4th pool party?

Ms. Roslin-Grimes: We will still hold the pool party. I don't think it's going to be an issue.

Ms. Murphy: Is there going to be enough room?

Ms. Roslin-Grimes: Yes. We just won't have the pergolas.

Mr. Bishop: We also won't have the covered area.

Ms. Roslin-Grimes: That is the location we won't have.

Mr. Fox: We can handle it.

Mr. Craddock: I have a question about the timing.

Ms. Roslin-Grimes: The problem with the timing for the Fourth of July is that we always end up in a rainy situation at 2:00 p.m. So the idea is that the party will start earlier, but it would only be a CDD function up until 1:00 p.m. Residents are welcome to stay. Residents are welcome to enjoy the pool as long as they wish after the event; however, we always encounter rain at 2:00 p.m. historically for the last four years that I've been here. We moved it up this year.

Mr. Craddock: I was just wondering about the basis for that.

Ms. Roslin-Grimes: We always had rain between 2:00 p.m. and 3:00 p.m. every year.

Mr. Piersall: So the CDD portion of it would end at 1:00 p.m. because residents would be coming with their own coolers. That is just going to happen. We already discussed that.

Mr. Craddock: When do we expect the roof replacement to be completed?

Ms. Roslin-Grimes: Now that we finally are going to have a signed agreement today, I can move forward. Advantage told me that they are planning at the end of July. So they are hoping at the end of July to be able to move forward with the actual replacement.

Mr. Craddock: That doesn't create any pending issues as far as existing leaks and things like that?

Ms. Roslin-Grimes: No, everything is currently covered.

Mr. Craddock: Good. Thank you.

E. Golf and Food & Beverage

i. General Manager's Report

Ms. Adams: Under Tab I is the General Manager's Report. I understand there are some questions regarding this report.

Mr. Craddock: Not necessarily this report, but it has to do with the golf course. My issue is with the putting green. We put sod in there to do some repairs on numbers 3 and 5, but the weeds are taking over that area. What is the plan for that?

Mr. Fox: We are going to use the vendor that we are using for the golf course renovations. They were just on property on Wednesday. They are going to help us fill that back in. So with the exception of the golf course renovations, we are going to get that fixed.

Mr. Craddock: When? Weeds are taking it over. It's horrible. It's an embarrassment.

Mr. Fox: Some of the green grass is coming back. We will be able to sod that. I can't tell you when the renovations are going to start. It will be fixed up. I just have some follow-up items. I wasn't at the last meeting, but Dan sent me a list. Someone asked about public players. It is hard for us to track public players, but I was able to pull any member transactions or credit transactions. We are able to track those because we are counting these members to get their discount. So we can track any other charges. So the average spent per visit through members and credit users is \$23.50. This is since November when we switched to the new system. So as of November 13th, we've had 4,094 transactions or just over \$96,000, which equates to about 20% for F&B business, which are all members and/or credit users. So people are playing in our tournaments and events, things like that. Jim asked about tree work. We are still gathering quotes for some tree work on the golf course that is affecting golf course conditions. We just received another quote, so we will be getting that together and putting that forward.

Mr. Piersall: That's for removal.

Mr. Fox: Correct, and to improve golf course conditions. We don't have a schedule for regular tree grooming around the golf course. Next is the inventory in the golf shop. The landscaping by Number 16 are the weeds that are spread out. There was also another follow-up question.

Mr. Craddock: Since we are talking about weeds, it seems like the goose grass, particularly around the greens is really bad right now.

Mr. Fox: I think it is definitely something that we are continuing to battle. Some of the greens are in better shape. It is going to be an issue all summer. You can see some of the

applications that we have done to eradicate the weeds. We've done applications in the fairway. We used a friendly herbicide so it doesn't affect the Bermuda grass so much. I still need to get better coverage in the fairways than we had last year, but it's still a little thin with the transition with all of this rain. It has held the green up a lot, but we will have weekly herbicide applications to get it under control. Another follow up was the percentage rounds that are booked online. Again, I have numbers since November when we went to the new system. Since that time, we have booked 11,762 public rounds. Eleven percent of those rounds are booked online with 58% through our website. So, the majority of the rounds are coming through our website, which is what we want. We want that number to increase. Since we introduced the member booking engine in February, 48% of our member rounds are booked online. So about half of our member rounds are from online. The numbers are better than our company average, but we would like to continue that. I don't have anything else, but I'm happy to answer any questions.

Ms. Adams: Are there any questions for Justin? Hearing none,

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Adams: Are there any Supervisor requests?

Ms. Murphy: Is there any way to share any of the information that we talked about at the closed session with Mr. Middlemiss. He stayed until the bitter end. He was concerned about the security. Is there anything we can share to bring him up to date?

Ms. Adams: Perhaps the Board wants to delegate Roy to discuss matters with him to the extent that the Board feels comfortable with discussion of security matters.

Mr. Craddock: I can talk to Bill about what we talked about. From a high level, no details.

Ms. Adams: Security is a dynamic situation. We are always looking for improving that area. The environment changes and other things change and there needs to be a response to that change. So it's a dynamic program. There's nothing that's static or set in stone.

Mr. Piersall: I meet with the former Fire Captain or Fire Chief. He is an arson inspector. He's very well versed in public domain. I think Roy can freely share with Mr. Middlemiss. He's trying to obtain 200 signatures for his petition. His heart is in what he is doing. There's no question about his intent.

Mr. Craddock: I absolutely agree. Security is on all of our minds.

Ms. Adams: Right.

Mr. Piersall: I hold him in the highest of regards.

Ms. Murphy: He made a very, very nice presentation and sent a very concise email throwing no ultimatums. It was very thought out and I think he deserves some respect.

Mr. Piersall: He can be an integral part of the solution.

Mr. Snell: I agree with all of that. I just want to make sure that Jennifer is comfortable from a legal point of view.

Mr. Piersall: He is one resident that comes to all of our meetings and stays until the very end. This is not a one time for him. Every time, his normal place is in the last table in the center of the room.

Mr. Snell: Jennifer, are you good with Roy having a conversation with him, legally?

Ms. Kilinski: Yes. On the security piece, had I known that the documentation would be in the agenda package, I would have pulled it and I'm hoping it was pulled from the website. We want to avoid having a security location or information disseminated to the general public. It's the same reason you have heard before about how we limit the folks that are able to watch your security footage. The reason you get to maintain that confidential and exact nature of all of those systems is obviously for security purposes. Once they go into the general domain where anybody has access to them or you allow unauthorized folks to look at them, you waive that confidential and exempt nature. So anytime you have a lawsuit or you want to keep some of that information confidential for various security reasons, you essentially have waived that right. So we can have a discussion about some of the criticals. That's not so much a problem, but in terms of exactly where our systems are located or allowing anybody to view video footage, I would say that you do not want to do it. So if there is ever a question specifically about what is allowed or not allowed, Roy, I'm happy to answer any questions specifically that you might have even offline.

Mr. Craddock: Obviously we don't want to compromise the integrity of whatever systems we might have in place.

Ms. Kilinski: Right. Thanks for the question.

Mr. Snell: Thank you, Jennifer.

Mr. Craddock: I would entertain a motion to adjourn.

Mr. Snell: I had one other request.

Ms. Adams: Before we adjourn, I want to advise that there is another audience comment period on the agenda.

Mr. Craddock: It has been a long day.

Ms. Adams: I understand.

Mr. Snell: My request is when the May minutes are drafted and put in draft form that they become available not just to the Supervisors, but to residents as well. It would be no different than them coming out in the agenda package.

Ms. Adams: I think what Mr. Snell is saying is to make the meeting minutes available as soon as possible. We can circulate them to staff and Board Members for initial comments and feedback in seven days and then post the draft on the website, alerting residents that it is available for review, even in advance of publication of the agenda packet, to the extent that they are available.

Mr. Snell: If they are not available, you can't do it obviously.

Ms. Adams: Right.

Mr. Craddock: I agree. Time is of the essence on those. You can't imagine the complaints I received about that.

Ms. Murphy: Everyone is thinking that we are withholding information from them and that's not the case.

Mr. Craddock: That's not true.

Ms. Adams: Are there any other Supervisor requests? Mr. Vice Chairman, would you like to take audience comments?

Mr. Craddock: Yes, please.

Ms. Adams: Is there anyone here at Fairfax Hall who would like to make a comment to the Board of Supervisors? Hearing none, is there anyone on Zoom who would like to make a comment to the Board of Supervisors. Mr. Mike Ryan raised his hand.

Resident (Mike Ryan, Lot 586): Good afternoon, everybody. I have a couple of quick comments. Number one, prior to the meeting, I heard prior to the meeting that you are going to have to have a Closed Session or Executive Session. I think it's a little rude to do it right in the middle of the meeting. It's not fair to all of the residents who are sitting on their iPads or computers or in the audience. I think those meetings should be held prior to the meeting so you don't disrupt the actual meeting itself. I understand the necessity of them, but I think there's another way of handling them. Last but not least, in the financials for April 30th, in the Capital Reserve Fund, six benches were bought for \$10,300. In the May preliminary numbers, there is \$20,000 in there for a

point-of-sale (POS) system. My understanding has always been that the Capital Reserve Fund is reserved for the replacement of broken equipment or the repair and maintenance of facilities such as roofs, pergolas and that kind of stuff, not to purchase new stuff with. I just hate to see our Capital Reserve Fund being reduced by items that I don't believe should be there. Thank you.

Ms. Adams: Thank you, Mike. Are there any other members of the public who would like to make a comment? Mr. Vice Chairman, I don't see any other hands raised, so would you like to adjourn the meeting?

Mr. Craddock: Yes, please.

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman