

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, August 19, 2021 at 2:00 p.m., at Fairfax Hall, 4475 Arlington Ridge Boulevard, Leesburg, Florida and via Zoom video conferencing.

Present and constituting a quorum were:

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

Also present were:

Tricia Adams	District Manager
Sarah Sandy (<i>by phone</i>)	District Counsel
Sete Zare (<i>by phone</i>)	MBS Capital Markets
Emily Roslin-Grimes	Community Director
Justin Fox	Indigo Golf Partners
Dan Zimmer	Indigo Golf Partners
Jasmine Angeles	Resident Services Coordinator
Kelly St. Cyr	Activities & Communications Director
Andy Hatton	Facilities Worker
Jake Bloodworth	Floralawn
Donise Streit	Leland Management

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Snell: At this time, we will start the public comment period.

Ms. Adams: Mr. Chairman, we do have an item to add to the agenda. Under separate cover I provided communications from Bill Bishop to the Board of supervisors.

Mr. Snell: Last evening, much to my regret, Tricia, Emily, and I received an e-mail from Bill Bishop and he has resigned from the Board effective immediately. That was communicated to the other supervisors this morning, and Tricia I believe we need to have a motion to accept his resignation.

Ms. Adams: Yes, Mr. Chairman.

Mr. Snell: I move to accept Bill Bishop's resignation.

Mr. Snell MOVED to accept Bill Bishop's Resignation from the Arlington Ridge Board of Supervisors and Ms. Murphy seconded the motion.

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

Ms. Murphy: I would like to thank him for his years of service and I understand fully why he's decided to resign.

Mr. Craddock: Absolutely. I think Bill's done an excellent job in supporting this Board, our community, and I commend him for his service. Thank you, Bill. You did a wonderful job, buddy.

Mr. Piersall: I hope that his health remains with him. That's all.

Mr. Snell: When Bill came back from his back surgery, I told him I missed his wisdom to this Board and I think he provided a lot of wisdom and really good questions quite often. This was not on the agenda, so it needs to be opened up to the audience for comment. Does anyone in the room have any comment? Does anyone on Zoom have any comment?

Mr. Craddock: Tricia, I am getting several texts from people who can't hear anything on Zoom.

Ms. Adams: Apparently, there is an issue with the audio input but we're troubleshooting right now.

Mr. Snell: Can somebody raise their hand on Zoom and tell us whether you can hear us or not, please?

Ms. Adams: I see two, three multiple hands raised so everybody can hear now.

Mr. Craddock: I have one. They can hear now.

Mr. Bloodworth: This is Jake Bloodworth, account manager for Floralawn. It's very rare to get an opportunity to have a personal comment for something like this. In our industry as a vendor

working for the Boards, it's a people industry and it's a people position. With that being said, I just want to also express my gratitude and thanks for the partnership that we did have, the service with Bill over the last year, a year and a half or so. There's a lot of stuff that goes on behind the scenes that residents and maybe some of the Board members don't know about. Bill's definitely got to be a big part of that. So thank you Bill for your input, your partnership, and your guidance as we perform services here in the community.

Mr. Craddock: Thank you.

Mr. Snell: Thank you, Jake. With the resignation of a Board member, you need to make a decision on what method we'd want to use to appoint another Board member to replace Bill.

Ms. Adams: Mr. Chairman, did you want to take action on the motion and second?

Mr. Snell: I'm sorry, I forgot. Thank you, Tricia.

On VOICE VOTE with all in favor to accept Bill Bishop's Resignation from the Arlington Ridge Board of Supervisors was approved.

Mr. Craddock: What we've done in the past, Mr. Chair, has been to consider resumes from individuals within our community, people who want to serve. I raising it for question, do we want to do something like that? I'm not sure that we're prepared to do it today to assign a person to this Board. I don't think we're ready for that. I think we need more time to consider that. I'm throwing that for discussion.

Mr. Snell: We don't have to necessarily make a decision today on how we want to proceed either. Jim?

Mr. Piersall: Why don't we do just as when Claire was appointed? I think we should make the community know through your email blast that this has occurred, so all residents will be able to grasp what has happened and then ask those that are considering or willing to serve, to submit resumes and we should go through an interview process just like Claire had to go through. Then hopefully we can land on that one candidate. Hopefully, they'll be somebody that would want to.

Mr. Craddock: I agree with that, Jim. I don't think we would want to go back and review old resumes of people who have submitted in the past. I think we want to start clean for today for new folks who would like to be a part of this Board.

Mr. Piersall: I wasn't suggesting reviewing old resumes. I'm saying those that want to, at this point and time now, submit your resume, and then we'll review them collectively and then go from there.

Mr. Craddock: Exactly. That was my recommendation. We move forward from here.

Mr. Piersall: Well, we have to make the residents aware because as you look around the room, maybe 45 people out of 2,000 plus are here today.

Mr. Snell: Claire?

Ms. Murphy: I agree. I think we need to find interested residents who would be willing to serve from the remaining of Bill's term to be a little bit more than a year, and go through the interview process. This will give also us a couple of weeks for them to get information to us prior to the next meeting so that we can be prepared at that meeting to schedule some interviews.

Mr. Craddock: I will agree with that, Claire. My question is to the Board, does anyone on the Board know of individual candidates? I don't want a name today, this is not the place for that. Do we know of candidates who would be interested in stepping up and filling that position?

Mr. Snell: I believe I know of one.

Mr. Craddock: Good, that's excellent.

Ms. Murphy: I do not.

Mr. Piersall: I do.

Mr. Craddock: We have a possible with two, which is excellent.

Mr. Snell: Well, maybe a hard choice but I agree with you, Roy. That'll be good, if it is a hard choice.

Mr. Craddock: I would love to have 10 to choose from.

Mr. Snell: I agree. The next September Board meeting, we want to have candidates ready for interviewing.

Mr. Craddock: What is the work process for that, Terry? We are we going to ask for resumes like we did in the past, which I would assume is the right process?

Mr. Snell: I think the procedure we did in July of 2020 will be the right process.

Ms. Adams: Staff would put the notice out, request that anyone interested submit a resume in time for publication in the agenda packet, be prepared to make a two or three minute statement to the Board of Supervisors, and then be prepared for Q&A from the Board of Supervisors.

Mr. Craddock: Perfect. We will make a decision based on the feedback we get from the candidates at the next meeting. Is that correct?

Mr. Snell: That's how we did last time.

Mr. Craddock: I'm good with that.

Mr. Piersall: What if we had 18 or so candidates? Let's say we get a large number and then you have to wittle it down because there could be two or three that are very worthy candidates. Then you have that serious contemplation and consultation about who's best to fill that position. I don't necessarily want to think that it can be done at the September meeting.

Mr. Craddock: Jim, I personally think that we have essentially 14 months left for this position. I think that we need to make a decision on who's going to fill that position at the next meeting. It's not like we have four years to decide this. We have basically one year, and we need to decide on the candidate that we want to choose for this Board next meeting, that's my personal opinion.

Mr. Piersall: Well, if there were two or three that were very viable and good for the candidates, I think we will need more time.

Mr. Snell: We had six candidates last time. All of those candidates could've been viable. One was questionable as Roy pointed out in that meeting. We made decisions that day and I agree with Roy, we need to take action and get someone seated and get them up to speed, and make them part of the Board. Claire?

Ms. Murphy: I think one thing in addition to the resume is they should put a small paragraph on why they want to serve. I think that would be helpful to all of us to give us the reason as to why they want to serve on the committee. I know that's one thing that we had done verbally during the interview process, but it might be nice to have that prepared for us prior to.

Mr. Snell: I would agree with that. I suggest that after the meeting, if you have anything else you want to add to what we present that Emily should get it in.

Mr. Craddock: Terry, can we appoint a person on the Board now to work with Emily and Tricia to put together the questionnaire, if you will, similar to what we had the last time? I think the last time, it was very good. But I just want to make sure that we're asking the right questions.

Mr. Snell: Last time we didn't do a questionnaire. They just submitted resumes and we asked our own questions.

Mr. Craddock: Then should we put a person on the Board to assimilate those questions that we feel relevant to the selection of that candidate?

Mr. Snell: Tricia, do you want to give me your thoughts on that, please?

Ms. Adams: Yes. I think that in the past, the way that had been done is the candidate made a statement and then Board members could ask any questions that they wanted to of each candidate. That seemed like it worked well in the past rather than trying to come up with a consensus questionnaire and Board members not asking questions outside of the consensus questionnaire. It's very difficult with Sunshine laws if there is not delegation of authority to one Board member. Then if a Board member wants to ask a question outside of the questionnaire, there's just really no strong advantage to doing it that way versus giving Board members the flexibility to ask questions that you want during that interactive process.

Mr. Craddock: What do you think, Terry?

Mr. Snell: I think let's stick with what we did last summer. We came out with a good Board member.

Mr. Craddock: Okay. We ended up with Claire.

Ms. Adams: For clarification, would the Board members like to see in addition to the resume, a statement in writing regarding why they are interested in serving on the Board?

Mr. Craddock: Absolutely.

Mr. Snell: Yes.

Mr. Craddock: Absolutely. Yes. I think that it is imperative that we have that. I agree.

Mr. Snell: Tricia, do we need a motion for this?

Ms. Adams: No, this is just staff direction and the Board will take action at a later time.

Mr. Snell: Okay, very good. That's all the things that were not on the agenda that we have at this time. I'll open it up for public commentary. Any public comments?

Ms. Kathy Wallace: I have two questions. I'm going to try and make them both really short. I don't need the answers now but. I'm questioning about Chatham's being closed. We've got a thousand homes in here and a full pool when it's hot out. Is there a way that you could leave Chatham's open up longer than the days that they are open, like opening for another hour or two for lunch? Or is there a way we can do vending machines? Or is it okay to have the person that drives the food cart to the golfers, service the people that are around the pool? I'm just thinking of

ways for us to be able to be more convenient at the pool and not have to bring our own food and drinks.

Mr. Fox: Yeah, absolutely. Thanks for the comments. It's certainly something that we can look into for opening Chatham's longer. The liquor license for the beverage cart is different and it's only for the golf course.

Ms. Wallace: What about food?

Mr. Fox: We can certainly run food over from the restaurant at any time.

Ms. Wallace: First of all, do people know that? Since Chatham's is open Friday, Saturday, and Sunday, it's already staffed and already has food. What's another hour of staying open?

Mr. Fox: This is definitely something we can look into.

Ms. Wallace: I know the vending machines cost. It's taking money out of your pocket because it's drinks, but at least it would in service of people at the pool.

Mr. Fox: Sure.

Mr. Craddock: Before you go onto that. I have a question for Justin. Justin, my question to you, buddy, is, outside of Chatham's hours, if she wants to or residents want to do what she's asking for, order food, drinks, whatever outside of Chatham's hours, how do they do that?

Mr. Fox: They would just call the restaurant and put it in a to-go order.

Mr. Craddock: My phone is not waterproof.

Ms. Murphy: I've done that in the past. I've actually called from the pool over to the restaurant and they delivered whatever we wanted.

Mr. Craddock: I'm joking here. But I'm saying what is a workable solution to what folks need? You've got to tell me, Justin. I don't know.

Mr. Piersall: Staffing is a big issue. It's not too hard to pick up your phone, make a call, "I want a cheeseburger, medium rare, two Budweisers." They'll bring them over. I don't see why we have to make a big issue out of it. We are pressed, staff is. There's a shortage of staff. They're asking to pick up your phone and make a call.

Ms. Murphy: I think we should give Justin some time to sit down with Frank and talk about some possibilities and then come back with us and not put him on the spot and have him come up with an answer right now.

Ms. Wallace: I'm not asking for an answer right now. I'm just giving you a whole lot of options and I have a whole list of them. I know they've got staffing issues. But my questions are, you've got a full pool too.

Mr. Craddock: We understand the concern. Justin is going to look at it and work on the situation. Okay?

Ms. Wallace: Thank you.

Mr. Craddock: Thank you, Justin.

Mr. Fox: We can use the e-blast to communicate hours and other things like that.

Ms. Linda Blackburn: I have two questions for you. Number one, we had the very unfortunate incident, this poor lady that fell in the lady's room in that pool. Coming from an insurance background, my question is, if and possibly down the road, because it is a public restaurant and a public golf course, if and when somebody does get hurt and a lawsuit is brought against this community, how are we, as residents, notified or how will we be notified?

Mr. Snell: Can Sandy answer that question? Ms. Sandy answer that question, please, or you Tricia.

Ms. Adams: Sarah may be on the line. But typically, if there is a liability claim that's filed with the insurance, and that does not go typically through District counsel. Those claims are turned over to the insurance company.

Ms. Sandy: Tricia, I am here and I couldn't fully hear the public comment bit. I do know that in regards to the liability incident. Yes, It was turned over to insurance to review the claim. We are waiting to hear back from them.

Ms. Blackburn: Okay, so my question then is do we as a community get any information on how that claim was settled or handled. I don't care about minor amounts of money, but how it was settled and handled. The reason behind that question is it will affect our insurance rates and possible insurability in the future. As a community, I would like to know if we were going to be notified when these situations arise. We don't need particulars, but we should know how the insurance company handled a particular claim. That's number 1. You may not have any answer for today and I appreciate that. Number 2, I was not merely smart enough to come up with this question, but there was a gentleman who was here the other day that I met. But I've sat in meetings where, when there's repairs to be made at the buildings, somebody will come in with a bid of \$55,000 and the Board with then say, we will entertain any other bids that come in that don't exceed

\$55,000. But it's a public meeting, so contractors can get that information and say, I was only going to charge 49, but I'm going to come in at 53 now because we know that the cap is 55. Does that have to be handled in that manner? Again, if you don't have the answer for that, I understand, but these are questions I'm putting before the Board.

Mr. Snell: Thank you. We'll get back to you.

Mr. Craddock: Let me entertain your question for a moment. When we go out for competitive bids to do a roof, a repair, or whatever, it's competitive bid situation. We provide what the scope is and we go to various vendors to provide us with a price for that given scope. Then those are the prices that we consider spending for our community. That's the process that we go through. The lowest bidder may not be the one we want to do business with. But we do entertain other companies for whatever the scope of work is to be provided. Our hope is to always get three competitive bidders for the scope of work that we want to be done.

Ms. Blackburn: I appreciate that, but do you understand my point? You're telling them, this is the maximum that we're going to payout.

Mr. Craddock: Yeah.

Mr. Snell: I understand your point.

Mr. Piersall: I get your point too.

Mr. Snell: We'll get an answer and get back to you. If you have a question, come on up closer to the podium so that we can say a few statements this time.

Mr. Kirk Mortensen: Both of my comments are just the fitness center, if they have plans on getting televisions fixed in there, and also, if there's no televisions in there, could they get wireless in there? I know there's wireless in the building. If you walk out of the fitness door, down the hallway, and go over to the door that goes out to the pool, there's fast wireless there and if you walk 35 feet back into the fitness center and there's none so anybody in there that's trying to exercise and even try to have a movie playing or something you can't do it in the fitness center, so I personally don't even watch anything in the fitness center, but I go in there every day. I noticed that people, they can't do much in there other than look at TVs that don't work.

Mr. Craddock: Thank you, we have it addressed. Emily going to address it, please.

Mr. Snell: I have a question on the internet. Do you know what Wi-Fi they're trying to tap?

Mr. Mortensen: You don't even get a signal in the fitness center, but when you go out, it's a lot.

Mr. Snell: Okay.

Mr. Mortensen: Even putting a repeater in there or a booster or something, would probably work.

Mr. Snell: Let's have Emily address this.

Ms. Roslin-Grimes: In regards to the TVs, new TVs are going to be installed tomorrow, so as long as they're installed and properly working, then you should have new TVs the fitness center tomorrow.

Mr. Mortensen: Look at the timing of that now, right? I get things done.

Ms. Roslin-Grimes: We did have a backlash with the installation, unfortunately, and other things. I will say, the HOA actually holds the contract for everybody's internet. We have the pleasure of also dealing with OpticalTel. I will get to a booster solution. The issue with the TVs was also an OpticalTel issue. We will look into a booster in that. But there is a closed network in there and if you don't have that information, please get that from one of the staff members and they can get you the closed network for Lexington Spot in case that is what you need to be on to access the internet.

Mr. Mortensen: Okay, thanks.

Mr. Craddock: Thank you. We are working on it.

Mr. George Blackburn: Suggestion, motion lights in the bathrooms at the pool so that we don't have to turn them on and off. The motion when somebody walks in there and will keep the light on.

Mr. Snell: We are looking at what else to do there. Personally, I don't think motion lights are the answer because they stay on for a certain period of time. Somebody is in an area where it's dark, and the motion light goes off. We are looking at some changes there. We'll resolve that.

Mr. Craddock: Thank you.

Mr. Snell: Thank you, anybody else in here?

Ms. Frances George: I want to know if it's okay if I discuss Zumba?

Mr. Snell: Will you please state your name and block number?

Ms. George: My name is Frances George. I live at block 796. Is it okay if I talk about Zumba?

Mr. Snell: Sure.

Ms. George: Okay. My husband and I moved here from Tennessee in February 2019. I found out there was a Zumba class here and I had been doing it since 2012 in Tennessee. We have since been notified by our instructor, Nancy Melbourne, she comes and teaches the class, she said that you people, you Board of Directors of the CDD, decided to not have Zumba classes anymore here in Fairfax Hall, but to move them to the aerobics room. I'm not sure you know exactly what a Zumba class is. We do routines to dance numbers, and we move around all over the floor. It's not like we're just in one little spot doing exercises. The aerobics room is not big enough for that Zumba class. We have usually between 15 to 20 members that participate, of an average of about 16. Like I said, the aerobics room just won't work. I printed off something from the American College of Sports Medicine, and it says, "Because of the popularity of Zumba, classes can be crowded, make sure you have plenty of room to move." The American College of Sports Medicine recommends a minimum of 40 to 50 square foot per participant. You can't get that in the aerobics room. I know one of the reasons we got moved was because they said it's causing wear and tear on the carpet. Well, I've been doing this since 2001, and I don't see that much wear and tear on the carpet. We're not that rambunctious to cause problems with the carpet, but if you have problems with the carpet maybe this floor should be wood. But like I said, the aerobics room will not work, so I hope you'll reconsider and let us keep doing Zumba at Fairfax Hall.

Ms. Murphy: Mr. Chairman, I would like to respond to that.

Mr. Snell: Sure.

Ms. Murphy: Frances, I came yesterday to the Zumba class.

Ms. George: Yes, I saw you.

Ms. Murphy: I came to see the spaces, and I actually took measurements of the space that you used here versus the space in the activity room, and I have not had a chance to sit down with Emily and give her my findings, but I am working on it.

Ms. George: Okay.

Ms. Murphy: Nothing will be done today, but I am working on it. I do agree there's not enough room in that room over there.

Ms. George: Alright, thank you.

Ms. Murphy: Definitely not.

Mr. Snell: I'd have to look at your figures and I hope that maybe by the September Board meeting we can entertain that.

Ms. Murphy: Yes, I'll put something together for Emily and Tricia this week and get it over to them.

Mr. Snell: I've had a lot of residents personally comment to me about it.

Mr. Craddock: Absolutely. I think September will be an appropriate time to address it, Terry. I agree.

Mr. Snell: Jim, any comments?

Mr. Piersall: I don't Zumba.

Mr. Snell: Me either. Anybody else in the audience with comments?

Ms. Adams: There're three on Zoom.

Mr. Snell: Okay. Tony, go ahead.

Mr. Tony Lannone: I have a question. In our financial it says onsite employees. I just want to verify, is that basically the community director, the activities director, the secretary and maintenance person, or is there more people involved?

Ms. Adams: The Amenities Management Agreement includes community director, resident services coordinator, activities director, and facility maintenance.

Mr. Lannone: It's four people.

Mr. Snell: Correct.

Mr. Lannone: Who would I talk to or ask, how do we find out what we pay for each position? I've realized they're not our employees.

Mr. Snell: Those people are employed by GMS. We do not pay their salary, we pay for a contract with GMS. It is their decision what they pay those employees within that contract, and they are not at liberty.

Mr. Lannone: Mr. Chairman, I don't think I need to know if GMS pays them, I'm asking what we pay GMS for each one of those persons.

Mr. Snell: We do not pay GMS for each one of those, we pay for a contract, and GMS cannot tell us for HR reasons what the individuals are paid.

Mr. Lannone: Again, we're going to pay \$260,000 for four employees, so that's basically \$65,000 a year for each one of those employees. Do we pay any other benefits, or all of them?

Mr. Snell: Once again, we pay for a contract. GMS sets their salaries and sets their benefits. That's a human resources issue with GMS, and that's it. End of discussion.

Mr. Lannone: That's not a very good answer.

Mr. Snell: Well, Tony, I'm sorry, but that's the only answer that you're going to get. We do not interfere with human resources for any company, which includes employees of the restaurant entering to the restaurant. That's a human resources issue with Indigo Golf Partners. It is not our say so. It is not our say so, we just have a contract. Thank you for your comments Tony, who is next on Zoom?

Ms. Adams: Jack Davis.

Mr. Jack Davis: Mr. Chairman, this is Jack Davis, block 731. I have to say that I've participated in many Zoom meetings, but it's impossible to participate in these meetings via Zoom. The acoustics is terrible. I could hear Tony, I could hear Sarah, but I have no idea, for the most part, what's going on there. So I just like to say if you could fix that, I'd greatly appreciate it, and let me get on it now. I'd like to touch on two subjects. Both involves how this body spends our money. First, why are you continuing to spend time and effort on pursuing the purchase of the sales building? I thought this matter was put to bed several meetings ago, but it's now risen from the dead. The purchase and restoration of this building could easily top half a million dollars and to what end? No one can articulate a use for it, let alone how we can come up with the money. Residents do not want the number assessed. Please forget this white elephant and move on. While we cavalierly think about spending over half a million dollars on a useless building, we quibbled about spending \$25,000 on Christmas decorations. Frankly, the lights last year were an embarrassment to this community. The lowest bidder is often not the best choice. I see the agenda posted two companies who I think will do an excellent job. Pick one, and let's be sure the lights are up before the Thanksgiving holiday and remain up until at least January 15th. Thank you.

Mr. Snell: I have a comment on the sales office. I appreciate what you said. As a Supervisor, I definitely don't know that we should buy, but I have had a lot of residents indicate that we should. So there's both sides of the question here. Tricia is going to address something about that in your core plan or Emily's one?

Ms. Adams: Regarding the status of FLC, yes, sir. I'll address that.

Mr. Snell: Okay. As far as Zoom, I've participated in June and I share that, but we're doing the best we can, and we will work to continue to improve it. It's just not going to get any better in the next few weeks or months I don't think. I wish it could. I wish it were perfect, but it's not. Who's next?

Mr. Craddock: I'd just like to tag onto what you're saying, Terry. I understand there's a lot of frustration out there about the purchase of the FLC sales office. At this stage of the game, this Board is not pursuing anything with regard to purchasing the sales office. We are in a wait-and-see mode, if you will. I hope everybody understands that. We're not moving forward. We're not progressing this. We're not pushing the FLC. We're not being aggressive at all.

Mr. Piersall: Yeah. By entertaining the first right of refusal we are putting it out there that we have interest. I'm going to address something, I have a prepared statement. Because in the June meeting I was the one that made a motion to cease and desist all negotiations. Then I was not here in July meeting and I found it very ironic that it was brought up this whole first right of refusal and I wasn't here to voice my concerns or descent. I'm going to read to you what I've prepared, and I worked on this for days. Good afternoon. I want to address a motion that I made it the June 17th meeting to withdraw from all negotiations with FLC on a potential sales center purchase. Mr. Craddock seconded and our voice vote of all in favor passed unanimously at that time. For your reference, that motion can be found on pages 13 and 14 of the June 17th minutes. This is in your current agenda packet. I was not in attendance for the July 15th meeting. I was in flight and I made it known at the 17th meeting that I would be in flight over that weekend for a wedding. In hindsight, I must question the timing, presentation, motion, and approval of the first right of the refusal in light of my absence and my inability to vote or cast descent. Upon arriving in my hotel, I immediately opened up my laptop to join the meeting via Zoom. I joined the meeting at the 2 hour, 26 minute, 7 second mark. Right in time for Supervisor request by Mr. Bishop. Mr. Bishop said that a resident who apparently would like to remain anonymous asked him, Mr. Bishop, to bring this up. He, the anonymous person, has an extensive background in real estate. This suggestion is a first right of refusal clause. His reasoning and I quote, "If we don't like who our neighbor is going to be, then we could buy the building if we wanted to." For your reference, you will find that quote on page 44, lines 5-7 of the July 15th CDD minutes. Now, I will reiterate the points that I made with my motion and why I made them at the June 17th meeting. Number one, we heard responses from close to 300 residents via a survey that went out to this community and it's entirety. Among our constituents, the overwhelming response from this community and the people we represent is do not purchase. Number two, on April 28th at 10:00 a.m., we held a workshop specifically for and exclusively discussing the purchase and potential uses of said sale center. Resident after residents stood at that podium stating their name, their lot number, and clearly and emphatically spoke their

opposition to the purchase of the sale center. No one hid under the cover of anonymity. The residents spoke, and this Board by engaging again with FLC is not listening to or hearing what the residents so clearly told us. This is in direct defiance for the people we represent. Number three, the seller, FLC, has made it clear that if we buy it, we buy it as is. That means we are on the hook for all the unknown issues that the 17-year-old building has. It's going to need a lot of attention from the ground right up to it's aging rooftop. There is no law that is going to help us or protect us after purchase. Number four, we don't have the money. We just held a budget workshop on July 29th. At that time, we all heard about the upcoming capital expenses that must be addressed. We are underfunded to meet those needs. Additionally, if we're able to raise money via a bond, our hands are tied as to how we can spend those moneys by the legal constraints of the original bond issuance. Also by this engagement with FLC, we're now wrapping up more legal debt with our outside counsel, HGS, for their preparation on the legal documents and language required to facilitate Mr. Bishop's anonymous resident's requests. If purchased, this would be fiscal irresponsibility and deficit spending. We as the CDD Board have a fiduciary duty as stewards for this community, we have a fiscal responsibility to make decisions that are in the best interests of this community and the people we serve. To consider this matter any further at this time is in direct opposition to the people we represent. There is no correlation between purchase of the golf course and the purchase of the sale center. This is not an apples to apples contrast. With the purchase of the golf course, we had a reason and a purpose. We protected our community and our property values. The acquisition of the golf course was the best thing we could have done for the residents of Arlington Ridge. Number five, we have no idea for, or purpose of usage for that building. After 8 plus months of healthy debate, we still have not identified a single tangible use for or an unfulfilled need that this building could facilitate for the community at large. It's a black hole, it'll be a money pit. Number six, I watched the video of the July 15th meeting after the fact via Zoom recording, I requested it from Tricia. I didn't hear any Supervisor, not one, state that they wanted to recant their vote from the June 17th meeting, whether they slept on it and had second thoughts after the fact. We debate, we discuss, we listen to all views and sides, and then we vote on issues of critical importance for this community, that we five, currently four represent. Sometimes it could be trying that hard, but we must have a fortitude to stand behind and defend our votes. Number seven, and finally, I believe we should encourage FLC to explore the open market and exercise all their options in finding a suitable buyer. If in the end, after a robust exhaustive search

on their part they do not find that buyer, we'll still be here and open to hearing from them. By entertaining this first right of refusal, we're sending the message that we're truly interested, which weakens our position at the bargaining table, should we ever sit at that table. I make a motion now to withdraw from that first right of refusal to cease and desist all communications with FLC. Let them go have their search for a buyer and in the end we'll still be here.

Mr. Snell: We have a motion, Do we have a second?

Ms. Murphy: I'll second it.

Mr. Piersall MOVED to Withdraw from the Right of Refusal and to Cease and Desist all Communications with FLC and Ms. Murphy seconded the motion.

Mr. Snell: Are there any comments? Go ahead, Roy.

Mr. Craddock: Jim, I understand a lot of what you're saying, buddy, and I agree with most of the points that you've said. My only concern is is that we as a Board representing this community, I don't think we want to burn our bridges. We don't know what's going to happen a few months down road. I don't think that we want to burn our bridges with FLC. We're only opening a line of communication. We're not expressing an interest to purchase. I disagree with you on that point, buddy. I'm sorry, we disagree. I want to make sure that we have an avenue to pursue should something happen down the road that we can talk with FLC in an open communication and say, okay, we've rethought this, we might want to use it for this or that, whatever. But don't just flatly say, hell no go away. I think that's a wrong thing to communicate. This is so much a part of our community. It's right across the street. That's my perspective anyway. I personally don't think that we should cut off communications. I think we should leave that avenue open. Whatever we choose to do two, three months down the road, we'll do that.

Mr. Piersall: I understand you're extending an olive branch. Okay, when you look at the accounts from that appraisal, that building does not suit any of those accounts that were given. Where's the money going to come from to buy it? All these things we have that were underfunded, there are so many things that we have to spend money on. Where would you get it? Just get another credit card?

Mr. Craddock: I didn't say we're going to buy it.

Mr. Piersall: But you're entertaining and you're extending an olive branch. I firmly believe they'll be coming back to us. By doing this now, we're going to have a stronger position at that

table, should we ever sit at that table. We do control what can go in there. Tricia said it has to be good for the community. We have a lot of cards that we hold. For an outside buyer that would come in, they're going to have to conform to our CDD requirements and rules in many ways.

Mr. Craddock: No. They're going to have to confirm with what's on page 35 of the appraisal that we sought, that we paid for. That's all that they can put it in here.

Mr. Piersall: At three months, we have not identified one use for that building.

Mr. Snell: I disagree, we have identified several uses. We did not settle on one use.

Ms. Murphy: I think there are a lot of potential uses for that building. However, I think in all of the discussions I had prior too, my feeling is that I don't think we should pay a dime for that building. If they are willing to give it to us, we would love to take it and then take on whatever responsibility at that point. But I don't think we should buy it from them. I don't think we should pay for it. I think if they spend 2 to 3 months trying to sell it and they can't sell it, they might at some point come time, come back to us.

Mr. Piersall: Exactly.

Ms. Murphy: They might say, "We've had enough, we've tried but we can't find a buyer. We're just going to give it to you." We're just not in a position right now to buy it. We've said that time and time again at the last three or four meetings when we started the discussions, that we would not going to approve a \$350,000 purchase. Just as we're not going to approve a \$250,000 purchase. We were not going to approve any type of purchase. That was our decision and that's what we voted on.

Mr. Piersall: Yes.

Ms. Murphy: I think voting on the first right of refusal gives us an opportunity, if they find a buyer, to step in front of that purchase. But I think it comes down to, we do not have the money right now to purchase that building and I will not support purchasing the building.

Mr. Craddock: Claire, I agree with everything you two said. What it does is, it opens up an avenue to communicate with them. If you just say, "Go away I don't want to talk to you about it," we have no avenue to correspond with them.

Mr. Snell: First question, this wasn't on the agenda so we have to open it up.

Ms. Adams: Not unless we want to take action. Right now, we do have a motion and a second.

Mr. Snell: If we're going to vote we do have to. Do you have a comment which you would like to make?

Ms. Adams: No. I was going to bring it up under District manager's reports since Bill Bishop's no longer attending meeting and he's resigning from the Board. But Bill Bishop and I did have a meeting with FLC regarding their interests in engaging with the District on a first right of refusal. They have not determined if they have an interest in that at this time, so we don't have a response yet. The meeting was very recent, and we wanted to learn about these partners before we moved forward.

Mr. Snell: Any Board member that have a comment on that?

Mr. Craddock: Remind me what's the motion.

Mr. Snell: The motion is to end all negotiations. Unlike last time when the motion was stated as in negotiations. You said, "For the time being," and Jim said, "Yes," and you said, "For that proviso, I second." Jim said, "Okay," this meant the actual motion was to end it for the time being, which allowed it to be brought up, although it could be brought back up anyway. Let it be said by me here and now, I do not dictate what this Board can vote on, nor will I ever, nor will I demand that they vote on anything. Contrary to what some people in this community say about me, I do not do that and I want that on the record.

Mr. Craddock: Terry, let me make it clear. I am not in a position to end every communication with FLC today. I think we need to leave that avenue open, but I am not going to say that I am in pursuit of purchasing that building because I am not. I just want to leave our avenues to negotiate open at some point in time. I don't want to walk away from this and say, "I don't want to talk to you. Whatever you do with it, it is yours, whatever happens, happens."

Mr. Snell: I'm right there with you with one additional comment. I cannot say right now that I'll ever be in favor of purchasing that building and I don't believe you're saying that either.

Mr. Craddock: I can't either.

Mr. Snell: So unless there is a motion to withdraw, we will have to open up audience comment.

Mr. Piersall: When the builder says you're going to buy the building as is, as I said before, that would be like buying a used car from a mechanic. You're buying something from a builder who says you're on your own as is.

Mr. Snell: We understand that, all of us. I totally understand. I have made the statement many times that I would not agree with buying anything like that without a proper and thorough building inspection.

Mr. Craddock: Absolutely.

Mr. Snell: We've all expressed that. I'm asking Claire if you want to withdraw your second.

Ms. Murphy: I actually seconded the motion in because I wanted to discuss this issue because I think we needed to have the discussion. But I agree that we cannot burn any bridges right now. We need to leave all of our options on the table. If they come back to us, at least we'll have an opportunity to sit down and discuss with them. That does not mean that any of us are in favor of buying the building. We all have gone on record saying that we are not individually in favor of buying the building. I don't know how many different times we can say that to the residents. Because we have a first right of refusal does not mean that we are going to buy the building. It just means that we have a chance to say, "Yes, we're interested," or, "No, we're not." So, I am going to withdraw my second. Because like I just said, the reason that I seconded with the original motion was to have the discussion.

Mr. Craddock: I think that was appropriate Claire. Thank you for doing that. We needed to air out the discussion.

Mr. Piersall: If our appraisal was at 350,000 and there's was at 400,000, do you think there's any way that they're going to just, "Okay, we'll sell it for 150."

Ms. Murphy: Jim, you're not hearing us. We've all said we're not in favor of purchasing the building.

Mr. Snell: We've got to move on. Sete has a meeting at 3:30 and it's 2:59 and we need to move on.

Ms. Adams: Yes, we are still in the public comment period. If we could move forward and then we can circle back to the public comments.

Mr. Snell: Thank you. That's less exactly what I was going to say. We will come back to public comments after we have the discussion from Sete.

FOURTH ORDER OF BUSINESS

Business Items

A. Presentation of Financing Matters

Ms. Adams: One of the items on the agenda under business items is presentation of financing matters. Board members recall that back on your May meeting, you did sign an agreement with MBS for underwriting services and Sete Zare has interacted with the Board on a couple of occasions, most recently the workshop. We have consideration of refunding the 2006 bonds at a more favorable interest rate, now that we're looking at historically low-interest rates. There is a presentation that has been included in the agenda packet for Board review, regarding two options that Board members can consider, and Sete with MBS is on the line. She will walk Board members through the presentation and then answer any questions. Then this item would be ready for Board action. Go ahead Sete.

Ms. Murphy: This is the same presentation as she made before? There are no changes.

Mr. Snell: There are a couple of changes and she'll walk the Board through that. Go ahead, Sete. I think we've adjusted the volume.

Ms. Zare: Hi, this is Sete Zare. Please let me know if I need to repeat myself or feel free to ask any questions. As I said, I'll do my best to talk very loud. As I mentioned on page 2 of your presentation, I'll simply review the bond that we're specifically considering to repay, it's the District Series 2006A bond. Currently we have the principal amount of 2.53 million and a coupon of 5.5 percent. They will take the highest rate and replace it with the low interest rate. That savings could be passed onto the residents within the District. Given the current interest rate environment and the current credit financing of the District, we'd likely approach multiple banks. We're simply putting a request out to multiple banks and see if this is worth financing. That's our first option. We've had great success with the banks right now. You would likely have a 3% reduction from where you are today. But recently in terms of project funds, we looked to raise about \$577,000 in project funds. I'll caveat that by saying that, your principal amount will increase to roughly \$3 million in principle, which will trigger the capital assembly process whereby you'll have to notice all residents within the District that the principal amount is increasing but their current debt purpose is pretty much fairly staying the same. Another point with this option is that while only 297 residents are currently subjected to 2006A bonds, because this is a refinancing that generates project funds, all residents will benefit from the profits. As a result of this refinancing, all 1,047 residents within the District will be subject to the debt service related to the refinancing new money that is coming from this refinancing. Overall, it's a very hefty project fund that's generating from the first scenario. The second scenario provides for annual debt service reduction. That is the

second option available to the District. You can see that the State Department is in control in this scenario. It eliminates the need for the District to go through the Chapter 7 process whereby the District will notice residents within the District. Again, in terms of principle, this is not increasing. That notice is not increasing in this scenario. The projected savings is \$349,000. This is fairly gainful to the District.

Mr. Craddock: Let me ask the question that I think most of the folks here and listening in are concerned about. If we should go with scenario one, we refinance and it provides \$577,340, as we understand it now to us to spend for improvements within our community. What is the impact, number one, on those folks who still owe their debt from the 2006 bond? What is the impact to the folks who have already paid off their bond in both monthly and if we want us to pay off the bond all at once? I'm getting lost in the numbers here. Let me give you an example. I paid off my bond.

Ms. Zare: Okay.

Mr. Craddock: I don't owe anything on the bond. How is this going to impact me on a monthly, and a total if I want to pay it off annually?

Ms. Zare: Look at the last line item, it's labeled prepaid in black and white. This is the line I was referring to that.

Mr. Craddock: So if I understand what you're saying, if I paid off my bond it's going to cost me \$749 to pay off this refinancing?

Mr. Snell: That's the number of units.

Ms. Zare: That's the 749 units that has been paid. Look at the next column that says. It reads zero in that column. That's because the 749, currently do not have a debt that's related with the debt.

Mr. Craddock: I think that that's what the residents of this community is concerned about. How is it going to impact them personally if they haven't paid off the bond, how much it's going to increase it?

Ms. Zare: I was getting to that.

Mr. Craddock: I'm sorry, go ahead.

Ms. Zare: These 749 residents currently do not pay debt service on this bond. You'll see that column that says debt is paid with annual set to zero. That follows on that line item specifically.

Mr. Craddock: Terry, I'm sorry. This is information overload. Just tell me what my tax bill is going to be.

Mr. Snell: Sete, can you give me an opportunity to walk through it, because we are having a hard time hearing you. I believe I understand it, if you would listen and correct me if I'm wrong.

Mr. Craddock: What's my bill going to be? That's my concern.

Mr. Snell: Okay. You've prepaid and I've prepaid.

Mr. Craddock: Yes.

Mr. Snell: The bottom line on that table on page 4, we're in that prepaid and foreclosed lots, 749 of us. We have \$0 of annual debt service, the projected Series 2001 debt per unit would be \$626, and on an annual basis it would be \$60. You could pay \$626 upfront or pay \$60 a year.

Mr. Craddock: That's what I wanted to know. How much is it going to cost me, all of the rest of this is interesting info, but what is that costing me?

Mr. Snell: The other residents have the right to know what it is.

Mr. Craddock: I understand but we get lost in the numbers.

Mr. Snell: Well, let me just walk through the others. There's one unit that hasn't paid and has a annual assessment of \$425 and \$3,830 in total debt. Their additional will be \$626. They are paying \$425 per unit now, and their projected would be like \$390.

Ms. Zare: Exactly right.

Mr. Snell: Thank you. There are 97 units that have not prepaid that have a gross annual assessment of \$780 with a projected debt of \$7,029. Then everybody's got the \$626. They are currently paying \$780, and they would be paying \$665 so theirs goes down.

Mr. Craddock: Terry, I want to ask a question, are you saying that pay off for everyone is \$626?

Mr. Snell: On the 2021 refunding, yes.

Mr. Craddock: Okay.

Mr. Piersall: For all those that have paid the bond in full.

Mr. Snell: That's the 2021 portion of it. That is not their total pay off.

Mr. Craddock: They still owe if they haven't paid it off, I understand that. If you paid it off, it's \$626.

Mr. Snell: The additional debt for those who have not paid it off, is an additional \$626.

Mr. Craddock: Good, thank you.

Mr. Snell: Some of those units would go down. One of them would go up I believe, and that is the 113 that is in the third line.

Ms. Adams: They are currently paying \$850 annually, that service fee is on their tax bill, their estimated amount would be \$719.

Mr. Piersall: It's to their benefit, those who still owe money, by refinancing it will save.

Mr. Craddock: What you are telling me, if we have to write a check today, it's \$626 to pay it off.

Mr. Piersall: Correct.

Mr. Snell: Well, that's an estimate until we have the final bond.

Mr. Craddock: I understand that.

Mr. Piersall: Sete, there's \$626 per household, is that going to put \$577,340 into available cash flow for the CDD?

Ms. Zare: It is very hard to hear.

Mr. Snell: Sete, I'm thinking you didn't hear Jim's question, he asked if that \$626 generates \$577,000 for the CDD.

Mr. Piersall: The \$626 assessment for the 1,046 residents, if we refinance the bond will that in fact put \$577,340 into our reserve?

Ms. Zare: That's how you're billing the \$577.

Mr. Piersall: So the answer is yes.

Mr. Craddock: Tell me exactly approximately how much money we're going to have put into our capital reserve to spend.

Mr. Snell: It's they're in black and white as far as the projections are right now of \$577,340, will depend on the timing at the bond itself and exactly what the interest rate is.

Mr. Craddock: And that's exactly what I'm asking for. How much we're going to get? How much it's going to cost every resident here?

Mr. Snell: I think it's asked and answered.

Mr. Craddock: Okay, I'm good.

Ms. Adams: Just a point of clarification that money does not go into the capital reserve fund, it generates project funds.

Mr. Craddock: I understand it's a project fund per IRS rules.

Mr. Piersall: Scenario two basically would be hope that the 970 residents that still have not paid off their original bond and that will put \$53,626 into our reserves or capital projects list, correct?

Ms. Adams: No.

Mr. Craddock: No.

Mr. Piersall: If we refinance only for the 297 people, 702.

Mr. Craddock: I think it only benefits them, Jim.

Mr. Piersall: That's what I'm saying. It lowers their payout. That's what it does.

Mr. Craddock: Right. It puts nothing into our ability to use those funds for expenditures on the committee.

Mr. Piersall: Well, I'd say that personally, I think scenario one is the way to go, but I'd also say Sete, I think is really great if you would be here in person. We're all squinting and trying to hear and looking at the ceiling in following you along before make decisions in the hundreds of thousands of dollars, it would be great if you are here and I appreciate your attendance.

Mr. Snell: Correct me if I'm wrong, but the only thing we would be deciding to do today is to give her direction.

Ms. Adams: Exactly, if the Board wants to direct staff to explore options, then Sete can come back to the future Board meetings with options for the Board.

Mr. Snell: That does not require a motion and a second and vote, so we can just give her a direction.

Ms. Adams: No, we do need a motion. I'm sorry, we need a motion.

Mr. Craddock: I'm questioning, why would we not give her direction in a form of a motion to proceed on with a scenario as Jim has mentioned, the scenario one. We want to go down the path of refinance, the outstanding 2006 bond and provide us with \$577,000 whatever the odd dollars are available to us to expand upon what our needs are in the community.

Mr. Snell: Is that a motion?

Mr. Craddock: That's a motion.

Mr. Snell: I second.

Mr. Craddock MOVED to Move Forward with Scenario #1 Project Funds and Mr. Snell seconded the motion.
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Mr. Snell: Discussion, comments? Claire?

Ms. Murphy: No, I don't have any comments. I think this is what Sete went over at the last meeting, and what's in our path at this meeting is very clear in understanding. I understand all of

that. So I don't have any further questions. If any resident wants to know how it's going to affect them individually, if they want to send me an e-mail, I will respond to that individual based on their own individual circumstances.

Mr. Craddock: Very good, thank you.

Ms. Adams: Mr. Chairman, since we weren't able to finish the public comment period, would you want to take a public comment to respond to this matter?

Mr. Craddock: This is important.

Mr. Snell: I'm getting a lot of mixed emotions right there. I'm going to do it and my only reason for not doing it is all we do is given direction, to bring it to us without voting on actually doing a bond or anything at this point. I'm open to that and we'll open it up to public comments. So anybody in the room, I second what Claire just said too, if you want to reach out to me, I'd be glad to respond. Please reach out to us individually, not to all the Supervisors at once. Because if you reach out to us all at once, then we have to defer to Emily to answer that. I know some people don't like that, but that's the way it is. Please state your name and lot number again, in case you already haven't.

Ms. Kathy Wallace: Kathy Wallace, lot number 242. We've already paid our bond off. We are new here, but the person who we bought the house from, that was built in '06, already paid the bond. So according to your statements, we're going to get assessed for bank charges having our bond paid off for \$600?

Mr. Snell: No, that's not what we're saying. We're saying that everybody is going to get it. If we do these bond refinance, every household in the community will be assessed because every household will benefit from the use of the proceeds. So everybody has to be assessed. Those of us that paid our bonds off will have an assessment of \$626 or \$60 annually.

Ms. Wallace: So that's what I'm asking is you're saying, since we were good girls and boys and we paid our bonds off, we're going to get assessed.

Mr. Snell: But you're not different from someone who didn't pay their bond off. They're being assessed as well. Those people that have not paid their bond off would be assessed the same amount that you would be assessed.

Ms. Wallace: If you don't change the bond and keep it the way it is, maybe they'll pay a higher amount and nobody gets assessed.

Mr. Snell: That's not the way it works, because everybody benefits.

Ms. Wallace: It doesn't benefit us.

Mr. Piersall: You don't understand the CDD.

Ms. Wallace: No, I don't. I don't and I'll be the first to say it. But you are yelling at me and raising your hands up it's not helping me to clarify it.

Mr. Snell: Please.

Ms. Murphy: Mr. Chairman, could I try one thing?

Mr. Snell: Yes. Please calm them.

Ms. Murphy: Kathy, what we're trying to do here is we're trying to refinance that old bond. A lot of people have paid them off and a lot of residents had not paid them off. During the refinancing process, it will give us an additional \$577,000 that we can put into our project fund. So that if we want to refurbish this hall, if we want to refurbish the restaurant, if we want to fix the air conditioners that broke, it's going to give us some capital money in that refinancing, similar to refinancing your home mortgage. That refinancing amount, that \$577,000 amount, every resident in the community will have a small portion to pay in their bond or to pay in a new bond if they've already paid off their bond.

Ms. Wallace: Well, we don't have a mortgage.

Ms. Murphy: But we're getting \$577,000 added to the community project fund. So that as different projects come up in a community in the next 3-to 5 years, we will have the money to pay for those projects.

Ms. Wallace: I don't think that should be at our expense.

Ms. Murphy: It has to be because you're a resident of this community as well.

Ms. Wallace: We pay our HOA and we pay for other items and used to use these buildings.

Ms. Murphy: But if we take the portion of that \$577,000 and we remodel this building, and you come into this building, you're going to have the benefit of coming into a remodeled building. If we take part of that 577,000 and we fix the air conditioners or resurface the pools, everybody is going to have go into the pool. If we take time with that money and resurface the pool, you will benefit by having the pools resurfaced.

Ms. Wallace: You don't have other funds for that?

Ms. Murphy: No, that's why we're looking at your financing these bonds because our coffers are so low that our reserve fund is not going to meet the need of this community over the next five years.

Ms. Wallace: Do we rent out this building?

Mr. Craddock: We do.

Mr. Snell: We have in the past. It's being marketed.

Resident (Kathy Wallace): If a homeowner doesn't know what they're asking don't throw your hands up and laugh at them like they're an idiot. You're not being very nice. Maybe that's why there's only 4 or 5 people in the room because they're intimidated to ask questions. Maybe I'm stupid but I'm not stupid enough to stand up and ask a question. We should be able to.

Mr. Piersall: I'm sorry. I apologize. If you took it that way, but the reality is when you close on a home in Arlington Ridge you are presented with materials that explain that you are binding to a CDD community along with an HOA. In closing you sign those papers acknowledging that you understand what a CDD is and how it operates and what an HOA is.

Ms. Wallace: I did not sign.

Mr. Snell: If I in any way offended you, I certainly apologize.

Ms. Wallace: I bought from an individual. I did not sign those papers. I did not read those. I did not know what CDD was. I did know what an HOA is, but I did not know what CDD is. So forgive me for not knowing.

Mr. Craddock: Kathy. Let me say something. All these people who are sitting up here are trying to help everyone, we're residents in this community too. We're trying to do what's best for the community. We really are.

Ms. Wallace: I totally understand that. That's why I'm coming up with ideas, trying to make money for you guys.

Mr. Craddock: We appreciate that.

Ms. Wallace: But I just have questions. I'm confused because if we've already paid off that. Why are we getting assessed? I don't know the difference between these.

Mr. Craddock: I understand where the confusion comes from. Thank you for your comments. We appreciate it. Trust me, we are to the bequest of everyone here.

Mr. Snell: Okay, I have something to say. Board members, we expect the residents to respect us. We've got to respect them and not do gestures or whatever, and not talk over them, and not interrupt them. We've got to treat each other the same way. We keep interrupting each other and talking over, and that's not the right thing to do. How can we ask them to respect us if we don't respect each other and we don't respect them? So enough on that. Moving forward.

Mr. Greg Hemphil: I think some confusion is because the way this is being presented is that residents who've paid off their bonds are being charged for other people to pay less on the bonds they owe. It's kind of shocking. I'm just asking the question. Why are we preparing to refinance instead of just calling it a special assessment on assessable residents, if that what the key point is?

Mr. Snell: Because we'll be funding it through a bond. We're not letting residents who have not paid off their bond pay less. Because of the lower interest rate, they will pay less on an annual basis, but they would pay more in total in the long run by \$626.

Mr. Hemphil: Okay, but again, why? That sounds like it's a special assessment.

Mr. Snell: No. It's a refinance of the bond. Assessment would be something different. It is a special assessment through refinancing the bond.

Mr. Hemphil: I will be paying something that I wasn't paying before, to me that's a special assessment.

Mr. Snell: Well, it is a special assessment for refinancing the bond. It's not a special assessment. That's what I was trying to say.

Mr. Hemphil: I think I understand that. Again, it just seems, the way it's being presented, if you have a special assessment to refinance the bond sounds like I'm now being charged to help someone else pay off their bond.

Mr. Snell: No. You're not helping anybody else pay off their bond. They'll pay off their bond. It's like if you finance a car, you get 4.99 percent interest rate and you find somebody else that'll refinance that for you at 2.99 percent, you're going to pay the same amount, but your payments per month are going to be less. That's what's happening with those who have not paid off their bond.

Mr. Craddock: I think the way to categorize it is, we are capitalizing on an opportunity of a lower interest rate. We're going to do a refinancing option. What that buys us is we can refinance things and provide us with capital that we could spend on improving facilities here.

Mr. Snell: Okay, anybody else in the audience?

Mr. Mike Ryan: As this affects every resident of the community and you are looking for resident comments back to you, is there any requirement that the residents be informed of your plan to make this consideration, so that they can get back to you and give you the comments that you want?

Ms. Adams: Mr. Chairman, I believe he's asking about notification. Eventually should the Board choose to move forward with this project, there will be assessment hearings and there will be opportunities for public comment. It does trigger a mailed notice.

Mr. Ryan: Thank you.

Mr. Snell: Anybody else after this gentleman? Thank you.

Mr. David Partin: It sounds like you had two different things going on and I am trying to get this squared away. One of them is you are actually trying to raise extra money with the first option, and the other one is basically you are just refinancing the original bond.

Mr. Craddock: Correct.

Mr. Partin: Is that correct?

Mr. Snell: Well, it is not really two different things.

Mr. Partin: On one we'll gain 500 and something thousand dollars. The other one is not, you are just getting a lower interest rate on your original bond.

Mr. Snell: Correct. That's the option 2.

Ms. Adams: Option 2 also lowers the debt service payments.

Mr. Craddock: For those folks who haven't paid.

Mr. Partin: So I'm like this gentleman here. If we need more money in the neighborhood, then maybe that is something we need to bring up to everybody. Option 1 here would be a great way to get that done but that needs to be brought up. If we don't have the money to fund what we have, then there is perceived to be a problem.

Mr. Snell: Thank you, good point. Anybody on the Zoom?

Mr. Mike Ryan #2: Good afternoon, everybody.

Mr. Snell: Hello, Mike.

Mr. Ryan #2: If I understand this correctly, under scenario 1 we are refunding three million. Under scenario 2, we are refunding 2.4 million, but we are only getting in cash to us of \$577,000 which seems to be an awful lot of cost to do this and does not seem to make much sense to me.

Ms. Murphy: Mr. Chairman, may I respond to them?

Mr. Snell: Please do.

Ms. Murphy: The 3.020 in scenario 1 includes the 2.530 that is still outstanding from the original bond.

Mr. Ryan #2: I'm not sure if you answered the right question.

Ms. Murphy: Mike, we are refinancing 2.530 million. That dollar amount that people still owe on their bonds is included in that 3.020.

Mr. Ryan #2: I understand that but in the end, you are borrowing three million dollars in scenario 1. Under scenario 2, you are borrowing 2.4 million, and yet you are only netting \$577,000. That seems to be a low net on such a great amount of money that will go out. Where does all of the rest of that money go?

Ms. Zare: So at this point in time, its just refinancing that portion of the bond remaining for the lower interest rate, you can take out an amount towards capital projects. But you're not issuing a full three million dollar bond where people can get a larger amount of proceeds which is used for a capital project. You're doing like a two component. You're refinancing and you're getting profits that can be used for capital projects.

Mr. Ryan #2: I understand that with refinancing the 2.4 million of the 2006 bond. Under scenario 1 we have a bond of 3 million and under scenario 2, we have a bond of 2.4 million. Is that correct?

Ms. Zare: I believe so but I do not have the numbers of projects right now.

Mr. Ryan #2: Okay. My question is, my numbers say estimated refunding bond. Is that the amount the bond is going to be for?

Mr. Snell: Mike, I am sorry. We are long waiting here. If you want to get bogged down on that detail, reach out to me later, if anybody else wants to do that. But we have got a lot of this agenda today. We are going to be here a long time.

Mr. Ryan #2: I appreciate it.

Mr. Snell: Mike, you can get an answer. Claire understands it. I understand it. I believe Roy and Jim, I speak for them. So reach out to any one of us or Emily or so. Okay, who is next on the agenda? Tony, go ahead.

Mr. Tony Lannone: Is there a time limit here on when you have to use this funding? I seem to remember hearing something about that once before when we were talking about this with Board members.

Ms. Adams: Yes, it is typically 85% within the first three years and all of that within five. It's typically what you see. There is some specificity. Sete, did you just say 100% would need to be used in three years?

Mr. Lannone: Well, the other question is, basically, the people that didn't pay off their annual have a better deal than us.

Mr. Snell: No, Tony. Everybody has the same amount from the 2021 refinance, the addition of \$626. Tony, if you finance a car at 4.99 percent and immediately find somebody that will finance it for 2.99 percent, same amount of money, you are going to save extra dollars per month. That is all that is happening with those people that never paid off the bond.

Mr. Lannone: So if you take the 660 times the amount of homes, that is over \$600,000.

Mr. Snell: We are not going to get anywhere if we are constantly bogged down by the numbers. Let's please move on. Who's next?

Resident (Bill Ingram): Last I heard is you do not have any reserves and now we're talking about all this money for the capital projects. I don't understand it. It does not sound like it works in the development's best interest. We need capital reserves with roads that are coming and there were several other things.

Mr. Snell: Those are included in the potential projects list. Following the table on section B, there's a list of proposal projects and those would include some of the things that are in our capital projects list. Moving on.

Ms. Adams: Did the Board vote?

Mr. Snell: Not yet. I'll finish with the voting process. Any other comments from the Board?

Mr. Snell: All those in favor say aye.

On VOICE VOTE with all in favor to Move Forward with Scenario #1 Project Funds was approved.

Mr. Snell: We will go back to the regular public comment period.

Mr. Craddock: Terry, could I pitch a little here for a moment. We have clear direction on what to do with this and how we're going to direct our capital investment company, correct? We're going to go with scenario 1 and they're going to work on progressing this forward, correct?

Ms. Adams: Yes. The motion was to move forward with Option 1 and MBS will bring back options for Board consideration based on actual terms that are offered.

Mr. Piersall: Terry, can I request that they be in-person for that presentation. It sure makes it a whole lot easier than look at her to discuss. We're talking about hundreds of thousands of dollars and I think it really makes a big difference.

Ms. Adams: Understood.

Mr. Piersall: Thank you.

Mr. Snell: A lot of people had a hard time hearing her. I noticed that's why she did it.

Ms. Murphy: Sete when you come back you should have cost of issuance.

Ms. Adams: Yeah. The cost of issuance, capitalized interest, and debt requirements.

Mr. Snell: Okay, Tricia. Claire and I made the availability to try to explain this to anyone who wants to reach out to us. I think at the next Board meeting we should bring those comments and questions back so that every resident has the opportunity to hear what they were at what the answers were. Because number one, we're not trying to hide anything. Number two, every resident in this community has the right to know what the question was and what the answer was, in my opinion.

Ms. Murphy: The only thing that I would like to add to that is over the last three or four Board meetings, we have been talking and this is more to some of the newer folks that had just moved in, but we had been talking about all of the things that will be coming up for repair or resurfacing or road resurfacing. I mean, a long list of things that are going to be coming up because our community is over 12 years old. That was the reason that we looked into this refinancing of those bonds to begin with.

Ms. Adams: Board members, it may be helpful for residents to be aware that the agenda packet is posted on the Arlington Ridge CDD website, including a detailed presentation that Sete just walked the Board through. It shows all of the different scenarios and that impact on each household.

Ms. Murphy: Also, the project list was just attached as well?

Ms. Adams: Yes.

Mr. Snell: I don't know if Kathy's been to the new resident or not. I attended it long after I was a resident here. But I think they do a good job of explaining the difference. I'll be glad to sit down and talk with any resident anytime, unless I'm having lunch with my wife. I don't want to do it then, but other than that if you want to reach out me I'll do my best to explain the differences and bring you up to speed on it because I think it's important that you know. Unfortunately, some realtors apparently don't inform new residents as they should. Are we having any other public comments or are we closing that down? I hear none. Let's move on to the next thing on the agenda which is considering the capital projects.

B. Consideration of Capital Projects

Ms. Adams: Yes. Board members, in consideration of the project funds that would be generated for the scenario 1, included in your agenda packet after tab B is a potential list of capital projects. The language with regard to the first column, which is category, ties back to your 2006 engineer's report that defines the eligible improvements for the 2006 bond. This list has been circulated to the District engineer for review. It's also been circulated to District counsel, who in turn circulated it to the bond counsel. I believe Sarah Sandy is on the line and she may have some comments on behalf of bond counsel.

Ms. Sandy: I've reviewed the list and was able to go over the various items that are included on it.

Ms. Adams: There's no immediate impediments to anything that is on this list and the topic of refurbishment and the restaurant is still under review by bond counsel. However, the restaurant was constructed with the 2006 bonds so ultimately we'll have to wait for their opinion on that. It's likely that that could be considered by our Board members. This is painted with very broad brushstrokes. Should the Board move forward with refunding the bond and generating project funds then we can go into more details on these categories and items would be presented to the Board based on the current capital projects list, those priorities, and Board member input along the way.

Mr. Craddock: Well, let me ask a question then. Of the list of things that we have on this proposed project list, those are being presented to the bondholders for review.

Ms. Adams: To the Bond Counsel.

Mr. Craddock: Excuse me, the bond counsel for review. If anything on this list would be rejected, we would know that before we made the decision to proceed on with the bond, correct?

Ms. Adams: Yes, I believe so. Sarah, I don't know when we would have a definitive answer. But one thing that I will say is that you will not be able to do everything on this list for \$577,000.

Mr. Craddock: I understand.

Ms. Adams: Even if there is one or two items that are rejected, there are still other opportunities for allocating those funds for project funds that are available.

Mr. Craddock: And this list is not a priority list by any means?

Ms. Adams: No. Right now it's an alpha order based on the first column, but this would be later prioritized by the Board and providing staff direction so that we could flesh out the areas that the Board has the most interest in pursuing first.

Mr. Craddock: Is there a time frame that you have considered on when we'd be flushing these out for priority?

Ms. Adams: The Board has to choose to move forward with project funds. Now that the ball is rolling, we can have continuous conversation regarding prioritizing this or alternatively a workshop regarding prioritizing this, and give you detail on each of these projects.

Mr. Craddock: I think I agree with the workshop, I think that would be appropriate to prioritize needs. Not that I want another meeting.

Mr. Snell: Good question, Roy.

Ms. Sandy: We might have gone over some of them, but in order to move forward with the bond and to get them, we would need to have an engineer report that would give some detail to the various capital projects while activating the clock. We can always say that the funds went to financing a portion of the projects identified. If you have priority of one through five that would certainly help Engineer get a report.

Ms. Adams: Just to reiterate what Sarah just said, I know the audio's not great today, but defining the eligible improvements on the District engineer's report, he will be the one who will be fleshing out the opinion of cost. The sooner that we get the detail from the Board the sooner that we can provide direction to the engineer. Right now these are very generic terms and what Sarah was saying, and even if it ends up to be the total cost can be potentially more than \$577,000. We can just know that the bond is financing a portion of these in the workload, and we can choose other projects.

Mr. Craddock: Exactly. I mean, we we have to understand that all of these are not going to be covered by the \$577,000. We have some money in capital reserves, but we have to quantify these line of items with some price structure to be able to even prioritize them.

Ms. Adams: Well, and even more so a scope, so that that way that District engineer can create a cost.

Ms. Adams: It's 4:00 already and we do have the budget adoption today. This is an important matter and it does require Board attention. You have the option of continuing today's

meeting to consider this. We have the option of discussing it further now and getting Board member consensus on priorities and just go over these.

Mr. Snell: I think we need to.

Mr. Craddock: Do the important stuff.

Mr. Snell: I agree. We have more time for this than today.

Mr. Craddock: Right.

Mr. Snell: Let's move on.

C. Consideration of Proposals

i. Holiday Lighting

Mr. Snell: Consideration of proposals, holiday lighting. Emily?

Ms. Roslin-Grimes: Supervisors, attached in your agenda packet is a proposal for holiday lighting installation. You'll see multiple proposals in here. The most important part is there's two proposers who are bidding on the project. One is Lighthouse Holiday Lighting Specialist and one is Jingle Bell Lights LLC. Both are included on your spreadsheet, and I can answer any questions that you may have.

Mr. Snell: I have one on Lighthouse, there's no lift specified in the first part and there is for the second part. Is there a lift needed for the first part?

Mr. Piersall: Yes, there is because it's the Magnolia trees.

Mr. Snell: No. The first part is a restaurant block, hall, spa, cinema block.

Ms. Roslin-Grimes: Correct, there's no lift for the first part to install lights on the building.

Mr. Craddock: I would just like to say that I'm surprised that even with paired down-scope, that it's still so expensive and we only have two bidders. We talked about this the last time. We were shooting for a budget of about \$15,000 and we still significantly exceeded that. I understand we have lots of things we don't want to do in our community. I'm just not sure we want to spend this much money on holiday lighting for six weeks out of the year.

Ms. Roslin-Grimes: Each of these proposals is itemized by line items if the Board wanted to cut out specific components by line item, you may do so. I did do a workup. Claire's direction in the last Board meeting was to do the whole tree and a front gate only. I have broken those out into two different proposals and numbers. I did select a portion of each proposal to remove. It actually brings them out down just below 19,000.

Mr. Craddock: All right then, Jim, do you have anything to say?

Mr. Piersall: Yeah, as far as going over budget last year, that was a real Goldberg job going on. I mean, he was out there to separate the nine, running back and forth to his hardware.

Mr. Craddock: I understand.

Mr. Piersall: That was my first meeting when the collective comments in this community was overwhelming about the deficiencies in holiday lighting and I acknowledged that there's a lot of different, whether it's Catholics, Protestants, Jews, Hindus and we have all sorts of diversity. Maybe we're appealing too much. I don't know but I could tell you this. I went to Lighthouse last year, to these projects in and around Clermont and they're very impressive, and this is a niche business, okay? Most of the other bids, competitors would have been much higher. I mean, we just have to decide collectively if you want to do it. If we're going to do it, those lights should be up and running on the Wednesday before Thanksgiving. When your visitors come to town, you have that big presentation of holiday lights and a lot of residents told me they go to other communities and were embarrassed by what we had. I personally said I would take this because I was trying to lower the temperature in this community over the amount of money but it comes around once a year and I guess people generally get a little less frugal before the Christmas time. They talk about warm and fuzzy. It's a matter of the ones where you don't but I can tell you I trim it to 20,000. I think that you start to beat up on the guy, he was at 22,075 and he has a background. He worked at Disney for years. He is a professional. Those days of trying to get residents to go get together and buy some lights and put them up, that's not going to work. I guess it's a decision that we have to make, but I would make a motion that we accept from Lighthouse the \$22,075.

Mr. Snell: Okay, we have a motion do we have a second?

Mr. Craddock: I have questions.

Mr. Snell: Do we have a second? Motion done for a lack of a second. Do you have questions?

Mr. Craddock: What is a spritzer?

Mr. Piersall: What's a what?

Mr. Craddock: A spritzer it's \$3,250.

Ms. Roslin-Grimes: I don't know if there's a picture.

Mr. Craddock: It's under Lighthouse Holiday Lighting.

Ms. Roslin-Grimes: It's a globe light ball kind of looking similar to an ornament that will hang on the trees within the village tree. So in Lighthouse Holiday Lighting, is the Board was to make a motion to go under \$20,000. The removal of the spritzers would bring the quote down to \$18,925.

Mr. Craddock: I think we're headed in the right direction. Moving it down to 18 and I still don't have a concept of what spritzer is, do you have picture?

Ms. Roslin-Grimes: I can pull out my phone. I don't have one but it looks like an ornament ball of light that will hang in a tree.

Ms. Adams: Like a dimensional snowflake.

Mr. Craddock: So this is something that we have not had in the past, is that correct? If we haven't had it in the past, we don't know what we're missing, I guess.

Mr. Snell: You would knock that out?

Mr. Craddock: I will reduce that for the scope, it's 3,250. I'm trying to get it under 20 grand and I want to approach 15, if we can.

Mr. Snell: Is there anything else you would knockout?

Mr. Craddock: I'm not done yet. Oak tree we actually want. At this point in time, that's the only thing we take out the scope, and it would get under \$20,000. I'll make a motion to accept the Lighthouse Holiday Lighting except remove from their scope, the spritzers in the amount for \$3,250.

Mr. Piersall: I'll second that.

Mr. Craddock MOVED to Approve the Lighthouse Holiday Lighting Proposal without the spritzer and Mr. Piersall seconded the motion.

Mr. Snell: The motion is seconded. Any further comments? Have we lost Zoom?

Ms. Adams: Yes.

Mr. Snell: I'm sorry. But we going to have to continue the meeting without it. We just don't have the time to sit and wait. Claire?

Ms. Murphy: I spoke at length the last meeting about this. I don't know what the \$150 sign is. I don't know what sign that is.

Mr. Snell: That's the entrance to the green, right?

Ms. Murphy: Our electronic sign, at the end of the driveway? A community notice for our electronic sign.

Ms. Roslin-Grimes: Correct, and then there's the marquee. It's also on there.

Mr. Craddock: \$250.

Ms. Murphy: Do we really need to put the lights around all of the buildings, the restaurant block, the meeting hall, the spa, the cinema block on the eaves of all those buildings?

Mr. Craddock: We've kind of done that in the past.

Ms. Murphy: I know, but this is a different year. We just don't have a lot of money this year.

Mr. Craddock: I understand, I agree with you.

Ms. Murphy: We're asking people to refinance a bond, to get more money into the community, to look at the things that we really need to do. I think for this year we really need to be frugal in what we do with holiday lighting. If we had more money than we know what to do with I would say go for the whole kit and caboodle. I really think that we need to really tighten our belts this year. I like the whole project for the front gate, the magnolia trees, the monument, I like that. I think we should keep that completely. I like the 20' pole tree.

Mr. Craddock: Absolutely.

Ms. Murphy: Possibly, the oak tree wraps. I think we should just eliminate the rest of it.

Mr. Craddock: I agree with you, Claire. I think the Village Green is an important part of our community. I think we need to decorate it appropriately, however, I'm not sure that we need as you have said to do all of the eve wraps on all the surrounding buildings. When we do the golf cart parade, you end up in the Village Green I think it's important to have the tree, the pole tree, tree wraps and that sort of things. But beyond that, I'm not sure that we can justify spending the money.

Ms. Murphy: Possibly, the sign too.

Mr. Craddock: Exactly, the sign too, I agree.

Ms. Murphy: But I think the pole wraps, the spritzers, the cinema block, the spa, the meeting hall, restaurant block should be taken off. Like I say, this year, we really have to tighten our belts.

Mr. Snell: You want to amend the motion?

Mr. Craddock: Yes to what she said.

Mr. Snell: Jim, you second?

Ms. Adams: Our staff needs clarification.

Mr. Craddock: Would you repeat it Claire and amend my motion?

Ms. Roslin-Grimes: Claire, can you identify which proposal you're talking about as well?

Ms. Murphy: The Lighthouse.

Mr. Snell: Just start with the things you would eliminate.

Ms. Murphy: I would eliminate the restaurant block, the meeting hall, the spa, the cinema block and the spritzers and the pole wraps. I don't know what poles they're talking about.

Ms. Roslin-Grimes: It's the light poles. In total, the four items that you want to keep which will be the pole tree, the whole front gate proposal.

Ms. Murphy: The sign and the oak trees.

Ms. Roslin-Grimes: The oak tree wrap, and the sign will be a total of \$13,250.

Mr. Craddock: Wait a minute. Are you eliminating the oak tree wraps in the Village Green?

Ms. Roslin-Grimes: No. I said the pole tree, the front gate, the oak trees, and the sign would be a total of \$13,250.

Mr. Craddock: Okay. All that stays.

Ms. Roslin-Grimes: Correct.

Mr. Craddock: I'm good with that.

Mr. Snell: Roy you amended your motion. Jim will you second that?

Mr. Piersall: I'll second that.

Mr. Snell: Any further discussion?

Mr. Craddock: Emily, what does that total up to?

Ms. Roslin-Grimes: \$13,250.

Mr. Craddock: That was our goal which was \$15,000. It meets it perfectly. It won't be as elaborate as we'd like to have, but as Claire has noted we have to tighten our belt this year.

Mr. Snell: In the interest of time, I'm going to forgo public comment. I don't really want to but we need to move on. All those in favor say, aye.

On VOICE VOTE with all in favor the Proposal from Lighthouse Holiday Lighting for \$13,250 as outlined above, was approved.

ii. Pressure Washing

Ms. Roslin-Grimes: Attached to your agenda packet are multiple proposals for pressure washing for the community. Last year Supervisors adopted to pressure wash the curbing on any opposing street where there were no homes. There are some sections through our community where there's homes on both sides of the street and no homes in the opposite side of street, and previously the Board has pressure washed the curbs where there's no homes on the opposite side of the street.

Mr. Snell: Any discussion?

Mr. Craddock: The only feedback I have gotten from a few residents the last time we did pressure washing, they were disappointed with what the sidewalks looked like. There were streaks of black in it. I'm not exactly sure who did it the last time I don't recall, but there were some folks who said they were dissatisfied with the final results.

Ms. Roslin-Grimes: Something to consider when we are doing pressure washing here in the Village Greens, the sidewalks are old. Some of those marks are not necessarily going to come out of what is deep inside the concrete. I will tell you that the vendor who previously bid on this project is not on the bidder list this year so there's two proposals are vendors that we are experienced with but have not done this scope of work before.

Mr. Craddock: Okay, terrific. We're on a new learning curve with two new vendors and hopefully the final results will be better. Good. I'm good with that. Let's just keep an eye out for that when we first start. If we are dissatisfied with their performance before they get too far down the path, let's bring it to their attention.

Mr. Snell: Do you have a motion?

Ms. Murphy: I have a question before that.

Mr. Snell: Go ahead.

Ms. Murphy: The Pressure Guys have statements in here in two different places about a post-treatment and that pets and humans should avoid walking on the surfaces barefoot until it has dried at least for 24 hours. Also, when they're doing walls and fences that are near homes, they asked that residents and their belongings be kept a safe distance from the cleaning area. Do we have a plan in place when we choose the pressure guys to make sure that all of these people are made aware of this? Twenty-four hours is a long time to not allow your pet to walk in certain areas.

Ms. Roslin-Grimes: We can ask them to cone off those areas that they advised against walking on. We can advise them to cone those areas off so that's made aware that that will be a

restricted area. They typically bring signs as well. When they do a treatment they'll bring a sign and post it so that it is noticed.

Mr. Snell: Again, communication through email blast and other areas as well definitely needs to be done.

Ms. Murphy: The Pressure Wash This, they don't mention them at all.

Mr. Craddock: That was my question.

Ms. Murphy: That's only mentioned in the Pressure Guys.

Ms. Adams: Staff has recommended Pressure Wash This. They are \$5,000 cheaper than their competitor. They do a good job with maintenance and and traffic and they work in many CDDs throughout Florida. Staff is recommending that work consider Pressure Wash This for \$10,000.

Ms. Murphy: They do mention that post-treatment will be required to remove the mold and mildew. Is that the same type of post-treatment that the pets need to be off that area?

Ms. Adams: In others communityies they use a chlorine and bleach treatment.

Mr. Snell: Is that treatment included in the cost?

Ms. Adams: Yes.

Mr. Craddock: There are other treatments other than chlorine that lasts a lot longer. Those are anti-fungicides.

Mr. Snell: Those are the ones that you can't let pets on.

Mr. Craddock: Same sort of thing, after 24 hours we're okay. I'm just wondering if there's an alternate here to get something that would last longer. Question is can we select the bidder and pose the question to them? Is there an alternative to bleach, in the way of fungicide that will last longer?

Mr. Snell: You can always ask.

Mr. Craddock: Exactly.

Mr. Snell: Always ask. Do we have a motion?

Ms. Roslin-Grimes: It will potentially change the price of the agreement though.

Mr. Craddock: I understand that. Both bidders price is probably going to go up slightly, but it's not that much money.

Mr. Piersall: The condition of the sidewalks, once it's cleaned and the eventual loss of the appearance is due to weather, algae, humidity, mold, tree, GI shavings, all the things in the air, and

the environment. They're naturally going to cause it. It's just like washing your car and three days later it's dirty again. I mean it's similar.

Mr. Craddock: Jim there's a product, as a homeowner you can buy it's called Wet and Forget. You just spray it on, it kills the fungus that's there, the algae, and it prevents the regrowth of it for a very long period of time. We might not have to do this so frequently.

Mr. Snell: Would you make a motion, whatever you would like to do?

Mr. Craddock: I would like to make a motion that we accept the low bidder, and we pose a question to them, can they provide us with an anti fungicide as opposed to a bleach, or in combination with bleach that will last longer. That motion will have a not to exceed amount of \$2,500 in their bidding; is that acceptable?

Mr. Snell: \$2,500 in addition?

Mr. Craddock: In addition to their base quote.

Mr. Snell: I second.

Mr. Craddock MOVED to Approve the Pressure Wash Proposal \$10,400 with Request for Fungicide at Additional Expense (If Available) of \$2,500 and Mr. Snell seconded the motion.

Mr. Snell: Any comments?

Mr. Piersall: So you're going to say to the guy, "Hey, listen, for another 2,500 can you give us this other stuff?"

Mr. Craddock: I'm not going to tell him how much he has to spend Jim, I'm going to ask him, do you have an alternative fungicide that you can put on either in addition to bleach or a replacement thereof so we don't have to clean it as frequently and spend the big-ticket dollars to do that?

Mr. Snell: What happens is, we tell him we're going to accept his bid. We tell him that we would like the price of the additional fungicide and if it's less than \$2,500 we accept it. If it's not less, if it's going to be \$2,500 we won't do it.

Mr. Craddock: Exactly, move on.

Mr. Snell: That clarifies the motion. All those in favor, say aye.

Mr. Craddock: Aye.

Ms. Murphy: Aye.

Mr. Snell: Jim?

Mr. Piersall: Nay.

On VOICE VOTE with Mr. Snell, Mr. Craddock, and Ms. Murphy in favor and Mr. Piersall opposed, the Pressure Wash Proposal \$10,400 with Request for Fungicide at Additional Expense (If Available) of \$2,500, was approved 3-1.

iii. Cart Path Removal and Landscape Restoration

Ms. Adams: Board members, back at your June meeting you approved the removal of a cart path and sought restoration in that vicinity. Staff reached out to two what we would consider in-house spenders, Governmental Management Services have a maintenance team and then also Arlington Ridge Golf Club, golf course maintenance. Their proposals are a little bit different scope. The proposal from GMS is all for jackhammer hand removal and hauling away the debris and that proposal totals \$7,589.50. That would be for the complete job removal of that existing cart path, hauling it away, and installing the sod. Then Arlington Ridge Golf Club who's here on site on a daily basis, they also bid on a project as a favor to the District and their total bid is \$4,500. They are proposing rather than doing the hand removal with the jackhammer to bring in a skid-steer and to do it that way, which is a lot less labor-intensive.

Mr. Craddock: I still have issues. In a year where we're hard-pressed for dollars, what does this buy for the community? Why do I need to spend this money?

Ms. Adams: The conditions of that path have deteriorated, and we don't want to put money into re-pouring concrete or grinding the area that needs to be removed.

Mr. Craddock: I agree. It's a safety issue.

Ms. Adams: Rather than maintain it as a safety issue, the Board voted to remove it. This is just a follow-up to the action the Board has already approved, which is removing it and restoring that area.

Mr. Craddock: I understand. Just explain to me why I have to spend this money just like it was my house.

Ms. Adams: Yes. Good question.

Mr. Craddock: So the low bid is \$4,500?

Mr. Snell: Who was the second bidder?

Ms. Adams: The golf course.

Mr. Snell: I missed that.

Mr. Craddock: Yeah, I didn't see it either, Terry.

Mr. Snell: Well, it's up there in black and white.

Mr. Craddock: The \$4,500 is all inclusive?

Ms. Adams: Yes, it's just disposing of the materials onsite versus off-site. Rather than using a jackhammer to remove the cart path, it's using the skid-steer, but it's the same job. The results would be the same. The only difference is you have that concrete that is however many tons of concrete on site.

Mr. Craddock: When you say dispose of it on site, does that mean I have to pay to get rid of it later?

Ms. Adams: It would be here until it was gotten rid of a future time.

Mr. Craddock: So it's still a disposal issue for us.

Ms. Adams: Yeah. It is quite a few tons of concrete that would be taken up with that, and that is a Board consideration if you want to have it hauled away.

Mr. Snell: Ultimately, it would be stored at the maintenance site until some use was found for it like rip rap or something.

Ms. Adams: Yeah. You bring up a good point because everyone once in a blue moon with a storm water repair, we do need this kind of material and it could potentially be useful in the future for some applications.

Mr. Snell: Okay, I have a question. We need to make sure that's not operating in a landfill without a permit, Sarah. If we store the concrete on site until we find a use for it like rip rap, I want to make sure that that's not operating in a landfill without a permit. I've been caught in doing that. The company I worked for did that. I want to make sure that we wouldn't be in violation of the Florida statute that says you can't have a landfill without permit.

Ms. Sandy: I apologize. Could you repeat what the question is? It's very echoey.

Ms. Adams: Sarah, the question is with the cart path removal, there's tons of concrete that would be removed, they could potentially be stored on site out of the maintenance area. Terry just wants to in abundance of caution, ensure that we wouldn't be in violation of some type of permitting issues or it would be perceived as having a dump on-site.

Ms. Sandy: Correct. It is not.

Ms. Adams: We would be okay to store those materials on site for the time being?

Mr. Piersall: Could the concrete be ground up and thrown around the RV lot?

Mr. Snell: I'm certain that can't be done.

Mr. Craddock: That'd be expensive.

Mr. Snell: I don't know what her answer was.

Mr. Craddock: Was it yes or no?

Mr. Snell: She's texting.

Mr. Craddock: Oh. Let me clarify where this storage facility is, Justin. Where are you going to put this?

Ms. Adams: The maintenance.

Mr. Craddock: Maintenance area outside of the black gate?

Mr. Fox: Yeah, we had to find a location on-site that will work.

Mr. Craddock: So we haven't located that spot yet?

Ms. Adams: Board members because of the audio trouble with Zoom, we're putting Ms. Sandy on speakerphone and we'll be managing communication that way. Sarah, the question from Supervisor Snell was in regards to the removal of a concrete sidewalk or concrete cart path. There will be quite a few tons of concrete that will be demolished, and we're potentially considering storing them on-site nearby the golf maintenance area. Mr. Snell, in an abundance of caution, wants to ensure that there would be no permit violation or that it would be potentially constituted as having it done on-site. What's another consideration that we need to avoid?

Ms. Sandy: Typically in that situation we would defer to the contractor that is doing the work to deal with any permit issues and that's what I would recommend that you ask for.

Mr. Craddock: It's in your court, Justin.

Mr. Piersall: It's not a hazardous issue.

Mr. Snell: I understand this is not considered hazardous, but I'm going to tell you that the State of Georgia would not allow it under their Environmental Protection Division. I don't know about the State of Florida under DEP, whether they would consider it that you had to have a permit to store it. I just want to make sure, because I don't want anybody to get any kind of fine because we didn't know the answer to that question from DEP.

Ms. Murphy: Can we table this to the next meeting to give Justin a chance to look into permitting if necessary?

Mr. Snell: We have a motion on the floor, correct?

Ms. Murphy: I don't think we have a motion yet.

Mr. Snell: We don't have a motion? Okay. Then we're going to table it for two reasons. I'd like to answer that question. Secondly, in the interest of time, because this is a long meeting and we do have things that we have to do today.

D. Public Hearing for Budget Adoption

i. Public Comment

Mr. Snell: We are ready to open in the public hearing, we need a motion to do that. A move to be able to go to the public hearing for budget adoption. Do I hear a second? Any comments? Hearing none,

Mr. Snell MOVED to Open the Public Hearing for Budget Adoption and Ms. Murphy seconded the motion, with all in favor the Public Hearing was opened.

Mr. Snell: We are now in the public hearing. Claire?

Ms. Murphy: I have no comment on this budget because all of my questions were answered and suggestions were answered in the last budget meeting, I'm good with this.

Mr. Craddock: Me too.

Mr. Snell: I have a question. We got a last-minute adjustment to it, what was that adjustment?

Ms. Adams: Yeah. Board members for the purpose of the record, there are a few things we need to note for the record in regards to Resolution 2021-10. Would the Board like to take public comment first, or would the Board like to have presentation of the budget first? Public comment is required as part of the public hearing for the budget.

Mr. Snell: Let's do the presentation, because some people may be in here and did not hear the presentation before.

Ms. Adams: Back in May, the Board approved a proposed budget for Fiscal Year 2022, and following that, you had a workshop at your July meeting. There are a few differences in the budget that you're reviewing today compared to what you reviewed in your workshop. One difference is in your revenue section, your proposed revenue for operations and maintenance assessments on your tax roll has been adjusted up to \$1,853,122 which is an adjustment a little over \$35,000. That was because when the original calculation was done, there was an accounting error in the amount that would be held back from Lake County in terms of their fees. So that was

corrected. The difference with that amount, we're really realizing that additional revenues, that's been balanced out in your proposed transfer out for your capital reserve fund on page 3. Your current proposed transfer out for capital reserves is \$171,580. Other differences, in your workshop there was discussion regarding reducing the annual Supervisor's fees, reducing the annual attorney's fees. Overall in the expenditures section, in the administration section, there are some increases in the proposed expenses primarily related to insurance and also to engineering fees in anticipation of payment management be an ongoing topic for this upcoming fiscal year. As a result of your workshop in that next section for town center administration, the club activities supplies proposed amount has been reduced to \$1,000. We will also need to address the amount that Board members want to adopt in your budget for holiday decorations. If you recall during the workshop, the discussion was \$20,000 and we want to reduce that to \$15,000 which would cover the proposal that you've just approved, as well as any incidental expenses. We could increase the capital reserve contribution by \$5,000 if Board members would like for that to be part of the budget adoption. But we do want explicit direction on that.

Mr. Craddock: I think that if we just agreed on what are how expenditure is going to be, why are we not reflect that in the budget?

Mr. Snell: I agree.

Ms. Adams: When you adopt your budget, that line item will be reduced to \$15,000, and your transfer out to Capital Reserve will be increased by \$5,000. Also during the workshop discussion, we identified a new category in your common area expenses on page 2, storm clean up, which are there in the event that there is a severe weather condition that causes landscape damage. That's a new item at \$15,000. Then there were some reductions in roadway and repair and maintenance in anticipation that that would be moved to your capital expenses rather than your maintenance budget. There was also a reduction in landscape replacements.

Mr. Craddock: Since we're talking about that part of Tricia, Emily, talking about the recent hole in the pavement on Arlington Ridge, is that going to impact us financially, or is that City of Leesburg?

Ms. Adams: It's City of Leesburg.

Mr. Craddock: Okay.

Ms. Adams: Thankfully, it's not CDD this time.

Mr. Craddock: Thank goodness.

Ms. Adams: The only other subsequent change on page 3, your interfund transfer out that is proposed for the golf club for your next fiscal year. The proposed amount is \$136,629 and that's actually a reduction over what you reviewed in your proposed budget as a result of Arlington Ridge Golf Club reviewing their budget and identifying areas where they can improve revenues or cut expenses.

Mr. Craddock: Good. Thank you, Justin.

Ms. Adams: This budget does contemplate a proposed assessment increase for residents and operations and maintenance fee increase. Because that was an increased amount, all of the residents in the District did receive a mailed notice regarding the proposed assessment increase. Justin, did you have any comments regarding the golf course budget?

Mr. Fox: No.

Ms. Adams: Board members if you want to review the very last page. Also, for any audience members we did put extra copies of the budget out on the lobby table. There's also a copy posted on the Arlington Ridge CDD website, but the proposed operations and maintenance fee per unit for 2022, the proposed amount is \$1,884.71, that does reflect an increase over previous years of \$92.17. Residents when they receive their tax bill would receive this assessment.

Mr. Craddock: It's about \$20 a month.

Ms. Adams: A little less.

Mr. Craddock: Yeah a little less than \$20 a month.

Ms. Adams: Yeah.

Mr. Craddock: Okay.

Ms. Adams: This budget has been discussed and reviewed by the Board on several occasions, but I am happy to answer any questions that you have regarding the narrative section and also the detail regarding your debt service for your 2006 and your 2019 bonds, the schedule is based on your amortization schedule.

Mr. Craddock: I just want to make sure that everybody understands this is the operations and maintenance budget, totally separate from what we talked about earlier with regards to the bond.

Ms. Adams: Yes. This is separate from a future impacts of bond refunding.

ii. Consideration of Resolution 2021-10 Adopting the Fiscal Year 2021 Budget and Relating to Annual Appropriations

Ms. Adams: Resolution 2021-10, with the Board's approval, it does adopt your Fiscal Year 2021 budget and also allows for future budget amendments. We are required to take public comment.

Mr. Snell: Before the motion?

Mr. Craddock: If the Board would like to take public comment and then take action, that's fine.

Mr. Snell: I will take public comment first, unless somebody objects.

Mr. Craddock: I'm good.

Mr. Snell: Okay. I will open it up to the audience in the room, any comments? Seeing none, is there anybody on Zoom? Seeing none, we need a motion to approve.

Mr. Craddock MOVED to Approve Resolution 2021-10 Adopting the Fiscal Year 2021 Budget and Relating to Annual Appropriations and Ms. Murphy seconded the motion.

Mr. Snell: Are there any further comments? All those in favor, say aye.

On VOICE VOTE with all in favor to Resolution 2021-10 Adopting the Fiscal Year 2021 Budget and Relating to Annual Appropriations, was approved.

Ms. Adams: Can we also get a motion to close the public hearing.

Mr. Snell: Let's close before we take our 5 minutes recess.

Mr. Snell MOVED to Close the Public Hearing for Budget Adoption and Mr. Craddock seconded the motion, with all in favor the Public Hearing was closed.

E. Public Hearing for Imposing Special Assessments

iii. Public Comment

Mr. Snell: This will also require public comment.

Ms. Adams: Yes Mr. Chairman.

Mr. Snell: In the interest of time, there are some things that we must do and we are going to defer a few things. We will do that as we get to them.

Mr. Snell MOVED to Open the Public Hearing for Budget Adoption and Ms. Murphy seconded the motion, with all in favor the Public Hearing was opened.

iv. Consideration of Resolution 2021-11 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Snell: Let's here the explanation of this before we ask for comments.

Ms. Adams: Board members, Resolution 2021-11 Imposes special assessments. This is a companion resolution to the budget that you just adopted. You just adopted and now you must fund it. The proposed way to fund it is with the assessment roll and tax roll. Attached to this resolution will be a copy of the budget that you just adopted as well as your tax roll. I do have a copy of the tax roll if any Board members would like to review it. Typically this is not an item that there is Board discussion on. It goes hand in hand with your budget.

Mr. Craddock MOVED to Approve Resolution 2021-11 Imposing Special Assessments and Certifying an Assessment Roll and Mr. Piersall seconded the motion.

Mr. Snell: Is there any further discussion? We will take public comment at this time. Is there anybody in the room? Hearing none, is there anyone on Zoom? Hearing none there either, please say aye if you are in favor.

On VOICE VOTE with all in favor Resolution 2021-11 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Snell MOVED to Close the Public Hearing for Budget Adoption and Ms. Murphy seconded the motion, with all in favor the Public Hearing was closed.

F. Ratification of Series 2019 Requisition #3

Ms. Adams: Board members included in the agenda packet under tab F is ratification of Series 2019 requisition #3. This is in reference to the work that the Board has previously approved for golf course renovation. The requisition has been approved by District management staff as well as by your consulting Engineer. The copy in your agenda packet was not signed by the Engineer, but that did happen on August 16th, so this is being presented for Board ratification.

Mr. Craddock: Just for clarification, this is the tee box Justin, is that correct?

Ms. Adams: Drainage project.

Mr. Fox: Correct.

Mr. Craddock: Let me ask a question, how much money do we have left in our fund from the bond to spend on other things on the golf course?

Ms. Adams: We'll report that information at next month's meeting.

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

Ms. Adams: We just need a motion to ratify it.

Mr. Craddock MOVED to ratify the Series 2019 Requisition #3 and Ms. Murphy seconded the motion.

Mr. Snell: Is there any further discussion? Hearing none,

On VOICE VOTE with all in favor the Series 2019 Requisition #3, was ratified.

G. Approval of Fiscal Year 2022 Meeting Schedule

Ms. Adams: Board members, included in your agenda packet under tab G is a proposed meeting scheduled for the upcoming fiscal year. This is proposing the same meeting schedule that you're currently following, which is 2:00 p.m. here in Fairfax Hall, the 3rd Tuesday of each month. The meeting schedule starts October 2021 and ends September 15th. Staff has checked there's no holiday conflicts or any other obvious conflicts with this meeting schedule, nor any other conflicts with Fairfax Hall.

Mr. Snell MOVED to approve the Fiscal Year 2022 Meeting Schedule and Ms. Murphy seconded the motion.

Mr. Snell: Is there any further discussion? Hearing none,

On VOICE VOTE with all in favor the Fiscal Year 2022 Meeting Schedule, was approved.

H. Consideration of Stop Sign at Intersection of Arlington Ridge Blvd. and White Plains (Requested by Supervisor Bishop)

**This item was not discussed.*

I. Discussion of Policy Regarding Staff Positive Testing E-Mail Blasts (Requested by Supervisor Bishop)

**This item was not discussed.*

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Amended Minutes of the June 17, 2021 and July 15, 2021 Meetings

Mr. Snell: Next is the minutes and I'll move that we approve the June and July minutes with comments provided by whatever Supervisors that provided comments.

On MOTION by Mr. Snell seconded by Ms. Murphy with all in favor, the Minutes of the June 17, 2021 and July 15, 2021 Meetings, were approved.

B. Approval of Check Register

Ms. Adams: Board members included in your agenda packet under tab E is your check register. This is for July 1st through July 31st, 2021. It includes your general fund, your capital reserve fund, as well as some electronic payments. The total check register is \$159,549.24. The detailed check summary has been included and the invoices associated and have been provided under a separate cover. Staff is seeking a motion to approve.

Mr. Piersall: I have a question.

Ms. Adams: Yes sir.

Mr. Piersall: On page 4 in Dropbox, that Wayfair for \$1,128, what was that for?

Ms. Roslin-Grimes: Pool umbrellas.

Mr. Piersall: Okay.

Ms. Roslin-Grimes: Yeah, last year we did not replace the umbrellas at the pool due to the COVID situation and the pandemic shutdown.

Mr. Piersall: On page 16, the Hopping Green and Sams, there's a line item, "Confirm with Craddock regarding Board member voting requirements." What does that mean? 30.30 hours.

Ms. Adams: What was the date on that?

Mr. Piersall: May 10th.

Ms. Adams: Roy, do you remember this discussion on May 10th?

Mr. Craddock: I have no clue.

Mr. Piersall: Confirm with Craddock regarding Board member voting requirements.

Mr. Snell: Was that not the resident vote that you had a discussion, perhaps?

Ms. Adams: Oh, did you want a referendum?

Mr. Craddock: Oh, that's in the past. We're over that.

Mr. Snell: That's what the invoice was about, probably.

Mr. Craddock: The referendum vote was if we had decided that we, as a Board, that we thought that we wanted to buy the FLC property, I was proposing that there would be a referendum vote to the community.

Mr. Piersall: I recall that.

Mr. Craddock: But we never got to the point of actually deciding if we thought we want that place. Yeah, that's what that's all about.

Mr. Piersall: Thank you.

Mr. Craddock: About the pool umbrella, I'm sorry we're running a little short on time. Andy, those umbrellas are very hard to get that pin in and out to top, and some of the ladies are shorter and can't reach it. Can we look into doing something about that?

Ms. Roslin-Grimes: Is it the same umbrellas that we've had?

Mr. Craddock: It's the same problem we've had forever.

Ms. Roslin-Grimes: We can look at trimming the bottoms.

Mr. Craddock: Trim the bottoms but also when you're raising the umbrella up and you try to get the pin out or in, it's really tough.

Ms. Roslin-Grimes: We'll look at it.

Ms. Murphy: I will make a motion to approve the check register summary and ACH debit summary.

Ms. Murphy MOVED to approve the Check Register for July 1st through July 31st, 2021 in the amount of \$159,549.24 and Mr. Craddock seconded the motion.

Mr. Snell: Is there any further discussion? Hearing none,

On VOICE VOTE with all in favor the Check Register for July 1st through July 31st, 2021 in the amount of \$159,549.24 was approved.

Mr. Snell: Tricia, do we need to discuss 4I or not, can you confirm that?

Ms. Adams: It's really up to the pleasure of the Board. That was an item that was requested by Supervisor Bishop, and obviously he's no longer on the Board.

Mr. Snell: Well, I think we do need to discuss it, but let's defer it for now. We'll pick up at the next meeting.

Ms. Adams: Sounds good.

Mr. Piersall: What are the objectives?

Mr. Snell: Why don't you go ahead and explain it.

Ms. Adams: The addition from Supervisor Bishop was to discuss the policy regarding notifying residents via email blast when an employee is positive with COVID. His position was that it may be better to have no notifications rather than to have a notification with a date, but did not include the name of an employee. He understood that there were HIPAA guidelines and personnel guidelines that prohibit releasing a name but the thought was that partial information created as much confusion and perhaps no information would be better. The procedure is right now with consultation with the Chairman, it is that if there is someone at the amenities, whether that's a resident, an employee, or a guest and they become aware that they are COVID positive and they had been in the amenities recently, that information is made available to residents and then their health choices are between them and their health care providers.

Mr. Craddock: While I appreciate Bill's perspective on this and what his thoughts were, I personally think that some information is better than no information.

Mr. Snell: Any other points?

Ms. Murphy: Can we get just not say a person and not be specific and say staff or resident?

Mr. Piersall: You could.

Mr. Snell: Oh, yeah. That's alright with me.

C. Balance Sheet and Income Statement

Ms. Adams: There's no Board action required, the balance sheet and income statements are for two months. An audit statement and as well as a preliminary audit statement is included in the agenda packet. Happy to answer any questions Board members may have but no Board action is required.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Sandy: I don't have anything further to report, but I'm happy to answer any questions the Board may have.

B. District Engineer

Mr. Snell: The District Engineer is not here. Do you have anything from him?

Ms. Adams: The only District engineer's report is that the current pavement management maintenance is out for bid. We are expecting proposals back in September, but unfortunately not until after the Board meeting. I would like to get the Board's opinion on if you would want to continue the September meeting for the last Thursday of the month, in order to consider the proposals for pavement maintenance or if you want to hold consideration until your October meeting. The reason I'm asking and bringing this up is because this pavement maintenance had been approved early on this calendar year and we're getting pretty late in the year. I sense there was some form of frustration that we weren't moving forward quickly enough with this project.

Mr. Craddock: Is it your thought between you and Terry that we have room to address this at the next meeting? I'm not going to be there.

Ms. Adams: The proposals won't be ready on September 16th when your meeting is scheduled, however we can add that to the agenda for September 16th and then continue the meeting for September 30th which will allow for enough time for those proposals to come in to be reviewed by the District engineer and then to be presented to the Board. The District engineer will not be able to be here in person on September 30th, but he would have a recommendation for the Board.

Mr. Snell: The only negative to doing that, we talked about a workshop and I don't know that we will be ready in late September for a workshop.

Ms. Adams: Well, we'll have to add that back to your September 16th agenda and the Board will really need to dig into that a little bit, so that we can get that in shape for the District engineer to provide some costs.

Mr. Snell: Well, I mean, do you think that we will be ready for our workshop? I don't want to pile too many meetings on top of each other here.

Ms. Adams: You don't have to have a separate workshop.

Mr. Snell: Well, the September 30th would be in continuation. We can do continuation, close that meeting, and then do a workshop, there and then.

Ms. Adams: You could but if you're going to be in your meeting anyway, you may just want to add that to your agenda. Because that way in case there's any action or Board direction to

staff, you can take that during the continued meeting whereas you wouldn't be able to take that action in a workshop.

Mr. Snell: If we continue the September meeting to September 30th for bids that would not be a workshop, that would be a continued meeting.

Ms. Adams: Right.

Mr. Snell: We don't want the bond to be in a continued meeting, we want it as a workshop.

Ms. Adams: You can have your bond as part of the continued meeting instead of a workshop. Since your meeting will be continued anyway, you can have the bond project consideration on your agenda and have that as part of your continued meeting.

Mr. Snell: But not take action.

Ms. Adams: If you're in a meeting you can take action. In a workshop you cannot take action.

Mr. Craddock: That's the benefit.

Mr. Snell: Do you express a wish for a workshop?

Mr. Craddock: It doesn't have to be a workshop. I see the advantage of having it in a meeting because we can decide what we want to do and move on.

Mr. Snell: I'm not disapproving with that, I just heard something different and I wanted to make sure we were clear. We could deal with both at that September 30th meeting.

Mr. Craddock: Right.

Mr. Snell: We will continue the September meeting to September 30th and be ready to discuss the bond moving forward to that point as well.

Ms. Adams: We'll make sure that's on the agenda as well.

Mr. Craddock: That works perfect for me.

Mr. Snell: Then maybe we will have a new Board member by September 30th as well.

C. District Manager

Mr. Snell: Do you have anything for the Board?

Ms. Adams: No sir, I have no further information.

Mr. Craddock: Terry, before we get too far down on that. I'll just raise a question. The insurance claims that have been filed due to hail damage on the roofs throughout the district. Where are we on the insurance claim?

Ms. Adams: Which claim?

Mr. Craddock: Insurance on the roofs.

Ms. Adams: It's still under review.

Mr. Craddock: We have no feedback on it yet and that's been going on since May?

Ms. Adams: The feedback is that it's still under review.

Mr. Craddock: Okay.

Mr. Piersall: Is there a final bill from the restaurant restoration?

Ms. Adams: There's invoices that did come in but the insurance has not come to a final position on that either. You've probably noticed that some of the invoices were in the check run summary.

D. Amenity Management

i. Community Director's Report

ii. Capital Projects Listing

iii. Presentation 2021 Feedback Survey Report – DEFER to September

Ms. Adams: Mr. Chairman, the amenity management report capital projects was included in the agenda packet. If there's no questions we can move forward and perhaps defer the feedback survey report presentation until next month.

Mr. Snell: Are there any questions on the amenities management report on food and beverage? Okay, we're going to defer the feedback report.

E. Golf and Food & Beverage

i. General Manager's Report

ii. ADDED TO AGENDA – Presentation of Golf Course Maintenance Recommendation for 2022 Season

Ms. Adams: We do have an agenda item that has been added. Board members received under separate cover for consideration of golf course maintenance matters and Justin Fox is here with Arlington Ridge Golf Club to walk the Board through that presentation. This is something that requires Board action. It would be a change from the golf maintenance program that was approved as part of the annual golf club plans.

Mr. Craddock: Is this in regard to the overseeing issue?

Mr. Fox: Correct.

Mr. Craddock: Can we get the short synopsis of that? It's getting late.

Mr. Fox: Sure.

Mr. Craddock: Very short, we don't want to look through 10 slides.

Mr. Fox: So the current price of seed has doubled this season, so it would cost us an additional \$13,000 on top of our budget to go ahead and go forward with overseed like we have the last two years. The golf course was overseeded the year before we got in, it would be three years. Every three to five years we recommend that you don't overseed. This is a nice pushing point to push us over the edge to not overseed this year. Some of the pros would be that there would be long fantastic growth for the Bermuda, less stress on the plant, we would be able to stay aggressive with our herbicide control throughout the winter because we'd be able to spray into the fairway. And then in the transition period in fall and spring, we would have a better conditioned golf course. We would be able to limit some irrigation water and promote growth throughout the entire winter. We would add some pigment to the program so that we would still have a green golf course throughout the winter.

Mr. Craddock: We're going to color it.

Mr. Fox: Pretty much. So we have in our budget \$12,000 to seed. As I said, it would cost us an additional \$3,000 and so we would reallocate that \$12,000 to some pigment to color the golf course, we would spend some more money on fertilizer. So that really gets the golf course nice and lush as we go into winter, as well as an extra herbicide and fungicide. So it's not like we'll be taking money away from the golf course, we'll be reallocating to become more healthy through the winter. So our recommendation is to not overseed this year and that will then not affect the budget.

Mr. Craddock: If I understand you correctly, this is going to be for the golf course perspective revenue neutral. You're not going to spend on seed but you're going to spend it on other things. Speak to the issues where we're going through the tee boxes right now, because I've got some some areas around existing tees that are looking very very rough, and even on some part of tees that have been recently sprayed are kind of a rough. Is this going to help us or hurt us in taking care of those issues?

Mr. Fox: It'll definitely help the Bermuda. In regards to the new tee boxes, they're just about six weeks old now. So we've been able to get our spray herbicide active on Tuesday. We're

mowing them much more frequently so you can start to see a lot more lateral growth and better coverage and that'll reduce the weeds there. Did I answer your question?

Mr. Craddock: I'm still really disappointed about number one tee. It's like it's all goose grass. It's horrible. Can we not go out there at least point, spray, and kill those buggers as they are coming out? Because just driving your tractor over, spraying the herbicide doesn't seem to be working.

Mr. Fox: Yeah, that's something that we can do. As I said the new plant needed at least six weeks to kind of stabilize. So moving forward, we'll have a better herbicide plan. It may look like goose grass but there's also some grass in there that's much easier to manage and kill. So we expect with those applications, it'll look a lot better here in the next 2 to 4 weeks.

Mr. Craddock: So when do you expect the tees to be open again?

Mr. Fox: We've been shooting about 10-12 weeks from installation. And that installation really wasn't completed until June 27th, something like that. So we're looking towards the end of September, early October.

Mr. Craddock: Okay, let me speak to another issue regarding golf course. I understand that there have been some residents who have volunteered to provide sod. I think you've you've heard of these proposals. Can you shed some light on that, please?

Mr. Fox: We've had a group of men's club that was looking to donate sod.

Mr. Craddock: And where was this going to be applied?

Mr. Fox: Various locations throughout the golf course that would have the most use or the best need for it.

Mr. Craddock: Are you going to take them up on it?

Mr. Fox: That's the plan.

Mr. Piersall: In talking about the fairway sod or are we talking about floritam or what are we speaking about?

Mr. Snell: Good question.

Mr. Fox: It's the Bermuda that's on the golf course.

Mr. Piersall: The fairway?

Mr. Fox: Correct.

Mr. Craddock: Okay.

Mr. Piersall: That comes in rolls, doesn't it?

Mr. Fox: Pallets. Most of it would probably be in the transition areas where there's high foot traffic or some of the washboard areas to improve those areas.

Mr. Craddock: Thank you. I think that there's no reason why we shouldn't do that and how is it going to be decided where it goes, are we going to work with the golf club members?

Mr. Snell: That's the committee issue, let them decide.

Mr. Craddock: Okay, I'm just asking a question. I understand.

Mr. Snell: Any other comments Claire?

Ms. Murphy: No, I'm good.

Mr. Snell: Jim?

Mr. Piersall: No, I would just like to say we hired you guys to take care of things, and I think you're doing the best you can in the circumstances we're working with. So I would never be the one to tell you what to do or how to do it. You guys are professionals. You figure it out.

Mr. Snell: Okay, any other comments or questions? Do we have a motion to accept this?

Ms. Murphy MOVED to approve the Golf Course Maintenance Recommendation to Not Oversee and Mr. Craddock seconded the motion.

Mr. Snell: Is there any further discussion? Hearing none,

On VOICE VOTE with all in favor the Golf Course Maintenance Recommendation to Not Oversee was approved.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Snell: Is there any other business? Hearing none,

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Snell: We're going to forego the supervisor's requests and audience comments, we've had our required public comments and we are now going to break out for closed session. I have one comment before we do. Thank you each and every person who's still sitting in this room, this has been a long and arduous meeting, and all those 14 people that are on Zoom, we're sorry we lost the Zoom. This is the most people I've seen sitting in this room in months, well over a year. You're all commended. Thank you.

NINTH ORDER OF BUSINESS

Closed Session Regarding Security System Plans

Mr. Snell: Okay, we're breaking out for closed session. We would like everybody to leave, please. We're going to go on a closed session and then we're going to come back in and we're going to have an open session. Where we may discuss some of the things we've discussed and take some action. So if you guys want to stay, we will go somewhere else.

Mr. Craddock: I'd rather have it over there.

TENTH ORDER OF BUSINESS

Consideration of Security Matters

Mr. Snell: Are there any Supervisor requests?

Ms. Murphy: The only thing that I want to bring up is the spreadsheet that was put into your agenda packet. Just to give you some background, I looked the Capital Reserves and cherry picked those things that we may be faced with repairing, fixing, and replacing in the next three to five years and beyond.

ELEVENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman