

**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, **September 16, 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
Roy Craddock *via Zoom*
Claire Murphy
Jim Piersall

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Sarah Sandy
Emily Roslin-Grimes
Justin Fox
Dan Zimmer
Jasmine Angeles
Kelly St.Cyr
Jake Bloodworth
Donise Streit

District Manager
District Counsel
GMS Community Director
Indigo Golf Partners
Indigo Golf Partners
Resident Services Coordinator
GMS Activities & Communications Director
Floralawn
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.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment Period

Ms. Adams: Mr. Chairman, would you like for me to introduce the public comment period or would you like to do it yourself?

Mr. Snell: Before we do, I have a few comments. Last month our public comment period ran a very long time and we had deviated from what we just said we're going to do in these public comments. You're welcome to have three minutes. I ask that if a group of you have the same thing to say, please let one person say it. We don't need to hear the same thing over and over again. We can hear it once and understand. Also, we get too much question and answer. Last time, we just got into discussion instead of public comment period. At the end of the meeting, there is opportunity for discussion with the residents. It might mean you have to stay a long time. That's what we're going to do. If you have a question in the public comment period, please note that Emily will type that question down. It will be answered to the entire community and that's how we'll have to operate because the Board meetings were just going on way too long. With that, anyone in the audience that would like to make a comment, please state your name and lot number.

Resident (Anne Aukamp, Lot 523): Good afternoon. My name is Anne Aukamp. I'm here to discuss allowing instructor-led classes to make use of Fairfax Hall. I think we talked about this before, but I would like to mention some other things. Basically, the benefits of group exercise in Fairfax Hall, it is definitely improving our quality of life. There are many ladies here that are behind us that come in and it really makes a difference to us. We are motivated, we push each other, we try to stay competitive, we are accountable, we've developed relationships with others, and as a result, we hold each other accountable to attend these classes. There's a commitment, we encourage each other as well as the encouragement from the instructor and it's enjoyable. What is not enjoyable is the tight aerobics room. I think last time we spoke, you were interested in requirements for the instructor-led classes. Frances is going to share what's needed for Zumba, but I also wanted to bring up many of Lisa's classes that we take on Saturdays and Sunday, there is not enough room in the aerobics room. You need at least 36 square feet for jogging in place, jumping jacks, crunches, push-ups, squats, lunges, and additional room is needed when making use of the stability ball, which we often bring. The free weights require 20-50 square feet. We also have lost Wendy. She was our evening instructor as well as a weekend instructor. We have not heard anything about a replacement for Wendy. We'd like to learn more about that and if indeed we cannot make use of Fairfax Hall for whatever reason, a hard carpet or whatever, can we talk about

extending or doing something differently in the aerobics room? Can the walls be taken down or pushed further back? I don't know, I'm being creative. That's all that I have in mind, unless there are any questions.

Ms. Adams: Thank you very much.

Mr. Snell: Thank you for your comments. Under the Community Director's Report, we have a item discussing fitness class location. Anyone else?

Resident (Frances George, Lot 796): My name is Frances George. I want to elaborate a little bit more on the Zumba classes. Now, first of all, I would like to thank Claire and Kelly for coming to see the Zumba class, and they saw firsthand there was not enough room. If the rest of you Board members would like, I have two videos on my cell phone. I took the videos when we were doing class in the aerobics room to show you how crowded it is. If you would like to see those, I'll be happy to share it with you. Now, one other point I would like to make with Zumba, Nancy is our instructor and she used to do classes, Monday, Wednesday, and Friday here at the Fairfax Hall. They took away the Monday class and we have another girl named Wendy who did classes here in the aerobics room. She also did evening classes. Her name Wendy. She has now quit doing classes here at Arlington Ridge. I was wondering if you might give Nancy back her Monday class so we could continue doing Monday, Wednesday, and Friday. But I hope that you do decide we can do it here in Fairfax Hall because it is not feasible in the aerobics room, especially now with COVID still ramping up. But like I said, if you want to see the video, let me know and I'll show it to you.

Mr. Snell: Why don't you email it to all the Board members?

Resident (Frances George, Lot 796): I tried, it's too big. I didn't know how to make it smaller, but I do have it on my phone if you want that.

Ms. Murphy: I was there so I actually saw it, so I don't need to see the video, and there was another member of the class that sent two shorter videos to everybody.

Mr. Craddock: I got those.

Mr. Snell: I don't remember getting those, but I'll check and see. Emily's got another shorter one that I can to look at.

Resident (Frances George, Lot 796): All right, sir. I do want to thank you for letting us come back to Fairfax Hall and please make that permanent. Thank you.

Mr. Snell: As I said, I don't want to get into a discussion, but I was going to go that Friday, but it got moved back in here so I didn't have the opportunity.

Resident (Frances George, Lot 796): Thank you.

Mr. Snell: Anybody else in the audience?

Resident (Monica Kilburn, Lot 384): I'm just having issues understanding why or how our restaurant is operating because it seems that we can only go there to make a reservation. I have trouble understanding, for instance, on football days or karaoke night or trivia night, it seems as though you can't just show up, have a drink, enjoy what's going on. You have to buy a ticket, you have to have reservation and it just seems fruitless for a restaurant to operate with reservations only. I think that's all.

Mr. Snell: Anybody else from the audience? Anybody on Zoom?

Ms. Adams: Mr. Ryan is on Zoom.

Mr. Snell: Mike Ryan, go ahead.

Resident (Mike Ryan, Lot 39): I'm really concerned that the meat of the agenda is in sections E and F, and not one exhibit has been supplied for those two sections. These are extremely important considerations on the financing, engineering report, assessment methodology, resolutions, and yet we have nothing to look at. I think it's unfair to you as a Board to be given these exhibits at the meeting when you haven't even had a chance to really look at them prior to having discussed them and it's really unfair to the residents that have to sit here and have nothing to follow along with. I'm increasingly concerned that GMS is disregarding the importance of these meetings and the importance of keeping the residents in the loop and able to follow along, especially when we're doing the Zoom meetings. I want to thank you for your time and thank you for your commitment and I hope you have a great rest of your meeting.

Mr. Snell: Thank you, Mike. A quick comment, there are no handouts for Section F to the Board or anyone else today, that will be discussed as to why later, and the presentation under E will be broadcasted on Zoom so you'll be able to follow along there. Thank you. Anybody else on Zoom?

Ms. Adams: No, sir.

Mr. Snell: No further public comments. We'll close the comment period

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Rear Gate Ownership, Lease or Management

Mr. Snell: The first order of business is the consideration of Rear Gate Ownership Lease or Management. Tricia, would you open this up, please?

Ms. Adams: Good afternoon, Board members, included in your agenda packet is an electronic mail communication that has been provided from the HOA for Arlington Ridge, specifically from the attorney for the HOA for Arlington Ridge. This is in response to discussion regarding the ownership of the back gate and if the back gate could be owned by the CDD or otherwise maintained or improved by the CDD. This information has been included in the agenda packet. This has been provided to the Board members under a separate cover as well. The HOA lays out their position at this time regarding different ways that the CDD may consider taking responsibility for the back gate. I believe that District Counsel has reviewed this information and has some information for Board members as a response to this information from the HOA.

Mr. Snell: Sarah, I apologize. I was supposed to give you an opportunity to make a comment during the public comment, please make that comment now.

Ms. Sandy: I think we're going to do that under District Counsel. Board members, I have reviewed the e-mail from the HOA regarding the back gate. For certain reasons, they are proposing that the District take operation and maintenance of the gate through an Operations Agreement with the HOA. I don't think that we fully have an idea of the agreement that they are proposing. However, it's clear that the agreement will be something that is just an agreement, it's not a property right to the gate or the property that lies underneath it. Unfortunately for the CDD, that's not an option for us in order to maintain the gate. In order for the District to own and maintain an improvement, we don't necessarily have to own the underlying property, but we would have to have the perpetual property right to access that improvement, so to access the gate. We could, one, perpetually access, maintain, do any of the work that we need to do on the gate and two, it would not be a property right that could be taken away at a different point in time if the HOA Board members change or things like that. An Operations Agreement could be terminated at a later point in time as opposed to a property right. Without some property right, whether the property outright or a perpetual easement, it would be essentially akin to the District maintaining an improvement on private property and that's not something that we can use public funds to do. We're certainly open to discussions with the HOA and how we can go about making this work. But an Operations Agreement will not be one of those options.

Mr. Craddock: Sarah, I have a question. I'm a bit confused in this in that we're not talking about an outside entity taking over the back gate. It is the residents of our community. It doesn't matter if it's HOA or CDD that we are talking about. It's the same people that we're talking about. I think we're making this more difficult than it really needs to be. From my perspective, I don't think that we need to look at this as though it's an outside business, or some outsider coming in to buy this piece of property. All we're trying to do is put it under the umbrella control of one organization, whether it is the CDD or the HOA. Someone takes overall responsibility for whatever security issues are implemented there, but it's under the same umbrella, if you will. Front gate and back gate, believe me, the residents have a lot of trouble distinguishing who's in charge of which gate. This will eliminate that. That is another issue that we have.

Ms. Sandy: Certainly understand, Supervisor Craddock. Many communities deal with this issue often between CDD's and HOA's, trying to get the two entities working together to make sure who's responsible for which improvements. We're certainly not saying that the CDD could not own and maintain the gate, but we would need the HOA to convey the rights to the CDD in order to use public funds as a governmental entity in order to do that.

Mr. Snell: We could actually do what he describes here as the other option. If it is a perpetual agreement no future HOA Board could just terminate it.

Ms. Sandy: Which would be akin to our property right and that it looks like they would have to have a larger vote on it. Yes, we could do it, but then the HOA, it would be an encumbrance on the property. There's not a way that we can get around that. Well, I believe that's for the HOA attorney to determine. But we would need a property right of some sort.

Mr. Craddock: What's the word encumbrance, what are we dealing with since it's all still the same Arlington Ridge residents?

Ms. Sandy: I would have to defer to the HOA attorney on that. That's language from the declaration that they would put in the e-mail that talks about an encumbrance on the property.

Mr. Piersall: Basically, for quite some time we were under the impression we could do a land swap. We would give them the dump station. They would give us the gate. That's not feasible and basically a land swap is not feasible?

Ms. Sandy: I would have to look at the piece of property we're conveying. That is possible. What I mean, the HOA attorney is saying is that in order for the HOA conveyed property, they would have to hold a vote of all the residents, which would require a lot of effort in order to do.

Mr. Piersall: That will be more of a legal formality that we need to do if we're going to try to make that land swap, appeal to every resident and get their opinion on it. I don't think that's a difficult thing to do.

Ms. Sandy: I will have to defer to the HOA, I guess.

Mr. Piersall: At least that keeps the ball moving down the court.

Mr. Craddock: Before we discuss this with the HOA tomorrow, that's a topic for our discussion. We're going to have to get our attorney and their attorney talking to each other before we can move on this, but we want to come to closure on this somehow. I think you understand, Sarah, what our goal is here. We want to put this under one umbrella so that one organization controls the front gate and the back gate and whatever security measures are put into place are consistent across both and throughout the community.

Mr. Piersall: So Sarah, basically, if they put it to a vote with the residents, the HOA puts out an appeal to the residents, do you or don't you want to own the back gate for them to do a land swap and the residents agree to it by referendum, then we can move forward from that point on?

Ms. Sandy: Yes but with a caveat on that, I don't know the HOA's declarations in how the vote takes place, so I will defer to the HOA on that.

Mr. Piersall: I just got an affirmative from the HOA.

Ms. Sandy: Yes, I have to speak with their attorney. I need to know more of the other land that's being conveyed.

Mr. Snell: But from your point of view at the moment, that's not an obstruction to this Board?

Ms. Sandy: No.

Mr. Snell: Okay, good. Claire, any comment?

Mr. Craddock: Thank you Sarah, I think we need to progress forward on this and hopefully tomorrow's meeting will open up, making some avenues to make it easier if you will.

Mr. Snell: Roy, will you be in attendance by Zoom tomorrow?

Mr. Craddock: Yes, I will.

Mr. Snell: Very good. Glad to hear that. Any other comment? We do have a workshop tomorrow afternoon at 1:00 p.m. That is a joint HOA Board and CDD Board. Reminding the Board and the audience that it is a workshop. The CDD Board cannot take any action. We do have an agenda out and we will take some public comments. The second part is going to be really pretty

much be Bill Middlemiss presenting resident's ideas and there will be some public comment on that as well. We do want to hear from you, please either come to the meeting or Zoom. Thank you.

B. Ratification of Proposal from Powell Studio Architecture for Fairfax Hall Roof Replacement

Mr. Snell: The next item on the agenda is the ratification of proposal from Powell Studio Architecture for Fairfax Hall roof replacement.

Ms. Adams: Board members, included in your agenda packet under tab E is the agreement that has been executed by the vendor as well as the District. This agreement is in accordance with what the Board previously approved as part of this scope for the Fairfax Hall's flat roof replacement, we are simply seeking a motion to ratify. Unless there's further discussion, we are just looking for a motion to ratify.

Ms. Murphy: I have a question. Can somebody really explain to me what this all says? It's written in legalese. Is this an addition to the original contract that we had? Why did that come up?

Ms. Adams: Sure. When the Board approved the replacement of the flat roof on Fairfax Hall, there was concern that perhaps there may be some structural issues that needed to be attended to in the construction management that would be helpful as part of the scope. In addition to approving the vendor who is replacing the roof, the Board also asked staff to engage with an engineer or architect who was capable of assessing the current condition of the flat roof, reviewing the scope that was provided from the roofing vendor, looking at associated tasks such as the HVAC situation on the flat roof, and then also reviewing the work that was done and making sure that it was in accordance with the scope that was approved. These services are all professional services that are being provided.

Ms. Murphy: Is the flat roof on the back of the building?

Ms. Adams: It's on the top.

Ms. Murphy: Because when you look at it from the front it all looks like it is peaked to me.

Ms. Adams: Yeah. If you look at Google Earth, that might give you an idea. Specifications for the square feet were also in the proposals that the report reviewed from Springer Peterson and Advantage.

Mr. Piersall: Tricia, when we start the actual replacement, will that engineer be on site? Because there are many hidden things that will be exposed once they start tearing out the old one.

Ms. Adams: Yes, Jeff Powell has already been onsite. He's the architect who is engaged for this service. He's active with the project and will be active up through the inspection of the final work.

Mr. Piersall: He'll be on-site during the replacement of the roof?

Ms. Adams: He'll be here for scheduled visits, he will continue being on the site for the duration of the project.

Mr. Piersall: That's very important. Thank you.

Mr. Snell: If something comes up, he is on call.

Ms. Adams: Yeah. He has been very responsive to questions. He's been helpful in the process and a pleasure to work with.

Mr. Piersall: If there's any issue on the roof, is Andy capable to get up there and just photograph it so we have it?

Ms. Adams: Yes, there are photographs that have been facilitated by staff.

Mr. Snell: Other than that this is a standard contract with an engineer.

Ms. Adams: It was already approved by the Board. This is just a ratification. The form of the agreement was not done when the Board approved the concept so this is just really looking at the legal form. Powell Architect Studios have their own form that was reviewed by District Counsel and then they prepared an agreement that was in favor of the District.

Mr. Snell: We need a motion to ratify.

Mr. Piersall MOVED to Ratify the Proposal from Powell Studio Architecture for Fairfax Hall Roof Replacement and Ms. Murphy seconded the motion.

On VOICE VOTE with all in favor the Proposal from Powell Studio Architecture for Fairfax Hall Roof Replacement, was ratified.

C. Consideration of Proposals & Agreements

i. HVAC Proposal for Fairfax Hall Roof

Mr. Snell: The next thing is consideration of proposals and agreements. The first one is the HVAC proposal for the Fairfax Hall roof.

Ms. Adams: Board members, included in your agenda packet was a narrative from Kalos Services regarding HVAC replacement. In front of you, you have the actual proposal that came

forward since the publication of the agenda packet. This proposal was actually received by staff earlier today. You'll see that this project is being done in tandem with the flat roof replacement, the HVAC on the flat roof is up on curbs, all of these units need to be lifted and placed on stands. The architect, Jeff Powell the architect that has been engaged to help with managing this project, recommended Kalos for this particular service. The amenity management staff did competitively bid out these services. It was bid it out to Sun Kool, who's our preventative maintenance provider for HVAC. We also bid it out to Symmons as well as Kalos. Ultimately, Sun Kool and Symmons declined to bid. Kalos did come forward with a proposal. There's a defined scope. You'll see that the total cost for this HVAC work, which does include the use of a crane, because there's going to be some extensive equipment associated with this project. The total cost is \$18,675. This would be considered a capital project that would be done in tandem with the flat roof replacement.

Ms. Murphy: We only have \$18,675. The other one that we have is \$17,675. This replaces that?

Ms. Adams: That's the same vendor. They had some initial thoughts that they articulated in that e-mail. Once Jeff Powell defined the scope further and made some remarks about things that he was requiring, the total price was \$18,675.

Ms. Murphy: So this is a revised bid from Kalos?

Ms. Adams: Yes. We were trying to get information in order to get it published to the agenda packet. The information in the agenda packet is preliminary and a place marker for the HVAC proposal.

Mr. Piersall: Tricia, are those units going to be completely flown off the roof instead of the parking lot and then flown back on the roof once the roof is done or they're going to leave them up on the roof and move them around?

Ms. Roslin-Grimes: They're going to be moved off the roof.

Mr. Piersall: Good. Perfect. That's the way it should be done. Yeah, I am glad to see Kalos, Kalos is a very professional company. They handle all the refrigeration and work in public stores in the area. I'm very happy with this Kalos is top shelf.

Mr. Snell: That was a very good question, Jim.

Ms. Murphy: Do we do need this curbing work because we put bigger air conditioners on the roof or was it not done correctly or maybe when the building was first built?

Ms. Adams: This work is being done because of the flat roof replacement. It's also an opportunity to improve the HVAC installation in a way that will make it more water-tight and prevent water intrusion through in the HVAC work.

Ms. Murphy: Thank you.

Mr. Piersall: The curbs are pre-cast. I know about this. They're built and they will be set down and attached to the roof and then the other will go on top, so God forbid, if ever the roof backed up and there was sliding on the roof, it won't damage the AC units because the AC units will be elevated, probably at least eight inches above the roof line, so that's a very good thing. That's a huge improvement.

Mr. Piersall MOVED to Approve the HVAC Proposal for Fairfax Hall Roof from Kalos in the Amount of \$18,675 and Ms. Murphy seconded the motion.

Mr. Snell: Any more thoughts?

Mr. Craddock: I have a question, Terry.

Mr. Snell: Yeah.

Mr. Craddock: I sent an email to Emily this morning. The question had to do with the curb risers and the need for a crane later on after they do some roofing work. My question was, can the curb risers be placed on the roof and put in place manually and not run the risk of having to rent a crane for a second time?

Ms. Roslin-Grimes: Correct. I did respond to you, Roy. That is correct. Once they fly them back onto the roof risers, would be placed naturally on rollers, but they do need the cranes to get them up there. The note in there about needing a crane, if they needed a second time would be if we had to do it at a certain time, that should not be an issue based on scheduling.

Mr. Snell: This has got to be done. We can't let this roof continue the way it is. Any other comments from the Board? All those in favor, say aye.

On VOICE VOTE with all in favor the Proposal for Fairfax Hall Roof from Kalos in the Amount of \$18,675, was approved.

ii. Revised Proposal for Holiday Lighting

Ms. Adams: Yes. Board members, you previously approved a proposal for holiday lighting. That proposal date had expired and in consultation with the vendor they are experiencing some significant cost increases for the lighting supplies, so they have revised their proposal. The scope is the exact same scope that the Board approved previously. There is a slight price increase. The total amount for the two areas that had been approved by the Board is \$15,110. And as part of the budget adoption process, the Board approved \$20,000 for holiday lighting, so this is within the budget tolerance for the upcoming fiscal year. Emily and Supervisor Piersall have been working on these proposals together, so I will defer to her for any additional questions.

Mr. Snell: One quick comment, two separate invoices because that's what the Board asked for.

Ms. Roslin-Grimes: Correct. The reason for two separate proposals was the Board wanted an option to look at the Village Green as a separate entity from the front entrance. Ultimately, they'll be combined when we pay our final bill to the vendor. I do want to make mention the increase is due to the cost of goods. The vendor is actually going to cover 50% of the increase of the cost of goods. The increase that you see here is 15% as opposed to a full 30%.

Mr. Craddock: I have a question on page 2, the second page of the invoice. It shows a lift rental install, but it doesn't show removal. Is that an all inclusive or is there a separate charge for removal that we don't see here?

Ms. Roslin-Grimes: No, that is an all inclusive for one time. It won't be a separate charge for a separate lift. So all-in-one for that.

Mr. Craddock: This should say then, if I should be correct, install and removal.

Ms. Roslin-Grimes: Yeah. Sometimes they don't need a lift to it during the removal, but in this case, it's a one-time charge. It's not an additional \$850 for when they come to do an uninstall.

Ms. Murphy: I would like to make a motion to approve these two invoices. We went around about it the last meeting, eliminating different things and I think we talked it to death, so I would like to make a motion to approve these two invoices.

Ms. Murphy MOVED to Approve the Revised Proposal for Holiday Lighting and Mr. Piersall seconded the motion.

Mr. Snell: We have a motion and a second. Any further comment from the Board? I am going to open this up to the public, because it's been a hot topic in this community for the last couple of years at least, so if anybody in the audience has a comment in the room? I'm seeing none on Zoom. No comments.

On VOICE VOTE with all in favor the Revised Proposal for Holiday Lighting, was approved.

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

Mr. Snell: The next one is consideration of preventative maintenance renewal agreement with Fitness Services of Florida.

Ms. Adams: Board members, included in your agenda packet in section C, tab number 3 is your renewal agreement with Fitness Services of Florida. Fitness Services of Florida has been providing preventative maintenance for the fitness equipment for several years in Arlington Ridge. Their current annual fee was \$1,680. They're proposing an increase, and they're citing increased expenses for the organization, their agreement renewal comes in at \$1,740.

Ms. Murphy: I just have one question. Are we satisfied with their past performance?

Ms. Adams: Yes, they've been very responsive, and as a matter of fact, we've switched other Districts over to this vendor because not only do they thoroughly perform the maintenance services, but if there's an issue between service calls, they're responsive.

Mr. Piersall: They're very thorough. I've seen them in the gym when they've come. They're very good. How many times do they come, is it twice per week?

Ms. Adams: No, every other month, I believe. And then, if there's an issue in between that's deemed important by the Community Director, she may call it in to service something. If it was a popular piece of equipment like a treadmill, that may elicit an additional service call.

Ms. Murphy MOVED to Approve the Preventative Maintenance Renewal Agreement with Fitness Services of Florida and Mr. Snell seconded the motion.

Mr. Snell: We have a motion and a second. Any comments from the Board? Roy?

Mr. Craddock: I'm good.

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

iv. Consideration of Custodial Service Renewal Agreement

Mr. Snell: The next one is consideration of custodial service renewal agreement.

Ms. Adams: Yes, Board members, included in your agenda packet is a term renewal. Your current agreement with Globiser expires September 30th. This would be a renewal for an additional 12-month period. This agreement does not include any other changes in terms. You may note that this agreement, which has been prepared by District Counsel, does include the new E-Verify compliance requirement. And, as a note for the recent agreements that the Board approved, these are all subject to District Counsel review and the preparation of agreements in order to protect the interests of the District.

Ms. Murphy MOVED to Approve the Custodial Service Renewal Agreement and Mr. Piersall seconded the motion.

Mr. Snell: Any questions or comments?

Ms. Murphy: I thought there were some comments from some residents or from other Board members that these folks were not really doing a great job. Did I hear that incorrectly or are we satisfied with their work as well?

Ms. Adams: Yes, the community director oversees the contract compliance with the general amenities centers. This is something that the facilities have to check on a regular basis. There was some discussion perhaps regarding the restaurant, and Justin would be able to speak to that matter.

Mr. Fox: Yeah, they've been responsive with any feedback, and we're able to work with them.

Ms. Adams: And they're not asking for a price increase.

Ms. Murphy: That's always good.

On VOICE VOTE with all in favor the Custodial Service Renewal Agreement, was approved.

D. Consideration of Bingo Activities and Lease Agreement

Mr. Snell: The next thing is consideration of bingo activities and lease agreement. I'll ask Emily to start this, and Sarah will have a few comments too.

Ms. Adams: Mr. Chairman, recently the activities staff has been approached regarding starting bingo at Fairfax Hall. In the process of amenity management researching the appropriate forms and information to have in place for bingo, District Counsel did provide a legal memorandum, as well as a lease agreement, which would be the best way for the District to move forward, and I believe that District Counsel will present those documents.

Ms. Sandy: As the Board may have seen, the memo that we prepared, that is included in your agenda package. Additionally, this District has actually adopted a bingo policy back in 2012 that reflects much of the legal requirements that are included within that memo that lays out those requirements of how do we comply with it in order to conduct any bingo activities on District property. Just to review the Florida Statutes a little bit, it is a highly regulated area of the Florida Statutes. One of the main limitations on bingo is where it can actually be conducted. For the most part, it has to be property that is owned by certain entities, which does not include the CDD. It can be a property owned by a charity, a property owned by a city, a county, HOA, certain condo associations. However, unfortunately, a CDD is not one of those entities. The one additional item where we can allow for a District facility to be used is property that is leased by a charity, non-profit, or a veterans organization. In order to allow bingo activities to be conducted here, there would have to be a charitable organization, or a non-profit, or a veterans organization that would agree to come in and lease the property for at least a year. There are several requirements that are in place for that organization as well. It has to have been in existence for at least three years. It must directly run the bingo activities. To be clear, this would not be the District running the bingo activities, it would be a charitable organization coming in and leasing the property in order to conduct those activities. That charitable organization must be located either in Lake County or within a 15 miles radius of the property. The charity also has to designate at least three members of the charity to be in charge of running the bingo operations. At least one of those persons has to be present when the bingo activities are happening. Additionally, there has to be an individual running the bingo games that must be a resident of the community and also be a member of the charity, and cannot receive any kind of compensation for any of their activities.

Mr. Piersall: You're saying all along that we've been running illegal bingo games? I'm serious. That's what it basically sounds from what you're saying.

Ms. Sandy: I don't know. I have no idea.

Mr. Piersall: Well, everything you've described we have been in direct violation of, correct? If this is in black and white, it has to be within 15 miles. It couldn't be like St. Jude's Children's Hospital, and we have a resident there or maybe we're really doing this for St. Jude's or is a benefactor for them, and says, "We're going to take all the money from bingo, and let's put it to St. Jude's Children's Hospital." Could we not do that?

Ms. Sandy: According to the Florida Statutes, no. Yeah, and they really have to have some kind of operation in Lake County.

Mr. Piersall: Well, as our legal counsel, I would say you've got to figure out how these people can play bingo. These people want to play bingo. It's a big thing, apparently.

Ms. Sandy: Well, yeah.

Mr. Piersall: Who are the bingo police to come in behind this?

Ms. Sandy: It is a criminal violation to run illegal bingo activities.

Mr. Piersall: Okay. We'll just stick with the change in Draftkings and all this other stuff. You can go in your phone. I can play horses. You can go to Caesars Sportsbook, all this stuff is out there. I almost find it impossible to think that they couldn't let a bunch of old folks play bingo.

Ms. Sandy: Well, bingo is distinguished from gambling, so those are two different activities.

Mr. Piersall: We've got to figure out how to get the yes for these people.

Ms. Sandy: Well, what the memo lays out is very specific regulations, but I have to emphasize that the charity is the one that is running the bingo activities. It would be the one responsible for maintaining compliance with how bingo operations must be run under Florida Statutes, which again, they're very specific regulations. We have laid out these requirements on how to get them into the facility in order to lease the facility, but in terms of how the game is actually run, the charity will be in charge of that, and they would be responsible for doing it in compliance with statutes.

Mr. Piersall: We've opened up a can of worms where there was never a can of worms.

Mr. Snell: I would not necessarily agree with that, but I don't think this is a can of worms. I think that if this Board wants to allow bingo, we're going to follow the statutes. We have no

choice but to do that, or we don't do it. Certainly, none of us want to go to jail for allowing people to play bingo here when we know what we're supposed to do. Sarah has laid out a method by which it could be done. I think what this Board has to decide is, do we want to let it happen, and I hear you Jim, and if we do, we have to have that lease agreement in place. We have to ensure that it is a charitable organization, and I believe we know who that is and who the residents are interested in running this. The other thing we have to decide is how much we would want to charge in the lease. What somebody's done in the past, we can't change, so let that lie in the dust.

Mr. Piersall: Could we not lease for a dollar a year, just to make it legal?

Ms. Sandy: Yes. Certainly, and I know that it's fine. One thing I want to add with the lease separate and apart from the Florida Statutory Regulations, because the District financed its improvements with taxes and bonds, there are certain parameters that we have to have on who can come in and lease or manage a public facility. I did speak with bond counsel about this. Generally, while leasing the District property out even to a charity would be looked at as a private use of the property, they think it would be such small amounts that it would depend on how much you end up charging to the vendor of the lease. It would be such a small amount that it would not affect the taxes and status of the bonds, but just to know that that is a consideration when we're looking at this.

Mr. Snell: Tax exempt of the bonds is paramount. We cannot lose that. Period.

Mr. Piersall: You're saying that if the lease was for a minimal amount, that would be beneficial to our usage of our bond funds?

Mr. Snell: Your wording was that it should not be a problem? How can we be guaranteed it is not a problem?

Ms. Sandy: I would have to have brought the final lease by the bond counsel.

Mr. Piersall: Could you rent or lease for a dollar a year and have a volunteer to pay in perpetuity as long as I'm alive and live here? I will pay for the lease, it's a dollar a year.

Mr. Snell: It has to be for one year, as she said, and renewable in another year.

Ms. Sandy: Yes. Well, it has to be a minimum of one year.

Ms. Murphy: I have a couple of questions. You mentioned that the charity needed to be in business for three years or more?

Ms. Sandy: Correct.

Ms. Murphy: Do we have a charity that fits that description?

Ms. Adams: Yes. Emily and Kelly, the amenity managers here have been meeting with residents, and they have been working with the Humane Society. And, I believe that at least two of the residents are here who have volunteered to be the coordinators for this on behalf of the community and the Humae Society. Also, just to let Board members know, that the residents who are interested in facilitating bingo, as well as the charity have been provided with the documents that the District Counsel prepared, the memorandum, as well as the lease agreements, so they are up to speed on the status.

Ms. Murphy: Okay. How do we ensure compliance? Do we have any liability? If we're leasing to an entity and they get into trouble, do we have a liability?

Ms. Adams: There is a legal question there, but there is also an amenity management question. From the amenity management perspective, the job would be to ensure compliance with the lease agreement, and then the other question was a legal question and I defer it to Sarah.

Ms. Sandy: Yes and no. Like I was saying earlier, the charity that is doing it would be the one that we would look to as the organization running the bingo activities. The state statute outlines it all as holding the organization running the activities as accountable. However, I can't guarantee that there will not be a risk of some sort if there is knowledge on our behalf that it's not being run in compliance with the statute, and we continue to not do anything about that. I can't say that the District wouldn't have some liability.

Ms. Murphy: How easy is it to change one or all of the three people that have stepped forward to take the reins now? If in a year's time, one of them or two of them or three of them all decide to resign, how easy is it?

Ms. Sandy: There's nothing in the statute that you can designate it in person. I don't think there's any hurdles that are put in place.

Mr. Snell: Roy, any comments? Questions?

Mr. Craddock: How can we make something as simple as bingo so complicated?

Mr. Snell: We did not make it complicated. The State Legislature made it complicated. Not us.

Ms. Murphy: If we do a lease, do we have to have a rate hearing or can we use the same? I believe we have \$1,000, \$500 limit on on leasing Fairfax Hall right now. Can we use that same and then charge any amount under that amount?

Ms. Adams: The Board has discretion on the amount that you charge. Some considerations that the Board might want to make is what time is being considered. Would it be a time that other private functions may want to rent the ballroom. Also, would there be set up required outside of our facility maintenance staff? Obviously maintenance staff is typically here Monday through Friday. So it was a different day and we were outsourcing set up a clean-up. Those are all considerations that the Board may want to consider as part of determining the appropriate lease amount.

Ms. Murphy: But once we consider all of the parameters, if we stay under that \$500, then we don't have to have another rate hearing.

Ms. Adams: Correct. Yes. I don't recall that cap that the Board set off the top of my head.

Ms. Murphy: I think it was \$500. Because I think we were at \$1,000 and we changed it to \$500, or did we leave it at \$1,000?

Ms. Adams: I think we may have left it at \$1,000, but then the current fees that the Board have approved for this fiscal year as it relates to private functions is \$500.

Ms. Murphy: As long as we stay under \$1,000, we don't have to have another rate hearing.

Mr. Snell: I've got some comments. One, our first and primary responsibility to this community is fiduciary responsibility. We cannot, period, allow anything to make us lose our tax exempt status, because that is a lot of money. A lot of money. I'm in favor of, I don't know what the right word is, but I'm going to use entertainment, that we can allow that as long as it's legal and ethical and moral, I'm in favor of it. I'm going to make a motion, I move that we approve for bingo to be allowed under the Lease Agreement option at one dollar for a year with the caveat that the bond counsel has to assure us that we won't lose our tax exempt status.

Ms. Murphy: Second.

Mr. Snell MOVED to Approve the Bingo Activities and Lease Agreement at \$1 per Year and Ms. Murphy seconded the motion.

Ms. Sandy: Let me get a little clarification on that. I will speak to bond counsel. Being a lawyer, I can tell you that the best lawyers aren't going to give you a guarantee and I think there's going to be some risk associated with it.

Mr. Snell: That satisfies me.

Mr. Piersall: Just get us the yes. That's what we need to do, is get bingo to a yes with these folks. Whatever it takes legally. Whatever it takes. Thank you.

Mr. Snell: You know, I'm not going to open this to public comment because I think people have expressed it and their response already is that they are in favor.

On VOICE VOTE with all in favor to Bingo Activities and Lease Agreement at \$1 per Year, was approved.

E. Presentation of Master Landscape Design Plan

Mr. Snell: The next thing is presentation of a master landscape design plan. I believe we have to present that. Are you ready, Jake?

Mr. Bloodworth: Hey, there. My name is Jake Bloodworth, account manager for Floralawn. I'm also experiencing some technical difficulties right now with the internet, so if you guys will bear with me here as I'm getting back into Zoom.

Mr. Snell: Jake, if you can't put it up there, maybe we can move to the next item and then come back to Jake and give him the opportunity.

Ms. Adams: I think he's good now.

Mr. Snell: Is that good now? I don't see it.

Ms. Adams: He's a panelist, so he just has to share screen.

Mr. Snell: Okay.

Mr. Bloodworth: Yes, thank you. Good afternoon, Board members and those in attendance today. I do have the pleasure of presenting and submitting the final copy of the master plan theming that we've been hard at work roughly over the last nine months or so. We spent a lot of time and energy. We have had a couple of different revisions. We've also had a couple of smaller focal areas that we did revise. Selecting different types of plant material, at what point or aspects are while moving to more desirable selections. As we start getting into this, I just want to bring back to your attention, several months back, we had a presentation on seeking a consensus of approval of a theme type, that we did receive. The main focus on receiving that consensus of approval was to set the paint palette, if you will, on what we want the new landscape theme to be over the next 10 years or so. The current landscape material that you've used in the community right now was all part of the initial development. It is very maintenance-intensive I would say. There's a lot of detailed activities and weekly shrub-pruning that gets conducted to leave a nice manicured look. Additionally, that plant material that was selected was not necessarily the most Florida-friendly

plant material. Being that it needed additional water or additional fertilization, horticulture services and whatnot that a true Florida-friendly plant would not necessarily need. So as we put together this mass theming work with the Board, we wanted to provide a unique appearance that is not observed in the nearby communities. Just by visiting the gulf here, we wanted a unique presentation. So we decided to go with a very Florida-friendly wilderness style, more natural landscape, textures and plant materials that have a flow to it that is less maintenance needed, thus saving time and money. I'm pleased today to get into this. On the first page here, obviously this is our cover page showing the selections and whatnot and there's an outline here. Board members, you all will be receiving this electronic copy. It has been submitted to the District, but for the purpose of presentation submission today, I wanted just to keep you guys in front of me down there on the tables. These plant palettes, I'm going to show you right here. Once again, as we're looking at these, you're not seeing your Florida palms as much. You're not seeing true traditional hedges that are square-shaped and very generic. A lot of plant materials that you look as we're going through this have a very natural feel to it. The biggest dimension that I think that we were missing here at Arlington is a flow that's extra, when breezes, storms, and afternoon showers come in, that when you have a true manicured hedge, it's almost like a Lego block that just sits there. As well as all sorts of the plant material for the most part is green or different variations of green. We do have some different variegating plant material and a couple of plant material that has a reddish color to it, but really nothing that was blooming year-round. As you guys look at this plant pallet here, we wanted to offer something with variety of textures, colors, and styles, all Florida-friendly. We do have 43 pages here. A lot of these are very architectural minded drawings and whatnot. For the purpose of this, we'll skim through some of those items. I want to really show you more than anything else, some of the renderings of what it looks like now and what it can look like if decisions are made in the future. As we did generate this master theming, we did specifically break it up into multiple zones and sections here. There being 26 different zones. This is to help facilitate a phasing process. Obviously if you were to do everything at once, it's going to take a couple of months at the very least, and obviously that would be very expensive at the same time too. So we want to allow option for a priority, maybe this zone in this time, or maybe this zone later down the road. We may not do this zonet at all. As we go through these slides here, you'll see the main entry, for example, the guard shack. You'll see different intersections in particular. Starting with the main entry in the guard shack area, one of the first renderings that I want to show you is right there.

Currently as you see in this landscape up here, we conduct shrub pruning roughly once every five weeks to maintain that very nice manicured look. The plant material is up here and right now it's annuals that are changed out four times a year. It's often varying in color options. But also with that, it becomes a billable item that comes about once every three to four months. In the last couple of years, as you guys known, we've finally started to truly receive a true winter season. Prior to that, maybe for four years or so, we didn't have almost any cold or any frost and freezes. So now that we've started to experience this and of course, we actually propose that we're going to have probably another cooler winter. We wanted to get away from those tropical plants that are susceptible to frost and freeze damage, as well as also require an additional item of billing in frost cloths and freeze cloths. If you see on the left, right there, is the varying shaped, manicured, boxy Lego style. Then to the right there, it's very unique. If you drive down to 27, you do not see any kind of a natural main entry intersections that have this natural look. Obviously we wanted to continue bringing attention to the flag pole that we've spent a lot of investment on. We wanted also accents something unique other than just plant material. So part of our landscape presentation is to include or add holders throughout the community. As we went through different areas in the state, we looked for landscapes, once again, that we need. We thought boulders would be a great inclusion that you don't see anywhere else around here, but also gives you Arlington colonial kind of vibe. Moving forward here, we'll skip, like I said, some of these areas, we focused on more of the main intersections. The next one is the Chatham Way intersection. Once again, as you look at this, you see it's very shaped, as well as we still have some more of the tropical plant material. As we come over here, you can see once again, we're getting to a little more natural look. I will zoom in a little bit so you guys can to get a better view of it. Then the other part of this too is we were generating new theming as we wanted each intersections to have also its each unique vibe color and texture and build to it. So rather than when you have a visitor, who comes over and say, "Hey, turn left on Chatham Way, turn right on Roanoke or wherever," you'll see it's Chatham Way. But if you can't see the sign or wherever where the blue point Cyprus is or the Juniper, different colors like that.

Ms. Murphy: Frankly, I don't think we're going to remember that.

Mr. Bloodworth: Okay. Not knowing the plant but then we know the colors and textures at least, the big blue one.

Ms. Murphy: Yeah.

Mr. Bloodworth: Moving onto the next section. We'll go show you Roanoke, with Roanoke in particular and a couple of different other sections. There's an intersection, but then there's also a back drop that we're calling it. Looks like I may have Internet issues here. So this is the entrance coming into the neighborhood. Once again, a lot of shade plant material, very traditionally manicured. In particular, one of the items that I know has or has not been useful, but the item we deal with on a weekly basis is the maintenance of some of the sign areas on the sidewalks. That plant material installed there grows at a faster rate. We would love to put some more ground cover that gets 12 to 18 inches higher maximum so that the sign is always visible and doesn't need to be maintained on a weekly basis. As we scroll down here, this is kind of the backdrop I was talking about. A very nice, traditional look to it. Which is very pleasing to the eye. As we get back to a more natural wilderness style of a landscape, we will still retain the fences and the hedges, and some of the trees that are doing great and thriving and doing well, but bringing in some different color and texture on the front end. This is one for Camerons Run, so as you all see we are going through the intersection and they are looking similar but unique. This one is a really cool plant. It is called a Weeping Bottlebrush. It is a medium sized tree that will get roughly 15 feet tall maximum but grows in width that offers year round color that none of the other trees currently provide. It has little bottlebrush looks spread over. If you guys have any questions as I am going through this please feel free to ask. The next one is Antietam Creek. This one in particular you see as kind of bland. One of the issues that we ran into that we needed to be mindful of is once again sightlines. This intersection in particular when the development had it first built, they had trees and taller shrubs that were right on the intersection. In particular, this left side here for safety and security reasons we have had plant material that has declined and been removed. On the right side you see that we have plant material that over the years has been voided as a signature aged and declined. Typically shrub's lifespans are roughly anywhere from 8 to 12 years. Obviously now this community is 10 years plus old and a lot of the plant material that was installed initially, and especially main boulevard sections, has simply matured and is declining now. This new landscape that is being proposed and submitted is once again more of the natural landscape but the high focus is maintaining the sightlines at all times at each of the intersections. Whether it is an island tip at an intersection or the corner of an intersection, we want to make sure there are plenty of sightlines at all times. This is the other side of Cameron's Run. It is very similar in nature. Speaking of the island tips, there are a number of trees for whatever reason that when the property was planted,

rather than planting one type of trees along the main boulevard, there are actually 3 or 4 different types of Oak trees that are in there. I am sure you all have seen them. There are some Oak trees that are thriving and look really nice and full, have a good height and width and a rich color to them. There are also some other ones that are not doing the best in that space. What we would be looking to do is selectively remove those trees that are not doing the best and replacing them with the wilderness natural themed, Florida friendly landscape. Once again, always maintaining ample sightlines. The last rendering I have here is the entry to Fairfax. I am sure as you all have seen as you have come and gone, this plant material in particular has suffered. There is a pest disease and this plant material is being removed almost weekly or on a semi-monthly basis right now as it has been declining. This is what it would look like on the back end after being replaced. That is the rendering side of it. On these blue prints and architectural designs we have included obviously all of the plants that are coming in. At the very top, the first couple of pages you will see as you review them on your own time, there is also a tree disposition survey. That will call out any trees that would be removed whether it is declined, diseased, has pests, susceptible to disease or pests, nice tree but wrong location. These pages will highlight that. I do want to show you a couple areas that has the addition of not only plant material but also some different hardscapes that we wanted to look at proposing. In particular, I know benches have been a topic of discussion the last several months. We wanted to provide both opportunities for the District to include what I call relaxation stations, areas that people will come upon walking or just in a nice afternoon and you want to take a break and walk your dog or something, there are locations that people can rest at and also have community events. Some of these include pergolas, charcoal grill stations, picnic tables, rocking chairs. All this kind of stuff that currently there are some but they are really hoping to be focused on as hangout locations. This one in particular, this area right here would be a master fire pit area. You guys could roast smores at it at night. Just hanging out and if you wanted to have family members over for a get together or something it would be a great opportunity to enjoy the outside of Florida.

Mr. Snell: While he gets that back up, I want to take an opportunity to especially thank former Supervisor Bill Bishop who put a lot of time and effort in on this as well and I think he was an inspiration and leader for this community in looking at how to make it a more beautiful community. I don't know if Bill is on Zoom or not but if you are, Bill, thank you for what you've done for this community.

Mr. Craddock: I have a question for Jake, can this be provided to the Board in it's electronic format so that we can look at it further?

Mr. Bloodworth: Yes, sir. It has been submitted to District management and staff as well as there is a master hard copy here in person. By all means, we would welcome the submission of the electronic version over to the Board members.

Ms. Adams: Mr. Chairman, District management staff plans to post this on the resident website as well so residents have access.

Mr. Snell: Okay, thank you.

Mr. Bloodworth: Coming back around to it now, obviously, the Village Green is probably the main focal area as far as traffic, attendance, and activities, where there's the restaurant at Fairfax obviously for different meetings, the fitness areas, the administrative offices. A lot of traffic comes through here. Currently right now, the way that the landscape is set up in the actual Village Green square, due to the nice, healthy, lush, mature oak trees that are in there, a lot of plant material does not do well in low light or minimal sun throughout the whole day. There have been different plants that have put in there that have been receiving additional treatments just to try to give them that extra little pump to bloom and grow. With that being said, it's just a great plant, it's just not necessarily the right location for those plants to do well. Part of this new master paving would be a complete overhaul to be selected as desired of that square area. This master theme in particular includes a complete rehab of that, converting it from predominantly plant material to predominantly a hardscape feature where we have a paver of some kind, steps as well as a handicap access into this area. That would be lighted. You could have concerts out there if you wanted, if you want to have events out there of whatever kind, that this area could be maybe more effectively used and enjoyed. I know the question will probably come up, where's the rendering for that? Well, Floralawn is a landscape company. We did talk with different contractors to get some different ideas and had input on this. If the Board would decide, we do have some different opportunities to include or bring in a hardscape company that could do more detailed renderings for that.

Mr. Craddock: Jake, I'm interested in anything that we can do to improve that area. But I certainly am against anything that will be talking about removing those beautiful oak trees.

Mr. Bloodworth: Correct. We are right there with you. We're very green-friendly. Obviously being a landscaping company, it's our business. This theming here that you're seeing is the only plant material that would be removed would be plants that are not right. For example,

those lush, beautiful oak trees that are doing really well, those would not be going anywhere based on this theme. As always though, in every single one of these slides, it would be the Board's discretion to take it on a case-by-case basis on what's best for the community. This is simply a theme being presented and submitted for you guys to use as you wish. You guys can do all of it, you can do sections of it, you can do none of it. But this is a blueprint for you guys to use moving forward.

Mr. Snell: I think that's an important concept. This is a master plan it is not the final necessarily, on any of the given areas. Each one of them would be looked at and funded independently of the others. Maybe not 100% but maybe to a couple of adjacent ones at the same time or something. I would look for the Board to give their thoughts to Floralawn. This is going to be put out as Tricia said to the residents. I think residents, hopefully, some of you will look at it and provide some comments to Emily. Please provide to Emily so she can assimilate them and get them to the Board. That will be better than trying to get them to a Board member because if you do that, we're just going to give it to Emily. Skip us and go directly to her. But I hope that some of you will look at it and provide some thought and input because this is your community and we want your input. We don't want it to be what we want. We want it to be what the community wants. It isn't easy to look at and I'll tell you that, but please do. Anything else, Jake?

Mr. Bloodworth: Yeah, if you'll bear with me. I got kicked out of Zoom.

Mr. Craddock: One point I would like to make here is we need to take a look at what areas, maybe the top 3-5 that we want to concentrate on to move to some level forward, if you will. But before we can even do anything, we need to have conceptually at least a ballpark cost for what each one of these is going to be. We can't really make decisions until we know what it's going to cost.

Mr. Snell: Well, Roy, first of all, I totally agree with your comment about the oak trees. Secondly, I really, don't agree with that because we are going to fund each area individually, and we can prove a master plan concept. Then as Jake said, we might not do an area and that may be based on cost, but I do agree that we need to prioritize some. Whatever it costs, we're not going to approve that today. I don't think they can really tell us the whole cost. Let's look at funding each area.

Mr. Craddock: We're going to need to know that.

Mr. Snell: Ultimately, we're going to need to know that, yes. But not to approve the master plan. We're going to need to know it on any individual items, and again, I would say let's let the Supervisors give Emily the priorities and we come back and discuss those and get the cost for those, and then decide how we want to move forward on a case-by-case basis because we're not going to fund it all at once anyway.

Mr. Craddock: What we're looking at today, Terry, is the master plan. I agree.

Mr. Snell: Do what? Pardon me. I don't know what happened. You were cutting out. Jake, are you back?

Mr. Bloodworth: Yes. I'm back in here now. That's more or less the blueprint portion. One of the last things that I did want to show you here real quick. This plan does include something unique, is the inclusion of maybe a handful or a number of unique style of birdhouses. It is a quirky option, I would say, that could be selected or not selected. But our landscape designer has used a unique feature of some kind, whether it's a fountain, a statue of some kind. One of the things that we've thought about maybe including it here was some different kind of birdhouses that you guys could choose from. Lastly, here there's some examples of what some of the pergolas would look like. Some of the stations do have fire pits, some of them don't just because of the smaller space. For example, here's how an area with a firepit would look like in the evenings. I guess with that being said, before I lose Internet again, does any of the Board members have any particular questions or comments that I can answer for you at this time?

Mr. Piersall: Yeah, I was going to say it's a good thing the birdhouse will be on CDD property because you can't have them on the HOA property.

Mr. Snell: Any other comments or questions, Claire? Roy?

Mr. Craddock: I like the master plan. I think it's a beautiful concept to consider. We probably won't take all of it, but we'll take out bits and pieces into consideration.

Mr. Bloodworth: That's a great point, Roy. The whole point or focus of this in the very beginning stages was developing the theme for our plan from which the current Board and Boards down the road can all benefit from having, rather than every single time a landscape needs revising or adjustments being shot from the hip, this gives a true theme to the community that many different individuals will be able to use the benefit we're having.

Mr. Craddock: What do we need to do with placements? We aren't making these one off and haphazard. We have a master plan, we have a plant selection list. Everything fits under that umbrella of the master plan.

Mr. Bloodworth: Yes sir, that's correct. Thank you guys for your time and allowing me to present this information to you. Really look forward to the future and the directions that we'll be going.

Mr. Piersall: Well done, Jake. Very efficient, very good.

Ms. Murphy MOVED to Approve the Master Landscape Design Plan and Mr. Piersall seconded the motion.

Mr. Snell: Any comments from the Board? Once again, I think we heard comments out of the audience.

On VOICE VOTE with all in favor Master Landscape Design Plan, was approved.

TDS

F. Financing Matters

- i. Consideration of Bond Refinancing Proposals**
- ii. Considerations of Engineer's Report**
- iii. Consideration of Assessment Methodology Report**
- iv. Consideration of Resolution 2021-13 Declaring Special Assessments**
- v. Consideration of Resolution 2021-14 Setting a Public Hearing for Special Assessments**

Ms. Adams: Yes. Board members, as you recall, the Board recently directed staff to research and present information related to bond refunding. At a recent meeting, the Board was working with staff and directed staff to bring back proposals for bond refunding that were related to generating project funds for capital projects at Arlington Ridge. At recent meetings the Board also directed MBS financing to bring back proposals related to refunding the 2006 bonds at a lower interest rate and generating project funds in order to use capital funds for projects here in Arlington Ridge. Initially, the proposal went out to seven banks with a deadline of Wednesday this week for the proposals to come back. Six of the banks did decline. However, one bank has expressed interest. They did request an additional week in order to provide their proposal to Arlington Ridge Community Development District. The reason for that extra week is they did need Board approval

on the proposal. Unfortunately, we don't have a proposal for the Board to review today and all of the associated reports that would tie back to the proposal and considerations are not available for review until that proposal is available for review. At this time, staff would be suggesting that these items are deferred and that the Board can continue this meeting for an upcoming time that's mutually convenient for Board members. I have checked with District Counsel and with MBS staff. They are available October 5th. This room is also available October 5th. I have individually called Board members and I believe that we can have a quorum on October 5th at 2:00 PM. Again, this item would be scheduled to be deferred for discussion when the meeting is continued, if that works for the Board members. It's certainly is a Board decision to make.

Mr. Snell: At the end of this meeting or at the end of the day, rather, we will not have a motion for adjournment but we'll have a motion for continuing on October 5th.

Ms. Adams: Correct.

Mr. Craddock: Chairman, I would like to make a comment.

Mr. Snell: Sure.

Mr. Craddock: October 5th does not work for me, because I'm out of town the first two weeks of October. So I cannot participate, I cannot Zoom in. I'd really like rather to wait because this is supposed to be a Board meeting, until our regular schedule meeting two weeks after that day.

Ms. Adams: Mr. Chairman, one thing that I should have noted, which is an important factor and part of the reason for the time-sensitivity, is when the bank issues the proposal, the offer is valid for 45 days. Should the Board choose to move it forward and accept the terms of the proposal, there is some requirements on behalf of the District in terms of a mailed notice that takes time to prepare. There's also a hearing required with the 28 and 29 day published notice. There's a lot to accomplish in a relatively short amount of time. In order to close the financing before Thanksgiving, this would require immediate Board attention.

Mr. Snell: I've already asked, Roy, if we could postpone until the 16th. I'm sorry.

Ms. Adams: Supervisor Craddock, can you clarify that you're not available at all in October until the week of the Board meeting on October 20th.

Mr. Craddock: I'm not available the first two weeks. Beyond the first two weeks, I'm good.

Mr. Piersall: Six out of seven banks don't want to deal with us, one does. I think for me I'd be very careful here. I think we should move forward in the most timely way we can, for all the parties.

Mr. Snell: What's the latest date we could actually do this?

Ms. Sandy: I believe the MBS asked that we meet the week of October 4th. October 5th would follow then, to keep us on the timeline.

Mr. Snell: We don't have a choice. If we're going to take this, we've got to meet during that time and make the decision. If there's anyway you can Zoom in at all, we'll listen.

Mr. Craddock: I wish I could, but I cannot. Not at that time.

Mr. Snell: I wish you could too because I think it would be a whole lot better if you were in on the decision, but we don't have a choice.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Amended Minutes of the August 19, 2021 Meeting

Mr. Snell: The next thing is approval of minutes of the August 19, 2021 meeting.

Ms. Adams: Yes. Mr. Chairman, I have received a comment from Supervisor Murphy, and I've also received a comment from District Counsel saying there was a missed attribution on page 44. Any approval would be subject to incorporating these remarks. Also, the minutes are still subject to review from District management staff.

Mr. Craddock: I do have a couple of comments. Number one, Tricia, I would like to thank you for getting this out in a timely fashion so that we have them available today. We're finally at where we need to be, getting these minutes in time for the meeting. Number two, my comment is, your watermark is so large and dark, it makes it almost impossible to read. If there's something we can do to lighten that up to make the watermark less noticeable, if you will.

Ms. Adams: We'll work on that.

Mr. Snell: I've noted that to her as well, Roy. I think there must have been some change.

Mr. Craddock: It didn't used to be this way.

Mr. Snell: Yeah. It is hard to read.

Mr. Craddock: My last comment is to Justin. You don't have to answer it now, you can do it in your portion. But on page 51, I asked the question: How much money do we have left on a fund from the bond to spend on other things for the golf course? The answer was, we will report that information in the next month's meeting. I'm hoping to hear that today.

Ms. Adams: Any other comments regarding the minutes?

On MOTION by Mr. Snell seconded by Ms. Murphy, with all in favor, the Minutes of the August 19, 2021 Meeting, were approved subject to Staff and Chairman Corrections.

B. Approval of Check Register

Ms. Adams: Board members, included in your agenda packet is a check register. That will be under tab E. It is your check register for August 1 through 31, 2021. It includes your checks approved for ACH debit. It's your general fund as well as your capital reserve funds that were spent, the total amount is \$282,139.85. The detailed check run summaries are included in the agenda packet and detailed invoices have been provided to Board members under a separate cover. Are there any comments or questions, otherwise, this item does require a Board action?

Ms. Murphy MOVED to approve the Check Register for August 1st through August 31st, 2021 in the amount of \$282,139.85 and Mr. Snell seconded the motion.

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

On VOICE VOTE with all in favor the Check Register for August 1st through August 31st, 2021 in the amount of \$282,139.85 was approved.

C. Balance Sheet and Income Statement

Mr. Snell: The next thing is the balance sheet and income statement.

Ms. Adams: Yes, Chairman. We have the unaudited financials through July 31st, 2021. This does include your general fund as well as your golf fund accounting. You will see that your combined balance sheet is on page 1, showing your fund balances where your general fund for your capital reserve fund, and also some of your debt service and accounts associated with the bonds. On page 2, it does have your prorated budget amounts compared to your actual expenses through July 31st. We are tracking a little behind in revenue. However, also we are in a good position on spending. Overall, the total expenditures for the year of your prorated budget on page 4 is \$1.2 million and our spending is \$1.2 million. We are on track with your prorated budget. Also, it's noteworthy that on the revenues on page 2 for your operations and maintenance fees, you're fully collected for the fiscal year, which is a good thing.

Mr. Snell: Claire.

Ms. Murphy: I have a comment on the landscape mulch under recreation expenditures. It appears that we are saving a lot of money in that area. Do we have a guesstimate on the resurfacing of the bocce courts? Do we have even a ballpark figure?

Ms. Adams: No, we have not gathered any formal proposals for that maintenance.

Ms. Murphy: I was just wondering if we could use that because we're not buying that landscape mulch if we would focus that money towards the bocce courts.

Ms. Adams: That's not exactly how the budget works, but Board members can approve expenditures in terms of what you would like to spend on. If the Board wants to direct the staff to bring back proposals for bocce court repairs, we can certainly do that, and then the Board can consider the repairs in the future meeting. It would likely be that the work would take place for the next fiscal year. This District operates like others on a fiscal year that ends September 30th. There's only a couple more weeks this fiscal year and most projects could be identified for the next fiscal year. The expense is actually being incurred at a time when the work is taking place.

Mr. Snell: I would like to see the estimate, but if it would be in the next year's budget, not this year's. When were the bocce courts rebuilt?

Ms. Adams: It was right before 2017.

Mr. Piersall: What is the complaint? That there is not a true roll? I am curious here.

Ms. Murphy: I think Emily has a pretty good idea.

Ms. Roslin-Grimes: There are some current issues and there have been issues for a while. There were issues when the court was constructed as well. One of the concerns that Supervisor Craddock broughtt up is that he was concerned that they weren't leveled. The carpet itself was never glued down to the surface, so it is struggling because of the weather, and for that, it's starting to shrink and you are starting to see gaps at the ends of each side of the courts and then there are some little things that need to be done.

Mr. Snell: I assume we would not have any recourse from the people that put it in?

Ms. Roslin-Grimes: There's no warranty. I do believe that community management did have some difficulty having the repercussions and actually hired another company come out and do the repairs to the courts because of their lack of response.

Mr. Snell: I do remember that.

Ms. Murphy MOVED to approve the Balance Sheet and Income Statement and Mr. Snell seconded the motion.

Mr. Snell: Any other comments on the Board?

On VOICE VOTE with all in favor the Balance Sheet and Income Statement was approved.

Ms. Murphy: I have one more. I know that Roy was asking how much money is left in the golf course, and it is in the period ending August 31st, budget report on the capital projects fund series page 9. It shows that there's \$96,294 remaining.

Ms. Adams: Yes. At the time of this report, that was the amount. There was a pending bond requisition so I do have the balance to report.

Mr. Snell: Tricia will give that in her report.

Ms. Adams: Yeah, I'm happy to give that out. At last month's meeting, there was a question about the total usable funds that are still available for capital projects related to 2019 bond issuance for the purchase and improvements of the golf course. The amount is \$84,601.02. I believe I've shared that with Justin. We're tracking that. There are pending additional drainage projects and tee box improvements and other renovations that were included in the NGF report.

Mr. Snell: Thank you. Sarah. Please proceed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Sandy: Good morning, I don't have anything to update you on, but let's go over a memo that Tricia forwarded out to the Board regarding Florida Statutes on confidential information regarding the security systems and plans. I know this information has been discussed at various times with the Board, it's the reason we hold closed sessions on securities matters. Just wanted to go back through it and update the Board. I know you're having a workshop tomorrow where some of these items might come up. Just for a brief refresher for the Board as well as the public to know what can and cannot be discussed. Florida law provides that exempt from both public records and Sunshine law is security information. Both the documents that contain security information are exempted in public records laws, and in discussion by the Board it is exempted from the Sunshine law. Security information includes items that would reveal physical security plan of the District

facilities. If you think of a camera location and things that would reveal how the District actually implements its security plan, relative security officers or protocols at the gate. These items are both considered exempt, which we can often have exemptions for certain public records if an item is only exempt, then the Board can make the decision to disclose that item to the public, even though we will have a public records exemption. But these items are also considered confidential, meaning that the District does not have that option to provide these documents to the public. We must keep them confidential and not disclose them. The memo also includes some examples of items that would be considered security information versus items that would not be considered. This may include an emergency evacuation plan, just any way that would disclose the vulnerabilities of a system where we might have weak points, or where we might focus additional security, video recordings. Items that would not be considered security items are the pricing of a security system, comparison of various systems based on the pricing or the experience of the provider. Other things that wouldn't actually reveal the actual security system, salary information, things of that nature. Did any of the Board members have any questions in regards to this?

Mr. Piersall: No. You were on the email that we received, correct?

Ms. Sandy: Yes. I just want to go through it, but for your information, also, the public's information so they understand why we don't discuss these things.

Mr. Piersall: Are there any additions or subtractions to this email?

Ms. Sandy: There is not.

Mr. Piersall: Okay. Thank you.

Mr. Snell: Well, point of clarification, Board members can't talk to each other about security other than in a closed session, is that correct?

Ms. Sandy: Correct.

Mr. Snell: Making sure we understand that.

Ms. Sandy: Yes. Those closed sessions as you know, they are only held at publically noticed meetings where we would otherwise discuss District business. The public is asked to leave for the closed session, but can come back in afterwards when we come back into the public session. If there any items we need to vote on, they have to be voted on in the public session.

Mr. Snell: Thank you, Sarah.

Ms. Sandy: Welcome.

Mr. Craddock: Question, Terry.

Mr. Snell: Sure.

Mr. Craddock: Since the primary focus of our meeting tomorrow, based on the agenda, appears to be security with the HOA, will we get counsel participation in that meeting?

Mr. Snell: No, we did not intend to and actually there are two parts if you look at the agenda. The first part is really only about what to do about the back gate, whether or not to exchange property or whatever it is to get the CDD there. We're not going to talk about what kind of security measures we may or may not do at the back gate, only the transfer of the property. The second part is the presentation by Bill Middlemiss. As I said earlier, there would be some comment on the first part. The second part is a presentation first by Bill Middlemiss concerning the meetings he's had with residents to get their ideas on security. Those are public because they came from the public, and so we will hear those and allow other public comment, but we won't discuss anything that we discussed in that closed session.

Mr. Craddock: My concern was the back gate primarily and what Sarah has said this afternoon was, she's not really sure what the HOA attorney is going to say. I was wondering if there's an opportunity here for us all to get on the same page, if you will and hash things out on what can and cannot be done because we seem to keep going in circles by not having all of the parties together.

Mr. Snell: Well, we can't do anything until we have some method of controlling the back gate under the CDD. That's all we are going to talk about tomorrow. If that happens, then this Board would decide on the security issues we want to implement back there. We can't make and do not need to make, and should not make.

Mr. Craddock: I am not talking about security measures we're going to implement, Terry. I'm talking about who's going to control the back gate.

Mr. Snell: That's what we're going to talk about tomorrow.

Mr. Craddock: We aren't getting over to that because of the legal hurdles.

Mr. Snell: That's all we're going to talk about tomorrow.

Mr. Snell: Well, we're going to talk about how we might be able to do. I had some conversation with Donise in the break, and then I think tomorrow is going to be good. We'll figure it out and I'm glad you're going to be a part of it. I was concerned that you weren't going to be able to because I want you to be involved.

Mr. Craddock: I'll be there.

Mr. Snell: Good. Any other comments, Sarah?

Ms. Sandy: No, unless the Board has any questions for me.

B. District Engineer

Mr. Snell: Let's move on to District Engineer report.

Ms. Adams: I do have one item under the District Engineer's report. In next month's meeting on October 20th, the District Engineer will be here, hopefully will be here, in order to present proposals that will come in by that time for pavement rehabilitation. As Board members are aware, the bid documents have been released to vendors and the District Engineer has been following up. Those were originally due this week. Vendors asked for more time in order to prepare responses. Hopefully, on October 20th there will be proposals presented to get your pavement maintenance started.

C. District Manager

i. Update on Status of Appointment for Seat #2

Ms. Adams: Then under District Manager's report, the only information included in the agenda packet is just an update on the status of the appointment for Seat #2. At last month's meeting there was discussion about interacting with candidates at this meeting. However, that was delayed due to a religious holiday. So, next month the Board will be considering appointment for Seat #2. We have received several resumes. All of those resumes will be published in the agenda packet for next month's meeting, and the list of the residents who have submitted a resume to be considered for Seat #2 is included in the agenda packet under tab 1. We've received resumes from DC Maudlin, Bill Middlemiss, Lynn Payne, Ted Kostich, Marty Miller, and Mike Citro. I have nothing else unless there are any questions.

Mr. Snell: A follow-up comment to you Roy, we will not vote on anything about the back gate until the October meeting.

Ms. Adams: No action at workshops.

Mr. Snell: No action tomorrow and then the continuance. That's not the topic that we will be discussing at all.

Mr. Craddock: Good. Thank you.

Mr. Snell: That's the way it should be. Emily, Amenities report.

D. Amenity Management**i. Community Director's Report**

Ms. Roslin-Grimes: Attached in your document is the Community Director's report. I don't have any follow-up information on any of the items but can answer questions if you have them. Following that, we have a capital budget discussion list in the Community Director's report for the ongoing projects. There are some updates as we did finish some of these items within the last week and a half, so some of these will be changing into a fully completed status at the next Board meeting in October.

Ms. Murphy: Is the roof replacement for the flat roof, that \$52,000, is that the correct amount?

Ms. Roslin-Grimes: That does not include the HVAC work that you guys voted for today, and it does not include the architectural engineer on that. Those items will be added to that under flat roof replacement for Fairfax Hall in the approved projects awaiting completion. We are looking to start flat roof replacement hopefully at the beginning of October in between some of our updates.

ii. Discussion of Group Fitness Class Location

Mr. Snell: Let's start the group fitness.

Ms. Murphy: Emily, Kelly, and I spent several hours looking at Fairfax Hall and the aerobics room. Kelly and I attended classes both in Fairfax Hall and in the aerobics room. Right now, the CDD is currently providing 17 exercise classes each week with 11 different types of exercise, both professionally-led and volunteer-led. The classes in the Fairfax Hall provided additional room, however, the lighting is insufficient. Although the room provides the additional space, many residents are sometimes exercising in between tables. Carpeting and transitions may cause tripping and falling during the exercise class because the flooring is not really conducive to floor exercises. The air conditioning can't be set low enough to provide a comfortable setting during classes because of the room size, it takes over an hour for this room to come down to a low enough temperature. The exercise classes are usually first thing in the morning, so we wouldn't have enough time to get the temperature down. If needed, the steps rises and other exercise equipment would have to be carried over from the aerobics room to the classes here at Fairfax Hall. Right now, Fairfax Hall is also being used for multiple purposes: ping pong, private parties, coffee talk, CDD, HOA-ACC meetings. Private clubs are now utilizing Fairfax Hall as meeting

space. Indigo Golf is scheduling outside special events and golf events. Sometimes the golf events go two or three days and require the rooms to be set up for a two or three-day period. Then also when the Fairfax players get going, they have rehearsals meetings, and sometimes set decorations are left out because they're working on them and they can't be stored in-between the rehearsals and the meetings, so they're left out. The aerobics room is about one-half the size of Fairfax Hall, especially the room the Zumba class is using. However, the lighting is bright, the flooring is conducive to fitness exercises, the room has mirrors, the air conditioning can be set at a comfortable level and it will stay at that level during the class. Emily and I spent about an hour yesterday reviewing the size of all the classes over the past year and we found the following. Zumba averaged 12 per class. The largest class was 18, and this goes over this whole last year's period. Pilates averaged about 7 per class. The Saturday funhouse, 11 per class; silver total body, 8 per class; strength and more, 5 per class; and yoga, 6 per class. Finally, I think that Fairfax Hall really was meant to be a banquet hall and a meeting place for large groups and outings. It was not meant to be an exercise facility and I think that once we start having exercise classes in here, other exercise classes are going to want to be moved in here. Before we know it, all the exercise classes are going to want to be in Fairfax Hall because of the size of the hall. So my recommendation to the Board is to have all exercise classes in the aerobics room. Add an additional Zumba class or two classes to accommodate the number of residents that are interested in attending. We looked at the budget for exercise classes for this year and next year. We found there are sufficient funds in that line item to add two additional classes for the whole year. We will be able to accommodate all of the residents that want to do Zumba. They will just be spread out into four classes instead of two. We would limit the Zumba classes to 10-12 residents. The aerobics room has approximately 660 usable square feet. This works out to about 55 square feet per person in attendance if we look at the 12 residents in attendance at any one given class. The American College of Sports and Medicine recommends 40-50 square feet. We would be well above that recommendation. I would think that as a Board too, that we would make every attempt to provide sufficient budget funds for these added classes on an ongoing basis unless the attendance decreases. So my recommendation is to leave things all on exercise in the aerobics room. That's what that room was intended for, Fairfax Hall was intended for something totally different.

Ms. Murphy MOVED to have all Group Fitness Classes in the aerobics room and Mr. Craddock seconded the motion.

Mr. Craddock: Terry, I have a comment.

Mr. Snell: Thank you. Yes, go on.

Mr. Craddock: I would like to thank Claire, I think you have done an excellent job evaluating this and you have certainly done your homework. You and Emily both. I agree with you 1,000%. This hall was never meant to be an exercise room. It is a beautiful banquet hall and it's a terrific place to host a multitude of events, but not exercise. I agree, we should not be using it for exercise. We have a facility for that. We could do whatever we need to do to make that happen; the evaluation of the number of people are showing up proves that that facility that we have there is excellent for them. We don't need the hall for that. That's my opinion.

Mr. Snell: One of the comments to me from a resident is that in Zumba. Nancy, is that right, the instructor-

Ms. Murphy: Nancy, yes.

Mr. Snell: Nancy needs to be elevated because they follow her with the exercise. Could we have maybe some way of putting a platform in there in the other hall?

Ms. Murphy: Terry, prior to COVID, Zumba was in the aerobics room. It was not in Fairfax Hall.

Mr. Snell: It was always here.

Mr. Snell: There was a similar class there?

Ms. Murphy: I think originally the Zumba classes were held.

Mr. Snell: Wendy taught Zumba in the aerobics room, and Nancy taught it over here. Is it feasible to do?

Mr. Snell: Please say that again into the microphone.

Ms. Adams: Yeah. If there was the construction of the platform, you would be losing square feet for participants.

Ms. Murphy: The only other thing that we can look at and Kelly and I, and Andy, went over this is, in the aerobics room, there's a stack of chairs that they use for one or the other exercise classes, not specifically for the Zumba. These types of chairs take up quite a bit of room. There are steps and risers that they use for the step class. We looked to see if there was a place where we could store those in the building, down the hallway or in one of the storage rooms back there. Right

now we're struggling. There's not really enough room to move all of that stuff out of it. If we can do that, there's that little alcove by the front of the building that the instructor could be in and we could possibly put a raised platform there, but I'm not sure. I don't think we can make it this high as high as the stage. I don't know if making it a foot off the ground is going to be any better than having it floor-level.

Mr. Snell: When you go in to the spa from Chatham's side, there's an area right there, can that be moved?

Ms. Roslin-Grimes: The desk that is there? So there's the entry and exit point for Chatham Way's employees to access the spa, so we cannot lock that door.

Mr. Snell: There could still be room to store stuff.

Ms. Roslin-Grimes: No, you can't have anything in front of that door and facing away from where door is, there's no storage between the utility closet as Claire referenced. There is a utility closet there but it does house facility items as far as the cones and other items.

Mr. Snell: I didn't know there was a utility closet there.

Ms. Roslin-Grimes: Yeah.

Ms. Murphy: Andy's office is littered with things like that. It's almost like he has a desk in a storage room because there are so many things that are stored in there and there's just not enough room to store that stuff elsewhere.

Mr. Snell: It was suggested that we knock some walls out there. There's no way to do that, structurally.

Ms. Murphy: Not at this point, no. It's space. We don't have the additional space. The way that building was set up, there's really no way, unless we knock the wall down in the hallway and open up that exercise room into the hallway, which creates another issue where you have people exercising in an access hallway, in and out fire lanes and that, so we can't do that either. There's no way other than knocking down the outside walls and making the building bigger, and we just can't do that.

Mr. Snell: Any other comments, Roy?

Mr. Craddock: No, I think we all realize that Fairfax was never designed to be an exercise room, we have a facility for that, and we need to stick with that concept.

Mr. Snell: Jim?

Mr. Piersall: We can budget more money to have more teachers, more classes and more times available. That's the solution.

Ms. Murphy: For this next year, we have enough money to increase the Zumba classes by double.

Mr. Piersall: I guess there's going to be those that say, well, we love to do it at 9 o'clock, or it's like everybody wants to teed off at 7:00 AM, everybody wants to play pickleball first thing in the morning. You have to adapt. I can tell you as a kid when we had a hockey game up north and we didn't have a rink, guys who played hockey on the high school team, they practiced at 3:00 AM at a rink because that's the only time we could get rink time. Everybody has to be amendable and understand we're all in this together. Yes, schedule more classes. We have the budget to create funds and fund it. I think that's a good idea that we're proactive.

Mr. Snell: Any further comments out of the Board? I'm going to open this up to public comment. I think that's the right thing to do. Audience, want to comment?

Resident Diane Faylor (Lot 383): Diane Faylor.

Mr. Snell: Please use the microphones.

Resident Diane Faylor (Lot 383): Diane Fahler, 383. I want to know why we're changing something that worked for years here. We have plenty of space to work. COVID issues, it's a health concern there. Nancy is not going to have a room to do her stuff. We can't learn it, but we can see it. Nobody here actually does this except us, and we know it's not going to work.

Mr. Snell: I would ask Emily and Tricia on when Wendy taught it in there was it done successfully? Please answer out loud.

Ms. Roslin-Grimes: Yes. Wendy taught Zumba classes inside of the aerobics room, there was no concern at that time by the instructors or by any residents.

Mr. Snell: Any other Board member want to comment on why we're moving it back? I think we have had our say. For the reasons we have expresse, that's why we wanted it back in the exercise room where it was intended to be when the place was designed. The fact that it was done in here, doesn't mean it should've been done here.

Resident Diane Faylor (Lot 383): I moved into this community because I thought we had amenities, and we just have amenities being removed. Whether it was Wendy's classes and now it's Nancy's classes. Because Nancy, I don't know why she would want to do it there, I think she's

in jeopardy of being hurt doing it that way. Nobody can follow her because we have to see her feet to follow it. This is why I moved here, I guess we have to move.

Mr. Snell: Thank you.

Resident Christine Suslowicz (Lot 566): I'm Christine Suslowicz, 566. Wendy's classes were here, the Zumba, yes, they were, the Zumba set was here on Sunday mornings, and then we got switched over there and the class was limited in itself. Yes, there were people who stopped coming, but we did start out in here. The dance class was in here and then gently got shifted over there. The ladies who dance here don't complain about the carpet. If they want to dance on the floor, they go up there. The ladies don't complain about the temperature in this room, that room is in no way half the size of this room. I don't think there's a lot of room on the schedule to even add Nancy's extra classes. I think that's something else.

Mr. Snell: Thank you.

Ms. Murphy: I'm going to make one comment. The aerobics room is not half the size of this room, the aerobics room was half the size of the amount of space that was being used on the day that I came to the Zumba class. Because the whole entire room is not being used in Fairfax Hall, only the front portion of the room was being used.

Resident Barbara Reese (Lot 986): My name is Barbara Reese, I'm from 986. I did quit going to kickboxing because it was dangerous, and the times were not compatible with my schedule. I do Zumba in here. I have no trouble with the carpet. It is not an issue. What is an issue is I would be afraid that I'm going to hit the wall, it's very dangerous. That's all I have to say.

Mr. Snell: Any other audience comments? Anybody on Zoom?

Resident Sue Gaimari (Lot 1028): Hi, my name is Sue Gaimari. I do attend a lot of classes, Zumba, and I did do Nancy's class. Now, I didn't do the Zumba when Wendy was doing it, plus I was not a resident. Now that Nancy's doing it, it is during the COVID times, Nancy actually wore a mask while she was doing Zumba. She was so hot and overheated, I was afraid that she could pass out. It is not a good situation. The room is small and plus with all the equipment around the sides of the aerobics room. It does not allow for enough exercise space. Wendy's class was totally canceled and I believe that part of the reason is because the room is just too small. Even though she tried the combinations of extra classes, extra classes just didn't fit into her schedule. I'm not so sure Nancy could be or do the same. I just think that in Fairfax Hall, lighting is not an issue, the carpet is not an issue, and I just think it would work better at Fairfax for all concerned. Thank you.

Mr. Snell: Point of correction, we did not cancel those classes. Wendy quit for whatever her reasons are. I have heard multiple reasons from different people, but I don't know what the real reason was. Anybody else on Zoom?

Resident Janice Behr (Lot 661): Janice Behr, Lot 661. I attended numerous class with Wendy and that was not taken into your statistics. We were the last group, I believe, that was told that we had to go over to the aerobics room. If you look at our numbers prior to being in Fairfax Hall, we were always usually over 15 people for kickboxing. She also offered the classes on Sundays and in the evening hours, which a lot of our residents appreciated. Once we moved to the aerobics room, our problem was that we started with a total of 20 people. We proved that was wrong, so they took us down to 15. But they don't mention that you have an instructor. So there's a section there for the instructor, which is not digitally done. She even bought her own microphone so she could tell us what we were planning to do. Again, if you're considering any permanent move to the aerobics room, we need to consider what type of exercises we're going to offer to the growing community. That's all I have for right now.

Mr. Snell: Thank you, Janice. Nobody else? Any other Board comments? We're going to do a voice, a roll call vote.

On VOICE VOTE with Ms. Murphy, Mr. Craddock and Mr. Piersall in favor and Mr. Snell opposed, Scheduling All Group Fitness Classes in the Aerobics Room was approved 3-1.

iii. Capital Projects Listing

iv. Presentation 2021 Feedback Survey Report

Ms. Roslin-Grimes: Supervisors, in your agenda packet is a draft copy of the resident satisfaction survey report that was collected and concluded in July 2021. I'm here to answer any questions about any of the items in here. I did not receive any comments or concerns from any Board members prior to this meeting regarding this report. I'm here to answer any questions should you have any.

On MOTION by Mr. Snell seconded by Ms. Murphy, with all in favor, the 2021 Feedback Survey Report, was approved.

E. Golf and Food & Beverage

i. General Manager's Report

Mr. Snell: Golf and food and beverage, General Manager.

Mr. Fox: Yes, good afternoon. I wanted to follow up on a few things from last month's meeting that we kind of skipped over because it was a pretty long meeting. The cameras for golf shop and golf course maintenance were installed and complete. Those are in good working order. We did create a poolside take-out flyer. It's been in emails; it's posted over at the pool; and we've given a little bit of direction in the emails as well. Just communication on how to execute the take-out or delivery if we can make that happen. The National Golf Foundation, that renovation project, we just completed the tees and the sod around the tees yesterday. So big change on the golf course there. The drainage project has been moved to the spring. We've had an exorbitant amount of rain this season. We are over our average rainfall by 23 inches since December. So that's delayed many projects, as well as some COVID issues with our vendor. It's best that we tackle that in the spring, but the pond on 16 is very full, and it'll be most efficient to do that in the spring.

Mr. Craddock: Justin, did I hear you say something about you re-sod the tees? Are you talking about number 11?

Mr. Fox: No. It's the sod that is around the tee boxes that were sprigged, and then yes, the sod on 13 tee box was completed yesterday. But the sod around the tee surrounds was part of the original project, and that was completed yesterday as well.

Mr. Craddock: I'm specifically talking about number 11 where we grounded, and we shouldn't have.

Mr. Fox: That's number 13, and yes, that's complete.

Mr. Craddock: Okay, thank you.

Mr. Fox: With the response to the comment at the beginning of the meeting, we do choose to market reservations for a lot of our events. It helps us become efficient in the food that we're preparing and the staffing. But certainly if we have the space, we are open to the public, and will accommodate that whenever we can.

Mr. Craddock: Does that include the serving in the afternoon for NFL?

Mr. Fox: Yeah, absolutely. We're selling tickets for that and we hope that you make your reservations to guarantee you a seat. But we were, I think, 75% full this Sunday. For the first Sunday, we feel like that's a good number. It is very comparable to our revenue numbers in 2019,

which was pre-COVID, and better than our numbers from Sundays in 2020. We've had a little bit of feedback on that, and we are listening, and we'll do the best we can.

Mr. Craddock: Okay.

Mr. Fox: Otherwise, that's all I have. But I'm happy to answer any questions.

Ms. Adams: Mr. Chairman, there is an item that is attached to the General Manager's report that does require separate Board consideration.

Mr. Snell: Yeah. Any other questions on his report? What's attached is the removal of the concrete path, the sidewalk, and some turf in the easement that leads to a park that's not even on our property. Cow Park is not CDD property, so we can't use it anyway, and so there's a proposal which I think was amended from last time. Justin, I'll let you cover that.

Mr. Fox: Yeah, the proposal was amended to dispose of the concrete off property. We felt like that was the best way to go after the meeting. We will keep some of it on-site for irrigation stops. Whenever irrigation breaks or the earth moves, we can break down that concrete and use it to help support the irrigation. So it will be a very small amount that we would keep to help some irrigation blocks. But otherwise we'll have a dumpster on-site to put all the concrete in the dumpster, and it will be removed.

Mr. Snell: I didn't object to you keeping it all, as long as we weren't in violation of any legal issue there.

Mr. Craddock: Question on that, Justin. Is that the reason for the increase in the price because in the last week when we looked at this, it was \$4,500, it's now up to \$5,100.

Mr. Fox: Correct. That's all of the concrete off property.

Mr. Snell: Did we investigate whether or not we'll be in violation of any legal issue?

Ms. Murphy: I think ultimately there was a concern that perhaps 14 tons of concrete would be more than what the golf course could reasonably use over the next reasonable time period. It would be in a way of being efficient with the storage space back there.

Mr. Snell: Well, if it's more than you can use over a reasonable time here, then I think you would not be able to keep it here. Yeah, that's why the cost increased to dispose of the excess.

Mr. Snell: I'm sorry?

Mr. Craddock: That's my question.

Ms. Murphy MOVED to approve the ARGC Proposal to Remove Path & Restore Sod at \$5,100 and Mr. Piersall seconded the motion.

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

On VOICE VOTE with all in favor the ARGC Proposal to Remove Path & Restore Sod at \$5,100 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: Any other business? Any supervisor's request? Okay. This is a time for audience questions and comments. Does anybody in the room have any questions or comments?

Resident Barbara Reese (Lot 986): Barbara Reese, 986. Let me say the landscaping that was proposed is beautiful, I ask that you consider that next to where the pickleball courts are, that you might leave a little area for future shuffleboard and horseshoes.

Mr. Snell: Thank you. I know some others that feel the same way.

Mr. Craddock: Terry, could you repeat what she said?

Mr. Snell: She said that she hoped that we would leave some area where the pickleball and bocce ball courts are so that in the future it could be a shuffleboard and horseshoe area. I think from the drawing that there probably is enough room.

Mr. Craddock: Very good. Thank you.

Mr. Snell: You're welcome, Roy. Thank you.

Resident Eileen Heughins (Lot 673): I'd like to find out how the stop signs at the corner of Arlington Ridge Boulevard and White Plains Way is coming. The one near the townhouse, I know you have two.

Ms. Adams: Part of the scope for the pavement rehabilitation also includes intersection improvements including that one. There's multiple intersection improvements in some parts that are included in that scope. What I'd reported earlier that the Board would be hopefully reviewing proposals at next month's meeting as long as there's responses from vendors, that would be something that the Board can take action on as soon as next month.

Resident Eileen Heughins (Lot 673): The solution to not needing the stop sign is to remove the sawgrass that is blocking our views. We can't see anybody turning from Arlington Ridge Boulevard down White Plains. I was told that the sawgrass cannot be trimmed back until February because it will die. Let it die. Remove it and just plant something that isn't so tall there.

Mr. Snell: Eileen, quick, would you please state your block number?

Resident Eileen Heughins (Lot 673): 673

Mr. Snell: Okay, and your second comment, Emily and Jake and I will look at that because I don't believe it can't be removed. If removing it solves the issue and saves us money, then by all means, I think that's what we should do.

Resident Eileen Heughins (Lot 673): I've been talking to the HOA.

Mr. Snell: Well, is that a HOA problem?

Resident Eileen Heughins (Lot 673): It is.

Mr. Snell: We can't do it then.

Resident Eileen Heughins (Lot 673): Great.

Mr. Snell: Take it to the Board of HOA. Maybe you can ask them. We cannot do it.

Resident Eileen Heughins (Lot 673): I have. They told me to get with the sawgrass guy and I said, "Please have Jake call me so we can discuss this."

Mr. Snell: Okay, but the CDD Board can do nothing about it.

Resident Eileen Heughins (Lot 673): Great. They brought it up only because we don't need this stuff.

Mr. Snell: Well, okay. Take it to the HOA Board, and maybe they will remove it and save the CDD some money I hope.

Resident Eileen Heughins (Lot 673): I hope too.

Mr. Snell: Thank you. Jake? It's a public comment period.

Mr. Bloodworth: A couple of statements. I just wanted to remind homeowners, as the comment came up about the different areas of focus and whatnot. It is just a master plan. It is not a committed plan. It will be taking everything by case-by-case basis for these locations so just a reminder to homeowners that you observe and take a look at the plans. It is nothing that's necessarily set in stone. It is an HOA issue as far as the grasses per se. I'm just going to mention that. Then the last item, I know there was a subject about the savings that were observed on mulching. Mulching was not done this year as far as the fiscal year, but there will be an upcoming.

We are in early talks with management and the Board that there may be an additional amount of mulch needed in the upcoming year that may not have been budgeted for due to the lack of mulch that was put in this year.

Mr. Snell: Thank you, Jake. Anyone else in the room have a comment or question?

Resident Eileen Heughins (Lot 673): The walkway behind the townhouses in the building.

Mr. Snell: Please use the microphone. Pull it a little closer. There you go. Thank you.

Resident Eileen Heughins (Lot 673): The walkaway behind the townhouse and villas. I know we've discussed this before. I know Bill was working on it and there was some improvement made. The dead bushes were removed but It needs to be totally cleaned up.

Mr. Snell: Thank you. It is part of the master plan.

Resident Eileen Heughins (Lot 673): I've heard that before.

Mr. Snell: Well, we have not started the master plan, so give us a chance to do that. It will be gotten to in the master plan.

Resident Eileen Heughins (Lot 673): I didn't hear anything on it today, so I'm just bringing it up.

Mr. Snell: Thank you. Anybody on Zoom? Mike Ryan?

Resident Mike Ryan (Lot 397): Thank you, Terry. You threw me over through a loop when you said that the cow park is not owned by the CDD. Is it controlled by the HOA?

Mr. Snell: It is PEAR Park property.

Resident Mike Ryan (Lot 397): I'm sorry. Cow Park?

Mr. Snell: Cow Park is on PEAR Park property, not on CDD property.

Resident Mike Ryan (Lot 397): It was always either the HOA or the CDD that owned that property.

Mr. Snell: Mike, excuse me, that may be your understanding, but the property line definitely shows it's not on CDD property, it's on PEAR property.

Resident Mike Ryan (Lot 397): I'm sorry, how far is this property line?

Mr. Snell: That's why it was abandoned. It's not our property. We cannot use it.

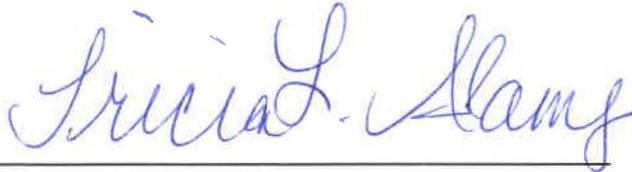
Resident Mike Ryan (Lot 397): I appreciate it. That just surprises me the heck out of me.

Mr. Snell: Thank you. Anybody else? With that, I will hear a motion for the continuance of the meeting.

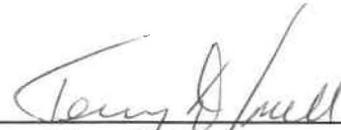
NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Murphy seconded by Mr. Piersall with all in favor the meeting was continued to October 5 at 2:00 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman