

42 **THIRD ORDER OF BUSINESS**

Audience Comments

- 43 • Mr. Robert Rusciano of Iverson wants to know what is going to be done about the
- 44 structure on the home which burned down last week.
- 45 ➤ Ms. Straw commented the Deed Restrictions mandate the property be re-
- 46 built within a certain time period, and the CDD has some enforcement
- 47 authority in this regard.
- 48 ➤ Mr. Lynn as Government Liaison has a meeting with Code Enforcement
- 49 tomorrow.
- 50 ➤ The bank will have to foreclose and take over the property since it is still
- 51 titled to the original owner in order for them to take any action.
- 52 • Mr. Rusciano recommends the CDD re-visit the possibility of gate cameras for
- 53 Iverson.

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55 **FOURTH ORDER OF BUSINESS**

Guest Speakers

56 There being no guest speakers in attendance, the next item followed.

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58 **FIFTH ORDER OF BUSINESS**

Committee Reports

59 **B. Deed Restrictions**

60 Ms. Bush presented the Deed Restrictions Report for the Board's review and acceptance;
61 a copy of which will be entered into the official record.

- 62 • 2011-096 – Constant trash in the yard two times per week; every time trash
- 63 comes, it is spread all over their yard and into the neighbor's yard – DR-10.

64 There being no comments or questions,

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66 On MOTION by Mr. Glassman seconded by Mr. Shahin with all in
67 favor, the recommendation from the Deed Restrictions Report was
68 accepted.

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70 **A. Architectural Review**

71 Ms. Bush presented the Architectural Review Report for the Board's review and
72 acceptance; a copy of which will be entered into the official record.

- 73 • 2011-30 – Paint house – Recommend approval.
- 74 • 2011-31 – Paint house – Recommend approval.

75 • 2011-32 – Add an aluminum screen/security door to the front entrance;
76 Recommend approval.

77 • 2011-33 – in-ground pool/spa with screened paved deck matching the driveway
78 pavers, with screen pool enclosure – Recommend approval.

79 There being no comments or questions,

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81 On MOTION by Mr. Glassman seconded by Mr. Shahin with all in
82 favor, the recommendations from the Architectural Review Report
83 were accepted.

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85 • Mr. Shahin reminded staff any newly-approved paint color swatches should be
86 included in the procedures book.

87 **B. Government Liaison**

88 There being no issues to report, the next item followed.

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90 **SIXTH ORDER OF BUSINESS**

New Business

91 Linda Straw

- 92 • PACA is asking members to endorse an extension of Ridge Road.
- 93 ➤ The vote will take place on December 8th.
- 94 ➤ Ms. Straw would like to write the President of PACA giving the CDD's
95 endorsement.

96

97 Mr. Shahin MOVED to authorize the Chair to send a letter to the
98 President of PACA indicating the CDD's endorsement for the
99 extension of Ridge Road; and Mr. Glassman seconded the motion.

100

- 101 ➤ Mr. Bovis already gave PACA his personal endorsement.

102 There being no further discussion,

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104 On VOICE vote with all in favor, the prior motion was approved.

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106

107 **SEVENTH ORDER OF BUSINESS**

Property Manager's Report

108 • The extended loop at the Wrencrest exit gate was installed and has been
109 successful.

110 • The pool is up and running to optimum capacity.

- 111 ➤ Two new cells were added to the chlorination unit, which will help to
112 decrease the cost for chlorine and other surplus equipment.
- 113 ➤ A plan is in place to replace the cells as necessary.
- 114 • The work on ponds continues.
- 115 • Staff is working with all of the Villages regarding holiday decorations.
- 116 ➤ Ms. Straw asked Mr. Starkey to confirm whether or not the resident who
117 purchased decorations for Morningside should be reimbursed.
- 118 • Curb entrances and sidewalks are currently being pressure washed.
- 119 • Broken cameras were replaced throughout the community.
- 120 • The wild boar trapper was hired.
- 121 ➤ One 200 lb. female hog was removed from Wrencrest.
- 122 ➤ A group of minors tampered with some snares which were placed at the
123 back of Long Leaf, but the incident was resolved with the parents.
- 124 ➤ The resident who raised this issue at the last meeting has approximately
125 75% of his property damaged from the pigs.
- 126 ➤ The trapper has been diligently working with this resident to resolve the
127 problem.
- 128 ➤ Mr. Starkey recommended the resident put up a fence.
- 129 ➤ The damaged areas should grow back, but further action will be taken if
130 they do not.
- 131 • Mr. Snyder discussed issues which were addressed at the recent staff meeting.
- 132 ➤ It is important to fill out accident reports in a timely fashion.
- 133 ➤ They addressed ways to assist residents when they have non-emergency
134 complaints.
- 135 ➤ Ms. Straw asked Mr. Snyder to obtain a database of questions for staff in
136 the event of an incident.
- 137 ➤ Residents are encouraged to call the non-emergency number to report an
138 incident.
- 139 • The accident and resulting damage at the Manor Isle wall was discussed.

- 140 ➤ Mr. Starkey has been working with Mr. Payne and Tampa Bay Masonry,
141 which did previous work in the District, to finalize a proposal for the
142 Board's approval.
- 143 ➤ Mr. Starkey currently has a proposal for \$37,175 to repair the wall;
144 \$10,000 of which goes to the District Engineer to obtain permits and
145 plans; and \$5,000 for the Engineer to draw the structural plan necessary to
146 pull the permits.
- 147 ➤ Ms. Straw suggested trying to use the original drawings in order to save
148 money.
- 149 • The pool was discussed.
 - 150 ➤ Staff is working with Mr. Payne to come up with specific criteria for
151 bidders.
 - 152 ➤ Mr. Cohen is in the process of reviewing the new ADA standards as it
153 relates to the pool.
 - 154 ➤ There is a proposal in the amount of \$116,000.
 - 155 ➤ The Board wants to see a full proposal with a breakdown of all costs.
 - 156 ➤ The construction will take approximately eight weeks.
 - 157 ➤ Mr. Payne will provide the specifications.
 - 158 ➤ Ms. Straw asked Mr. Starkey to ensure there is no recourse for any of the
159 prior workmanship.
- 160 • Mr. Starkey's position was discussed.
 - 161 ➤ Mr. Snyder completed his probationary review on December 6th which
162 was favorable.

163
164 Ms. Straw MOVED to authorize staff to offer Mr. David Starkey a
165 permanent part-time position as an Assistant Property Manager
166 based on his performance review; and Mr. Bovis seconded the
167 motion.

169 There being no further discussion,

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171 On VOICE vote with all in favor, the prior motion was approved.

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- 173 ➤ Ms. Straw suggested a plan be created to ascertain all District
174 Management authorities are disseminated to Mr. Starkey.
- 175 ➤ Mr. Starkey should be given appropriate spending authority in Mr.
176 Snyder's absence.
- 177 ➤ Mr. Starkey will report to Mr. Snyder.
- 178 • The parking lot sealing was discussed.
- 179 ➤ Mr. Starkey asked Zephyr Stripe N Seal to exclude reconstruction on the
180 sidewalk area where the water was running over which decreased the cost
181 by half for a total of \$4,250.
- 182 ➤ Ms. Straw asked Mr. Starkey to confirm with Mr. Mendenhall whether or
183 not the cost of this work is coming from the fund for the pool work.
- 184 ➤ Mr. Starkey assured the Board the bids include use of gem seal.

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186 Ms. Straw MOVED to proceed with sealing the parking lot subject
187 to Mr. Mendenhall's confirmation the funds for the pool in the
188 amount of \$124,000 are not used for this work.

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190 ➤ Ms. Straw believes there is another line item in the budget for this work.
- 191 ➤ Mr. Bovis wants to ensure the pool work does not affect the sealant.

192 There being no further discussion,

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194 Ms. Straw WITHDREW the prior motion and the work will be
195 delayed until such time as the pool work is done.

- 196
197 • Mr. Snyder asked Mr. Payne several times to install a new drain cover, but he has
198 not done so.
- 199 ➤ Ms. Straw asked Mr. Snyder to put the request in writing and copy her;
200 and she will escalate the request if he does not respond.

201
202 **EIGHTH ORDER OF BUSINESS**

202 **Status Reports – Supervisor Areas of**
203 **Specialization and Comments**

204 **James Bovis**

- 205 • Mr. Bovis sent Mr. Snyder an e-mail to possibly change the four clubhouse
206 telephone accounts to Verizon.

- 207 • The ponds need to be checked as some of them have been turning green.
- 208 ➤ Ms. Straw reminded Mr. Bovis this may be due to weather changes.
- 209 ➤ Staff is working through the issues.
- 210 ➤ A report of all of the ponds is prepared at the beginning of the month; and
- 211 Mr. Starkey assured the Board anyone may request the report be updated
- 212 if there are any problems.
- 213 ➤ Ms. Straw asked Mr. Starkey to have a full report prepared for the second
- 214 meeting each month.
- 215 • Mr. Starkey should verify whether or not the refund in the amount of \$650 for the
- 216 hole the CDD patched was credited back to Wrencrest.
- 217 • Checks were issued by Wright Paving for the litigation settlement with Verizon.
- 218 ➤ Mr. Bovis wants to know if any funds were expended from the CDD or
- 219 the Long Leaf HOA which need to be reimbursed through this settlement.

220 **Brian Shahin**

- 221 • Investments were discussed.
- 222 ➤ Mr. Shahin wants to know if there are any negative effects on the services
- 223 rendered by the bank.
- 224 ➤ Commercial accounts cannot earn interest, but the banks issue an earnings
- 225 credit.
- 226 ➤ Ms. Straw will ask Mr. Mendenhall to recap this at the next meeting.

227 **Mark Glassman**

- 228 • Gate cameras were discussed.
- 229 ➤ Cameras are needed at Iverson, Wrencrest and at the two and three borders
- 230 because they are all entrances to Iverson.

231 *The record reflects Mr. Bovis exited the meeting.*

232 **Linda Straw**

- 233 • The attorney transition was discussed.
- 234 ➤ Ms. Straw signed the engagement letter, which was delivered to Mr.
- 235 Cohen's office.
- 236 ➤ Mr. Mendenhall delivered a termination notice to Mr. Santiago.
- 237 ➤ Mr. Cohen is aware of the outstanding invoices which the Board stopped
- 238 payment to Mr. Santiago.

- 239 ➤ Ms. Straw, Mr. Mendenhall and Mr. Cohen met and a recommendation
- 240 was made based on the complex litigation issues before the CDD.
- 241 ▪ Mr. Cohen recommends Mr. Santiago’s office maintain the open
- 242 litigation files with the exception of Aqua Pools, which will be
- 243 taken over by Mr. Cohen.
- 244 ▪ Mr. Cohen will meet with Mr. Santiago on Friday to discuss
- 245 transition of all rules and operating procedures; after which Mr.
- 246 Cohen will provide the CDD with the necessary information to
- 247 proceed.
- 248 ▪ Mr. Cohen will contact Mr. Shahin, who will update him on the
- 249 current covenant enforcement procedures.
- 250 ▪ Mr. Santiago continues to practice under RJS Law Group, since his
- 251 firm dissolved.

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253 **NINTH ORDER OF BUSINESS**

**Approval of the Minutes of the
November 2, 2011 Meeting**

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255 Ms. Straw stated each Board member received a copy of the Minutes of the November 2,
256 2011 Meeting, requesting any additions, corrections or deletions.

257 There not being any,

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259 On MOTION by Mr. Glassman seconded by Mr. Shahin with all in
260 favor, the Minutes of the November 2, 2011 Meeting were
261 approved.

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263 *The record reflects Mr. Bovis submitted changes to the minutes on Tuesday, December 6,*
264 *2011, which will be made and are part of the official record.*

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266 **TENTH ORDER OF BUSINESS**

Other Business

267 There being no other business to report, the next item followed.

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269 **ELEVENTH ORDER OF BUSINESS**

Audience Comments

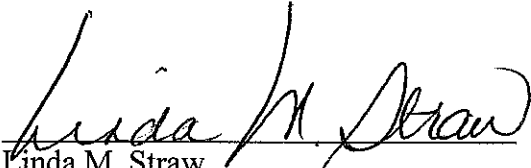
- 270 • Residents can submit discussion items to Severn Trent Services; and the agenda
- 271 can be revised.

273 **TWELFTH ORDER OF BUSINESS**
274 There being no further business,

Adjournment

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On MOTION by Mr. Glassman seconded by Mr. Shahin with all in favor, the meeting was adjourned at 7:58 p.m.


Linda M. Straw
Chairperson