

**SOUTH FORK EAST
COMMUNITY DEVELOPMENT DISTRICT**

August 23, 2018 Minutes of Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors of the South Fork East Community Development District was held on **Thursday, August 23, 2018 at 6:00 p.m.** at Christ the King Lutheran Church, located at 11421 Big Bend Road, Riverview, Florida 33579.

1. PLEDGE OF ALLEGIANCE

Supervisor Bounds led The Pledge of Allegiance.

2. CALL TO ORDER

Supervisor Bounds called the Public Hearing and Regular Meeting of the Board of Supervisors of the South Fork East Community Development District to order on **Thursday, August 23, 2018 at 6:00 p.m.** and identified the Board Members present.

Board Members Present and Constituting a Quorum at the onset of the meeting:

Harry Bounds	Chairman	
Carole Schaller	Vice Chairman	
Karen Gagliardi	Supervisor	<i>via conference call</i>
Hope Brisette	Supervisor	
Laura Green	Supervisor	

Staff Members Present:

Debby Nussel	Meritus, District Manager
Vivek Babbar	District Counsel, Straley Robin Vericker
Travis Chatman	Onsite Staff
Christen Wing	Chase Bank

There were approximately 36 residents in attendance.

The Board allowed Christen Wing from Chase Bank to present banking options to the Board. Ms. Wing reviewed her handout. The Board discussed the different options with Ms. Wing.

3. AUDIENCE QUESTIONS AND COMMENTS

Residents commented about Clement Pride signage, that the front sign is in good shape and just needs paint and protection to legs, that there is no ramp for the sidewalk on Hardy Eddy, and that the Kiddie pool area smells. There were also comments about having teens in the office, seeing teenagers on the golf cart, and that the ADA lift was not up to date. A resident asked if the playground at the pool area

48 is going to be replaced. There were more resident comments about the pool not having an umbrella,
49 sidewalk damages, and maps of the District. Residents also asked how much money goes to the
50 County from the CDD and what the CDD money pays for. Residents continued to comment that the
51 Enclave entrance palms are bad, that the trees in the big area in Stillwater look bad, and that the
52 Stillwater light is not working at the entrance. There was also more discussion about the ADA lift.

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55 **4. VENDOR AND STAFF REPORTS**

56 **A. Presentation by Bank(s) for Banking Options**

57 **B. District Counsel**

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59 The Board was informed that the invoice last month was for the fence encroachment.

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61 **C. District Engineer**

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63 Mrs. Nussel updated the Board on the Pond 13 crashed drain.

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66 **5. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2019 BUDGET**

67 **A. Open Public Hearing on Adopting Fiscal Year 2019 Budget**

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Brisette
SECONDED BY:	Supervisor Green
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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76 **B. Staff Presentations**

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78 Mr. Babbar explained how the public hearing works for the budget and assessments to the public.
79 Mrs. Nussel went over all the line items with the public. She also went over the assessment levels
80 proposed. Mrs. Nussel also explained the difference and total of the debt service and O&M cost. Mr.
81 Babbar then went over how the bond works and how residents pay it off. He also answered questions
82 about the bond.

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84 **C. Public Comments**

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86 Audience members commented about the bond amount and using the reserve to cover the budget.
87 The Board then answered residents' questions about the budget. Residents asked how much would it
88 be on an average a month for the CDD increase, what is driving the increase for the District, if it's
89 only everyone who owns a home is paying or if the builders are paying as well, has anyone seen the
90 sprinklers being on when it rains, if the increase is to help with the reserve, why the District is paying
91 for security cameras if homeowners are breaking items in the District, and if the Board can look at
92 different landscapers. Residents also commented about the bond and lot size, the cost of community
93 upkeep they still don't have a clubhouse, and that pool problems and landscaping have been consistent

94 issues in the community. There was also a question as to how the District's fees compare to other
95 communities.
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97 **D. Close Public Hearing on Adopting Fiscal Year 2019 Budget**
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99	MOTION TO:	Close the public hearing.
100	MADE BY:	Supervisor Brisette
101	SECONDED BY:	Supervisor Green
102	DISCUSSION:	None further
103	RESULT:	Called to Vote: Motion PASSED
104		4/1 – Supervisor Gagliardi opposed.

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107 **6. BUSINESS ITEMS**

108 **A. Consideration of Resolution 2018-06; Adopting Fiscal Year Budget**
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110 The Board reviewed the resolution. Supervisor Green asked if Section 3B in the Resolution could be
111 removed where it states that the Treasurer and District Manager have the right to increase the line
112 items. Mr. Babbar and the Board said yes. Supervisor Schaller asked if the District could stay within
113 each line item for the next year and watch every line item. The Board agreed to watch every single
114 line item.
115

116	MOTION TO:	Approve Resolution 2018-06 with taking out Section 117 3B.
118	MADE BY:	Supervisor Brisette
119	SECONDED BY:	Supervisor Green
120	DISCUSSION:	Supervisor Gagliardi wanted to know how they could 121 increase a budget that they are not being responsible for. 122 She also said she felt that the Board and management 123 are not taking care of the community. Supervisor 124 Schaller went over the numbers for the previous years 125 and any way they can cut costs. The Board discussed 126 ways to cut and what all they have already cut and 127 looked at in previous meetings.
128	RESULT:	Called to Vote: Motion PASSED
129		4/1 – Supervisor Gagliardi opposed.

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131 **B. Consideration of Resolution 2018-07; Assessment Resolution**
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133 Mr. Babbar went over the resolution with the Board.
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MOTION TO:	Approve Resolution 2018-07.
MADE BY:	Supervisor Brisette
SECONDED BY:	Supervisor Green
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Gagliardi opposed.

C. Consideration of Resolution 2018-08; Setting Fiscal Year 2019 Meeting Schedule

Mrs. Nussel went over the resolution and dates of the meetings.

MOTION TO:	Approve Resolution 2018-08.
MADE BY:	Supervisor Schaller
SECONDED BY:	Supervisor Green
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Gagliardi opposed.

D. Discussion on RFP Scope for Landscaping

The Board discussed what they want in the scope of service and what they want in the RFP. They will look at it for the next meeting.

E. General Matters of the District

7. CONSENT AGENDA

A. Consideration of Board of Supervisors Meeting Minutes July 26, 2018

The Board reviewed the minutes and noted that line 188 should be “no, not at this time.” They also noted that line 211 should have “the board agreed to” added to it. Also, line 200 should be changed to “have more color” instead of just “yellow.”

MOTION TO:	Approve the July 26, 2018 minutes with changes as discussed.
MADE BY:	Supervisor Green
SECONDED BY:	Supervisor Brisette
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures July 2018

The Board reviewed the O&Ms. Supervisor Green asked about the LMP invoice on page 106. She wanted to know why it was paid. Mrs. Nussel agreed not to pay it. Supervisor Schaller asked about LMP invoices pages 99, 103, and 106. She also asked about the Ryder invoice on page 128, the Meritus invoice, and postage. Supervisor Gagliardi asking about the Johnson Engineering invoice on page 43, the Verizon invoice, the LMP invoices, and keeping track that the invoices that should not be paid are getting fixed. Supervisor Gagliardi also asked about the LMP invoices on pages 112, 115, 118, and 128. She noted that LMP did not indicate how many they fixed for free.

MOTION TO:	Approve the July 2018 O&Ms as discussed.
MADE BY:	Supervisor Brisette
SECONDED BY:	Supervisor Schaller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

C. Review of Financial Statements Month Ending July 31, 2018

The financial statements were reviewed and accepted. Supervisor Green asked about the TECO credit.

8. MANAGEMENT REPORTS

A. District Manager

- 1. Staff Task List**
- 2. Field Manager’s Report**
- 3. Aquatics Reports**

Mrs. Nussel went over her report with the Board. She provided an update on the County violation for the right of way signs. She also stated that pool clean-up will take place the second week of September, and the pool will be closed from one to two days. Mrs. Nussel also stated that there are dead trees off of Clement Pride that need to be removed. She went over Carson’s proposals to remove the dead trees. The Board agreed to remove dead trees but not to remove the stump.

The Board then discussed the HOA using the office when it is locked on September 4th or 6th.

MOTION TO:	Approve the HOA using the office on September 4 th or 6 th .
MADE BY:	Supervisor Brisette
SECONDED BY:	Supervisor Schaller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Gagliardi opposed.

222 Mrs. Nussel also went over that the Wax Myrtles were trimmed, the burn line will be done within a
223 week, and Penny Gwynn will start on September 4th. She also went over the Reserve homeowner's
224 request for their fence line being put on CDD property. The Board said no.
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226 **B. On-Site Manager's Report**
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228 Mr. Chatman left a written report for the Board. The Board reviewed the report.
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231 **9. SUPERVISOR REQUESTS**
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233 Supervisor Gagliardi requested having a discussion with South Fork II and shared amenities. She also
234 asked about the fences on Felix Will and wanted to know what is being done. Supervisor Gagliardi
235 then brought up the playground and asked what the Board thought about the emails they received.
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237 Supervisors Schaller discussed having the playground stakes installed within a month.
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240 **10. ADJOURNMENT**
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MOTION TO:	Adjourn.
MADE BY:	Supervisor Brisette
SECONDED BY:	Supervisor Schaller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/1 – Supervisor Gagliardi opposed.

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250 **Please note the entire meeting is available on disc.*

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252 **These minutes were done in a summary format.*

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254 **Each person who decides to appeal any decision made by the Board with respect to any matter considered at*
255 *the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
256 *including the testimony and evidence upon which such appeal is to be based.*

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258 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
259 meeting held on 9-27-18.

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261 Carole Schaller

262 Signature

263 CAROLE
264 SCHALLER

265 Printed Name

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267 Title:

268 Chair

269 Vice Chair

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Debby Nussel

Signature

Debby Nussel

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature

10/1/18
Date