

MINUTES OF MEETING  
VILLAGES OF BLOOMINGDALE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Villages of Bloomingdale Community Development District was held on Wednesday, July 18, 2018 at 9:00 a.m. at the HCC at the Regent, 6437 Watson Road, Riverview, Florida, 33578.

Present and constituting a quorum were:

Dave Moore	Chairman
Todd Cole	Vice Chairman
Curtis Brown	Assistant Secretary
Jackie Darden	Assistant Secretary
Debbie Campbell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Michelle Rigoni	District Counsel by phone
Gino Montagna	Vesta
Rudy Seurattan	Vesta

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order and called the roll. All Supervisors were present, in person, with the exception of Mr. Brown who was not present at roll call.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Showe stated we will open it up for any members of the audience who would like to provide any comments. Only District Staff and the Board were present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of June 20, 2018 Board of Supervisors Meeting**

Mr. Showe stated the minutes were provided as part of your agenda package, and we can take any corrections or changes, at this time.

On MOTION by Mr. Moore, seconded by Mr. Cole, with all in favor, the Minutes of the June 20, 2018 Board of Supervisors Meeting, were approved, as presented.

**FOURTH ORDER OF BUSINESS                      Unfinished Business**

Mr. Showe stated there is no unfinished business.

**FIFTH ORDER OF BUSINESS                      New Business/Supervisor's Requests**

**A.      Public Hearing**

Mr. Showe stated we need a motion to open the public hearing.

On MOTION by Mr. Cole, seconded by Mr. Moore, with all in favor, the public hearing was opened.

*Mr. Brown joined the meeting at this time.*

**i.      Consideration of Resolution 2018-04 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations**

Mr. Showe stated the budget is attached as Exhibit A. There are no changes from the last version. Assessments remain level. The only change was that we updated the Capital Projects Fund on Page 11, to add \$10,000 for stormwater repairs. This still leaves a good amount of funds for other capital projects. At this time, we will open the floor for public comments, knowing that only members of the Board and District Staff are present.

Ms. Rigoni stated we reduced the District Counsel budget from \$35,000 to \$25,000 to reflect historical costs. I wouldn't be doing my due diligence if I didn't make the Board aware that this does not leave room in the budget to anticipate for additional, unforeseen events. We're not aware of any reason why there would be anything besides normal routine items next year, but I just wanted to note that change.

Mr. Cole asked would it make sense as a contingency, instead of lowering the District Counsel budget from \$35,000 to \$25,000, making it \$30,000, in case something comes up?

Mr. Showe responded we can adjust that.

Mr. Moore stated the reason we increased this line item, was because of the movie theater, knowing that we would recover most of it, but we had to put it out first.

Mr. Cole stated I understand.

Mr. Showe stated we had a transfer in to the capital reserve, so we will do whatever the Board feels comfortable with. We looked at the historical cost. Last year, we spent \$22,000 and this year, through June 12, we spent \$12,000. We felt like giving you a more realistic budget, but if the Board is comfortable, we can push it up to \$30,000 and reduce “*Transfer Out.*”

Mr. Moore stated since I have been on the Board, there’s only been one year where it actually got up to above what this is, which was due to the theater issue. It doesn’t guarantee it’s not going to happen.

Mr. Showe stated correct.

Mr. Moore stated I think it’s based on histories. I’m comfortable with \$25,000. I’m not opposed to going up if the Board feels that way.

Mr. Showe stated right. As the Attorney indicated, we will obviously need their services. If something unanticipated happens and we go over budget, we will find the money from other line items. Whatever the Board is comfortable with. We can leave it at \$25,000, if you are comfortable. We will obviously pay them what they need to protect the District.

Ms. Darden stated we have to do it anyway.

Mr. Showe stated correct. Alright, are there any other questions on the budget? Hearing none, we need a motion to approve Resolution 2018-04.

On MOTION by Mr. Cole, seconded by Mr. Moore, with all in favor, Resolution 2018-04 Adopting the Fiscal Year 2019 Budget and the Annual Appropriations, was adopted.

**ii. Consideration of Resolution 2018-05 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Showe stated the second part of the budget is Resolution 2018-05. The first Resolution you approved, approves the budget. This one actually approves the levy of the assessments associated with that budget. Attached to the Resolution, is the Adopted Budget that you just approved, in its final form. We will also attach the Assessment Roll, which levies all of the assessments. I have a copy if anyone wants to look at it. It’s essentially a giant spreadsheet with everybody’s assessments laid out on it. At this time, we will open up the floor for audience comments, but since only District Board and staff are here, we will return it to the Board for any discussion or consideration.

On MOTION by Mr. Cole, seconded by Mr. Brown, with all in favor, Resolution 2018-05 Imposing Special Assessments and Certifying an Assessment Roll, was adopted.

Mr. Showe stated we need a motion to close the public hearing.

On MOTION by Mr. Cole, seconded by Mr. Moore, with all in favor, the public hearing was closed.

**B. Consideration of Resolution 2018-06 Declaring Vacancy in Seat 1 of the Board of Supervisors**

Mr. Showe stated District Counsel drafted Resolution 2018-06, which is in your agenda. No one qualified for Seat 1, in terms of the General Election, so this would declare that seat vacant after the election. Is that correct, Michelle?

Ms. Rigoni responded correct. Seat 1 will be vacant and held by Todd until somebody is appointed to that seat, but we cannot appoint anybody until November.

On MOTION by Mr. Moore, seconded by Ms. Darden, with all in favor, Resolution 2018-06 Declaring a Vacancy in Seat 1 of the Board of Supervisors, was adopted.

**C. Consideration of Stormwater Repair Proposals**

Mr. Showe stated we talked about the stormwater repairs at a couple of meetings, based on reports from the lake service provider. We included the report from the Consulting Engineer. The initial estimate was over \$100,000 worth of lake bank work, so we had your District Engineer go out for additional estimates. He came up with a scope of work and we used his memo to bid those projects out to two different vendors. The first one he recommended was from G.A Nichols Company, who estimated \$6,280 for all of the repairs. We also gave your lake service provider Aquagenix a chance to bid, and they bid almost \$9,000. They also noted that the work is not what needs to be done and there's no warranty. I showed both quotes to the District Engineer and he recommends, based on those considerations and the price, to use G.A. Nichols. He feels very comfortable using them and used them on several different projects. It would be our recommendation to use them. We can put that amount into the budget.

Mr. Cole asked is there a warranty or guarantee with G.A. Nichols?

Mr. Showe responded we will build that into the contract and verify whatever they would warrantee. We will also have District Counsel prepare a Small Project Agreement, which gives you more formality. We didn't want to go into that process and use legal funds, until the Board approves the project.

Ms. Darden stated right.

Mr. Moore stated there's history with this company.

Mr. Showe stated the District Engineer has history with them and feels comfortable that they can do the job.

On MOTION by Mr. Moore, seconded by Ms. Darden, with all in favor, the proposal from G.A Nichols Company for stormwater repairs, in the amount of \$6,280, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni stated I have no report.

**B. Amenity Service Manager**

**i. Presentation of Amenity Manager's Report**

Mr. Montagna stated regarding the Clubhouse and pool, the incident at the pool is being further investigated by the Sheriff's Office. As of this report, I was told that VOB was fully in the clear and acted properly on our part. Children's Services are holding up the report. They are investigating to bring charges against the mother for negligence. As of this time, they only have the front page available for the public. All it says is the name of the mother and the boy. We will let you know what is going to happen and if they are going to bring charges against her. Julio painted the rusted dumbbells in the Gym with special paint. They look like new. He is now working on painting a shelf, which is coming along well. The welder for the Gym, fixed the pool fence, along the shrubs, where you pull into the pool. He said that there was more involved with the parking area, because of all the broken fence that's down into the cement, not including the play area, because that's another area of its own, and not just the bad part. He said that it would cost \$2,500, which is a good quote, compared to other fence companies, which were in the \$4,000 to \$6,000 range. The ponds are in very good shape; although, water levels are high. Some companies have been out to review the erosion problems, but due to the high water levels,

they are having a hard time. They told me that they can't see what the real damage is. Three different companies came out. Regarding the lawn sprinklers and palm trees, Carlos is keeping up as best they can with the rain. The palm trees are being trimmed. Carlos presented a reasonable invoice for the palm tree trimming. We are waiting on a decision about the tow company for some issues by the Clubhouse and other CDD property. As requested by District Counsel, we haven't had any towing. The night parking lot security guards are having issues with people giving them a hard time, when they are trying to get them to move on. The electric box from the old well on the movie's property, was removed.

Mr. Cole stated one second. Why are we waiting on a decision about the pool tow company? Have we made a decision on who was going to be the main company?

Mr. Montagna stated that was the name that was originally out there.

Mr. Cole stated so it's out now? We talked about putting it out and finding another company. Correct?

Mr. Showe responded you are going to have a rulemaking hearing at your next meeting. At that point, we will have a contract from either Pools or another vendor, based on the Board's recommendation. We will have a contract with somebody.

Mr. Cole stated I thought that we were going to look at companies that you had experience with in bringing them out as well.

Mr. Showe stated you have to find somebody that's in accordance with Florida Statutes. We just have to do our due diligence, as we get closer to that hearing. We anticipate having a contract at the next meeting to go along with your rulemaking hearing.

Mr. Cole stated I understand.

Ms. Darden asked is Pools aware that its going out for bids?

Mr. Showe stated it's not really up for bid.

Mr. Moore stated that was going to be my question. It will be somebody that the District feels comfortable with that would allow it.

Mr. Showe stated we need to find somebody who feels comfortable that can meet the Florida Statutes and is willing to sign the agreement that District Counsel prepared.

Ms. Darden stated I understand.

Mr. Showe stated if there's experience with Pools and we are comfortable with them, we can try them first and then look for another vendor.

Mr. Cole stated I'm not. I think they should be the tow company of last resort.

Mr. Showe stated then we will find somebody else.

Mr. Moore stated I just wanted to get that in place, because it's not only just the Clubhouse throughout the community, which has nothing to do with this. It's getting worse, because word is getting out, that there's no towing.

Ms. Darden stated this is from the HOA side. We suspended towing, because we are doing a survey. We have engineers coming out to assess the parking situation. We have three bedroom homes that have two cars or more. There's obviously not enough parking, which is doing an injustice to our community. We already know that we have an issue. We suspended towing until we get the survey and work on trying to find additional parking, put up signs and make people aware of what is and is not a violation.

Mr. Cole stated I think you are referring more to the Clubhouse parking, right?

Mr. Moore: Yes, the Clubhouse. There's a spot right in front of my house.

Mr. Cole stated but that is owned by the HOA.

Mr. Showe stated you need to have the rulemaking hearing. Our goal was for you to approve the rules at the next meeting, approve the contract and then we can start towing.

Ms. Darden stated We are working on that. I saw that this morning.

Mr. Brown stated they must have so many days in advance.

Mr. Moore stated I just didn't know when we would be able to.

Mr. Showe stated our goal is to have a contract with the tow vendor, the same day that you approve the rules. They can come out and put signage up as soon as you approve it and then we are fully in compliance on the CDD side.

Mr. Cole stated in between, you can email us.

Mr. Showe stated as soon as we have somebody that is willing to take it on. Some companies don't like to do it.

Mr. Montagna stated the electric box by the movie theater has been removed. I don't know if anyone noticed that.

Mr. Moore stated I noticed it.

Mr. Showe stated they were responsive. They sent a letter back after we sent them the letter and they took care of it. That's a good sign.

Mr. Montagna stated people are still asking about the boxes that are in the ground. There are grey boxes as you enter each of the individual roads, but that's an HOA issue. Do you know what those boxes are for?

Mr. Cole asked by the gates?

Mr. Montagna responded yes.

Mr. Cole stated that is the mechanism for the gates.

Mr. Montagna stated yes, but David from the HOA said that they are disconnected and people are asking why we don't remove them.

Ms. Darden responded I will follow up on that.

Mr. Montagna stated Gardzo Security is working out well. Everyone knows them and pays them respect. They go by the rules or are asked to leave. A lot of times, George, the owner, is actually doing the pool shifts himself. We had some very busy days at the pool, even with all of the rain. A lot of residents will try every chance they get, but it seems like Gardzo is stepping up. There was an issue with the signs on the door by the pool. The signs have been up there for three years. They were taken down during the painting and we put them back up after the painting was completed. We made new signs and cleaned them up. Also, a new display board was added by the pool. They are better looking than the signs we taped to the fence. You can tell people the rules, but it seems like a picture is worth a thousand words, like smoking. You tell them that there's no smoking. I was out there on Monday, and a guy was out there puffing away. I told him that there was no smoking. He said that he didn't see it on the sign. I showed him where the sign was. He said, "*I think you should change that.*"

Ms. Darden stated I don't know if anybody has seen pictures of it, but I found the signage horribly offensive. I didn't think it was appropriate. I understand the message that you are trying to relay, but I did not feel that the signage was appropriate. There's a better way to relay your message.

Mr. Cole responded related to smoking or just the sign in general?

Ms. Darden responded the dress code.

Mr. Cole stated maybe for future reference, anything that goes up at the Clubhouse, represents the CDD. Why don't you email it out to the Board to get approval and comment on it, because it represents the CDD.

Mr. Brown stated this one came before the Board.



Mr. Montagna stated this was the one by the pool.

Mr. Moore stated I don't remember.

Ms. Darden stated I don't remember it coming before the Board either.

Mr. Cole stated I didn't see the sign, but I suggest that it be emailed and we could work on it via email.

Ms. Darden stated I'm sure that baggy pants is not the only issue that would show up at the Clubhouse.

Mr. Montagna stated no, but it's something that the younger people relate to more.

Ms. Darden stated so in that regard, you could be isolating individuals. I feel its offensive. I didn't say racially, but that is a form of profiling. I just think that your message could be better related in a better picture of a dress code. I think that needs to be removed, immediately.

Mr. Montagna stated it was brought up to me that somebody said that I was being prejudice.

Ms. Darden stated I didn't say that it was you.

Mr. Cole stated I would say, "*Appropriate dress is required to enter the Clubhouse, no saggy jeans or inappropriate tops for women,*" so it's all encompassing. It seems like you are focusing on one part of the community.

Mr. Montagna stated you're right. It's in all of the verbiage.

Ms. Darden stated a picture is worth a thousand words.

Mr. Cole asked is that the only picture up there?

Mr. Montagna responded no, we have the "*No Smoking*" sign.

Mr. Cole stated no. I mean related to the dress code.

Mr. Montagna stated I think so. Yes.

Mr. Cole stated I would say "*You must have a shirt to go inside.*"

Mr. Seurattan stated good morning! I'm Rudy Seurattan with Vesta. I just want to concur with your suggestion that any signs, whether appropriate or inappropriate, be discussed by the Board, to make a final decision on whether or not that sign goes up. Certainly, we don't want to stigmatize the community. That was never our intention. We want everybody that comes into the community to feel like this is a great place to live.

Ms. Darden stated right.

Mr. Seurattan stated I concur with that. It's a good suggestion.

Mr. Cole stated alright. Thank you.

Ms. Darden stated I'm on Carlsdale Drive at the back end, and I believe that your Maintenance Company trimmed those trees. I called TECO, and they came out and removed trees from the powerline, but now tree branches are falling into visitor spaces. Carlos came out and trimmed that, so I don't know where that falls with the CDD/HOA.

Mr. Montagna stated I know that he's coming back on Friday to trim trees by Carlsdale.

Mr. Moore stated it's a big complex. Its taking a while to get to us. There are some at my house that I would like to have trimmed. I know that he's been working on different areas. I figured eventually he would get out to our place.

Ms. Darden stated I just wanted to clarify that it is CDD, not HOA property.

Mr. Seurattan stated its back by the conservation area.

Ms. Darden stated it is. So, our lawn maintenance is not being held responsible for the trimming of those trees and it belongs to the CDD. I just needed to clarify the boundaries. Thank you.

Mr. Moore asked do we need a formal proposal? It says "*Carlos the welder quoted \$2,500.*" What do we need to do to make that move forward?

Mr. Showe stated if the Board is willing to approve a not-to-exceed of \$2,750 just to give him some leg room, you could do that.

Mr. Moore stated I think we should get that repair started, unless somebody else has a reason why we should delay doing that.

Mr. Montagna stated not the play area.

Mr. Moore stated I understand. I walked the entire fence. I don't think the fence at play area needs to be repaired.

Mr. Montagna stated there are a few areas that need to be repaired.

Mr. Moore stated they are bent, but the fence is strong.

Mr. Cole MOVED to repair the parking lot fence, in a not-to-exceed amount of \$2,750, and Ms. Darden seconded the motion.

Ms. Darden stated here is my suggestion on these types of issues. I don't know what you are talking about, because I don't have a visual, but if you take a picture and bring it, we can see it. I go to the Clubhouse monthly for HOA meetings, but I don't know what we are approving.

Mr. Montagna stated I understand what you are saying.

Ms. Darden stated so if we can bring pictures or make things visual, it helps out, because now we approved up to \$2,750. You are there and have seen it. I trust you.

Mr. Moore stated I walked it and looked at each individual post.

On VOICE VOTE with all in favor, repairing the parking lot fence, in a not-to-exceed amount of \$2,750, was approved.

Mr. Brown stated the metal fence, like the one that you were just talking about, Jackie, where trees are growing over, has a drainage ditch behind it.

Mr. Cole stated no, that's a conservation area, not a drainage ditch.

Mr. Brown stated I think the area by her is considered a conservation area.

Ms. Darden stated right.

Mr. Brown responded legally it's a drainage ditch. Staff looked it up for me. Who is responsible for that metal fence?

Ms. Darden stated that's broken too.

Mr. Brown asked is that the responsibility of the HOA or the CDD, because it's on the border?

Mr. Cole stated it's behind the units.

Ms. Darden stated no, it's on the side where the visitor parking is.

Mr. Brown stated in our case, its behind our units too.

Mr. Montagna asked is that the one last year, that was broken and they determined that the fence belonged to the people from the other property?

Mr. Cole responded no. This is where the parking is along Carlsdale. There are about four or five spaces.

Mr. Montagna stated there's no parking on Carlsdale.

Mr. Cole stated you might want to walk the property.

Ms. Darden stated there's too much parking on Carlsdale.

Mr. Brown stated it's the divider between the CDD and HOA. Its sunk in concrete.

Mr. Cole stated powerlines run parallel to it.

Mr. Brown asked who is responsible for that section of fence? It's a pretty lengthy section of fence.

Mr. Cole stated it gets hit all the time by cars. I don't know who knocked it down. Is that the area you are talking about?

Mr. Brown responded down by those parking spaces, as well as behind your house. That entire section.

Mr. Showe stated we will have to take a quick look at it.

Ms. Darden stated that's why pictures are worth a thousand words.

Mr. Moore stated I have no idea what you guys are talking about. I don't go down to that part of Carlsdale.

Mr. Brown stated if you go to the south park of Carlsdale, where we start bordering Lake St. Charles, that entire section and behind all of those units, goes all the way to the entrance gate. That was the area that Joe determined they couldn't clean the trash out of, because the drop is so deep. There's no equipment to get down there. I guess they put the fence in to protect people from falling in.

Mr. Showe stated we will take a look at it and see where it falls and what we can do.

Mr. Montagna asked are there any other questions? Hearing none,

**ii. Presentation of Aquatic Services Report**

Mr. Showe stated we included the Aquatic Services Report for your review. It doesn't look like there's anything outstanding. Hopefully we will get those stormwater repairs completed as soon as we can.

Mr. Montagna asked are they going to be able to repair them because the water level is so high?

Mr. Showe responded the company that bid and the District Engineer seems to be able to get it taken care of.

Mr. Montagna stated two fellows came in and told me that it would be very expensive. They are going to have to drain the lake down.

Mr. Showe stated they included it in their price.

**C. District Manager**

**1. Approval of Check Register**

Mr. Showe stated we have checks for June, in the total amount of \$36,381.77, excluding the Vesta expenses and \$11,578 for the Vesta expenses only. We can take any questions, comments or changes, at this time.

On MOTION by Mr. Moore, seconded by Mr. Cole, with all in favor, the June Operations and Maintenance Check Register, excluding the Vesta expenses, were approved.

On MOTION by Mr. Brown, seconded by Mr. Cole, with Ms. Darden, Mr. Brown, Ms. Campbell and Mr. Cole in favor, and Mr. Moore abstaining, the June Vesta expenses, were approved. (Motion Passed 4-1)

**2. Balance Sheet and Income Statement**

Mr. Showe stated no action is required by the Board. Everything is falling in line. We are in good shape on our collections, as we received 103% in assessment revenues.

Mr. Brown asked is it 103%, because people paid ahead?

Mr. Showe responded they paid late. When we do our assessments, you are actually assessing 106% of what you actually need, which takes into account the 4% discount that they can receive, plus the 2% collections that we pay. If they pay beyond the November time-frame you receive more than the 100%.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Request**


There not being any, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Moore, seconded by Mr. Cole, with all in favor, the meeting was adjourned at 9:29 AM.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman