

MINUTES OF MEETING
VILLAGES OF BLOOMINGDALE
DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Villages of Bloomingdale Community Development District was held on Wednesday, January 17, 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 (by phone)
Debbie Campbell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Mike Eckert	District Counsel (by phone)
Joe Montagna	Amenity Manager
Drew Haight	Vesta

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe stated we will open the floor for any members of the audience that would like to provide any comments on the agenda. I will note for purposes of the recording, that only members of staff and the Board are present.

THIRD ORDER OF BUSINESS

**Approval of Minutes of September 20, 2017
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. Cole, seconded by Mr. Moore, with all in favor, the Minutes of the September 20, 2017 Meeting, were approved.

FOURTH ORDER OF BUSINESS Unfinished Business

Mr. Showe stated we didn't have anything on the agenda, but we can open it up for any Board Members that may have items. Hearing none, the next item followed.

SIXTH ORDER OF BUSINESS New Business/Supervisor's Requests

A. Presentation of 20th Semi-Annual Wetland Mitigation Monitoring Report

Mr. Showe stated this is a permit requirement from the Water Management District. Everything seems to be trending well, so this is more of just a presentation. We can take any questions on the report.

B. Discussion of Mitigation Monitoring Suspension

Mr. Showe stated subsequent to receiving that report, we were released from all of our monitoring requirements going forward. This is the last report that you will see.

Mr. Brown stated when I read that letter, I wondered whether we were released or not.

Mr. Showe stated you are no longer required to do those mitigation reports; however, we will likely still use that vendor if there are any repairs, but the semi-annual monitoring is no longer required.

Mr. Moore asked will it save us some money?

Mr. Showe responded correct.

C. Consideration of Amended and Restated Disclosure of Public Financing Report

Mr. Showe stated the District is required to have Public Financing Reports on file and on its website. It informs residents about the nature of the District and if it gets financing. This was updated to reflect both the new bond issue in 2016 and the new Board Members. I didn't know if you had any other comments on that, Mike. I know that you helped draft it.

Mr. Eckert stated no, that's the purpose of it. Whenever you refinance bonds, you need to update that report.

On MOTION by Mr. Brown, seconded by Mr. Cole, with all in favor, the Amended and Restated Disclosure of Public Financing Report was approved.

D. Consideration of Billing Rates with Landmark Engineering & Surveying Corporation

Mr. Showe stated this is your engineering company. The new billing rates will be effective on January 1st. As a formality, we bring this to the Board. We try to use the Engineer as little as possible to save the District money. If we continue using them, these are the new rates that they are requesting. They are standard with what we've seen in other Districts. It's nothing that's outrageous or out of line.

Mr. Cole stated they haven't raised their rates in 11 years. We actually used them for everything we are going to need them for, up until last year, so there's no need to use them anymore.

On MOTION by Mr. Moore, seconded by Mr. Cole, with all in favor, the billing rates with Landmark Engineering & Surveying Corporation were approved.

E. Discussion of Designating Clubhouse as Break location for Hillsborough County Sheriff's Office Deputies (*Requested by Supervisor Brown*)

Mr. Brown stated I'm in a leadership program with the County. During my Sheriff's ride along, this came up. When the office was onsite for the HOA, that was a designated break room, but it only lasted for a short period of time before they closed the office. In our area, we want to keep the deputies from going into McDonald's or Wawa, if they need to stop and use the bathroom or have a dinner break, because of some of the ambushes that occurred. They also want to have some place safe where they can write reports. It's a benefit for us. You have to work out the mechanics on how they would get into the Clubhouse. They do this with other associations all over the County. I talked with friends that are on Boards where they are doing it. They all feel it's a huge benefit to their community, because you have Sheriff deputies that are visible. It's somewhat of a deterrent to other activities. The intrusion is minimal. Obviously, they work with you when there are special events. There is a County coordinator in Community Affairs that will deal with how you structure and implement it. Other communities have done it.

I don't really see a negative and I think it would be something that would help our community, for practically no cost.

Mr. Moore asked would it be coordinated with staff, if someone is running out of the room?

Mr. Montagna responded you are talking about mostly after hours.

Mr. Brown stated for the most part.

Mr. Montagna stated any Deputy Sheriff that comes in from District 5, we allow full access to the Clubhouse during operating hours. If it's after hours and security is there on those nights, they would allow them in, but nine times out of ten, they would go to the movie theater, because there are already off-duty officers at the movie theater to use the facilities there. Give the coordinator my information and we can coordinate efforts. Basically, you would need the key, the alarm code and an access card, because there are two points of entry. To get into the bathrooms, you would have to go through the main room first to deactivate the alarm.

Mr. Brown stated there has to be an easier way to do that because the Association had done it, but they needed a key and alarm code for access.

Mr. Moore asked isn't there a pool gate?

Mr. Montagna responded if they went through the pool gate and directly into the bathroom, it would set off the alarm, so they would have to come in first and use the keypad.

Mr. Brown stated you are only talking generally a limited number of deputies that are assigned to each quadrant. There is a term that they have for it. The Districts are divided again and again, so you only have a limited number during the seven days a week that they are primarily assigned to your area. There are others if there's a major event, but that's out of the ordinary.

Mr. Montagna stated we would be willing to work with them. We support District 5 and all of the law enforcement in the area. If you could give the coordinator our information, either Drew's email or my email, we will meet with them and figure this out. We are okay with it.

Mr. Moore stated as long as it is coordinated, I'm all in favor of more visibility from law enforcement.

Mr. Brown stated I don't know whether the Condo Associations are still using the off-duty deputies. I asked David, but never received an answer.

Mr. Montagna stated I don't think they are using them, not like they were in the past.

Mr. Showe stated if there's no dissention or opposition from the Board, the direction would be to allow staff to work with the Sheriff's Office and coordinate that.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert stated the only item I would ask for an update on is Randy's concern with the garbage collection area. Other than that, I don't have anything specific.

B. Amenity Service Manager

Mr. Montagna stated I will touch base on what Mike was referring to. Code Enforcement came out because there was a call about the HOA dumpsters on Cypressdale Drive. The two dumpsters are not enclosed, so they sent a letter to the District. They actually came to the Clubhouse and sent a letter to the District, thinking that we owned and maintained the dumpsters. I quickly let the gentleman know that these dumpsters are owned and maintained by the HOA, not by the CDD. He said okay. I gave him information to David Watts, of Terra Management. If I understood the letter, the work is going to be completed on January 31st and the following day, they are going to have the County come back out to take a look at it.

Mr. Cole asked what work?

Mr. Montagna responded they are going to fence in these two dumpsters.

Mr. Cole asked in the same location?

Mr. Montagna responded they are going to keep them in the same location, but the County mandates that they be enclosed, like other dumpsters, in concrete. It was brought to their attention that those were open dumpsters and they are going around to different neighborhoods, looking for that kind of infraction.

Mr. Moore asked are they going to place actual cement blocks or enclose them in a fence? If they put in cement blocks, the cost would be much different.

Mr. Montagna stated from what Dave was telling me, the HOA is going to put fencing around everything. There could be shrubs, fencing or concrete block with a gate in front of it. That's all that is required, so it's not such an eyesore.

Ms. Darden stated I know that there's going to be a gate.

Mr. Cole stated there's a chain link fence.

Mr. Brown stated it doesn't seem to work on Cypressdale, because trash drifts out onto CDD property almost every morning.

Mr. Moore stated people don't put their trash in the dumpster. They put it on the ground and animals come and drag it out. Fencing and cinderblocks have no effect.

Mr. Montagna stated that is what the County requires. The HOA is going to comply, by completing the work, so there's no need for us to appear before any judge or magistrate concerning these issues.

Mr. Moore stated I'm surprised it took that long.

Mr. Montagna stated no one complained.

Mr. Brown stated there's a new Sheriff in town when it comes down to Code Enforcement.

Mr. Moore stated it's an HOA issue.

i. Presentation of Aquatic Services Report

Mr. Montagna stated we have a few Aquagenix Reports since the last time we met. I was meeting with Drew when they were out here. The first one is the November report. What you are going to start seeing is that water levels are receding, as opposed to what we saw in the summertime and fall. As you can see, trash is picked up from Ponds 1 and 2 and beneficial plants are visible because water levels are starting to recede. There was algae along the shoreline on Ponds 3 and 4. The spike rush looks good. The water level is down on Pond 5. There was minimal algae, but it was treated. We spot treated the shoreline on Ponds 6 and 7. They are in good shape. We are just waiting for water levels to recede. In the December report, you will see that water levels are receding further. Every Board Member has been with the District for a number of years and has seen this. We go through this every single winter and have an abundance of rain in the summertime and it fills right back up again.

Mr. Brown stated the wetland area behind where I live, which was released, has fallen trees, as a result of the hurricane. Is it okay to take its natural course or does any activity have to be taken as a result of that?

Mr. Showe responded if it's a conservation area, its designed to be left that way so if there's no danger to property, if the trees fall over, we typically just leave them there. As long as there's no danger of it falling on a property or there is impact outside of that conservation area, it's designed to handle itself.

Mr. Montagna stated that's the best thing for us. On Ponds 3 and 4, there is exposed shoreline and a little algae, but it was treated. There were exposed grasses on the shoreline for Ponds 5 and 6. He did some spot treatment, which is what he does every month. The water level is still low in Pond 7, but there was no growth on the targeted shorelines. In the last report, he came one day earlier. That's why you missed him. Trash was picked up. Water levels are still low, but overall, the ponds are in good shape for this time of year.

Mr. Moore stated one of the reoccurring things, especially Pond 1, is trash being picked up. Do we have any idea who keeps dumping trash in there?

Mr. Montagna responded it's kids, because the bus stops right there. We are constantly picking up wrappers. Trash is always going to be an ongoing issue.

Mr. Cole stated I brought that up, because some of the time when you are walking there, kids throw away their school papers. It has their names on them. Still the HOA said that nothing could be done about it.

Mr. Moore asked is there a possible way that we can put a trash can there?

Mr. Montagna responded I don't think it's going to help the situation. Kids are always going to be kids.

Mr. Brown stated it wouldn't hurt to give it a try.

Mr. Montagna stated you will need to have someone maintain it. Regarding the operations and maintenance expenditures, Drew and I typically discuss any that are not normal. For the September maintenance expenditures, everything was the same, except that from Security Solutions, we purchased 91 access control cards during the summer, but they didn't bill us until September. Nine were defective from the old batch that we purchased in 2016, which I received a credit for. Everything is somewhat the same for this month's billing. Nothing stood out. Did you approve them month-by-month or all at once?

Mr. Showe responded I think it's up to the Board. We are presenting four check registers because of the length of time from the last meeting. We typically consider them in two separate motions. You could approve September through December without the Vesta invoices and then approve the other ones the same way.

Mr. Moore stated let's do that.

Mr. Montagna stated Fitness Logic came in for their quarterly maintenance. We were just billed for September. We had some new shelving and the bench in the gym re-upholstered.

We were able to do it for \$180 less than Fitness Logic was going to charge to re-upholster the bench. Drew was nice enough to take it to their shop and have it re-upholstered and then bring everything back with his truck. That was taken care of. Otherwise, there were no other invoices that stood out.

Mr. Brown asked does the irrigation system use an irrigation decoder to communicate?

Mr. Montagna responded exactly. Ever since we replaced the irrigation system, a lot of decoders needed to be replaced; however, we didn't find out until the system was back up and running again. A lot of that work was approved by the Board in the summertime to get everything up and running. The next set of O&M expenditures are for November. I was able to contact Project Communications, and on the December report, there's a large credit due to a discrepancy that Drew and I discovered. We were being charged for extra equipment that we ordered and then sent back. That's actually been taken care of and will be in next month's report. Suncoast Pool Services charged \$850, but that's for the October billing. The November payment will decrease to \$550 per month, because from November through March, they do twice a week service instead of three times a week. Regarding December's O&M expenditures, ADT sent their quarterly bill and Fitness Logic did their quarterly maintenance in December. We had an issue with the elliptical. Drew reported it and the rocker arm was repaired. The left and right rocker arms were replaced in December, a week after the quarterly maintenance. They just needed a week to 10 days to get the parts shipped. They came out and took care of that. You will see the \$550 for Suncoast Pool Services for November. They installed the filter and performed a grid system replacement, which was approved by the Board last summer. I waited to make repairs to the pool, until after the start of a new fiscal year, for budgetary reasons. It's a better time to do it in December, rather than the summertime. Those were the only two items that stood out.

Mr. Cole asked did they replace the motor?

Mr. Montagna responded yes. There are three motors. One went down and they had to replace it. The cost for a five-horsepower motor is \$810.

Mr. Showe stated that was a good price.

Mr. Montagna stated the reason I like having three motors, is if one goes down, you always have the other two as a backup. We rotate the motors on timers throughout the day, which saves on electricity. Those are the only expenditures that are different than the norm.

On MOTION by Mr. Moore, seconded by Mr. Cole, with all in favor, the September through December Operations and Maintenance Check Registers, excluding the Vesta expenses were approved.

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

Mr. Montagna stated Drew is going to obtain quotes for repainting the pool deck and Clubhouse exterior. One quote was received thus far and we are getting more quotes. We didn't just want to put one quote in the agenda package. Once they come back to us, we will put it in the agenda package for February, and the Board can decide which company to go with and at what cost. It's definitely something that we want to get done this year. It is probably better to do it now in the wintertime when less people are using the pool.

Mr. Cole asked do you use vendors from past projects?

Mr. Montagna responded we reached out to the HOA to get a list of the ones that they used for the townhomes. I met with David and asked him if he was happy with the work they did. He said that he was and followed up with them. We can consider them. If they come back and bid it right and the Board chooses their proposal, then we can always go with them.

Mr. Cole stated the townhome owners were not happy with them.

Mr. Montagna stated that's fine. That could weigh in your decision at that time. Drew is working with three companies right now.

Mr. Haight stated I'm trying to get quotes. I solicited a bid from whoever painted the townhomes, but it's a much smaller project than what we are doing. They were momentarily less expensive.

Mr. Montagna stated it's something to consider.

Mr. Moore stated I would not, not solicit a bid.

Mr. Cole stated as long as they are closely supervised.

Mr. Montagna stated that's what I heard from someone else too. We will get those back and we should have those available for the February meeting to get that approved by the Board. Drew, did you have anything else?

Mr. Haight responded no.

Mr. Montagna stated we have nothing else to report at this time.

C. District Manager's Report

1. Approval of Check Register

This item was discussed.

2. Balance Sheet and Income Statement

Mr. Showe stated all of the account lines are coming in line. The only one that was slightly over, which was the pool equipment, was already discussed. You are 65% collected on your assessments, so we are in good shape. We received the direct bill payment that we sent out. We will keep monitoring the assessments as they come in. That is typical for how this District falls with their assessment collections. If there are no questions, that's all we have.

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. Brown, with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman