

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, April 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 Kim	District Counsel by phone
Joe Montagna	Amenity Manager
Drew Haight	Vesta
Heather Alexandre	Vesta

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. All Supervisors were present.

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 February 21, 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. Brown, with all in favor, the Minutes of the February 21, 2018 Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS

Unfinished Business

Mr. Showe stated there is no unfinished business. Does the Board have any items?

Mr. Moore responded yes. Earlier this month, the towing company decided to take the “*No Parking*” signs down in front of the Clubhouse. As a result, we had a car parked there from Friday until Monday afternoon. Do we know why they took those signs down?

Mr. Cole responded I haven’t heard anything about that.

Mr. Moore stated they have since been put back up. I’ve lived here for 10 years and I’ve never seen them take the signs down.

Ms. Darden asked do you know if the towing company was Poole Towing?

Mr. Haight responded there should only be one towing company.

Mr. Moore stated the company wouldn’t tow that car, because we didn’t have “*No Parking*” signs. I don’t blame them.

Ms. Alexandre asked are the signs nice and new now?

Mr. Moore responded it is exactly the same towing company.

Mr. Showe stated I wonder if there was some statutory language that would require changes. Sometimes they change the rules and the language with the signs. We will keep an eye on it.

Mr. Moore stated it looked to me like the exact same signs went back up.

Ms. Alexandre asked did the towing company change its name?

Ms. Darden stated just double check.

Mr. Moore stated the signs are exactly the same. It’s like they came and took them down that weekend. Someone was fortunate enough to not get towed out of there.

Mr. Showe stated we can reach out to them and find out. I’m sure there’s a reason. Either a phone number changed or something changed where they had to pull them down and put new ones back up or replace them.

Ms. Darden stated we are going through the same issues with the pool parking towing. I didn’t know if it had anything to do with it.

Mr. Cole stated a couple of people tried to sign up with us, so they can be on the property legally, but at this point, they shouldn't be.

Mr. Moore stated its 9:00 a.m. now. Before 9:00 a.m., anybody can be there.

Mr. Cole asked even getting behind the gates?

Mr. Moore responded no, not going in. Non-residents can get in if they decide that they want to pay the daily fee to use the facility. It is a public facility, so they can use it, but we have a guard to try to keep people out of there. That one weekend was strange timing.

Mr. Cole stated I wonder if he was there.

Mr. Moore stated he was there. I wasn't physically there, but my understanding was that they contacted the towing company and the towing company came out and said that they couldn't tow because there were no "No Parking" signs.

Ms. Darden stated there's something going on with the HOA and the towing company.

Mr. Showe stated we can reach out and get an answer.

Mr. Moore stated just find out why. Also, tell them that the next time they do that, let us know, so we can keep an eye on the cars that are parked out there.

Mr. Brown asked does the CDD use the same towing company as the HOA, for the Clubhouse?

Ms. Darden responded right.

Mr. Showe stated I will have to double check. I'm not 100% sure.

Mr. Haight stated I will look into that as well. I believe so, but I'm not positive.

Mr. Moore stated my understanding is that we have one towing company for the facility.

Mr. Cole stated I met them several times.

Mr. Moore stated if word gets out that there are no signs, everybody is going to start parking there.

Mr. Brown stated everyone is learning how towing companies are going to be regulated in Hillsborough County, so who is responsible?

Ms. Darden responded we don't have a contract with a towing company. Between the HOA and the CDD, we have to figure out who is doing what. At the next HOA meeting, they may bring it up. I have been talking with them about towing issues. We don't have a contract. It's illegal for a towing company to come in and tow.

Mr. Showe stated we will research that and find out.

Mr. Moore stated we should iron that out.

Mr. Cole stated as you enter The Villages, where the movie theater is, there are some electric boxes to the right as you come in. I don't know what they are for. I don't know if that's something you can check out. I'm not sure if that's CDD property or movie theater property. Either way, if we are trying to beautify that front area, it doesn't make any sense to have electric boxes there.

Mr. Brown asked is that where the light is?

Mr. Cole responded it's not a light.

Mr. Brown stated there's a light post.

Mr. Cole stated its right as you pass the entrance sign, as you are turning to the right.

Mr. Brown stated there is a light pole there that has been down for a long time.

Ms. Darden stated they put it back up. It was hit by a car.

Mr. Brown stated maybe another one is down.

Mr. Cole stated as you go past the movie theater, it's on the right.

Mr. Brown stated it was hanging down the other night. I finally got the electric company out this week and they finally fixed all of the lights. It took two months of me calling and calling to get them to come out.

Mr. Montagna stated Jason, maybe I can shed some light on what that is. It is the old electric for the well pump. It is not CDD property. The movie theater took that over. They were supposed to cap those electric wires. They are not live wires. Everything has been disconnected. It is movie theater property, not ours.

Mr. Cole stated it was something that they should've handled. Right? If that's their responsibility, we should follow up and make sure that they cap the wires so they are not seen. Correct?

Mr. Montagna responded yes. They should've taken that out when they did all of the roadwork and put all of the landscaping in. According to the Easement Agreement, that's not our property anymore, so we need to send them a letter to cap that off. It's basically a box with dead wires. All they need to do is to cut it off right down to the ground level and it is done.

Mr. Cole asked was that something we asked them to do originally, or something we didn't ask them to do and they just haven't done anything? If we asked them in the original

agreement, that's something they should handle, so we need to send them a letter. That is my suggestion.

Mr. Montagna responded I don't believe that was included in the original agreement. They took everything else out, but they left that electrical box in for some reason.

Mr. Showe stated we will reach out to them. Are there any other items? Not hearing any, we will move on to the next item on the agenda.

FIFTH ORDER OF BUSINESS

New Business/Supervisor's Requests

A. Consideration and Approval of Proposed Vesta Staffing Schedule

Mr. Showe stated the proposed Vesta staffing schedule was included as part of your agenda package.

Ms. Alexandre asked do you have any questions? We based it on suggestions from Joe, Geno and the rest of the staff. Obviously, the summer months mean more hours, as well as Spring Break.

Mr. Moore stated I'm absolutely fine with it.

Ms. Kim stated that there was a significant increase in the hours and this may have some effect on the budget.

Mr. Cole asked what is the difference on what you are proposing?

Ms. Alexandre responded this is what we have from past years. At this time, I don't know the answer. Corporate handles questions about any increases. This is a forecast, based on prior years.

Mr. Moore stated it's the same as past years.

Ms. Kim stated where it says "*Total Annual Staffing Hours per Agreement*," there is an increase of man-hours by 1,028 in the staffing forecast.

Mr. Showe stated according to the agreement, there wasn't a specified number of hours. Further, the District pays only for the level of service actually provided.

Ms. Alexandre stated correct.

Ms. Kim stated okay, I just wanted some clarification. Thank you.

On MOTION by Mr. Moore, seconded by Mr. Brown, with all in favor, the proposed Vesta staffing schedule was approved.

B. Consideration of Resolution 2018-01 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing

Mr. Showe stated this is the beginning of your Fiscal Year 2019 budget process. We go through this annually. The resolution approves the Proposed Fiscal Year 2019 Budget, which is attached. Any changes that the Board makes today, will change the Budget. It also sets the public hearing to adopt the Budget, which we set for the July 18, 2018 meeting. There is a requirement for 60 days in between your proposed and adopted budgets, and directs staff to transmit the Proposed Budget to the County, per Florida Statutes for their review. We are using projections, based on financials through March 31st. The remaining six months of the year are based on projections. Obviously, those are all subject to change between now and the adoption of the 2019 budget. We are not proposing any assessment increases at this time. We are proposing to keep assessments at the same level and there would be no impact to residents on the operations and maintenance side. Everything else falls in line with what you typically had as a budget in the past. We are going to look at the Phase 4 special assessments in the revenue section. Right now, we are projecting to bill the developer \$14,400, based on the contract, but that fluctuates as we move through the year. Other than that, everything else is the same as we projected in the past, but we can take any questions or changes. Keeping assessments level, staff was comfortable moving money around these funds, if there are different projects that you want to assign to the General Fund. You also have the flexibility throughout the year. A budget doesn't lock you into one particular account line. Are there any comments on the amenity side?

Ms. Alexandre responded I know that Geno provided an estimate for new fitness equipment, and an email stating that the equipment was old and should be replaced. I personally used refurbished equipment in many facilities.

Mr. Showe stated the Capital Reserve Fund is on Page 11. We accounted for \$10,500, which is the amount of the estimate.

Ms. Alexandre stated I think that would be enough.

Mr. Showe stated it was for two treadmills and a stepper.

Ms. Alexandre stated I don't know much about the fencing, but I know that Geno sent an email stating that the fenced in area was in need of repair. That might be something that you want, because aluminum fencing is not cheap.

Mr. Moore stated I think we need to take a closer look at the equipment, because it's 11 years old. We need to make sure that we start budgeting funds, not increasing the budget, but taking the money from wherever we could.

Mr. Showe stated on Page 11, we are estimating \$127,000 at the end of Fiscal Year 2018, in the Capital Reserve Fund and projecting an additional \$25,000 for next year. For any of those larger scale capital projects, this would be the likely funding source. We can use the General Fund for the regular day-to-day expenses and your capital for larger non-maintenance type improvements.

Mr. Moore stated like for the fence, because people keep driving into it.

Mr. Brown stated I think we increased legal fees for the movie theater issue, but we were reimbursed.

Mr. Moore stated we have the money, it just needs to be redistributed.

Mr. Showe stated if you look at the budget, there is a District Counsel line item. We budgeted \$35,000, and through March we spent \$3,200. We are projecting an additional \$12,000. At this stage, we are typically conservative with your projections. We don't want to use every dollar, just in case. We can decrease that line item.

Mr. Brown stated I remember where we had a one-time increase to account for that situation. That gives us funds to move somewhere else.

Mr. Showe stated sure. I will mark that line item and we will keep an eye on it as we proceed towards the final budget. Keep in mind that whether you budget the higher amount or not, you are only going to pay what's actually billed. Page 1 is your summary.

Mr. Brown stated if we were to have a surplus at the end of the year, are we able to put that into the capital?

Mr. Showe responded correct. Your General Fund is currently set up so your assessments cover all of your General Fund expenses. Any additional funds, get swept into that Capital Fund, so you have the use of those funds for any expenses you deem necessary going forward.

Mr. Brown stated so we are covered.

Mr. Showe stated correct. Pages 2 through 8 detail all of those account lines. We try to include as much detail as we can, so you can see how we arrive at those budget numbers. Pages 9 and 10 are your Debt Service Funds. There is no change in assessments. Page 11 is your

Capital Reserve funding. We can take any questions or comments that the Board may have on the budget. We have a lot of flexibility in those account lines, especially if you are not increasing your assessments. It makes it easier to move funds around.

Mr. Moore stated the question is what line items we can move around.

Mr. Showe stated we used to keep them in the General Fund, but it's easier to have them in a separate fund, so it's easier to track. If there are no questions, we need a motion to approve Resolution 2018-01.

On MOTION by Mr. Cole, seconded by Ms. Darden, with all in favor, Resolution 2018-01 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Amenity Service Manager

i. Presentation of Amenity Manager's Report

Mr. Haight stated Aquagenix performed an inspection last month. Everything was fine, except that there was an issue with Pond 5. From what I understand, the water is very low. Once the rainy season starts, I'm sure that they will get back to where they need to be. They are painting the Clubhouse and pool deck. When the building was pressure washed, the decorative Styrofoam piece at the top disintegrated. The contractor is rebuilding those with a stucco patch. We will get that painted. I think he already fixed those, if I'm not mistaken.

Mr. Moore stated it should take less than a week.

Ms. Campbell stated the color is beautiful.

Ms. Darden stated I love the color.

Mr. Showe stated I haven't been out there yet.

Mr. Moore stated I picked the color. I fought with the painter, because the painter did not want to paint it that color.

Ms. Darden asked why? It's their job.

Mr. Moore responded I don't know.

Ms. Darden stated it is beautiful.

Mr. Brown stated thank you.

Mr. Haight stated it looks nice and very, very clean.

Mr. Moore stated I thought a change was due.

Ms. Darden stated you did a good job.

Mr. Haight stated I talked to the contractor this past weekend and I hope he will have a good handle on the work this week.

Mr. Moore stated he needs to progress, because per the contract, day 15 is Friday. We are supposed to have the entire project done and he is 60% completed with just the Clubhouse painted.

Mr. Haight stated he should be done this Friday, but from what you are saying, there is no way that he will complete the job by Friday.

Mr. Moore stated at the pace he is going, they won't be completed. You can't come at 10:00 a.m. and leave at 3:00 p.m. and expect to get that entire job completed. It doesn't seem like that they are moving at lightning speed the few hours they are here.

Mr. Moore stated I would just remind him that the contract he bid said completion in 15 business days, which is the end of business on Friday.

Mr. Haight stated right. They definitely need to step it up.

Ms. Darden stated what happens if they don't meet the 15-day deadline?

Mr. Haight responded it's on him, I guess.

Mr. Moore stated the pace that they are going is absolutely ridiculous.

Ms. Campbell stated just remind them.

Mr. Haight stated I wouldn't hire him again. He blamed it on us, because we changed the color to green. He said that it would be much easier to do a color that would match.

Mr. Moore stated they are rolling paint. What difference does it make if it's the same color or a different color? He tried to argue with me, that the price would be different if we changed the color, which is ridiculous. The price isn't determined on the color of the paint.

Mr. Haight stated no.

Mr. Haight stated I think in his mind when you are painting the same color, you don't have to cover it.

Ms. Darden stated you don't have to be as precise.

Mr. Cole stated you don't have to change rollers or brushes. If you are spending one day doing this and come back the next day, you can't use the same rollers anyway, so it shouldn't matter. Usually it's a problem, if you paint the same day, because you are switching rollers.

Mr. Haight stated he should be further along. The white that he painted, he already painted twice.

Mr. Moore stated of course. He keeps painting over the top of it when he paints the other color.

Mr. Haight stated that doesn't make any sense. When he's done with a section, he shouldn't leave the section until he is done.

Mr. Moore stated there are blotches everywhere. It's going to look nice when it's done, but just get it done.

Mr. Haight stated I agree completely.

Mr. Moore stated if he needs to find other help, he should do so in order to adhere to what he submitted on this bid, which is to complete the job by the end of business day on Friday.

Mr. Haight stated I agree. As far as the stucco pieces, do you remember the one that he rebuilt? It looks good now.

Mr. Moore stated it's good.

Mr. Haight stated honestly, when I talked to him about that, I believe he was only speaking of the building. I don't think he included the pool deck.

Mr. Moore stated the bid included the pool deck. In my opinion, it needs to be pressure washed again before he paints it. People may not agree.

Mr. Haight stated I agree, but I may take it a step further than that. There are several cracks in the pool deck and he's supposed to trace those out with a grinder. At that point, he's going to have to pressure wash again.

Mr. Moore stated of course, there would be no choice at that point.

Ms. Campbell stated make sure you stay on top of that.

Mr. Haight stated definitely. We already spoke about the gym equipment. Hopefully we can get that resolved. A lot of people work out there.

Mr. Brown stated it looks like you have two quotes; one for \$400 to repair the equipment and \$1,200 to replace it. The other one was \$600 versus \$1,600, for purchase versus repair.

Mr. Moore stated if you don't want to address it, that's fine, but my understanding is the initial bid to fix the existing one was almost \$500.

Mr. Brown stated right. To purchase new equipment is \$1,600.

Mr. Moore stated Gino and Clubhouse staff did a good job of negotiating on our behalf. Geno and I talked a little bit, but he negotiated on his own. I was never involved, but he did a good job of bringing it down to these prices. Quite frankly, I don't think spending the money to repair that gym equipment makes sense. One piece of equipment has been making noises for six months.

Mr. Haight stated that's pretty bad.

Mr. Moore stated throwing another \$400 into it doesn't make any sense to me.

Mr. Brown asked do we need to vote to replace it?

Mr. Showe asked how many pieces of equipment do you think we need to replace now? We have the quote for the elliptical.

Mr. Moore responded right now, we should replace the elliptical. The two treadmills have done well with maintenance. They have a shelf life. I'm not aware of any issues with the treadmills. The problem is always with the elliptical. That's the only low impact cardio equipment that we have in there that we absolutely need, because there are people that medically have been told by doctors that they need to work out and that's the only piece of equipment that they can use.

Mr. Showe asked do we still need to approve the repair for the treadmills?

Mr. Moore responded no. The treadmills are fine.

Mr. Brown stated I approve Quote #39499 for a new elliptical.

Mr. Showe stated perfect.

Mr. Haight stated on the treadmill, there is a piece of plastic that people are hitting with their feet, causing cracks, but that's an easy fix.

Mr. Moore stated I'm trying to visually understand how somebody would do that.

Mr. Haight stated by stepping on it.

Ms. Alexandre stated it's just a piece of plastic.

Mr. Moore stated it shouldn't be that much money to fix. Get some bids and if you think it is reasonable and within what you can approve, go ahead and replace it.

Mr. Haight stated I believe Gino spoke to them about it and Gino seemed to think it was too much to fix for just the plastic part.

Mr. Moore stated it is just cosmetic. I don't care. I want to focus on the structural issues.

Mr. Montagna stated they actually presented that quote to me in the past and I thought that the price was totally outrageous for a hairline crack and it doesn't affect the way that the machine runs. I totally agree with you about not putting any more money into that elliptical and to purchase the refurbished one at the reduced cost. They will give you the trade in value.

Ms. Darden asked would the cracks on the treadmill cause anyone to get hurt?

Mr. Haight responded no, it is cosmetic.

Mr. Montagna stated it is cosmetic.

Mr. Cole stated so this quote for the replacement with a refurbished elliptical is \$1,295 with a \$200 credit for trade in?

Mr. Showe responded yes.

Mr. Brown MOVED to approve Quote #39499 for the purchase of a new elliptical machine, and Mr. Moore seconded the motion.

Mr. Showe asked is there any further discussion?

Mr. Moore responded Regina did a good job of negotiating. They weren't going to give us anything to take the old one away and she got them to give us a \$200 discount. I didn't think they should just take it away, because they are going to refurbish and sell it. I was happy with that.

On VOICE VOTE, with all in favor, approving Quote #39499 for the purchase of a new elliptical machine was approved.

Mr. Showe stated with those treadmills, we have funding in the budget, starting on October 1st for two new ones.

Mr. Moore stated I use them almost daily and in the 10 years I have been here, I can't remember a sign on there saying that they are down. I think they have some life to them. Outside of the cosmetics, which I don't care about, I think we have some time, as long as we keep putting a little bit of money in the capital reserve each year.

ii. Presentation of Aquatic Services Report

Mr. Haight stated trash was picked up and the grass was treated for each lake. On Pond 5, they treated the exposed shoreline. The water level was slightly low, but it should pick up during the rainy season. They also picked up trash in the area. Everything else is good. It looks like Pond 1 is very low, but once the rainy season picks up, we should be good. You can see in the pictures where he treated that grass.

Mr. Showe stated I think there was a note on the last page about the Pond 5 structure. We asked him to provide a quote for that and I don't believe we received it yet. That's probably something that we will just need to internally authorize as soon as it is available, because you want to keep your stormwater functioning properly. Once we receive the quote, if it is reasonable, we will just approve it and have him do that work.

Mr. Brown asked do we want to get quotes for the fencing? It looks like we have money in the Capital Reserve Fund, depending on how much the fencing is.

Mr. Showe responded yes. I think we will need to have Vesta secure some quotes and we will bring it back to the Board, but you have that capital funding, so it's just a matter of approving the quote and moving forward with that funding source.

Mr. Haight stated I will get on that right away.

Mr. Brown asked are we locked into aluminum fencing?

Mr. Haight responded we don't have to, but the biggest problem is if it is steel, it is going to rust from salt water and the air.

Mr. Brown asked what about vinyl?

Mr. Haight responded the only problem with vinyl is if we get some high winds, it tends to fall apart.

Mr. Cole stated we should keep it the way it is.

Mr. Moore stated yes. One of the window shades at the Clubhouse is vinyl. When they pulled those off, they fell apart.

Mr. Haight stated even the lights were vinyl and they are falling apart. We have to replace all of the lights.

Mr. Moore stated they crumbled. There's nothing there but bulb now.

C. District Manager

1. Approval of Check Register

Mr. Showe stated we have checks for February, for a total of \$12,224.63. If there are any questions, Vesta can answer them. They are all standard costs. There are no Vesta invoices.

On MOTION by Mr. Moore, seconded by Mr. Brown, with all in favor, the February Operations and Maintenance Check Register was approved.

2. Balance Sheet and Income Statement

Mr. Showe stated no action is required by the Board. Your account items are in line and what we expect. As of today, assessments are 88% collected, which is in line. Once those tax certificates are sold, we will collect remaining assessments.

SEVENTH ORDER OF BUSINESS Other Business

There not being any, the next item followed.

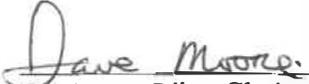
EIGHTH ORDER OF BUSINESS Supervisor's Request

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