

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, June 20, 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 by phone
Jackie Darden	Assistant Secretary
Debbie Campbell	Assistant Secretary by phone

Also present were:

Jason Showe	District Manager
Michelle Rigoni	District Counsel by phone
Gino Montagna	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 Ms. Campbell who was present via phone. Mr. Cole 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. Hearing none,

THIRD ORDER OF BUSINESS

Approval of Minutes of May 16, 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, approving the Minutes of the May 18, 2018 Board of Supervisors Meeting, were approved, as presented.

Mr. Brown joined the meeting via phone.

FOURTH ORDER OF BUSINESS Unfinished Business

Mr. Showe stated there is no unfinished business.

FIFTH ORDER OF BUSINESS New Business/Supervisor’s Requests

A. Consideration of Resolution 2018-03 Designating Date, Time and Place of a Hearing Adopting Rules Relating to Overnight Parking

Mr. Showe stated this item was based off of discussion at the last meeting. Resolution 2018-03, designates the date, time and the place of a hearing to adopt rules relating to overnight parking, which was prepared by District Counsel, in accordance with what the Board requested. We will allow Michelle to go through the Resolution.

Ms. Rigoni stated this Resolution starts the process to adopt the official District Rule, prohibiting overnight parking and allowing for the District to contract with a towing vendor to be able to tow. The rule prohibits any vehicles from parking overnight when the clubhouse is closed, designates the Clubhouse parking lot as a tow away zone, sets certain standards within the statutory requirements and language for the towing sign, gives the District the authority to enter into a contract with a towing company. I will take any questions if the Board has any.

Mr. Moore asked what is defined as overnight parking?

Ms. Rigoni responded overnight is when the Clubhouse is closed, but I can certainly expand on that.

Mr. Cole stated I think it’s fine just the way it is.

Mr. Moore stated people’s definitions of overnight are all going to vary. People are going to say, *“I didn’t park there overnight. I only parked there until 4:00 a.m.”*

Mr. Cole stated but she specifically said, *“When the Clubhouse is closed.”*

Mr. Brown stated that way you are covered if there are special events.

Mr. Cole stated yes.

Ms. Rigoni stated right.

Mr. Cole stated I just want to confirm that whatever tow company we contract with, will not just be roving and towing. It would be permission from the designee, whether that's security or management.

Mr. Showe stated I think that's covered in Section B.

Mr. Cole stated right. I'm just confirming it.

Mr. Showe stated they are not going around looking for cars. We have to call them and say that we have a vehicle that is not parked in accordance with our rules.

Ms. Darden stated currently there is a sign posted on the gate in the Clubhouse area for pool towing. The HOA is moving away from pool towing and there's no contractual agreement with anyone currently. That means he would be the designated towing company for the Clubhouse.

Mr. Cole stated no. It says that we would contract with someone. Those are his signs. He can take them down or leave them up.

Mr. Showe stated the direction at the last meeting was that we were going to leave the signs up.

Mr. Montagna stated she said to leave the signs up to discourage people, right now.

Mr. Showe stated we have not called him to tow any vehicles.

Mr. Montagna stated we don't enforce them.

Mr. Cole stated right. He can move them if he wants to, but if he doesn't say anything, we won't say anything, because the signs will deter people from parking, until we have someone.

Mr. Montagna stated we have had no problems over the years.

Ms. Darden stated as a Board, we should have a new towing company, soon.

Mr. Montagna asked so we don't have to have the same towing company as they do?

Ms. Darden responded no you don't.

Mr. Showe stated if these rules are approved, you are setting a rulemaking hearing for August, so between now and then, we will locate a contractor that operates in accordance with the Florida Statutes.

Ms. Darden stated right.

Mr. Showe stated we will prepare the CDDs contract with that tow company, so when you come to the rulemaking hearing, you can approve the rule and the tow company, and after that date, you are fully set up.

Mr. Montagna stated so until August, we won't have a towing company.

Mr. Showe stated right.

Mr. Brown MOVED to adopt Resolution 2018-03 Setting the Date, Time and Place of a Hearing Adopting Rules Relating to Overnight Parking to August 15, 2018 at 9:00 AM at the HCC at the Regent, 6437 Watson Road, Room 105, Riverview, FL, and Mr. Cole seconded the motion.

Ms. Darden stated I was just hoping that we could all come together, so they are consistent.

Mr. Showe stated once you get your contract, have them contact me.

Ms. Darden stated I will.

Mr. Showe stated we will put them through the test. There is a certain distance that they have to be away from the property and there are some statutory requirements that the District will want them to adhere to.

Ms. Darden stated okay.

Mr. Showe stated if they do that, then we have no issue with contracting them.

Ms. Darden stated great.

Mr. Showe stated because that contract is separate from these rules, if for some reason you are unhappy with them in six months, we can find another one and that doesn't change the rules.

Ms. Darden stated right. That's what we are doing too.

Mr. Showe stated correct. That definitely makes it easier, if you are using the same to do both.

Ms. Rigoni stated for the District to be able to enter into a contract, that vendor has to be a County approved vendor, among other statutory qualifications.

On VOICE VOTE with all in favor, the adoption of Resolution 2018-03 Setting the Date, Time and Place of a Hearing Adopting Rules Relating to Overnight Parking to August 15, 2018 at 9:00 AM at the HCC at the Regent, 6437 Watson Road, Room 105, Riverview, FL, was approved.

B. Review and Acceptance of Fiscal Year 2017 Audit

Mr. Showe stated we provided the audit with your agenda package. Page 28 is the "Report to Management," where the Auditor will verify everything in accordance with Florida Statutes. There are no current year findings or recommendations and no prior year findings, so we are in compliance. It is a clean audit and we can take any comments or changes at this time. I believe that Michelle has been through this process. Correct?

Ms. Rigoni: Yes, I have. I saw that my comments were incorporated.

On MOTION by Mr. Cole, seconded by Mr. Moore, with all in favor, the Fiscal Year 2017 Audit Report, was approved and District Staff directed to transmit the final report to the State of Florida.

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 everyone is saying that they are happy with the pool area and the painting. We installed new bulletin boards at the pool gates, which have the pool rules. All of the signage is up and visible. New shelves were installed in the gym. Julio painted the dumbbells. Everyone thinks that they are new. David is happy.

Mr. Moore stated yes, because he used black liquid rubber. They look better and gives more safety when you drop them. They look nice.

Mr. Montagna stated I think he has a couple more to do. I have to get more brushes. We replaced the damaged fence. The welder, Carlos who installed the gym shelf, fixed the pool fence along the gate side. That was like a trial area. It was approved for that. The Board approved \$800, but we are near the thousands of dollars that everybody else wanted. He is now trying to get us a quote to repair the playland and parking area. He said there's more involved, because the fence was broken at the line where the cement is, right where the poles are. We have some trouble trying to find a piece of material that will go in there, so that he can weld it and then place the other pipe on top and weld that. Believe it or not, he said that every day their

prices change from where he gets his materials. He said, "*I can't get a handle on it. I am going to have a special guy come out and take a look to see if he can help.*" So that's where we are with that. We are trying to keep the price low. Some guy was inspecting the ponds yesterday.

Mr. Showe stated I can report on that. We talked about some items that the vendor said needed to be repaired. When we received the quote, it was quite exorbitant, so we got in contact with the District Engineer. They inspected everything and came up with a list of things that they think need to be repaired, so we are getting quotes on that at this point. I received that report last week. We have two vendors that are getting us prices. Hopefully, we will have something for you at the next meeting.

Mr. Montagna stated the trouble now is that water levels are up and now you can't see what the damage is.

Mr. Showe stated the District Engineer prepared a full scope with pictures and everything, so we know exactly what needs to be done.

Mr. Montagna stated when he came in he said, "*I wish I was here when it wasn't raining.*"

Mr. Showe stated we are working on that right now. As soon as we get some firm pricing, we will give that to you. The first price was over \$100,000 from what the vendor estimated. We didn't feel comfortable presenting that to you.

Mr. Brown asked will the repairs be affected by the water levels, meaning would we want to wait until water levels are low again?

Mr. Showe responded we will talk to the vendors when we get the pricing and see what their best practice is. We have warranties based on our contract. We will let them determine what the next step is.

Mr. Moore stated I think they would be better equipped to advise.

Mr. Showe stated correct.

Mr. Montagna stated the guy sounded like he wanted to wait for water levels to go down, because he would have to truck all of the dirt in and material to bind that dirt. He said he can't do it in high water and that we would have to pump it and that's going to be expensive. Carlos and his team are keeping up with the lawn sprinklers as best they can with all the rain. The palm trees have been trimmed for Jackie. Carlos stated that in the past, he trimmed the palms as a

courtesy, but now that they are getting so high, there may be a charge for trimming them going forward. I called Jason and he said, *“That sounds good.”*

Mr. Showe stated that’s typical. Typically, your landscape contract will have them trim to a certain height.

Mr. Montagna stated he said that he used to do it for nothing and that Joe and him had an understanding.

Mr. Moore stated that’s kind of ironic, because for the first time coming out of the gate in my place, I noticed how tall one of those palm trees were. It has to be 50 feet high.

Mr. Montagna stated Carlos was going up the ladder and I was looking out the window and he got up around three rungs and I said to myself, *“This guy is shaking,”* and he went back down. He came in and I said, *“That’s pretty high up there and I don’t know if you know, but years ago, I fell out of a palm tree and busted my leg.”* There’s no use wasting any time on the towing issue. We are waiting on a decision about the towing. District Counsel is going to take care of that. The security company is working out well. Everyone knows them and pays them respect. That’s the most important thing. People don’t want to rub them the wrong way. They go by the rules and ask people to leave. A lot of times, George, the owner, takes the pool shifts, which is good. We had some very busy days at the pool, even with all the rain. People try to get by the guards by coming in with 15 people on one card, which is not going to happen. The guards are always stepping up when things start to get out of hand. That’s all there is. As long as the people who work for us are doing their job and if they have a backup on the weekends when it really gets busy, when that uniform walks out the door, it does make a difference. I don’t care what you say. I’ve walked out there and they will look at me with my white Manager’s shirt. Once they see that I’m a Manager, they will back down a little, but they will sure back down when they see a security guard in full uniform.

Mr. Moore: My personal experience is that our security has upgraded substantially.

Mr. Montagna stated sometimes the person that they give a hard time to is a woman. Then they will give a hard time to Julio. He won’t back down. They will step up and try it with me and then the security guard is the final answer.

ii. Presentation of Aquatic Services Report

Mr. Showe stated we only included the Aquatic Services Report. Once we get the quotes from two vendors, we can report more. The District Engineer recommended a vendor and we are

also going back to our contractor with a scope that the District Engineer recommended. He did not believe that we needed any shoreline restoration, which was the huge cost of the initial proposal.

Mr. Moore stated the pictures must have been taken a while ago, because the palms aren't full.

Mr. Showe stated the rain is slowing us down. I think they were taken a week ago.

C. District Manager

1. Approval of Check Register

Mr. Showe stated we have checks for May. We can take any questions, comments or changes, at this time.

Mr. Montagna stated the only thing that I was watching for, was that the security company we had before didn't bill us for the days that they weren't there. At this point, we are okay with that. Of course, there were some odds and ends that we had to purchase, because we painted the building and we had to have new signs. It all looks good. By fixing the fence with the welder was \$800, compared to \$5,000 to \$6,000.

Mr. Moore stated that display board is nice.

Mr. Montagna stated its waterproof.

Mr. Moore stated we had it taped and people didn't like it and ripped it down. It was only \$150. That was a good idea.

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

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

2. Balance Sheet and Income Statement

Mr. Showe stated no action is required by the Board. As of today, assessment collections are on track with where you normally are, so there's no concern. I think all account lines look good, in terms of where they are expected to be at this time of the year. Based on the request

from the Board, we sent a letter to the movie theater to remove that electrical box. We heard from them on June 4th and they committed to have it completed two weeks from that date. They have been every cooperative and there have been no issues. I just sent them a nice letter. It seems like that will be taken care of.

Mr. Montagna stated a few people asked me if it was our responsibility, when you go down some of the streets, across from Valleydale Drive, for the gray electric boxes. They thought that it was our responsibility. I said *"No, I think that belongs to the HOA."*

Ms. Darden asked do you think it's for the phone system?

Mr. Montagna responded I don't know. They said that it was broken. I asked David, *"What are you going to do with them"* and he said, *"I don't know."*

Mr. Showe stated its most likely the property of the utility company, so they would have to come out and make repairs.

Mr. Montagna stated one more thing that wasn't brought up. As you go up Valleydale Drive, on the left-hand side, right before you get to Carlsdale Drive, there's a spot where the sidewalk was lifted for over a year. Joe called. I have all of this documented. They are saying that, even now, they do not have the money to come out and grind or chop it up and put in cement.

Mr. Cole asked who doesn't?

Mr. Montagna responded Hillsborough County. They are responsible for it. I told them what the lady said. She said, *"Well, then I'm going to talk to my Lawyer,"* and the guy said, *"Let her do what she wants."*

Mr. Moore stated that's not on CDD property. Is it?

Mr. Showe responded no.

Mr. Cole asked do we have something in writing where we requested, not just verbally, but with you making a phone call? I think it would be important for us to have something in writing saying that we requested this, in case something happens.

Mr. Montagna responded all I have is something that says when I called and the dates.

Mr. Cole stated I think it would be appropriate for us to do that.

Ms. Darden stated these are for the trees.

Mr. Cole asked who is responsible for it? The HOA's.

Mr. Showe stated if it's not CDD property, it's probably best for us to not get involved, if its internal with the neighborhoods.

Mr. Moore stated its right along the street that comes in, on that public road that comes in. The sidewalk is right next to it.

Mr. Cole stated so that's not our property.

Mr. Moore stated I don't think that's ours.

Mr. Showe stated it should be County right-of-way (ROW).

Mr. Montagna asked do we leave it alone?

Mr. Showe responded at this point, if you have that call log, that's a tracking of what you have done, just make sure you keep it.

Mr. Montagna stated that's all I can do. I spoke to the head honcho and he said, "*We're broke.*"

Mr. Moore stated legally if anything comes up, it's not our property, so I don't think that the District has any liability there.

Mr. Showe stated even if you don't have liability, unfortunately, that doesn't protect you from getting claims. We will deal with it when they come up and take it through whatever process it needs to be taken through.

Ms. Darden stated it looks like the roots of a tree fell over.

Mr. Cole stated no. It's the roots coming up from the ground.

Ms. Darden stated the tree fell.

Mr. Moore stated the tree fell and pushed the roots.

Ms. Darden stated that's why the roots were coming up.

Mr. Cole stated people are going to come after the deepest pockets if they are going to file suit.

Mr. Montagna stated years back, they replaced those sidewalks when that happened, but this one they are doing nothing about.

Mr. Moore stated a lot of things aren't getting replaced. The lamps across from my property have been up since the first week of January.

Ms. Darden asked did you call them in?

Mr. Montagna stated I called them and he gave me a list. After the third one, they called me. I was doing it on the computer, but you have to provide your phone number. They called

me and asked who I was. I told him who I was. He said, *“You say on there that you have to go through a gate to get into it and it’s behind the gates.”* I said, *“Yes sir.”* He said, *“It’s not your concern.”* I said *“but it is our concern. We are trying to help everybody.”* He said, *“You need to talk to the HOA. You are telling me that I have to call the HOA to get a code to go in. Call the HOA and tell them that they have to report them.”* I told David and gave him the list.

Ms. Darden stated I will take a look at it today. I never had a problem.

Mr. Moore stated its been out for six months.

Ms. Darden stated I take a number off of the pole and report it through an automated system.

Mr. Montagna stated I reported three poles, but when I entered the fourth one, it locked me out.

Ms. Darden stated I will take a look at it today.

Mr. Brown stated they are now saying that they don’t have any records for the poles in VOB. For the ones in the front, you have to keep calling, and when they get tired of hearing from you, they will fix them.

Mr. Montagna stated the ones that you gave me, were all behind the gates and they are telling me that’s not their responsibility.

Mr. Brown stated they don’t have any incentive to fix them, because they are still getting their monthly rent.

Mr. Montagna stated but if the lights are not working, and are not paying any electric for them, that’s not too smart on their part.

Mr. Cole stated you are paying rental.

Mr. Brown stated they get a lot more money from the rental than they do for the electricity.

Mr. Cole stated you are paying for rent and electric use. Did you get a code from David?

Mr. Montagna responded yes.

Mr. Cole asked is it just for us, as far as any repairs?

Mr. Montagna responded he told me that it’s just for me to use them. I don’t give it to anybody.

Mr. Cole stated the code is not just for you to use. The code is for any vendors that have to come out, not for personal residents. It’s for vendors who need to get in to repair things.

Mr. Montagna stated he said that you were the one that did that, so thank you.

SEVENTH ORDER OF BUSINESS Other Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor's Request

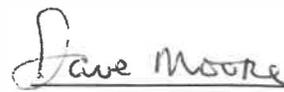
There not being any, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Moore, seconded by Mr. Cole, with all in favor the meeting was adjourned at 9:24 AM.



Secretary/Assistant Secretary



Chairman/Vice Chairman