

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, August 15, 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
Michael Eckert	District Counsel by phone
Michelle Rigoni	District Counsel
Geno Montagna	Vesta
Heather Alexandre	Vesta

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. Mr. Showe noted that three Board members were present and two were on the phone.

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 July 18, 2018 Board of Supervisors Meeting

Mr. Showe stated the minutes were provided as part of your agenda package, and he could 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 July 18, 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 Ms. Darden, with all in favor, the public hearing was opened.

i. Consideration of Resolution 2018-07 Adopting a Towing Policy

Mr. Showe gave the Board Members background information about the item, reminding them that two months ago they discussed approved a towing rule. Mr. Showe explained that the Board preliminarily reviewed and approved the set of rules, subject to public hearing today. Ms. Rigoni noted that nothing had changed since the last time the Board saw the proposed rules. Mr. Moore inquired about towing authority on page 3b, and Ms. Rigoni answered his question by stating that the overnight guard present will be someone who can notify the towing company if someone violates the rules. Mr. Cole stated that he was glad security would be over calling the towing company.

Mr. Showe asked for any public comment, and hearing none,

On MOTION by Mr. Moore, seconded by Mr. Cole, with all in favor, Resolution 2018-07 Adopting a Towing Policy, was adopted.

Mr. Showe asked for 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 Towing Services Agreement with Stepp’s Towing Service, Inc.

Mr. Showe stated that they approached two different companies outside of the HOA towing service provider. Mr. Showe noted that he has used Stepp’s Towing at another District and had success with them. He stated that there is another vendor if they want to use them. The Board discussed different companies that provide towing services. Mr. Brown noted that Stepp’s Towing Service is the largest towing service in that area and they came highly recommended by other HOAs’ that he had spoken with.

On MOTION by Mr. Cole, seconded by Ms. Darden, with all in favor, the Towing Services Agreement with Stepp’s Towing Service, Inc., was approved.

C. Consideration of First Amendment to Amenity Facility Management and Maintenance Services Agreement with Amenity Services Group, Inc.

Mr. Showe explained that in accordance with Vesta’s original agreement, they could take a 1.5% increase. He noted that this agreement includes that increase and extends the contract from October 1st through September 30th, 2019. Mr. Montagna stated that the increase would be \$173.67 per month.

On MOTION by Mr. Cole, seconded by Ms. Darden, with all in favor, the First Amendment to Amenity Facility Management and Maintenance Services Agreement with Amenity Services Group, Inc., was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni stated that she did not have anything to report at this time.

B. Amenity Service Manager

i. Presentation of Amenity Manager’s Report

Mr. Montagna explained that the Clubhouse followed up with the incident at the pool, the Children's Services is still investigating and they are bringing charges against the mother. He stated that they suggested that the Board should not be involved other than to answer questions as witness. Mr. Montagna stated that the mother had previous reports on her record. He stated that Julio finished the dumb bells, and that there was a piece broken on the new equipment but they came and fixed it with no charge. Mr. Montagna discussed the repair and replacement of the fence, he said they are almost ready to start working on the fence. He stated that the water is high in the ponds, and it is clean. He added that they are spraying chemicals for algae but that is normal for this time of year. We are working on getting ideas and quotes for new cameras, but when I wrote this we had not received any prices yet. Last night I did get a letter from a company that Jason recommended. Mr. Eckert suggested that the Board discuss the cameras and security matters in a closed meeting, and the Board Members agreed. Mr. Montagna stated that the cost of installation for monitors, high definition cameras, would be \$4,897. Mr. Showe stated that he has used this company before and he is very happy with the quality. Mr. Montagna added that they do have more quotes coming in, they just have not received them yet. Mr. Showe stated that they would contact Stepp's Towing Service after the meeting, and have them execute the agreement. Mr. Montagna stated that the security guards have not been showing up for their shifts. Mr. Moore suggested that the current company be terminated with cause. Mr. Showe stated that he would reach out to some companies and work on getting a new contract. The Board agreed to keeping the current company until they found a new security company.

ii. Presentation of Aquatic Services Report

Mr. Showe stated that they are working with the vendor selected at the prior meeting, and they expect to be out in the next couple of weeks and starting on repairs that were approved.

C. District Manager

1. Approval of Check Register

Mr. Showe stated we have checks for July 1st through July 31st. We can take any questions, comments or changes, at this time.

On MOTION by Mr. Cole, seconded by Ms. Darden, with all in favor, the July Check Register, was approved.

2. Balance Sheet and Income Statement

Mr. Showe stated no action is required by the Board. Mr. Showe added that they are caught up on assessments and in good shape there.

3. Approval of Fiscal Year 2019 Meeting Schedule

Mr. Showe noted that the typical meeting schedule has the Board Meeting the day before Thanksgiving. He stated that the Board could change or address that issue now, take it off the calendar, or they could keep it. Mr. Moore suggested moving the meeting up a week and the other Board members agreed.

On MOTION by Mr. Cole, seconded by Mr. Moore, with all in favor, the Fiscal Year 2019 Meeting Schedule, was approved as amended.

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 9:28 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman