

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, October 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

Also present were:

Jason Showe	District Manager
Michelle Rigoni	District Counsel by phone
Jason Greenwood	GMS
Gino Montagna	Vesta Property Services
Julie Cortina	Vesta Property Services
Carlos Diaz	Diversified Landscaping

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll. All supervisors were present with the exception of Ms. Campbell.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe stated the public comment period was open 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 September 19, 2018
Board of Supervisors Meeting**

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

On MOTION by Mr. Brown, seconded by Mr. Cole, with all in favor, approving the Minutes of the September 19, 2018 Board of Supervisors Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

New Business/Supervisor’s Requests

A. Consideration of Security Service Proposal from Weiser Security Services, Inc.

Mr. Showe stated the Board approved a contract at the last meeting, but since they were not selected through the HOA they declined to provide those services. The HOA selected Weiser Security Services and they provided a quote for the CDD side. He noted on the plus side it is cheaper than the one you looked at last month and it’s the same group that the HOA selected. Their proposal was included in your agenda package. Mr. Showe stated they also had District Counsel draft an agreement, which was similar to the terms of the previously approved proposal for Weiser to begin services.

Mr. Moore stated on the proposal that they submitted, Item 1 was to have an unarmed guard at the movie area at the Clubhouse.

Ms. Darden stated it says that it is at the Pool and Recreation Center.

Mr. Moore noted that is Item 2. Item 1 says “Unarmed Guard at movie area.” That’s not where they are going to be. They are going to be at the Clubhouse.

Mr. Showe stated we will check and make sure that’s spelled out specifically in the contract.

Mr. Moore stated he wanted to make sure that they know if they are providing security at the movie theater, they are providing security at the HCC too.

Mr. Cole added that they don’t need the Clubhouse to be ransacked.

Mr. Showe stated with that change, they need a motion to approve the proposal.

On MOTION by Mr. Cole, seconded by Ms. Darden, with all in favor, the Security Service Proposal from Weiser Security Services, Inc., as amended, was approved.

Mr. Showe stated he sent two emails to the Board yesterday. He noted they could discuss the landscaping one first. He added that Carlos was here to discuss the landscaping proposal for one of the roundabouts in the community.

Ms. Darden stated it was for all of the roundabouts.

Mr. Cole asked if there were only two.

Ms. Darden stated there are two roundabouts and then there are other areas that the CDD is responsible for. She noted that they had that discussion at the HOA meeting.

Mr. Diaz stated he received phone calls from Ms. Darden and she was complaining about the roundabouts, so he made an appointment with Geno and with Ms. Darden, so that they could meet at the roundabouts and discuss them. He stated they only walked around one roundabout, but they have the same idea for both roundabouts. There are several areas at the entrances of the community where mulch needs to be placed. When it rains hard, those areas have no drainage whatsoever, so the mulch just floats to the top and floats away with the water. Because of the lack of mulch, weeds have taken over in those areas. I propose removing all of the existing mulch. Ms. Darden was not pleased with the bottom of the fountain grass or the new grass that was placed there. We trim those completely down to the ground on a yearly basis and they sprout back up in the spring; however, there is nothing there for two or three months. Therefore, I propose removing all of the mulch and making this a much cleaner area, by placing Bahia grass, which you have in the perimeter of the center of the roundabouts. Bahia grass is very hardy, but in the winter months it turns brown; however, that doesn't mean that it dies. It goes dormant and will sprout back up in spring, not necessarily with the rains, but with the amount of sunlight that it gets. The more sunlight it gets, the better it is for the Bahia. The proposal is self-explanatory. It's for the removal of the fountain grasses, the old mulch and grading of the area after the removal. There is going to be a bunch of holes there, so we would fill those up with top soil and grade it as best as possible and then place sod on top. Those areas are pretty big. The smaller entrance items are much smaller, but the only concern that I have to putting grass there is, like I said, in the rainy season, there is no drainage there. Regarding the roundabouts, because they had no drainage system to begin with, we cut slits in the curb so water can flow out of them. So, we prevented nastiness from forming there; however, they are still very wet. The second item on that proposal is the installation of 11 pallets of sod in both roundabouts and mulch rings around the Palm trees and Crepe Myrtles that would give it a neat, clean look. It will look very nice out there.

Mr. Cole asked if it would make sense to put some type of border around that, whether a rubber border or something else to put mulch in because it could wash away again with the rain.

Mr. Diaz responded no, they would make a ring of grass.

Mr. Cole asked if that holds it in and Mr. Diaz responded yes.

Mr. Diaz stated the grass will be about 2 to 3 inches higher than the existing soil, which would prevent the mulch from washing away. He noted if there are torrential rains, nothing is going to prevent that. The last item is putting pine bark mulch at the entrances, islands and front road hedges, but this is optional, because of what I just explained. The front road hedges would get mulch, because it is a very swampy area and there is nowhere for that water to go. It sits between the condos and the sidewalk. Sometimes we can't even mow there, because it's so wet. That is also optional. That's the proposal and if the Board wants to proceed with that, just let me know.

Ms. Darden stated she had concerns about the pine bark mulch becoming a projectile with kids throwing it.

Mr. Cole stated it is very light.

Mr. Diaz stated they are real light and that all mulch goes through a grinding process. In other words, it is placed into a large grinder, but it doesn't always catch all of the pieces, so it doesn't matter what type or brand of mulch you buy. You are going to get some pieces that are larger than others. Kids will find anything to throw.

Ms. Darden stated regarding the CDD's responsibility for lawn maintenance, the area at the dumpster needs to be cleaned up. We talked about areas that were not addressed.

Mr. Diaz stated they are addressed. What happens is what we talked about at the last meeting, where we trim all of those areas once a year. Because it takes no longer than four or five months for it to grow back to its original state, it has grown back. Had we not been pruning it, you wouldn't be able to see the sidewalk. In all reality, you have a jungle in the preserve growing into an empty area. All of that will be addressed during our very first trimming, which is at the end of next week or the beginning of November. It's not going to take one day. It will take several weeks to do that.

Mr. Moore stated there was an understanding when we left the last meeting that it was going to take time. You can't do the entire complex in a week.

Mr. Diaz stated no. It's going to take weeks.

Mr. Brown stated I was going to call you, but since we are talking about this issue, I might as well talk about it. The areas where we have fencing, but are no plantings in front of

them, such as the four along Valleydale Drive, I would like to put hedges in front of them. We would qualify for those community grants, so we would only pay 50%. Sometimes you can qualify for 100%, but it would have to be trees. We already have trees in front of these.

Mr. Diaz stated that is a wonderful idea; however, there is no irrigation there.

Ms. Darden stated right.

Mr. Diaz stated so nothing would survive.

Mr. Brown stated I thought we confirmed that there was irrigation there.

Mr. Diaz stated there is irrigation, but it doesn't reach that fence.

Mr. Brown stated that's why I was asking.

Mr. Diaz stated if you have someone with a hose that can water them for a month or so, they will survive.

Mr. Showe asked Carlos, once this is installed, will you maintain it under your contract?

Mr. Diaz responded that is correct.

Mr. Showe stated I just wanted to clarify.

Mr. Diaz stated it only takes 10 to 15 minutes more to do all of that, so it's not going to increase your contract amount. The one thing that it will do, however, and we have not done this in over two or three years, is to place mulch in all of those areas on a yearly basis. There was a meeting like this and I would come and the Board would decide yes or no. The cost of all of that mulch, which was \$3,900, would no longer be part of your expenses, because grass would be growing in there, so there's no need for mulch. For the small rings of mulch, I estimated approximately \$400 to do both islands, because we are going to dig down, so that the mulch sits way below the grass and is not hampered by the mowing. You would be saving that money.

Mr. Cole asked approximately how many inches of mulch are we talking about? Are we talking about 4 or 6 inches?

Mr. Diaz responded no. We are talking about between 1 and 2 inches of mulch. You don't need more than that because it's pine bark mulch that Ms. Darden wanted to put down and 4 inches of pine bark mulch would just float away with the very first rain. I did place some samples of mulch at the roundabout that is the furthest away. You don't have to go with pine bark mulch. That was Ms. Darden's choice, but there are other choices, such as brown mulch, black mulch, pine bark and mini nuggets. What's in right now is black mulch.

Ms. Darden stated I like the black mulch.

Mr. Diaz stated it looks beautiful.

Mr. Cole asked are they all the same price?

Mr. Diaz responded actually pine bark is the most expensive. Black mulch does fade, but so does pine bark, but pine bark has a peculiar quality to it. You can rake the pine bark and turn it to the other side, so it won't be faded as much. In other words, pine bark mulch lasts longer and is a natural product. It's not dyed, as opposed to black mulch.

Mr. Cole stated so the quote is for pine bark mulch and anything else would be less than this.

Mr. Diaz stated yes. Not much, but it would be less. There is another kind of pine bark mulch that has mini nuggets, which are smaller crushed big pieces of pine bark. That is about the same price as the pine bark. The brown mulch is just regular pine that has been ground up. It's not just priming. They mix pieces of wood, ground them up and color it.

Ms. Darden stated okay. I'm good.

Mr. Diaz stated it's not like when you used to order cypress mulch. That is no longer the case. Cypress mulch is very expensive right now.

Ms. Darden MOVED to approve the Diversified Landscaping Proposal for landscape improvements in all roundabouts.

Mr. Cole asked are there questions related to this work?

Mr. Moore responded I'm not in favor of this.

Mr. Brown stated I was questioning where we are budget-wise.

Mr. Showe stated essentially this would come out of the Capital Projects Fund. There's over \$100,000 in there. This wouldn't be a huge effect to it. Next year, we would have to adjust the budget. You approved a contract increase with him that wasn't in the original budget, so it's likely that we would take this out of the Capital Projects Fund for now, and then see where we are throughout the year.

Mr. Cole stated approximately \$3,000 is in the budget for those roundabouts, which could be used to defray some of those costs. Is that correct?

Mr. Showe responded the contract increase that we approved at the last meeting, absorbed some of the landscape improvement money that was already in the budget, in terms of contingency.

Mr. Diaz stated he would like to point out, that most people like to trim their Palm trees before hurricane season, because they think that this is the safest way to maintain a Palm tree. In all reality, this is worst thing for a Palm tree. Maybe the dead Palm trees should be taken out, but the entire foliage of the Palm tree's hedge is there to protect it from events like that. If you only have three fronds, the likelihood of those getting bent, is a lot higher than if you have full foliage on there. Also, if you trim them prior to summer, you will have a lot more seed pods. If you cut them after hurricane season, they will last a lot longer trimmed and none of these issues would arise.

Mr. Cole asked when do you suggest cutting them?

Mr. Diaz responded right now. October and November is the perfect time to do the trimming for the Palm trees.

Mr. Cole stated versus doing it in April.

Mr. Diaz stated actually I have it scheduled for February or March, so we don't get that quick growth.

Mr. Cole asked should we put that in the Agreement so it's done every year?

Mr. Showe responded I think you gave him good direction, but we have a motion on the floor and we need a second.

Ms. Rigoni stated if you approve the proposal subject to me preparing the Work Authorization, I can include the details.

Ms. Darden MOVED to approve the Diversified Landscaping Proposal for landscape improvements in all roundabouts, subject to District Counsel preparing a Work Authorization, and Mr. Cole seconded the motion.

Mr. Cole stated long term, I'm sure that this would benefit the aesthetics of the community, but my concern is the ongoing maintenance, so that it can maintain its appeal and continue to look good throughout the year.

Ms. Darden stated that was the purpose of the grass, so that there was very little maintenance, as opposed to what we have there now.

Mr. Brown stated so basically you just have the trees.

Mr. Cole stated I understand that it still needs to be maintained.

Mr. Diaz stated you would have a lot less maintenance with grass than with the plants.

Mr. Cole stated I understand.

Mr. Diaz stated with the plants, so you understand, it's not that they were bad plants. I'm not making excuses. I'm just telling you that in those roundabouts, the soil underneath them is very poor. There is no topsoil there whatsoever. It's whatever they dredged up from the road and put in the curb. They did not have any good soil and they still don't have good soil. Grass or sod always comes with at least an inch of topsoil or treated sand with topsoil mixed in, which improves the quality of the soil. I think that it would look a lot nicer than just faded mulch.

Mr. Cole stated my only concern is just maintaining that the mulch is going to be in place and is still going to continue to look good. I don't want to make this type of investment and run into the same issue or you run into the same issue next year or six months from now.

Mr. Diaz stated I agree. That's what we intend to do.

Mr. Showe asked is there any other discussion? If not, we have a motion on the floor.

On VOICE VOTE with Mr. Brown, Ms. Darden and Mr. Cole in favor, and Mr. Moore dissenting, approving the Diversified Landscaping Proposal for landscape improvements in all roundabouts, subject to District Counsel preparing a Work Authorization, was approved. (Motion Passed 3-1)

Mr. Diaz asked do you need me to stay?

Mr. Showe responded no. I think we are good.

Mr. Diaz left the meeting.

Mr. Showe stated we received a request from the HOA about putting up another sign. We provided that email and all of the documentation. If the Board were so inclined to move forward with it, we would also want to draft an agreement with the HOA, for the new sign and location, just so all of the regular terms are held to. It's really up to the Board.

Ms. Darden stated I don't have any objections.

Ms. Rigoni stated if I may interject, if the Board wants to consent to the HOA constructing an improvement, I suggest that our office draft a License Agreement with them so if necessary, we would be allowed to remove it.

Mr. Cole stated I agree.

Mr. Brown stated yes. I think that's what we did for the last request.

Mr. Moore asked is the HOA going to absorb the attorney fees for the drafting of those documents?

Ms. Rigoni responded we can certainly push that on to them as a part of the License Agreement. In addition, I would need the HOA to give us a better depiction of exactly where they want to put this, because I couldn't make out the location that they are proposing to construct this sign.

Mr. Cole asked could it be as simple as them taking a picture or drawing a mock up on the picture and then sending it back? Would that be acceptable?

Mr. Showe responded I think we can take a picture from the Property Appraiser's website, one of the overhead views, and just put a dot on there.

Ms. Rigoni stated I prefer tying it to a survey.

Mr. Showe stated we can help them with that if the Board wants to proceed.

On MOTION by Ms. Darden, seconded by Mr. Cole, with all in favor, the HOA request to install a new sign on CDD property and authorization for District Counsel to prepare a License Agreement with the HOA and staff review of the documentation, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni stated I have nothing further to report, but if anyone has any questions, I would be happy to answer them.

B. Amenity Service Manager

i. Presentation of Amenity Manager's Report

ii. Presentation of Aquatic Services Report

Mr. Montagna stated the Clubhouse walkways and decks were scrubbed down, because the paint gets dirty easily, so we have to do a little more maintenance on it than what we originally thought, but that's okay. To keep it looking good, we need to buy some paint rollers and do some touch up paint work, because of water spots. Aside from that, I'm not concerned about the incident at the pool. The Insurance Agent said that no lawsuits appeared and were putting it aside. She didn't think that we would have any problems with that. Everything we did was appropriate.

Ms. Darden asked what incident?

Mr. Montagna responded the incident with the child. The gym equipment is in fair shape. The company provided two quotes for suggested repairs. We will monitor it, keeping in mind that the equipment is 11 to 12 years old and that in the future, it will have to be replaced. David used the equipment and knows what we are talking about. We are going to try to hang in there as long as we can and if someone doesn't get hurt, we are okay. The damaged fence was repaired. The only thing left is the play area and we will get a quote. There is no rush. We got some reflector tape that will be cut into pieces to light up the fence at night. That doesn't mean that people are not going to hit it. The Palms are in fair shape. Water levels are low. I provided a copy of the service report. I haven't seen any construction workers out there.

Mr. Showe stated they are going to start within the next month. They are waiting for the water to recede, so they can get the concrete in there right and do the repairs properly. I've been in touch with them and will continue to be in touch regularly.

Mr. Montagna stated regarding the landscaping, Carlos has been in contact with Jackie regarding the roundabouts. They are working on a plan. We are still waiting on the tow company. No one has put up any signs.

Mr. Showe stated we received all agreements back and I will follow up with them again. I put them in touch with you to get all of the signs posted.

Mr. Montagna stated no vehicle has been towed. People are parking there. Security goes out and tries to straighten things out. I have not heard from Security regarding the movie parking lot. We didn't determine who is going to handle the security.

Mr. Showe stated we approved it today, so we will have them proceed.

Mr. Cole stated I would like for them to do daily reports.

Mr. Showe stated that was all part of the scope that was drafted for the previous company. We are going to use the same agreement and just change the name.

Ms. Darden stated they have digital reporting.

Mr. Cole stated that's not necessary.

Mr. Montagna stated TECO showed up. They are still staying that the lighting behind the gates must be reported by the HOA, because that is their responsibility. They won't take a report from me.

Ms. Darden stated we will take care of it.

Mr. Brown stated give me the Tech's name.

Mr. Cole asked we have the vendor code that they can use to get in any gate, right?

Mr. Montagna responded yes.

Mr. Cole stated so when they come back and say they don't have it, you can give them the code and they can get right in?

Mr. Montagna responded yes. The cameras are scheduled to be installed this coming week. That's all I have.

Mr. Showe stated due to some of the issues that we discussed at prior meetings about the security issues, if you want to get with Geno, he can talk to you offline about that, so that it's not on the public record.

Mr. Showe asked do you have anything else Geno?

Mr. Montagna responded no.

C. District Manager

1. Approval of Check Register

Mr. Showe stated we have checks for September, in the total amount of \$31,750.93, excluding the Vesta expenses.

On MOTION by Mr. Cole, seconded by Mr. Brown, with all in favor, the September Operation and Maintenance Check Register, excluding the Vesta expenses, was approved.

Mr. Showe stated there are Vesta expenses in the amount of \$11,578.

On MOTION by Mr. Cole, seconded by Mr. Brown, with Ms. Darden, Mr. Brown and Mr. Cole in favor, and Mr. Moore abstaining, the September ASG expenses were approved. (Motion Passed 3-1)

2. Balance Sheet and Income Statement

Mr. Showe stated no action is required by the Board. These were through September 30th, but are not audited numbers yet, so these aren't final. Sometimes we receive invoices after the end of the fiscal year, so these are subject to change. You received all of your assessment collections for the year.

SIXTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Request

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Moore, seconded by Ms. Darden, with all in favor, the meeting was adjourned at 9:34 am.



Secretary/Assistant Secretary



Chairman/Vice Chairman