

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, November 14, 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 by phone
Todd Cole	Vice Chairman by phone
Curtis Brown	Assistant Secretary
Jackie Darden	Assistant Secretary
Debbie Campbell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Michelle Rigoni	District Counsel by phone
Gino Montagna	Vesta Property Services

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll and a quorum was present.

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 comments. Please state your name and address for the record and keep your comments to three minutes. Hearing none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of October 17, 2018
Board of Supervisors Meeting**

Mr. Showe stated the minutes were provided as part of your agenda package. He stated he could take any corrections or changes if the Board has any. Hearing none, a motion was needed to approve.

On MOTION by Ms. Darden seconded by Mr. Brown with all in favor the Minutes of the October 17, 2018 Board of Supervisors Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

New Business/Supervisor’s Requests

A. Consideration of Request from Movie Theater

Mr. Showe stated they sent an invoice to Chance Ragains, the Managing Director of the movie theater. He noted they paid their regular assessments for the year, but pursuant to the agreement, they would like to see if the Board is interested in making any changes to the security service that is specifically for the movie theater project. Mr. Showe noted they prefer to not pay for that service anymore. They can make that request in accordance with their agreement. He added they feel like there hasn’t been any incidents that justify the cost to them and that it’s kind of a pass-through cost for the District, so if the District chooses to not have that service anymore they can change it. Mr. Showe noted it’s the Board’s pleasure in terms of how they want to proceed with their request.

Mr. Brown stated towards the end they didn’t have logs.

Mr. Showe agreed.

Mr. Brown asked if they had logs of any incidents that they dealt with.

Mr. Showe responded there is no incident that he is aware of.

Mr. Montagna stated there were logs, but nothing of consequence. He noted that he stopped at the parking lot at 9:23 p.m., when he was doing his route and everything was okay. He stopped again at the lot at 10:01 p.m. and there was nothing to report.

Ms. Darden stated the sheriff parks there regularly too.

Mr. Montagna noted that once in a while they will come in.

Ms. Darden stated she has seen them on their side. She did not have any objections.

Mr. Showe asked if the Board would like to reduce it to one day a week to just Friday or Saturday. He noted it may be difficult to do four hours one day and four hours another, but maybe they could reduce it to just having security on Saturday night.

Mr. Montagna responded security can’t find people that want to only work a couple of hours. Mr. Montagna stated that’s what all the companies do and there haven’t been any real issues.

Mr. Brown and Mr. Showe agreed with that statement.

Mr. Brown asked if it was possible to approve it with leeway that gives the security company what they can find for staffing and to not make it an announced schedule, so it's not predictable.

Mr. Showe responded they could let them know that they will provide one day a week security and they can rotate between Friday and Saturday, based on their schedule.

Mr. Montagna asked if that would that mean security was out in the open now.

Mr. Showe responded that Weiser is the company they have the contract with. He noted they can communicate with them about that.

Ms. Darden asked if their contract was signed.

Mr. Showe responded yes, they got it executed.

Mr. Montagna noted there was an issue in the parking lot where they called Weiser and they wouldn't come and do anything because they don't have a contract with the District.

Ms. Darden stated that was correct, there are two contracts. There's the unarmed contract for the Clubhouse and the armed one. She noted they had no issues on the HOA side.

Mr. Montagna stated he thought the issue was that people were out there smoking, and maybe they should've called the police. Mr. Montagna stated Weiser wouldn't do anything.

Mr. Showe stated they had some language issues on indemnity in the contract that Michelle could talk about, but it's now all worked out.

Mr. Montagna stated this had nothing to do with the pool security during the summer months.

Mr. Showe stated the contract is for the pool and movie theater.

Mr. Montagna noted they used to have a separate security contracts for the pool and a separate contract for the movie theater.

Mr. Showe stated it's all under one contract now. He added they can change the rates and hourly service under that contract.

Ms. Darden stated she liked that better.

Mr. Showe stated it's a lot easier to manage, there's one company year-round that they use. Mr. Showe asked the Board if they were comfortable with just using them one day a week.

Ms. Rigoni responded that she could prepare an amendment to the agreement to reflect the current hours that the Board decided today.

Mr. Showe stated that they will provide security on one Friday or Saturday, they would pick which day. He noted they would also let the movie theater know that they reduced it.

Mr. Brown stated the District should reserve the right to change the hours, if incidents start happening.

Mr. Showe stated they will have that included in there.

Ms. Darden MOVED to approve the request from the movie theater to reduce to one day per week security, either Friday or Saturday, at the choice of the vendor and Mr. Brown seconded the motion.

Mr. Showe stated the motion would include District Counsel drafting an amendment that reflects one day a week security, Friday or Saturday, at the vendor’s choice and make it random.

Mr. Montagna stated they will reduce the price.

Mr. Showe stated it’s an hourly rate, so it will be based on whatever hours they provide to the District.

Mr. Montagna asked if they will still make a report for staff.

Mr. Showe responded yes, part of the contract was that they check in, report and do all of that.

On VOICE VOTE with all in favor approving the request from the movie theater to reduce to one day per week security, either Friday or Saturday, at the choice of the vendor, was approved subject to District Counsel’s preparation of an amendment to the existing Agreement.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni stated she had nothing to report, but if anyone has any questions, she 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 pool is being serviced twice a month instead of three times, which reduces the rate. The equipment company suggested some repair work for a few pieces of

gym equipment. He noted at this time, they think it's better to hold off on them because it's more cosmetic than anything else. Plus, those machines are 12 years old, so it might be time to start looking down the road to replace like they did the one elliptical. Regarding the repair and replacement of the damaged fence, they contacted Carlos who fixed the rest of the fence, and he is getting ready to give them a price for that little piece along the playland area. He stated the ponds are in good shape, but water levels are high and the pictures are in the pond report. He stated Carlos and his team are keeping up with the lawn, sprinklers, and trees and noted that this is not a small project. He stated they are planning with the HOA to trim trees back along the fence by Ms. Darden's house. He stated they are working on all of that area, but he said it's something that is going to take time. He had his guys in there on Monday and they are getting ready to perform the work on the roundabouts. He noted they just need to finish up the legal paperwork, which he dropped off to Jason today.

Mr. Showe stated he received it.

Mr. Montagna stated on Tuesday, November 16th, the tow company would start towing and they placed a sign in front of the driveway of the pool. He noted they were told that Poole's Towing is still onboard with the HOA for nine months according to David Block. He stated that Susan signed a 12-month contract three months ago and if that's the case, it would be better to have Poole's Towing enforce the District's property until our contract runs out.

Ms. Darden stated they've already gone down that road and established that Stepp's Towing was going to tow.

Mr. Showe stated correct.

Ms. Darden stated Poole's is not a guarantee. They have a clause in there, the same as Stepp's that they can back out with 30 days' notice.

Mr. Montagna stated when Stepp's Towing was called to tow something, they said that they could not tow because Poole's was still active.

Ms. Darden stated right, in the HOA area. She asked where was Stepp's called to tow.

Mr. Montagna responded on the main road going into the community. They park right up on the grass on top of the sprinklers.

Ms. Darden stated that's Valleydale.

Mr. Montagna noted that's CDD property.

Mr. Showe stated it's CDD property, but he thought the agreement only covered the clubhouse.

Mr. Montagna stated security was something that they are discussing so he will just leave that alone. He noted they don't know what we are going to do about overnight parking, but now they do. That's about it.

Mr. Brown stated I was happy with Poole's and saw Spoonbills on the property. They are endangered birds, so it's not often that they would come into an urban community like ours.

C. District Manager

Mr. Showe stated their December meeting is scheduled for December 19th, but unfortunately the current building is not available. He noted they could move that meeting up to December 12th or cancel if there's no other action by the Board and just hold the vacancy in filling that spot until the January meeting, if the Board wanted to. He stated they were going to take Organizational Matters and anything else that we need in January depending on the Board's preference.

Mr. Brown asked if it had to be after the November meeting.

Mr. Showe responded that the technical term of the office goes through November 20th so the new term would start on November 21st. He added they can change the December meeting to December 12th, if the Board wanted to and have it here.

Ms. Darden stated yes.

Mr. Brown agreed.

Mr. Showe stated he needed a motion to move the December meeting to December 12th.

On MOTION by Ms. Darden seconded by Mr. Brown with all in favor moving the December 19, 2018 meeting to December 12, 2018 was approved.

Mr. Showe stated he would make sure that gets advertised.

Ms. Darden asked if that is when they will talk about Todd's replacement.

Mr. Showe responded correct, and they have to appoint officers, pursuant to Florida Statute. He noted they can take the vacancy before that or they can do it all at once.

Mr. Showe stated procedurally, there is no vacancy until after the 21st, but they can't fill it yet.

Ms. Darden stated that was right.

1. Approval of Check Register

Mr. Showe stated excluding the Vesta invoices, we have checks for October in the total amount of \$18,090.50.

On MOTION by Mr. Brown seconded by Ms. Darden with all in favor the October Operations and Maintenance Check Register, excluding the Vesta expenses was approved.

Mr. Showe stated there are Vesta expenses in the amount of \$11,751.67.

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

2. Balance Sheet and Income Statement

Mr. Showe stated no action is required by the Board. It only reflects the first month of the new fiscal year, so it's hard to pick up any trends, but they would keep an eye on that.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Brown stated he did have a question. He noted his trainer started up a gym and purchased all of his equipment new from gyms that were closing or from Craigslist and asked would that be something they would want. They obviously wouldn't get the warranty, but they would get new equipment.

Mr. Showe stated that's something Geno can look at when it's time to purchase new equipment.

Mr. Montagna stated the only question he would have is whether their gym vendor would work on the equipment, since he didn't sell and make any profit on it. It's like buying your car from another dealer.

Mr. Brown stated that would be one question. The other is whether they are equipped to do that, meaning when something happens you have to jump on it. He asked if they have to wait until there is a meeting.

Mr. Showe responded if Geno needs something purchased, I think Vesta has credit cards and we have credit cards. We can always purchase it and have it reimbursed by the District if that's the way we want to go. There are ways to handle that.

Mr. Brown noted the question would be if Fitness Logic would service them.

Mr. Showe stated yes, he thought as long as it's something that they could roll into their maintenance agreement typically they will but there may be certain brands they won't service.

Mr. Montagna stated he didn't think they sold them the original equipment, and that they had been with the District for more than he has been here.

Mr. Showe stated to make sure it's a brand that they would service.

Mr. Montagna stated that they have parts for because you wouldn't want something that is a Mickey Mouse piece of equipment, you may want equipment that's reliable.

Mr. Brown stated it's amazing what he has found for a fraction of the price.

Ms. Darden stated she got her gym equipment on sale on Offer-Up.

SEVENTH ORDER OF BUSINESS

Supervisor's Request

Mr. Showe asked if there was anything else. Hearing none, he asked for a motion to adjourn.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Darden seconded by Mr. Brown with all in favor the meeting was adjourned at 9:16 am.


Secretary/Assistant Secretary


Chairman/Vice Chairman