

MINUTES OF MEETING
VILLAGES OF BLOOMINGDALE
DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Villages of Bloomingdale Community Development District was held on Tuesday, September 28, 2021 at 9:00 a.m. at the Villages of Bloomingdale Clubhouse, 6301 Valleydale Drive, Riverview, Florida, 33578.

Present and constituting a quorum were:

Jackie Darden	Chairperson
Curtis Brown	Vice Chairman
Dave Moore	Assistant Secretary
Derryll Fox	Assistant Secretary
Mulumebet (Fifi) Hussein	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Mike Eckert (<i>by phone</i>)	District Counsel
Clayton Smith	Field Manager
Jason Greenwood	GMS
Brian Young	GMS Amenity Management
Sara Bachelder	GMS Amenity Manager
Mick Sheppard	GMS Field Services

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. All Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams asked for any public comments, and hearing none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of August 24, 2021 Meeting

Ms. Adams presented the August 24, 2021 Board of Supervisors meeting minutes and noted that the minutes had been reviewed by District counsel and management staff. She asked for any comments, corrections, or changes. The Board had no changes or corrections.

Mr. Fox MOVED to approve the Minutes of August 24, 2021 Meeting Mr. Brown seconded the motion.

Ms. Adams asked is there any further discussion? Hearing none,

On VOICE VOTE with all in favor the Minutes of August 24, 2021 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of First Amendment to Landscape and Irrigation Maintenance Services Agreement with Landcare Landscaping, Inc.

Ms. Adams noted that at the last meeting the Board directed staff to bring back the annual renewal agreements and stated that many of the agreements coincide with the fiscal year. Ms. Adams presented the first amendment to the Landscape and Irrigation Maintenance Services Agreement. She noted their current agreement was with Landcare Landscaping, Inc.

Mr. Fox pointed out under the terms it says, “in addition to one year beginning October 1, 2021 and ending September 30, 2020.” Ms. Adams noted that they will get that date corrected to September 30, 2022. Mr. Fox noted that the pool agreement also needed to be updated to reflect the date change. Ms. Adams noted that the Board has the ability to cancel the agreement with 30 days notice with or without cause.

Ms. Darden MOVED to approve the First Amendment to Landscape and Irrigation Maintenance Services Agreement with Landcare Landscaping, Inc. and Mr. Brown seconded the motion.

Ms. Adams asked for any further discussion. Hearing none,

On VOICE VOTE with all in favor the First Amendment to Landscape and Irrigation Maintenance Services Agreement with Landcare Landscaping, Inc. was approved as amended with term ending September 2022.

B. Consideration of Fourth Amendment to Fitness Center Equipment Maintenance Services Agreement with Fitness Logic, Inc.

Ms. Adams reviewed the agreement with Fitness Logic, Inc. This amendment extends the term to September 30, 2022 to coincide with the fiscal year.

Mr. Brown MOVED to approve the Fourth Amendment to Fitness Center Equipment Maintenance Services Agreement with Fitness Logic, Inc. and Mr. Moore seconded the motion.

Ms. Adams asked for any further discussion. Hearing none,

On VOICE VOTE with all in favor the Fourth Amendment to Fitness Center Equipment Maintenance Services Agreement with Fitness Logic, Inc. was approved.

C. Consideration of Fourth Amendment to Pool Maintenance Services Agreement with Connerty Pools, Inc.

Ms. Adams reviewed the amendment to the Pool Maintenance Services Agreement with Connerty Pools, Inc. She noted that the date would be corrected to reflect September 30, 2022.

Mr. Brown MOVED to approve the Fourth Amendment to Pool Maintenance Services Agreement with Connerty Pools, Inc. and Mr. Fox seconded the motion.

Ms. Adams asked is there any further discussion? Hearing none,

On VOICE VOTE with all in favor the Fourth Amendment to Pool Maintenance Services Agreement with Connerty Pools, Inc. was approved with term ending September 30, 2022.

D. Consideration of Revised Amenity Facility Policies and Fee Schedule

Ms. Adams noted that the Board has a rule hearing schedule for the next Board meeting on October 26th. During that meeting the Board will adopt Amenity Policies and also the Fee Schedule for renting the clubhouse and patio facilities. Ms. Adams noted that the policies have been reviewed by Board members and District Counsel and they are continuously refining them. Ms. Adams stated that if the Board had any comments throughout the month until the next meeting, they could email her the comments or changes.

Mr. Fox asked that the nonresident user fee be listed on page 7, and Ms. Adams stated that they would identify that fee amount and put that in the policies.

E. Consideration of Proposals

1. Treadmill Replacement Repair

Ms. Adams reviewed the treadmill replacement/repair proposal from Fitness Logic. She noted that the cost to repair was almost 50% of the cost to replace the treadmill. Ms. Adams reviewed a quote to repair the treadmill belt which totaled \$770.99. She presented a quote for a reconditioned treadmill which totaled \$1,695. She then presented a quote for a new Fitnex T-70 treadmill for \$3,794.

Ms. Adams noted that Amenity Management is still working to get quotes from two additional vendors. The Board and staff discussed the details of the online treadmill vendors. After Board discussion about sales tax, shipping costs and trade in values, Ms. Adams suggested approving a not to exceed amount of \$3,794 based on competitive proposals.

Mr. Brown MOVED to approve a NTE of \$3,794 for Treadmill Replacement/Repair and Ms. Darden seconded the motion.

Ms. Adams asked for any further discussion? Mr. Moore noted that this needs to be done as soon as possible because the treadmill they are replacing/repairing has been out for two weeks and treadmills are the most popular pieces of equipment used in the gym.

On VOICE VOTE with all in favor a NTE of \$3,794 for Treadmill Replacement/Repair was approved.

2. Valleydale Tree Trimming

Ms. Adams noted that the next four proposals were facilitated by the Field Management team, and she would let Clayton Smith present them for the Board. Mr. Smith reviewed the Cardinal Landscaping Services of Tampa quote for tree trimming of the large oak trees on Valleydale and trimming of the palm trees. The quote totaled \$13,785.

Mr. Brown MOVED to approve the Cardinal Landscaping Services Proposal for Valleydale Tree Trimming for \$13,785 and Mr. Fox seconded the motion.

Ms. Adams asked is there any further discussion? Hearing none,

On VOICE VOTE with all in favor the Cardinal Landscaping Services Proposal for Valleydale Tree Trimming for \$13,785 was approved.

3. Valleydale St. Augustine Sod

Mr. Smith reviewed the Cardinal quote for St. Augustine re-sod on the Main Boulevard and irrigation maintenance totaling \$79,650. Mr. Smith noted that the rate was a good price, but he would like to double check how they came up with the quantity of 93,500 square feet. The Board asked staff to bring back competitive proposals and to confirm the square footage.

4. Valleydale Roundabout Enhancements

Mr. Smith reviewed the Cardinal quote for landscaping the roundabouts. The quote totaled \$36,860. After Board discussion, they decided to table landscaping the roundabouts until February or March, and they asked staff to scale back the price to \$10,000 per island.

The Board asked that maintenance staff install 'No Parking' signs on the roundabouts.

5. Trash Removal

Mr. Smith reviewed the GMS proposal and map for trash removal totaling \$3,000.

Mr. Moore MOVED to approve the GMS Proposal for Trash Removal totaling \$3,000 and Ms. Darden seconded the motion.

Ms. Adams asked for any further discussion. Ms. Darden asked that Mr. Smith provide before and after pictures of the trash clean up. There was no further discussion.

On VOICE VOTE with all in favor the GMS Proposal for Trash Removal totaling \$3,000 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert had nothing to report but stated he would be happy to answer any questions.

B. Amenity Service Manager

1. Presentation of Amenity Manager's Report

Mr. Greenwood reviewed the Amenity Management report provided in the agenda for the Board. He reminded the Board of the Halloween event coming up on October 30th at 7:00 p.m. The noted that the new cushions and throw pillows were delivered. A leak in the men's restroom was repaired. Pest control services were performed. Fitness Logic is replacing the material on the seating for three benches in the fitness center. The Board asked for an updated ETA on the benches, and staff noted that they should be delivered that day or tomorrow.

Mr. Greenwood and Mr. Smith reviewed the Hawkins Service quote to furnish and install new coping for 260 feet totaling \$13,000.

Ms. Darden MOVED to approve the Hawkins Service Quote for New Coping Install totaling \$13,000 and Mr. Brown seconded the motion.

Ms. Adams asked for any further discussion. Hearing none,

On VOICE VOTE with all in favor the Hawkins Service Quote for New Coping Install totaling \$13,000 was approved.

Ms. Adams noted that Amenity Management staff have been monitoring the pools hours and keeping them in accordance with the pool permit. The Board asked that the pool company come out and clean the bottom of the pool.

2. Presentation of Aquatic Services Report

Ms. Adams noted that staff reached out to the service provider for pond maintenance and they said they switched software and their system is not producing reports. She noted that Mr. Smith is continuously monitoring the pond maintenance.

Mr. Smith asked for Board authorization to obtain a proposal from the Engineer regarding the gym expansion at the amenity center. The Board authorized staff to move forward with securing a drawing from the Engineer.

The Board noted that they would like three options from the engineer: an option with an exterior door, expansion with an exterior door, and expansion without the exterior door.

C. District Manager

Ms. Adams noted that in between meetings she had an inquiry from a Supervisor regarding the Board member contact on the CDD website and what is required to be there. Ms. Adams stated that GMS would be happy to set up the Board with personal VOB CDD email addresses so that CDD related emails are not mixed with personal emails. The Board asked staff to create VOB CDD email addresses.

Ms. Adams noted that Mr. Smith looked at the two parcels initially identified for the dog park. The biggest concern was the amount of space because the property under consideration is rather small and adjacent to a steep slope. Ms. Adams found in her research that the rule of thumb area wise for a dog park is a minimum of half an acre, but the suggested size is 1 acre. She noted that they are nowhere near that. She noted that Supervisor Brown inquired about a parcel near the commercial movie theatre that they plan to look at. Ms. Adams noted that in her research she also found there are health issues, maintenance issues, sanitation issues, pet interaction issues, etc. when it comes to dog parks. She stated that having more space is more conducive to having a healthy dog park.

1. Approval of Check Register

Ms. Adams reviewed the Check Register under Tab C. She noted that the items being presented excluding CALM, totaled \$14,129.71. This is from August 1, 2021 to August 31, 2021. The detailed Check Register as well as the invoices were provided for Board Member review.

Mr. Brown MOVED to approve the August 1, 2021 to August 31, 2021 Operation and Maintenance Check Register in the amount of \$14,129.71 excluding CALM expenditures and Mr. Moore seconded the motion.

Ms. Adams asked for any further discussion. Hearing none,

On VOICE VOTE with all in favor the August 1, 2021 to August 31, 2021 Operation and Maintenance Check Register in the amount of \$14,129.71 excluding CALM expenditures were approved.

Ms. Adams stated the next item for consideration were the invoices for CALM totaling \$13,660.01.

On MOTION by Mr. Brown seconded by Mr. Fox with Ms. Darden, Ms. Hussein, Mr. Brown and Mr. Fox in favor and Mr. Moore abstaining the August CALM expenditures in the amount of \$13,660.01 was approved. (Motion Passed 4-0)

Ms. Adams stated Mr. Moore abstained and his Financial Conflict Form is on file.

2. Balance Sheet and Income Statement

Ms. Adams reviewed the balance sheet and income statement. She noted they were rounding out the fiscal year on September 30. The financials included in the agenda packet are through August 31st. She noted this required no action and was only for informational purposes.

SIXTH ORDER OF BUSINESS

Other Business

Ms. Adams asked for any other business. Hearing none.

SEVENTH ORDER OF BUSINESS Supervisors' Request

Ms. Adams asked for any Supervisor requests. Mr. Fox noted that there was possibly a well leak in the Newdale area. GMS will review that area.

Mr. Fox asked staff to look at installing a fence nearby Forestdale to secure the community boundary.

EIGHTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Darden seconded by Mr. Fox with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman