

**MINUTES OF MEETING
VILLAGES OF BLOMMINGDALE
DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Villages of Bloomingdale Community Development District was held on Tuesday, **January 18, 2022** 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
Deryll Fox	Assistant Secretary
Mulumbet (Fifi) Hussein	Assistant Secretary

Also present were:

Jason Greenwood	GMS
Mike Eckert	District Counsel
Clayton Smith	Field Manager
Brian Young	GMS – Amenity Management
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Greenwood called the meeting to order at 9:05 a.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Greenwood stated we have a couple of audience members. Do we have any public comments at this time? Hearing none,

THIRD ORDER OF BUSINESS

Approval of Minutes of December 21, 2021 Meeting

Mr. Greenwood stated included in your agenda packet are the minutes from December 21, 2021 meeting. Are there any changes or modifications at this time? Otherwise, we would be seeking a motion to approve.

On MOTION by Mr. Brown seconded by Ms. Darden with all in favor the Minutes of the December 21, 2021 Meeting as presented were approved.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2022-03 Adopting Prompt Payment Policies and Procedures

Mr. Greenwood asked Mike, would you like to touch on that one?

Mr. Eckert responded sure. The Board previously approved Prompt Payment Policies, which are required by the State of Florida. It built in a lot more flexibility for the District in dealing with any disputes on behalf of the District. This updates the policies based on some changes that were made in the Florida Legislature last year. It specifically provides that instead of a charge of 1% per month for late payments, the District is responsible for 2% per month, which is in the new State Statute. So, we would just ask the Board to approve these so that we have policies in place that are consistent with the Florida Statutes.

On MOTION by Ms. Darden seconded by Mr. Brown with all in favor Resolution 2022-03 Adopting Prompt Payment Policies and Procedures was adopted.

B. Ratification of License Agreement with the Villages of Bloomingdale I Homeowners Association, Inc. for Roadway Paving Improvements

Mr. Greenwood stated this has already been discussed at previous meetings and this is just a ratification for the record. District Counsel prepared this agreement and the District is in good stead with it. If there are no questions or comments, we are looking for a motion to ratify.

On MOTION by Ms. Darden seconded by Mr. Brown with all in favor approval of the License Agreement with the Villages of Bloomingdale I Homeowners Association, Inc. for Roadway Paving Improvements was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Greenwood asked Mike, did you have anything further?

Mr. Eckert responded no.

B. Amenity Service Manager

i. Presentation of Amenity Manager's Report

Mr. Greenwood stated Brian, if you take the floor, that would be great.

Mr. Young stated good morning everyone. How are we doing today? During January, we got a few things done. The front door was painted. Regular cleaning was performed. They did a great job. We have a new janitorial company, Buckeye Cleaning starting with us. The purpose is to save money on products. What they provided are self-proportioned bottles that don't use much product. With our first purchase, they are giving us all new soap and paper towel dispensers that will be more productive and efficient. Everyone could just take one paper towel instead of a hundred. So, we are just trying to save you money. New Gym equipment attachments have been ordered. We are just waiting on delivery. A new seat was installed and a new treadmill was ordered. We are just waiting on delivery. They confirmed once they deliver the treadmill, they will take the old one and have it removed from the site. The front ramp was also painted by maintenance staff. Between December 1st and December 31st, 363 residents used this facility. It could be that the same people coming in every day, but a general amount of people come in. That's all I have, unless you have any questions.

Mr. Moore asked do you have an ETA on the attachments?

Mr. Young responded I just sent them the invoice yesterday. So, hopefully within the next week or week-and-a-half, we will receive them.

Mr. Moore asked is that for the attachments and the treadmill?

Mr. Young responded just the attachments. They are still waiting on the delivery of the treadmill.

Mr. Moore stated we can't keep them waiting.

Mr. Young stated I have been on top of them.

Mr. Moore stated some are using it, but there are people out here sitting on the couch.

Mr. Young stated I didn't know that.

Mr. Moore stated it is the most used piece of equipment from the Gym. With the New Year, there are more and more people.

Mr. Young stated of course.

Mr. Moore stated the other thing is, there is a hole in the flooring next to the elliptical that needs to be addressed.

Mr. Young stated I will take a look at it before I leave today. Is there anything else? Awesome. Thank you.

2. Presentation of Aquatic Services Report

Mr. Greenwood asked Clayton, do you want to briefly touch on the Aquatic Services Report? The standard report is included in the agenda packet. Other than that, I don't know if there's much more to touch on.

Mr. Smith responded yes. We talked a while ago about Lake Management shutting down. They basically went bankrupt and then re-purchased themselves. So, they are back in business with a lot of the same people, but some moved on. They are treating the property. Because of everything, they can't get into their old system. We actually haven't received an invoice in several months. So, they are still trying to get caught up on everything. I am in communication with their tech, so I know that they are coming onto the property and treating, but they are taking their time to get everything else sorted out. I just sent them an email this morning. They don't have a new email and don't have new contact information. In any case, in the future, I expect them to get their reports back on how it used to look. Obviously, they will start sending invoices.

Mr. Moore asked how many months have we not received invoices?

Mr. Smith responded I think we are going on three months, but I do know that they are treating. They are communicating at least, but it is going to take them some time to get all of their systems and everything back up and running. Brian mentioned as far as the maintenance, he did paint all of the entry doors, pressure washed around the playground and a few other

things. He sanded the bar at the Gym door that was sticking and repaired the latch on this door. We are keeping the maintenance guy busy for sure.

Ms. Darden asked what about the trash pickup?

Mr. Smith responded there were some areas where we consolidated. We took a lot of pictures. For this interval, we are cleaning. We spent a few days out there picking up quite a bit of trash. I think every now and then, we can spend the day going out to areas and double checking them a little more regularly, so it's not a huge undertaking. That is something we need to keep in mind going forward. We have enough employees.

Ms. Darden stated I did see them.

Mr. Smith stated good. They finished up last week. That's all I have unless anyone has anything else.

Mr. Greenwood asked are there any questions for Clayton?

Mr. Fox responded regarding the irrigation, I noticed inside the fence that everything is fairly green, but outside in the CDD area, it is not green.

Mr. Smith stated I agree. I asked them for irrigation reports. They haven't been sending me the irrigation reports that they used to send.

Mr. Fox asked when do you have an onsite meeting?

Mr. Smith responded they haven't set up a date, but I requested that I be onsite with them. Also, we have a new Account Manager. Before, the Vice President was running our account, but now we have an Account Manager. So, I want to be onsite with them to make sure that they actually understand the irrigation. We do see that a lot of parking on the grass.

Mr. Fox stated that is a fair point. That brings up another point. Are we allowed to put "No Parking" signs on there? I know that it is a county road, but the county doesn't really care about this road.

Mr. Smith responded in the past when we asked them, they said no. In the past, we've done it without asking. We sent out violations in mailboxes. The county sent us a code violation for unpermitted signage. Technically, we can't do it without their approval. We put one in the median. Hopefully, they are aware of that sign. We did replace all of the sod and it looks a little nicer. People would be less inclined to park on it, but people still park there.

Mr. Fox stated even things like speeding signs, I think there is only one on the entire road, if I'm not mistaken and that's actually going in the direction of the theater. This road has a

problem with speeding. I've had a lot of people say to me, "*Why don't you put the speed bumps out on the road?*" Well, we don't own the road, but there is a process for the county to come out and assess things like speeding, signage and what not. Maybe we can move forward and try to find out what that is. I don't know if Mike knows anything about that.

Mr. Smith stated we have a couple of things to discuss with them. One of the curbs is theirs and one is ours. We can paint ours. I'm not 100% sure that the curb line is ours. The curb is technically theirs and it's the interior one. In any case, if it hasn't been restriped, it's probably going to be years. At another property, we did request that they restripe and they did. I think we want to get those curbs in. They actually responded to me that they put it out to a contractor.

Mr. Fox asked, did they?

Mr. Smith responded just for this one.

Mr. Fox asked for the whole street?

Mr. Smith responded for restriping the entire street. I don't know if they put it out to a contractor. It could take years. I can get with them on the "*No Parking*" signs and additional speed limit signage along the street.

Mr. Fox stated there's an actual process. I looked through it briefly a couple of months ago for getting them to come out and assess whether or not speeding is an issue on the road.

Mr. Greenwood stated it is more of like a Traffic Study.

Mr. Fox stated yes.

Mr. Smith stated I will see what they will do.

Mr. Greenwood stated we have to find out when the last one was performed. Then we can ask for that data. I've done this in other Districts too. They will first come back saying, "*We are extremely overloaded right now,*" but still that squeaky wheel always gets the oil in the end. Then we have to find out if we have too much traffic going down the road. Just to clarify, which road is it?

Mr. Fox responded just Valleydale Drive.

Mr. Smith stated I believe in another District we got a quote for them to come out and set one of those big signs that reads your speed for a certain period of time. It wasn't cheap. That was for Pasco County, but I can see if Hillsborough County will do the same thing, if it's something that you really want to try and address for the short term.

Mr. Fox stated we just had one out here.

Mr. Smith stated you're right. We did actually, just a few months ago.

Mr. Greenwood stated they did a very good job of digging up the ground. I remember when they did that. They ripped it all up.

Mr. Moore stated the only issue with those is some people think that it's a game to see how high they can go.

Mr. Fox stated right. It's a fast and furious quarter mile.

Mr. Greenwood stated we will definitely look into that Traffic Study to see how many cars are going up and down this road on a given timeframe. We will start getting that process going.

Ms. Hussein stated I have a question just for clarity. In the past, when we got that information, what was the next step?

Mr. Smith responded I don't think it came back to the Board. I think that went to the HOA.

Mr. Fox stated we might be talking about two different things here. Are you talking about the Traffic Study or the sign?

Ms. Hussein responded I thought someone said the radar sign.

Mr. Fox stated that mysteriously appeared. We have the off-duty officers that quite often sit on Valleydale Drive. They may have requested it. I don't know. It just showed up.

Mr. Smith stated they responded specifically to resident complaints to the Sheriff that people are speeding. It is possible that we contacted them about the data.

Ms. Hussein stated I was just thinking that maybe we want to know what was collected before we pay for it.

Mr. Smith stated even with that data, as far as the CDD goes, if we don't own the road, there wouldn't be a whole lot that we can do with it. Maybe we can transfer it to Public Works.

Mr. Greenwood stated I am going to see if there is any data.

Ms. Darden stated it was a safety sign. I don't think that was for speeding.

Mr. Moore stated it recorded the speed and gave you the number.

Mr. Fox stated there were two different times. One time, a security company put it out there. That was just kind of a safety thing. That was there for a while, but the Sheriff did put one with a radar there. It wasn't there long. I don't know why it was there.

Mr. Greenwood stated okay. So, I think, first off, I will obtain any data that we have from the county. I will see if we get a study and a speed sign out there. Then if that doesn't mitigate the issue, we will just have to look at other practices going forward.

Mr. Brown asked before the speed sign, can we specifically request that they actually put some more speed traps out and run radar down the road to try to pull over people for speeding?

Mr. Greenwood responded we can always ask for that. The typical answer back is, *"It will cost \$45 with the radar and maybe \$50 to \$55 for an hour for individuals to be out there."* Let's ask the question and see what their answer is.

Mr. Fox stated there may be another way to do it because you are right. I think if they are on duty, they are going to charge you more. If you hire off-duty, the rate is less.

Mr. Greenwood stated okay.

Mr. Smith stated I did that in one of my communities. I put in three requests for off-duty officers for the past month-and-a-half and not one officer picked up my request, but this is Hillsborough County.

Mr. Greenwood stated there are different Districts per the county.

Mr. Fox stated we've had pretty good results on the HOA side as far as getting off-duty officers. We have them in here, at a minimum, a couple of times a week. They were here last night. What you will find, is you will get a few officers. Once they know the job and like that community, they will just keep picking it up.

Mr. Greenwood stated yes. To echo that point, depending on the time, if you are doing it in the afternoon, that is a nice shift. I think in the other community, there are some obscure hours that they are required to be there first thing in the morning and then until late at night. There are convenience factors to that. That's why if you do it in four-hour increments in the afternoon, the more likely they will be appealed to go to that shift. Right?

Ms. Darden responded the problem now is we have a lot of deputies that are out for COVID and they can't fill their own areas. So, they are not as feasibly available for off-duty work.

Mr. Greenwood stated right.

Ms. Darden stated if you are not getting responses, it is probably because they are short staffed.

Mr. Greenwood stated so I think it's one of those where we start to engage with them, see what we can get and by the next meeting, we will have some answers for the Board on the practice that we are moving forward with. Hopefully, we get some good results. If not, we will try something new and we will try to do this as a cost savings at the best way to save money for the District.

Ms. Darden stated right.

Mr. Greenwood stated okay. Perfect. Thanks, Brian and Clayton. We appreciate that.

3. District Manager

1. Approval of Check Register

Mr. Greenwood stated you will see that the total items being presented, excluding CALM is \$277,128.82. Typically, we do this by excluding the CALM invoices first. If there are no questions regarding the Check Register, I would ask for a motion to approve.

On MOTION by Mr. Brown seconded by Mr. Moore with all in favor the December 1, 2021 to December 31, 2021 Operation and Maintenance Check Register in the amount of \$277,128.82 excluding CALM expenditures were approved.

Mr. Greenwood stated next we have the total operations and maintenance (O&M) expenditures for CALM totaling \$24,836.81. We need a motion to approve.

On MOTION by Mr. Fox seconded by Mr. Brown with Ms. Darden, Ms. Hussein, Mr. Brown and Mr. Fox in favor and Mr. Moore abstaining the December CALM expenditures in the amount of \$24,836.81 were approved. (Motion Passed 4-1)

2. Balance Sheet and Income Statement

Mr. Greenwood stated next are you unaudited financials through December 31, 2021.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Greenwood stated as you have noticed, I am conducting the meeting instead of Tricia. Tricia operates out of our Orlando GMS office. Overall, GMS is one big company. We work regionally. With the GMS-Tampa office being three miles down the road, instead of

having Tricia driving all of this way to come and service this community, Brian, Clayton and I are all here in the Tampa area. I have actually been working with your District for nearly four years now. So, I am very rehearsed. I have worked with all of you. Fifi, this is my first time working with you. It just makes logical sense for this to be managed out of our Tampa operations. If there are any issues, we are right down the road. I just want to say that nothing is changing other than, Curtis has been corresponding with Tricia and she has been updating me with your updates. If you want to filter those through me, if I have any questions, I will bounce them off of Tricia. I work with Mike in other Districts. So, nothing is really going to change. I am looking forward to working with you guys. You are going to be seeing me moving forward at future meetings. Another thing is, I bring iPads to your meetings because sometimes Board Members prefer using them instead of carrying around a book. Mr. Fox requested that I bring at least one paper copy for him. That is not a problem at all. I will always make sure that I bring that. Other than that, are there any questions?

Ms. Darden responded welcome back.

Ms. Hussein stated I don't think that I have your contact information.

Mr. Greenwood stated I have business cards.

SEVENTH ORDER OF BUSINESS


Supervisors' Request

Mr. Greenwood asked do we have any Supervisor requests at this time? Hearing none, we need a motion to adjourn.

EIGHTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman