

**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, **March 15, 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

Also present were:

Jason Greenwood	GMS
Mike Eckert (<i>via phone</i>)	District Counsel
Brian Young	GMS – Amenity Management
Sara Bachelder	CALM
Luisa Moore	VOB Clubhouse Staff
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Greenwood called the meeting to order at 9:00 a.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Greenwood asked do we have any public comments at this time? Hearing none,

THIRD ORDER OF BUSINESS

Approval of Minutes from the February 15, 2022 Meeting

Mr. Greenwood stated the minutes were part of your agenda packet. Do we have any changes to the meeting minutes?

Mr. Fox responded yes. On Pages 1 and 2, "*Resident Fox Palm*" should be "*Resident Evelyn Fox.*"

Mr. Greenwood stated perfect. We will have the minutes approved as amended. If there weren't any other changes, we are looking for a motion to approve the minutes as amended.

On MOTION by Mr. Fox seconded by Mr. Brown with all in favor the Minutes from the February 15, 2022 Meeting as amended were approved.

FOURTH ORDER OF BUSINESS

Acceptance of Resignation Letter from Fifi Hussein

Mr. Greenwood stated as you know, Fifi served on the Board. However, she did move out of the District. We do have her resignation letter and she cannot serve on the Board. If there are no other comments, I would be looking for a motion to accept the resignation letter from Ms. Fifi Hussein.

On MOTION by Ms. Darden seconded by Mr. Moore with all in favor the resignation of Ms. Fifi Hussein was approved.

FIFTH ORDER OF BUSINESS

Discussion of Open Board Seat #4

A. Resume from Elvira Morales for Board Consideration

Mr. Greenwood stated we circulated the news to the Board that we were going to have a vacant seat. We have the resume of Ms. Elvira Morales. First, we need to open it up for discussion. My understanding is that you live within the community. Correct?

Ms. Morales responded Yes.

Mr. Greenwood stated so, we have a qualified individual here with us. Typically, how it is done is we advertise it on the website to receive more candidates, but that is entirely up to the Board at this point because you can always appoint to that seat.

Ms. Darden asked did you get a resume from Mr. Peter Toomis?

Mr. Greenwood responded I did not. I only received one resume.

Mr. Brown asked when does the seat expire?

Mr. Greenwood responded in 2024. It is one of your longer-term seats.

Mr. Brown stated because I'm always a fan of the election process. That is the way it should work.

Mr. Eckert stated I'm sorry to interrupt, Jason. The person who fills that seat also has to be a registered voter with a registered voting address within the District. So, I just wanted to add that supplement to what you just said.

Mr. Greenwood stated right. Yes, absolutely. Ms. Morales has confirmed that. I guess it is up to the Board if you would like to go out to seek further resumes. Is that the more prudent approach? Are you saying there was also another individual that was looking for this seat?

Ms. Darden responded yes. Can we postpone this to get other resumes?

Mr. Greenwood responded it's not postponing it. It's giving more exposure and opportunity to everyone else in the community. That is a fair statement. We can do that. At this point, Ms. Morales, do you want to express your interest in joining the Board? I know that you have come down here, so I thought you might want to introduce yourself. I will probably ask you to do this again in April. We appreciate you coming.

Ms. Morales stated actually I have been interested in serving on the Board for years now. I really wanted the opportunity to be able to be part of the CDD Board and I just want to take this opportunity to be part of our community. I've lived in the CDD for the last four years, so, I have plenty of experience and know most of the Board Members at this point. Other than that, I appreciate you letting me speak.

Mr. Greenwood stated alright. Thank you, Ms. Morales for showing your interest. I understand at this point, that the Board wants to give the rest of the community the opportunity because I guess it was only published as part of the agenda. We haven't actually posted anything. We haven't gotten an email blast out. So, is that the case and we want to move forward with that? Does that work?

Ms. Darden responded nobody knows.

Mr. Moore stated I think we can go out.

Mr. Greenwood stated alright. So, the same time next month, Ms. Morales, we will have other candidates. We will be cutting off 10 days earlier with applications and we will have that for the Board's review at that time. Okay?

Mr. Fox asked will that be the final pushing out of that?

Mr. Greenwood responded I believe so. I think that's the best way.

Ms. Darden stated not necessarily.

Mr. Fox asked what's that?

Ms. Darden responded because of the way it was set up.

Mr. Fox asked will it go for three years until it was filled?

Ms. Darden responded perhaps the HOA will fill in for three years. I'm just saying.

Mr. Fox asked does it need to be filled?

Mr. Greenwood responded I have two/two splits for some Districts. It's carried on until they find the most qualified individual for that seat. It's happened before for several months. Okay, so I will make sure that we have staff post this today.

Ms. Darden asked just hang onto her resume?

Mr. Greenwood responded absolutely. So, we have one candidate as it stands right now.

Ms. Darden stated see if you can follow up on the other one. He said there has not been a response.

Mr. Greenwood asked do you know which email that went to?

Ms. Darden responded I don't know.

Mr. Greenwood stated yeah, if they can get that, I will see if it is a confirmed resume. We will get that. We will make sure of it before the next meeting. Alright?

Ms. Darden responded yes.

Mr. Greenwood stated okay.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Proposals for New Air Conditioning Unit

1. L&R Air Conditioning and Refrigeration Inc.

2. REM Air Conditioning of Tampa Inc.

Mr. Greenwood stated as you know, we have had continuous issues with our air conditioning unit. There were some times when it doesn't work super efficiently. Clayton has determined that this is an item we need to potentially replace. We can keep kicking it down the road, but we are just prolonging the inevitable and what we need to do. We have two quotes here. I know that Brian obtained both of these. So, I don't know if you want to take over at this point.

Mr. Young stated so, pretty much I have been working with Clayton on these units. He just expressed to me that multiple people come out and fix them. It is just fixing here and fixing there. He said that the units really need to be replaced. So, he had me go out and get these quotes. L&R are e-verified to work with us, are eager to work with us and worked with us in the past.

The other one is for REM. They weren't able to tell us if they were e-verified or not. They assumed that they were, but they didn't really do too much research on that. They did provide us with a quote. They are both there for you guys to review and it is at the pleasure of the Board.

Ms. Darden asked is this what we talked about a long time ago?

Mr. Greenwood responded we talked about this several months ago, before I was here. I think Tricia may have been running those meetings. So, we had a vendor that was selected, however, because it was a high enough priced project, we had a contract written up. District Counsel supplied that, but they couldn't verify the insurance requirements. Those are two major components in order to be able to do the work. So, if they can't meet the minimum insurance requirements, we had to look for other vendors, unfortunately. Brian, I think that was also before your time too, but I can find out when that was.

Mr. Brown stated we were looking at combining the three units into one.

Ms. Darden stated right.

Mr. Brown stated I thought we voted to replace them.

Mr. Greenwood stated that's where we are at. So, it's a case of we are actually going through the same experience right now. Just to let the Board know, we are doing the same with the towing company right now. We have been filling the Chair in basically stating that they are looking to get the right insurance requirements in there. The Board voted for the same towing company because they changed their company name, but they need to meet the minimum insurance requirements in order for us to lawfully have them as a vendor here.

Ms. Darden asked has that been resolved?

Mr. Greenwood responded not yet. I think Maddy provided an update either Thursday or Friday. Unfortunately, it was just one of those circumstances where our hands are tied, but we would hope that the vendor had the right insurance. When they say that they are going to provide something to us and then don't, there is that lapse, but the transparency part...

Ms. Darden asked can we look wider because they are on the hook? What are the chances of tying...

Mr. Greenwood responded no. I was just expressing that we had the A/C unit company...

Mr. Moore stated lets finish the conversation. My question is one quote is for Carrier and one is for Rheem. Which is better?

Ms. Darden responded that's what we talked about.

Mr. Brown stated these days its six of one-half dozen of the other.

Mr. Young stated we are replacing all three units, which we had talked about.

Mr. Brown stated none of these quotes are for all three units.

Mr. Young stated yes, sir.

Mr. Fox stated so they won't combine into one.

Mr. Young stated to be quote honest, I didn't ask the question. I wasn't here for that meeting. I can certainly find out if that's possible.

Ms. Darden asked is this for three?

Mr. Young responded this is for three.

Ms. Darden stated the difference is that Carrier only has Carrier products. Nobody can work on a Carrier but a Carrier repair person.

Mr. Young stated some of the A/C units have interchangeable parts. I don't have too much experience with Rheem, however, when I spoke with this company that provided the Rheem quotes, they were very knowledgeable and did express that they had worked with government entities. So, it did appear that they are a very reputable company.

Ms. Darden stated I don't have experience with Carrier.

Mr. Moore stated I had the original one on my house for eight years before it broke and bought another one for \$5,000 and within three or four years, I had to put another unit in.

Ms. Darden stated I did too.

Mr. Young stated we've been very lucky that these have lasted as long as they have. They have a pretty good warranty. The Rheem has a five-year warranty on parts on all of their units and one year labor warranty.

Ms. Darden asked for both? Carrier has 10 years for parts.

Mr. Young stated I'm talking about the one with REM. That has a pretty good warranty.

Mr. Greenwood stated I think at this point what we will do, as soon as we adjourn this meeting, we will get this over to REM because we want to move forward with this one. We will provide the same contract and make sure that the right insurance is there and then collaborate with the Chair and let her know if we have any issues with then, we will notify the Board immediately. Because it is one of those that we need to move forward with pretty quickly.

Mr. Fox MOVED to approve the proposal from REM Air Conditioning for three air conditioning units in the amount of \$16,720 and Mr. Brown seconded the motion.

Ms. Darden stated do the comparison and the part exchange.

On VOICE VOTE with all in favor the proposal with REM Air Conditioning for three air conditioning units in the amount of \$16,720 was approved.

Mr. Greenwood stated Brian, you have your directions with that one. Correct?

Mr. Young responded yes sir.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Greenwood asked Mike, do you have anything to report at this time?

Mr. Eckert responded I do not, Jason. I guess one thing we will see later this week is probably a report on what finally passed through the Legislature. That is about it.

Ms. Darden asked Mike, can you send that to me?

Mr. Greenwood responded I will send it to all Board Members.

Ms. Darden stated okay. Thank you.

B. Engineer

Mr. Greenwood stated we are working with your engineer to complete the Stormwater Analysis Report. They are working on that. Tonja stated that we should have that completed and to the Board by the April meeting, which keeps us in compliance with the new laws and regulations, which is great.

C. District Manager

Mr. Greenwood stated there are a couple of items that I'm working with Jackie on regarding the transition from GMS. It is the same company, GMS-Central Florida. It is just servicing out of the GMS Tampa office. Obviously, you have new personnel, myself, Mr. Brian Young our Amenity Director in Tampa, Sara and Louisa who are working in your amenity with CALM. I will be providing a flowchart of the difference between the two. When Jackie has some

time, I am going to run through that with her. There is just more of the understanding between the two; GMS-Tampa and GMS-Central Florida so it is more open. I will be going through that with Jackie.

Ms. Darden asked can we cycle back?

Mr. Greenwood responded yes, absolutely.

Ms. Darden stated it's been two weeks now that we have that new gate.

Mr. Greenwood stated correct.

Ms. Darden asked do you think that the tone is popular in this area and is needed?

Mr. Moore responded since we have new security gates, if you park here, you can't get in and have to walk over to the townhomes or condos and circle back.

Ms. Darden stated wow.

Mr. Brown stated I am coming in late at night, but I have seen cars parked there.

Mr. Moore stated they park here.

Ms. Darden stated but they move them at some point.

Mr. Moore stated once it's time to close.

Ms. Darden asked is there another vendor?

Mr. Greenwood responded we do use other vendors. My understanding is this vendor is someone that was very aware of this area and you used prior. So, we obviously wanted to give them the opportunity. You got to speak with the gentleman.

Mr. Young stated I talked to him. He mentioned your name, Dave, about talking to you.

Mr. Moore stated he came to my house because he didn't receive a copy of the contract. I told him to reach out to the District.

Mr. Young stated he changed the name of his company because it saved him thousands of dollars. So, we had to redo the contract and send it to him. Then we found out what Jason was saying that he didn't have enough insurance. Now at this point, we are just waiting for him to give us the right insurance. He did mention to me that before my time, you guys had requested patrols of the Amenity Center where the District comes in, looks for cars and tickets them. Usually that's not something we do at our Districts. We usually put a sticker on the window and within 24 hours, we call and have it towed.

Mr. Moore stated its true. I know that there were several times when they were called and they never came.

Mr. Young stated oh really. When we had gone out for bids before, the problem was this was such a small account, not enough for them to tow.

Mr. Moore stated I am not opposed to having cars towed once this place is closed.

Mr. Young stated right.

Mr. Moore stated if people are parking here.

Mr. Young stated whatever you guys think. I will follow your direction. I have no problem with it.

Mr. Moore stated my only issue with this guy is even when they get calls, they don't come out. Why have a contract with somebody who you call and they don't even bother to show up?

Mr. Young responded I agree.

Mr. Greenwood asked is the Board's direction for us to look at towing companies at this point?

Mr. Fox responded I will say on that, "*good luck*" because that is what the HOA's problem was. That gentleman did the same thing with us, so, we went out and got a different company, a much larger company that was more professional and they were horrible. When you have one vendor that services multiple communities, when you have a bigger vendor, they don't care about you. They won't tow one car.

Mr. Moore stated if we decide to stay with the current vendor, if they get a call, you need to tell them, "*If they can't come out when it's called in, don't say you will be there.*" If you don't have the manpower, they need to inform whoever is calling that they might not be able to come out. With the phone calls, the expectation is if there is no issue, they are going to come out.

Mr. Greenwood stated right.

Mr. Moore stated but just not show up, to me is just not acceptable. I would just emphasize that with them.

Mr. Young stated I think that's something we can put into the contract.

Mr. Fox stated inappropriate tows can actually be a felony to the tow truck driver. So, be careful throwing around a particular company if we don't know who it is.

Mr. Greenwood stated we will speak with the towing vendor and have an honest conversation. We will ask them, "*Are you going to get the insurance? Yes or no. If you are not, we are going to seek other vendors, but if we do enter into this agreement with you, make sure*

that you follow up. Make sure that you can service this community. Because if not, you are doing us a disservice at this point.” I think that is just going to have to be asked. We will hopefully go on merit. If he is still corresponding with us stating, *“I’m just trying to get the right insurance and I’ve been here before,”* maybe we can have those kinds of words with him and hopefully look for the reassurance that they are going to follow through.

Mr. Brown asked do you have other vendors in Hillsborough County that tow?

Mr. Greenwood responded we do. Yes. We do have other vendors in Hillsborough County that we do use.

Mr. Fox stated the impound yard of tow truck vendors must be within 10 miles of the community that they are servicing. That’s the law.

Mr. Greenwood let’s do the research and see if we can find something, but as it stands right now, he’s not able to tow because we don’t have their insurance.

Mr. Young stated they do nightly patrols. We call him and he comes.

Mr. Moore stated even though insurance is required.

Mr. Young stated probably not anymore. However, that was the case before we found that out.

Mr. Moore stated at this point in time, we don’t have their insurance.

Mr. Greenwood stated no.

Mr. Young stated correct.

Ms. Darden asked are the insurance requirements specific to Government contracts?

Mr. Greenwood asked Mike, are you able to speak on the insurance requirements for the towing company?

Mr. Eckert responded yeah. The insurance requirements are the same that you have in your other contracts and they were the same that were in the contracts with the old towing company. If the Board wants to reduce those insurance requirements, the Board can do so, but that is a business decision for the Board.

Mr. Moore stated as long as staff is aware that towing is an issue.

Mr. Greenwood stated Brian, I think you can see that we have an issue.

Mr. Young stated yes. I have a company that we use. So, I will give them a call.

Mr. Greenwood stated okay. Target Towing are in a lot of our communities. They will come out and put signs up at their cost.

Mr. Fox stated I think they all do that. They are actually required by law to put up signage stating who the tow company is.

Mr. Greenwood stated yes, with their telephone number. At this point, it doesn't do any harm. It's just a good deterrent.

Ms. Darden stated it deters people from parking there.

Mr. Greenwood stated it is happening, but it does come to a point where that person is either able to tow or not. Keeping it there doesn't hurt anyone. I think, Brian, we have direction.

Mr. Fox asked so Target Towing is more aggressive?

Mr. Young responded from my experience, yes. In our other communities, especially Belmont, they come out almost within an hour. They might service us better.

Mr. Moore asked where are they located?

Mr. Young responded pretty close if I remember correctly. I can look it up.

Mr. Greenwood stated they are on 301, 10 minutes up the road. Alright.

D. Aquatic Maintenance Report

Mr. Greenwood stated you have the Aquatic Maintenance Report. We have pictures of the ponds for the Board's review. As you can see, Pond #7 is looking pretty clean. There were prior complaints of trash and whatnot in that pond. So, they have been handling that.

Mr. Moore asked where are we standing with the No Fishing signs?

Mr. Greenwood responded Clayton is working with Phil on the No Fishing signs on the verbiage. Strategically, we provided direction on where we wanted these signs to go. The Board discussed that verbiage. With discussion of the Clubhouse Rental Policies, from a management standpoint because we need to understand where we are, we are going to bring back the Rental Policies plus the verbiage in the Amenity Policies at that point.

Mr. Moore stated I wanted to get it addressed.

Mr. Greenwood stated Got it. Okay.

E. Amenity Service Manager

1. Report

Mr. Greenwood asked Brian, do you want to get into your Amenity Report?

Mr. Young responded yes. We did have Florida Leak Locators out here to check for a leak in the pool. They did find a leak near one of the lights on the edge. They were able to fix it. I

think the total cost was about \$500. So, you should see your water bill going down. Hopefully, that was the cause of it and we've got that taken care of. Between February 1st and February 28th, 446 residents utilized the pool and Gym. We did receive the athletic rope. It was put in the other day and it is now ready for use. I did get some A/C replacement proposals, which you already saw. We got additional proposals for coping. However, the price increased because of inflation. I was going to see if I could get it a little cheaper, but unfortunately, I wasn't able to do that. New paper towel sensors and soap dispensers were installed in your bathrooms. Instead of taking five pieces of paper towels, you will only take one now. Having that soap dripping all the time will not occur. That's all I have.

Mr. Moore asked could we put a clock back up in between the bathrooms? Up until about a year ago, we always had a clock.

Mr. Greenwood stated as Brian said, we have the two coping quotes. Hawkings Service Company (HSC) proposed \$15,800. The second quote is from AuMiller Pools (AuMiller). We have used AuMiller at another District. However, you can see that there is an increase in cost. For what the District needs, we recommend moving forward with the recommendation from HSC as they were the ones that originally had the contract. I believe that they would be the better provider for this. AuMiller was awarded a contract at another District and the timeliness of getting something done in a timely manner, was questionable and I think that this job is extremely important. I know that was a question you had, David. HSC said that they can get on this job pretty quickly. So, that's management's recommendation. It is also \$13,500 cheaper.

Mr. Moore asked did they say how long it would take?

Mr. Young responded they didn't give me a timeframe on how long the work would take, but they did say that they could get out there fairly quickly.

Mr. Moore stated we are already getting a lot of usage out of the pool. A week from Sunday was March 6th. That was first time I was in there. There were over 35 people in the pool.

Ms. Bachelder stated there were 77 people.

Mr. Moore stated the sooner that they can get out there, the better.

Mr. Greenwood stated I'm pretty confident that they can remove the coping and reinstall within a week.

Mr. Moore stated a week is reasonable.

Mr. Young stated I will follow up with them.

On MOTION by Mr. Moore seconded by Mr. Brown with all in favor the proposal with AuMiller Pools to replace coping in the pool in the amount of \$15,800 was approved.

Mr. Greenwood stated as part of the Amenity Report, you will see an incident report that Sara included. My understanding is that has been taken care of.

Mr. Young stated yes. She gave you the report. I proceeded to call the mother. I talked to her and she said that she brought some friends and the friend was caught. I informed her that if it happened again, we would turn off her card for a short period of time. I made it very clear that we won't stand for this kind of behavior and would not be accepting it in the future. So, they should get a verbal warning from that. If it happens again, she will get a 30-day suspension.

2. Discussion of Clubhouse Rental Policy

Mr. Greenwood stated this was brought up by staff and we just want to clarify. We had the gentleman that came to us that wanted to rent out the facility. My understanding is that it was his church group. Correct?

Mr. Young responded this was brought up at the last meeting. The wife of a pastor wanted to rent the space for a church service. I was going to bring it to you guys to get approval. Unfortunately, I couldn't make the meeting. I talked to Jason and Mr. Eckert and they advised that we bring it to the Board.

Mr. Moore stated we decided that no religious groups could rent the facility. We will do it for parties, but not for anything affiliated with religion.

Mr. Young stated my understanding is that we didn't want churches to sponsor events for the community. I just wanted to get clarification. I told her that I would ask the Board.

Mr. Greenwood stated there was no vote. We had correspondence with them. I just wanted to make sure that we brought it to the Board. We just wanted to follow the direction of the Board.

Mr. Fox stated it's not about a particular church. We just don't want to sponsor religious groups.

Mr. Moore stated right.

Ms. Darden stated the issue had gone as far as it went. It should have been in our policy, because she sent a letter and he showed up.

Mr. Greenwood stated he did.

Mr. Brown stated I agree that there should be a policy. Do we have that policy written out?

Mr. Greenwood responded yes.

Ms. Darden stated it should be available to staff when someone comes in and asks about it.

Mr. Greenwood stated right.

Mr. Young stated we have the policy in the office.

Mr. Greenwood stated that is good direction to make sure that doesn't happen again.

Ms. Darden stated right.

Mr. Greenwood stated perfect.

Mr. Moore stated I think there has been more interest from people wanting to rent this place again. The last that I was aware of, we voted not to resume rentals. I may be wrong.

Mr. Brown stated we considered a policy on rental rates.

Mr. Moore stated we re-did the rates.

Ms. Darden asked is that what we voted on?

Mr. Brown responded I don't think we ever voted on it.

Mr. Moore stated I don't think we ever said we would resume rentals. We made a decision not to approve rentals.

Mr. Fox stated I don't think we ever made a decision to ever stop the rentals.

Ms. Darden stated how about we just put it on the record.

On MOTION by Mr. Fox seconded by Mr. Brown with all in favor resuming rentals was approved.

Ms. Darden asked could we discuss the maximum capacity? We asked to list the maximum capacity. There is a sign.

Ms. Moore responded there is a sign outside. The capacity is 80 people outside, 80 people in the pool and 40 people inside.

Mr. Moore stated it is listed outside. Who is going to enforce that?

Mr. Young responded when it comes to rentals, our staff will oversee it and make sure that is per your policy. However, if there is a party, the individual renting the facility runs the policy. Our staff is not going to do that.

Mr. Moore stated I understand, but who is going to enforce it.

Mr. Young responded if it goes over 40, first of all, they should be taking notice of how many people are coming in per day. That has been the policy. If we get more than 40 people in here, they start getting people out.

Mr. Moore asked are we informing people when they ask about the rental that there is a capacity?

Mr. Greenwood responded yes.

Mr. Moore stated make sure that people are aware and you stress that.

Mr. Young stated yes.

Mr. Moore stated because I can see a major problem.

Mr. Young stated I will make sure that is very clear moving forward.

Ms. Darden asked is there an application that they have to fill out?

Mr. Young responded yes. Essentially, they have to come here and provide a check. At that point, staff gives them an application to fill out. They get everything in order. We get their information, we receive the check and book that date for them.

Ms. Darden asked is the capacity listed on that application?

Mr. Young responded yes.

Mr. Greenwood stated we ask them to leave when people overstay their welcome or go over their allocated time. We have to remain strong with that.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

Mr. Greenwood stated as you will see on Page 54 of your Check Register, the total items being presented, excluding CALM is \$12,109.23. I need a motion.

Mr. Moore stated we talked about the increase in the streetlight bill.

Mr. Young stated I looked at the bills and over the last few months, it looks like it is going down. At first, gas prices are higher and now it's about 5 cents lower. When I looked at it the other day, I looked at it over three months.

Mr. Moore asked which months did you look at? I looked at several months last year and they were all consistent; \$1,675, \$1,677, \$1,675 and then all of a sudden the last one was \$2,000.

Mr. Young responded I looked at the three most recent months. That is what I requested from the accountant. I have February, January and December. December's bill was \$714. January's bill was \$638.

Mr. Moore asked is that for the light bill?

Mr. Young responded from TECO Electric.

Mr. Moore stated the ones that I looked at were consistent; \$1,675, \$1,677, \$1,675 and \$2,000.

Mr. Young stated okay. I can do some further research on that. I asked them for the three-month up-to-date bills and this is what they provided to me.

Mr. Moore stated I am not insinuating anything. I just want to know why it jumped within \$2 of each other to all of sudden \$300 to \$400.

Mr. Young stated I will do some more research.

Mr. Greenwood asked is that the electric bill of the amenity?

Mr. Moore responded yes. I would like to know where it's located.

Mr. Brown stated we have three different electric bills, but it's never been clear what each one is for. The amounts do change.

Mr. Moore stated the first one is running \$1,675 per month and now its \$2,000.

Mr. Fox stated if you look at the service addresses, that is where the meter is located. The one on Progress Boulevard is only for light poles. That was the one that jumped to \$2,000 last month.

Mr. Greenwood stated right.

Mr. Brown stated we should have those lights turned off.

Mr. Fox stated that should be the one we concentrate on because that one is almost \$400.

Mr. Young stated I just looked at the Amenity Center one. I will look at that one.

Mr. Fox stated unless they start charging us for replacement of damaged poles.

Mr. Moore stated they shouldn't because we lease them.

Mr. Greenwood stated there is a lease agreement. I am going to look at this one. It is the account ended in 8582. Brian, I will handle that one.

Mr. Young stated okay.

Mr. Greenwood stated I will work with the accountant on why there was an increase. Okay? Not a problem. Also, I think, Daryl, for your understanding, that one is for the light poles. The next one is for Newdale Way.

Mr. Fox asked could you also look at the contract? Somewhere around now is when we were renewing the contract, but we never renewed it.

Mr. Greenwood responded I will look at the streetlight lease. What actually happened in another community is when they renewed their streetlight lease, they updated all of the poles and put in new efficient bulbs. However, the material itself was more expensive. So, the District got better streetlights and better energy savings, however, they cost more. That is what happened. Let me investigate that and look into the lease. I will work with Mr. Moore and let him know about that lease.

Mr. Fox stated I think the one on Newdale is for the well.

Mr. Greenwood stated okay.

Mr. Fox stated I think the other one is for the Clubhouse.

Mr. Greenwood yes. That is my understanding too.

On MOTION by Mr. Moore seconded by Mr. Brown with all in favor the February 1, 2022 to February 28, 2022 Operation and Maintenance Check Register in the amount of \$12,109.23 excluding CALM expenditures were approved.

Mr. Greenwood stated the next motion that I would be looking for is the total items being presented for CALM, which is \$12,060.01. We need a motion to approve.

On MOTION by Mr. Brown seconded by Mr. Fox with Mr. Brown, Mr. Fox and Ms. Darden in favor and Mr. Moore abstaining the February CALM expenditures in the amount of \$12,060.01 were approved. (Motion Passed 4-1)

Mr. Greenwood stated the total items being presented is \$24,169.24.

B. Balance Sheet and Income Statement

Mr. Greenwood stated next are your unaudited financials through February 28, 2022.

C. Special Assessment Receipts Schedule

Mr. Greenwood stated the special assessment receipts schedule is included.

NINTH ORDER OF BUSINESS

Other Business

Mr. Greenwood asked was there any other business that the Board would like to discuss at this point?

Mr. Moore asked what is the ETA on the No Fishing signs?

Mr. Greenwood responded I will get with Clayton on that. There are a bunch of signs in our warehouse that came in on Friday. We have several of them. Let me get an ETA and I will provide that to you. Let me see where those signs are on the schedule.

Mr. Brown left the meeting.

Mr. Greenwood asked is there any other business?

Mr. Fox responded even though Clayton is not here, how will we move forward with the landscaping bids?

Mr. Greenwood responded Clayton did say at the last meeting that it would probably be in March. I'm hoping for March, but it is probably going to be April to get the bids. He is still sticking with his timeline for April.

Mr. Fox stated the current company is still our landscaper. I don't know the last time I saw the irrigation system actually run. I used to see it all the time.

Mr. Moore stated the last time I saw it run was when a sprinkler was shooting water on a sidewalk. I hadn't seen it on in months.

Mr. Fox stated I knew it was working because every once in a while, you would see a head on. Since they worked on the system, I don't think it has gone on since then.

Mr. Moore stated I know that it hasn't worked for months. I think its broken.

Mr. Fox stated its their responsibility. Are we paying them for wet checks on a monthly basis?

Mr. Greenwood responded its part of their service agreement.

Mr. Fox stated perhaps they need a letter from the attorney to get out and fix it. It's not acceptable. Usually, the companies we contract with perform wet checks. So, if we have been paying that and they are not providing that service to us, they need to do that.

Mr. Greenwood stated okay. I will take this one over and then I will work with Mr. Fox and let him know.

Mr. Fox stated don't work with me. I just want to put it out there that they are doing nothing at this point.

Mr. Greenwood stated Jackie, I will give you a report on where they are at. I understand that there was a stern conversation that we are looking to change landscape companies.

Mr. Fox stated I understand that and agree, but if we have been ripped off for 12 months or more by this company, then perhaps they need to pay us money back.

Mr. Greenwood stated okay. I will see what the best approach is. It might be a case of holding back their final payment when they are going through that transitional period. Again, that's more of a legal matter. I will have to make sure that Mike says, *"Yes, we can do that."* If we are able to provide a timeline of when it did not work, then we can give that back to them saying, *"This is a timeline of when it hasn't worked."*

Ms. Darden stated read your contract.

Mr. Greenwood stated exactly.

Mr. Fox stated we've been talking about this for months.

Mr. Moore asked why is it that every company we hire for landscaping, are not doing their job? Is there an honest landscaping company out there?

Mr. Greenwood responded I think they were your lowest bidder. The price might be the problem. Maybe that's an issue.

Mr. Fox stated it is an issue.

Mr. Moore stated we did approve an increase.

Mr. Greenwood stated with this new landscape bid, we are providing a Scope of Service internally from staff that gives specific direction. There is a decent scope, but we are making it more suited to VOB, which I know that Clayton is spearheading and providing. This is to make sure that the vendors have a real understanding of what it entails to service VOB correctly. It just goes into more detail, so we can hold vendors more accountable at that point. That is the transition we are going through now. Obviously with Clayton's expertise, he is able to do that. So, that is important.

Mr. Moore asked can we get the Palm trimmed by the Amenity Center? It looks so much nicer after they do it.

Mr. Greenwood stated right.

Mr. Moore stated April seems to be the start of the swimming season and we want everything to look good.

TENTH ORDER OF BUSINESS Supervisors' Request

Mr. Greenwood asked do we have any Supervisor requests at this time? Hearing none,

ELEVENTH 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