

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, December 21, 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
Mulumbet (Fifi) Hussein	Assistant Secretary (<i>via phone</i>)

Also present were:

Tricia Adams	District Manager
Mike Eckert	District Counsel (<i>via phone</i>)
Jason Greenwood	GMS
Brian Young	GMS – Amenity Management
Sara Bachelder	CALM
Resident	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated this is an opportunity for any members of the public to make a comment or statement to the Board of Supervisors. Madam Chairman, I don't see anyone indicating a desire to speak this morning.

THIRD ORDER OF BUSINESS

Approval of Minutes of November 23, 2021 Meeting

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Ms. Adams stated included in your agenda packet is a draft of the minutes from November 23, 2021, which were reviewed by staff. Are there any corrections? Otherwise, we would be seeking a motion to approve.

Mr. Moore responded I have a small one on Page 7. I don't think that I said, "*We are only talking maybe a \$200 difference.*" I believe that I said, "*We are only talking about maybe \$200 total.*"

Ms. Adams stated we can make that correction. We need a motion to approve the meeting minutes as corrected.

On MOTION by Mr. Brown seconded by Mr. Fox with all in favor of the Minutes of the November 23, 2021 Meeting as amended were approved.
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FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2022-02 Amending Resolution 2021-07

Ms. Adams stated this is a cleanup item. Earlier this calendar year, Board Members likely recall that you authorized the refinancing of your bonds to a lower interest rate with the purpose of lowering the debt service fee for residents. I believe that took place in July and August. It was identified that a special call could be made to pay down the debt service even further. That lowered the proposed annual debt service fee for residents even more. The Board was informed about this, but I don't believe this formal resolution had been previously presented. Mr. Mike Eckert who prepared this resolution, is on the line today. Would you like to present Resolution 2022-02?

Mr. Eckert responded sure. Thank you, Tricia. This really is a cleanup resolution. We were able to make an \$85,000 prepayment with funds that the District had on hand. Once we refinanced the bonds, staff had to make sure that the District certified to the lower amount for collection on the Tax Roll. So, this resolution, cleans that up and reflects even lower assessments for the residents than we originally anticipated. We are recommending approval of this so there is a clear trail as to how you arrived at the lower amounts that were actually certified for collection on the Tax Roll. I would be happy to answer any questions.

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On MOTION by Mr. Brown seconded by Mr. Moore with all in favor Resolution 2022-02 Amending Resolution 2021-07 was adopted.

B. Consideration of Proposal for Treadmill Repair

C. Consideration of Proposal for New Treadmill

Ms. Adams stated these items go in tandem. We have a treadmill in the Fitness Center that is not working. The treadmills are the most popular cardio equipment we have here at the Villages of Bloomingdale (VOB) Fitness Center. Amenity Staff solicited a proposal for both repair and replacement. Mr. Brian Young is here this morning as well as Sara. Brian, would you like to present both proposals? This is an either/or. Either the Board could decide to repair the existing treadmill, which is not a recommendation from the fitness service provider nor a recommendation from staff, but it certainly could be done or the Board could replace it. The staff recommendation would be to replace it, but if the Board would like to entertain both options and pros and cons, you can certainly do so.

Mr. Young responded yes. As you guys can see, that is an old treadmill. When I talked to Fitness Smith, they won't even offer us a trade-in credit, but they will take it out of the Amenity Center for us. It's just a piece of equipment that has zero value. When I asked them to initially fix it, they said that they can't get parts for it. So, when Fitness Logic said that they could, it amazed me. As you can see, the price to fix that treadmill is \$1,076.84. The total cost for a brand new one would be \$2,894.91. That is for a pretty good commercial grade treadmill. It is a little different than the one you previously purchased brand new, but it is a better grade in my mind. I think Fitness Logic does a good job of providing a good quality piece of equipment for all of the centers that I have worked with. I think at this point, you guys should decide what you want to do. I will follow your direction if you want a new one. If not, I will have Fitness Logic come in to fix the old one.

Mr. Moore stated I don't think it makes sense to put money into the old one. I loved the old one because it was basic. There were three buttons to push. So, it doesn't make sense to put money into it. I would not recommend this one.

Mr. Young stated okay.

Mr. Moore stated because it only has a 3-horsepower motor. I prefer a 4-horsepower motor. When you look at the reviews, the problem with this one was it only had a 3-horsepower

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motor. You are going to get a lot of use out of it. If you want commercial grade, then the more horsepower the better. It is the same price. So, why couldn't we just get another one?

Mr. Young responded when I talked to Fitness Smith about that one, the way that they described it to me was that was a basic treadmill that you would purchase on Amazon. It says that it is commercial grade; however, it is more for residential and more than likely, it is two- or three-year treadmill. That is what they said, so that is why you could go with this one, but I can go back to them to see if they have a 4-horsepower one.

Mr. Moore stated yeah, but that doesn't make sense because you confirmed with them after the last meeting that it is commercial grade.

Mr. Young stated well, this is a different company.

Mr. Greenwood asked just to clarify, how old is that treadmill?

Mr. Moore responded it has been there since I have lived here.

Mr. Greenwood stated I think one of the other things that Fitness Logic was mentioning to us is the evolution of equipment. Just like your cars that become more efficient, they can probably work better on smaller motors. The 3-horsepower one is pretty good. What was the warranty on it? I know it was serviced.

Mr. Young asked from Fitness Smith?

Mr. Greenwood responded yes.

Mr. Young stated it should be in there somewhere.

Ms. Adams stated the terms are on Page 4.

Mr. Greenwood stated it is a manufacturer's warranty. Is it a case of, like last time Dave, when you were able to provide guidance of other fitness equipment that you provided that we could get for a lot cheaper? In that case, would the Board want to set a not-to-exceed? Otherwise, we are going to be waiting another month to get another treadmill. How would the Board want to proceed?

Mr. Moore responded my personal opinion is that we need 4-horsepower or better. Like I said, it's not just this one. The negative thing about this one is the horsepower.

Ms. Adams asked would the Board like to set a \$3,000 not-to-exceed for a 4-horsepower motor treadmill?

Mr. Fox responded yes.

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Mr. Moore stated I would like to see if we can get another basic one because I used it quite a bit and it works fine. Other people have used it.

Ms. Adams stated that would be within the parameters.

Mr. Moore stated right. It is basically the same price. Other people have used it and they didn't comment about this one.

Ms. Darden stated you said that they would take this one away. Is there a fee?

Mr. Young responded no.

Mr. Moore stated they are replacing it. They better not charge us.

Ms. Adams stated that is a good question, because the most elegant way to surplus equipment is to have that as a trade-in, even at zero value. So, we can roll that into the motion.

Mr. Fox MOVED to approve the proposal from Fitness Logic to purchase a new treadmill with a 4-horsepower motor, trading in the existing model in an amount not-to-exceed \$3,000 and Mr. Brown seconded the motion.

Mr. Moore stated I would like to see if we can get what we already have in there.

Ms. Adams stated yes, that would be within those parameters. That would be the first choice, but just in case there are any supply issues, we have some flexibility. One nice thing was Fitness Logic was willing to meet Amazon's lowest promoted price.

Mr. Moore stated that's good. There was about an \$1,100 to \$1,200 difference in what they initially submitted. I'm surprised they did that with the relationship that they had with us for 14 years.

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

On VOICE VOTE with all in favor the proposal from Fitness Logic to purchase a new treadmill with a 4-horsepower motor trading in the existing model in an amount not-to-exceed \$3,000 was approved.

Mr. Moore asked since we are talking about the gym, where do we stand on the attachments?

Mr. Young responded I just got the quote the other day. I can give it to you right now, actually.

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Mr. Moore stated I asked for several attachments to the machines. We have had the same ones for 14 years. One looks really horrible. We are talking about \$200, which is not an excessive amount of money. They shouldn't be that hard to get.

Mr. Young stated that is about what they quoted.

Mr. Moore stated I found them online everywhere. Is Fitness Logic dragging their feet? I don't know what the issue is. It should be readily available.

Mr. Greenwood asked is it a case that we just want to have staff direction to order them? They are not going to be more than a couple of hundred dollars.

Ms. Adams responded they are within the Maintenance Budget for the Fitness Center. I think that Brian was just gathering estimates to make sure that the price was on par with online research. Did you want to discuss that any further?

Mr. Moore responded I just wanted to know what the status was and why it seemed to be taking so long when they are readily available. We talked about this at the last meeting.

Mr. Greenwood asked do you want to have the detail?

Mr. Young responded yes. The price that they gave me was \$268.69 for all of the equipment that you had sent to me via Amazon. The cost for a TKO 24-inch tricep rope, 28-inch chrome crowbar, 70-inch chrome cable bar, deluxe crime handle and tricep full extension chrome bar as well as shipping charges and surcharge is \$268.69.

Mr. Moore asked for five pieces of equipment?

Mr. Young responded yes.

Mr. Moore stated that makes sense.

Ms. Adams stated sounds good. So that will be ordered.

Mr. Moore asked through Fitness Logic?

Mr. Young responded I got it from Fitness Smith.

Mr. Moore stated good.

Ms. Adams asked is there any further discussion on the Fitness Center?

Hearing none,

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Adams stated I understand that Mike is on the line.

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Mr. Eckert stated I have no report.

Ms. Adams stated sounds good.

B. Amenity Services Manager

i. Presentation of Amenity Manager's Report

Ms. Adams stated unfortunately Clayton is ill, so Brian is going to be presenting not only the Amenity Manager's Report, but the Field Services Report. He has some information from Clayton. First of all, for the Amenity Services Report, included in your agenda packet is a report that Brian prepared. Would you like to present this to the Board, Brian?

Mr. Young responded sure. So, Fitness Logic finally came over to get the seat and installed a temporary seat until they bring the other one back.

Mr. Moore stated sitting on that thing is like sitting on a saddle.

Mr. Young stated I will follow up with them to see if I can get an ETA on that. I specifically requested that they give us a replacement.

Mr. Moore stated I'm glad that they did. Thank you for doing that. I just didn't know how long it was going to be.

Mr. Young stated they made it seem like it was about the same. We finally got the new side tables in. They were put out there by Sara and look great. We just went over the quote for the treadmill. The women's toilet was constantly running, so we had maintenance come out here to fix that for us. Between December 1st and December 13th, 139 residents utilized the Amenity Center; whether that was to go to the pool or to the Gym. Next month, you will have the December numbers. It is something that I will be adding to my report going forward to track how many people are using the Amenity Center. That's all we have for this month. Clayton sent me a text this morning with an update for your guys. He said that the trash cans are in. We have allocated more time to pick up trash. Steve fixed the men's bathroom sink that was leaking. They removed a pallet of concrete. The No Parking signs at the roundabout circles were also installed. That's all he gave me pertaining to that, but if you have any questions, I would be more than happy to bring them back to him.

Ms. Adams stated sounds good.

C. District Manager

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Ms. Adams stated under the District Manager's Report, you have a couple of handouts this morning. The first one is a pavement management proposal. The HOA is doing some overlaying and pavement management on HOA areas. It just so happens that they made the proposal that they also improved the CDD area at Cypressdale Drive and Valleydale Drive. The proposal is for an overlay of 1-inch compacted asphalt and replacing the stripe bar. This was reviewed by Field Staff. They have absolutely no concerns that this would not be an appropriate maintenance or cosmetic improvement to these intersections and areas. If the Board wants to approve this work, District Counsel would have some type of agreement prepared, either with the HOA, which would probably be easiest or directly with the contractor. The HOA is facilitating the project and can serve as Project Manager. They are also funding the project. So, their proposal from the HOA is that they make this improvement with these specifications at this location at no charge to the District.

Ms. Darden asked what is the purpose of it?

Ms. Adams responded mainly a cosmetic improvement. There will be some improvements and transition.

Mr. Fox stated so the parking lot adjacent to it is being repaved. This is similar to when we did the sealing. We came to the CDD and said, "*Hey, do you want us to deal with that for free?*" The answer was yes. So, it is basically the same thing. The CDD doesn't have to accept it. We are going to do the parking lot regardless. It just makes it a little nicer.

Ms. Adams stated it would be considered an improvement. So, the only expense that would be incurred would be a minor expense for the legal agreement. District Counsel would prepare that between the District and the HOA and we would send that out for execution to the HOA.

Mr. Eckert stated I just want to make sure that there is appropriate insurance and indemnification. That's really the crux of the agreement. I'm sure that the HOA is requiring their contractor to have insurance, and the District should have the HOA name the District as an additional insured. So, it shouldn't be complicated for the HOA to ensure that the CDD is protected when working on CDD land.

Mr. Fox stated that's absolutely reasonable.

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Mr. Brown MOVED to approve entering into an agreement with the HOA to resurface portions of Cypressdale Drive and Valleydale Drive and Mr. Fox seconded the motion.

Ms. Adams stated Board Members, this item was not on the agenda that was published seven days in advance. It's perfectly fine for the Board to take action on it, but because it wasn't published on the agenda and posted on the website, we need to ask for public comments on this matter. Madame Chairman, may I open it up for public comments?

Ms. Darden responded please.

Ms. Adams asked are there any members of the audience who would like to make a comment regarding the pavement improvement on Cypressdale Drive?

Mr. Joseph Prevo responded I'm glad you guys noticed that because those small holes cave in as you drive over them and they become major problems. So, thank you for wanting to fix that.

Mr. Fox asked which holes are we talking about?

Mr. Prevo responded on Cypressdale Drive.

Mr. Fox stated not the whole road. Are you talking about where the drain is on Cypressdale Drive? Maybe it would be good for him to see exactly where we are talking about.

Ms. Adams stated it is the area between at Cypressdale Drive and Valleydale Drive. The HOA will be repaving this parking lot.

Mr. Fox stated it is the front entrance.

Mr. Joseph Prevo stated there is another hole on Cypressdale, but we are fixing that. Thank you.

Ms. Adams stated yes sir. Thank you, Mr. Prevo. Are there any other public comments? Hearing none,

On VOICE VOTE with all in favor entering into an agreement with the HOA to resurface portions of Cypressdale Drive and Valleydale Drive was approved.

Ms. Adams stated the next item that was a handout was a work authorization from the District Engineer. I have been in communication with Ms. Tonya Stewart at Stantec. This is the engineering firm that the District engaged. The way that Stantec sets up their work

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authorizations, they do this each fiscal year. They basically review the District's budget and set a work authorization up to \$2,500. They only do work at the direction of the Board or the direction of the District Manager through the Board. The reason they do this is to ensure if they are going to go over the budgeted expense, there is conversation and communication about that. So, this is a work authorization that they will work on projects as the Board directs. They would like to have this in place before they do any work. It is for two projects that they are going to be working on proposals for. The first is the Stormwater Needs Analysis, which is the new law that requires CDDs to provide a report by June 30th to the local government. The District Engineer would prepare that analysis. The second proposal is the cost for preparing documents related to construction bids for the expansion of the Fitness Center with the three different options that the Board is considering. So, we would be seeking a motion to approve the work authorization.

Ms. Darden MOVED to approve Work Authorization #2022 with Stantec Consulting Services, Inc. and Mr. Brown seconded the motion.

Ms. Adams stated before the Board takes action, this is another item that was not on the agenda that was published. Are there any public comments regarding the work authorization with the District Engineer? Madam Chairman, I don't see anyone wanting to make comments. Is there further Board discussion? Hearing none,

On VOICE VOTE with all in favor Work Authorization #2022 with Stantec Consulting Services, Inc. was approved.

1. Approval of Check Register

Ms. Adams stated included in your agenda packet under Tab C is the Check Register for November 1st through November 30, 2021. This is a little different than your usual Check Register. The payment for the Amenity Management Services to CALM, was actually made on December 1st. So next month when you see CALM invoices, you are going to see two months of billing because there is no billing for this month. This is just the way that the check run worked out. You have \$8,301.41 for operating items and \$1,201.75 for capital items. The detail register and invoices are included for Board review. I'm happy to answer any questions. Otherwise, for this month, there could be one motion to approve the Check Register.

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Ms. Darden MOVED to approve the November 1, 2021 to November 30, 2021 Operation and Maintenance Expenditures in the amount of \$8,301.41 and capital items of \$1,201.75 and Mr. Brown seconded the motion.

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

On VOICE VOTE with all in favor the November 1, 2021 to November 30, 2021 Operation and Maintenance Expenditures in the amount of \$8,301.41 and capital items of \$1,201.75 were approved.

2. Balance Sheet and Income Statement

Ms. Adams stated next are you unaudited financials through November 30, 2021. Page 1 shows your balances for your General Fund as well as your Capital Reserve Fund. As you move into Pages 2 and 3, this is where you start to see your actual spending compared to your pro-rated budget. This District is doing a great job controlling expenses. Are there any questions regarding your unaudited financials? No Board action is required.

SIXTH ORDER OF BUSINESS

Other Business

Ms. Adams asked is there any other business? Hearing none.

SEVENTH ORDER OF BUSINESS

Supervisors' Request

Ms. Adams asked are there any Supervisor requests? 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.

Tricia Adams
Secretary/Assistant Secretary

Julie Darden
Chairman/Vice Chairman