

40 Audience Comments were received. Resident reported on unruly children destroying the
 41 CDD’s equipment, including the 40-pound dumbbell. Resident complaint on the landscape
 42 work being done around the community. Resident requested fountains or plants be installed
 43 around the community. Resident and Mr. Tietz discussed the mis-use of the pool area. The
 44 resident stated that she did not hold an event. Discussion ensued regarding events that took
 45 place on Saturday, June 17, 2022 and pool rules.

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47 **FIFTH ORDER OF BUSINESS**

Staff Reports (Continued)

48 **B. District Counsel**

49 Ms. Gentry reported on her conversation with the Pasco County Attorney. Mr. Tietz
 50 reported on his conversation with the Land Use Attorney. Mr. Penning would like the
 51 attorney to investigate the developer use of CDD roads and properties without contributing
 52 financially. Ms. Gentry suggested that the Board authorize Mr. Nanni to submit the
 53 Stormwater Needs Analysis when completed to meet the deadline. Ms. Gentry also
 54 informed the Board on the process needed to be followed for the Amended Amenity
 55 Policies.

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 57 **i. Ratification of Stearns Weaver Miller Weissler Alhadeff & Sitterson**
 58 **Engagement Agreement for Land Use Counsel**

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 60 On MOTION by Mr. Tietz, seconded by Mr. Penning, with all in
 61 favor, the Stearns Weaver Miller Weissler Alhadeff & Sitterson
 62 Engagement Agreement for Land Use Counsel in an amount not to
 63 exceed \$5,000 was ratified. 4-0

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 65 **ii. Update Regarding Land Use Counsel**

66 An update regarding Land Use Counsel was given.
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68 **FOURTH ORDER OF BUSINESS**

Consent Agenda

69 **A. Approval of the Minutes of the May 24, 2022 Meeting**

70 **B. Approval of May 31, 2022 Financial Report**

71 **C. Consideration of the Operations and Maintenance Expenditures for May 2022**

72 The minutes of the May 24, 2022 meeting were removed from the Consent Agenda
 73 awaiting the changes from Mr. Penning and Ms. Coppa.

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 75 On MOTION by Mr. Tietz, seconded by Ms. Pearson, with all in
 76 favor, the Consent Agenda consisting of May 31, 2022 Financial
 77 Report, and the Operations and Maintenance Expenditures for May
 78 2022 was approved as amended. 4-0

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FIFTH ORDER OF BUSINESS

Staff Reports (Continued)

C. Field Inspection Reports

i. Blue Water Aquatic Report: June 2022

The Aquatic Report was presented. Mr. Virgil reported that he has not been paid for outstanding invoices. He reported that he received an email from a resident with complaints.

On MOTION by Mr. Tietz, seconded by Mr. Penning, with all in favor, pond back planting in an amount not to exceed \$400 was approved. 4-0

ii. RedTree Landscape Report: June 2022

This item was discussed previously in the meeting.

D. District Manager

The Board and Mr. Vega discussed the hourly employee service contract. Mr. Penning reported on his phone conversation he had with the Regional Manager. Mr. Vega gave an explanation of how the banked hours work. Mr. Penning requested the banked hours be pulled to account for a weekend employee. The holiday weekend hours were discussed. The pool cleaning was discussed for extra services during the holiday hours.

On MOTION by Mr. Penning, seconded by Ms. Coppa, with all in favor, Mr. Tietz was delegated to work with management to resolve the issue regarding security for the holiday weekend. 4-0

The Board was in consensus that if a resident is not following the rules, he/she are to be asked to leave, and if he/she do not leave, the police are to be called and reported that he/she was trespassing. An updated trespassing agreement is to be put in place. A report was given regarding last week’s pool party. The community rules were discussed. A discussion was had regarding the field services report. Starting next meeting Inframark will be providing a Field Service Report.

Mr. Nanni reported on a phone call he had with Mr. Lucadano regarding landscaping services. Ms. Gentry discussed the contractual issues the Board identified. The Board is in consensus that Mr. Penning will meet with RedTree.

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On MOTION by Mr. Penning, seconded by Ms. Pearson, with all in favor, the partial payment for the May and June RedTree invoice was approved. 4-0

The sign and irrigation work are to be added to the task list.

i. Consideration of Resolution 2022-11, Adopting a Records Retention Policy
Resolution 2022-11, was presented.

On MOTION by Mr. Tietz, seconded by Mr. Pearson, with all in favor, Resolution 2022-11, Adopting a Records Retention Policy was adopted. 4-0

ii. Presentation of Approved Modified Budget for Fiscal Year 2023
The budget for Fiscal Year 2023 was discussed.

The purchasing policy was explained to the Board.

iii. Discussion of Window Cleaning Proposal

a. Fit Rev

The Fit Rev maintenance proposal was presented and discussed.

On MOTION by Mr. Tietz, seconded by Ms. Pearson, with all in favor, the Fit Rev Preventative Maintenance Proposal for 1 (one) year in the amount of \$660 was approved. 4-0

b. Electro Sanitation Services

The window cleaning proposal was presented.

On MOTION by Mr. Tietz, seconded by Ms. Pearson, with all in favor, the Window Cleaning Proposal from Electro Sanitation Services in the amount of \$1,052 was approved. 4-0

iv. Discussion of Workshop schedule

The Board discussed and came to a consensus on the Workshop schedule.

On MOTION by Mr. Tietz, seconded by Mr. Penning, with all in favor, the workshop schedule was approved. 4-0

v. Presentation of Workload Report as of June 2022

Mr. Nanni presented the Workload Report as of June 2022.

