

**MINUTES OF MEETING
RIVER RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the River Ridge Community Development District's Board of Supervisors was held on **Tuesday, November 18, 2014 at 1:00 p.m., at the Pelican Sound Golf and River Club at 4561 Pelican Sound Boulevard, Estero, Florida 33928.**

Present at the meeting were:

Terry Mountford	Chair
Bob Schultz	Vice Chair
George (Tom) Schoenheider	Assistant Secretary
Judy Haase	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Crismond (<i>via telephone</i>)	Assistant Regional Manager
Tony Pires	District Counsel
Jim Whitmore	PSGRC General Manager
Larry Fiesel	Resident and Southern Hills NVR
Larry Williams	Pelican Sound Board President

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at approximately 1:06 p.m., and noted, for the record, that Supervisors Mountford, Schultz, Schoenheider and Haase were present, in person. Supervisor Gilman was not present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (5 minutes per speaker)

Mr. Larry Fiesel, a resident and NVR for Southern Hills, reported that his neighbor asked him for permission to trim two large Cypress trees; however, the trees do not belong to Southern Hills. He asked the CDD Board to consider raising the lower canopy of the trees, which are on Lake E1-B.

Mr. Adams indicated that the Cypress trees can be trimmed by the adjacent property owner but cannot be removed because the trees are required, as part of the permit. He asked Mr. Fiesel to email this request.

Mr. Fiesel asked if there was a height limitation on trimming up the trees. Mr. Adams requested that Mr. Fiesel indicate the preferred trim height for the trees, in his email, so he can determine whether trimming will be detrimental to the trees.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors: Tom Schoenheider, SEAT 1 and Bob Schultz, SEAT 2 *(the following to be provided in a separate package)*

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Schoenheider and Mr. Schultz.

Mr. Adams provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - i. Form 1: Statement of Financial Interests**
 - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - iii. Form 1F: Final Statement of Financial Interests**
- D. Form 8B, Memorandum of Voting Conflicts**

Mr. Adams indicated that Mr. Schoenheider and Mr. Schultz were incumbents and were familiar with all documents. He reported that both Supervisors completed Form 1, Statement of Financial Interests when they qualified and will receive one next June or July.

Mr. Adams reminded Mr. Schoenheider and Mr. Schultz that they were subject to the provisions of the Sunshine Law and to address any questions or comments to him or Mr. Pires.

Mr. Pires requested that Mr. Adams provide a copy of the Oaths of Office to the Secretary of State. Mr. Adams confirmed that the Secretary of State received the Oaths of Office from both Supervisors, as they ran unopposed.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2015-2, Electing Officers

Mr. Adams presented Resolution 2015-2 for the Board’s consideration. He advised that, after each election or appointment, the Board is required to reconsider the slate of officers.

Mr. Adams reported that, currently, Mr. Mountford serves as Chair, Mr. Schultz as Vice Chair and the remainder of the Board as Assistant Secretaries; he serves as Secretary and Mr. Wrathell is an Assistant Secretary and Treasurer.

Mr. Schultz nominated the current slate of officers.

On MOTION by Mr. Mountford and seconded by Ms. Haase, with all in favor, Resolution 2015-2, Electing Officers of the District, as nominated, was adopted.

FIFTH ORDER OF BUSINESS

Discussion: Objectives for 2015

Mr. Schultz requested that this item be tabled until later in the meeting.

SIXTH ORDER OF BUSINESS

Continued Discussion: Abatement of Street Tree Effect on Gutters/Sidewalks/Roads and District Responsibilities

Mr. Adams presented a memorandum from Mr. Pires regarding encroaching tree roots.

Mr. Pires reported that he mentioned to several people, including Mr. Whitmore, that, as he researched encroaching tree roots, he discovered numerous variations on the theme and on the impacts that contracts, covenants and ordinances have.

Regarding a tree or vegetation, on District property, Mr. Pires advised that the District is not liable for any damage caused by tree roots encroaching onto adjacent property; however, the property owner has the ability to trim and prune the tree roots at the property line, to prevent further encroachment. He indicated that the District has the same right, if roots from a tree on private property encroach into the District's road right-of-way (ROW). Mr. Pires advised that a property owner is not liable for any damage caused by roots extending into or under a District road, unless there is a statute or ordinance stating that the property owner is liable. Mr. Pires was not aware of such a provision in the Lee County code or state statutes.

Mr. Pires referred to a Miami City ordinance, which indicates that owners of property abutting a public sidewalk or road may be sued for injuries sustained by pedestrians caused by tree roots but the private property owner has no liability to other parties for causes of action. He clarified that this was only for roots, not for overhanging vegetation affecting traffic signs. Mr.

Pires advised that, if the District is aware of hazardous conditions, at its facilities, such as a sidewalk, roadway or valley gutters, the District has exposure to liability.

Mr. Mountford asked if the District was liable for repair a raised driveway or roadway. Mr. Pires replied no because the driveway may be in the District's ROW. If the driveway is outside of the District's ROW, the District has no liability to repair the driveway or liability to the property owner for a trip and fall on their property. The District does have a duty to the public traveling public roadways. Mr. Pires advised that, if a private property owner has a tree with roots encroaching onto District property, causing upheaval of the sidewalk on District property, the District has exposure to liability.

In response to Mr. Mountford's question, Mr. Pires indicated that the District has no liability to the property owner for repairing a private driveway, unless it poses a problem because it is not part of the District's roadway.

Mr. Mountford asked whether an adjoining property owner has a right to cut down a tree without permission from the CDD, if the tree is in the District's ROW. Mr. Pires indicated that the property owner must obtain permission from the CDD to cut down a tree in the District's ROW because the District owns the tree. Mr. Pires pointed out that this question was not addressed in the memorandum and offered to amend it. Mr. Mountford agreed that it should be addressed, in the event that the Pelican Sound Committee requests permission from the Board to cut down trees.

Mr. Schoenheider reported that registered voters recently elected to have Estero become its own village and asked if Lee County was still the governing authority. Mr. Pires explained that, when a new municipality or village is incorporated in Florida, according to the Special Act or charter, the existing Comprehensive Plan and Land Development Codes remain in effect, until the municipality or village adopts its own plan. He indicated that, until the Estero Village Council decides to amend their Code to impose liability or change requirements, the Lee County Code will apply. Mr. Schoenheider asked if the city council can allow for the removal of trees, once Estero becomes its own village. Mr. Pires replied affirmatively.

Mr. Schultz announced that the Pelican Sound Street Tree Committee (PSSTC) asked him to serve as liaison on behalf of the CDD. He reported that he attended the last two meetings and requested survey plats from Mr. Krebs identifying the ROWs for River Ridge and Pelican Sound, as different rules apply, depending on the location of the trees. Mr. Pires pointed out that this depends on the location of the ROW.

Mr. Whitmore confirmed that there are four survey plats on record, with tracts in phases within the Development Order (DO). Mr. Pires pointed out that there are plants for Pelican Sound Phase 1, Pelican Sound Phase 2 and The Masters, with the layout of the lots and roadway dimensions. There are also separate deeds with separate dedications to the District on each plat.

Mr. Schultz stated that it appears that only Gleneagles has street trees in the District's ROW. Mr. Pires advised that the only way to confirm if a tree was in a District ROW would be to survey each tree; however, a water meter box was indicative of the property lines.

Mr. Whitmore reported that Torrey Pines and Gleneagles had tree surveys, which identified that most of the trees in Gleneagles are in the District's ROW and trees in Torrey Pines are at the end of the District's ROW. He pointed out that the trees on private property, inside of the property line, are now 20" in diameter and have grown into the District's ROW. In response to a question, Mr. Whitmore indicated that the trees in The Masters are on private property.

Mr. Mountford surmised that a tree in front of his house was close to the District's ROW. Mr. Pires cautioned against making assumptions because it may seem that a road may not be centered on the District's ROW. He noted that as-builts or survey drawings will reflect whether a roadway is in the District's ROW.

Mr. Krebs stated that, when the new Fitness Center was built, it was assumed that the corner of the building would be a set number of feet from the center of road but it was actually 5' closer; he believed that it was cheaper to build a 35' road than a 45' road. Mr. Pires indicated that a 45' ROW would provide more opportunity for 11' to 12' travel lanes.

Mr. Schultz clarified that, in a 35' ROW, the asphalt was 20' with 2' gutters on each side and, in Gleneagles, there is a 45' ROW and the asphalt was 24' wide with 2' gutters on each side. He suggested that the Pelican Sound Committee and the Board create a policy and procedure where the same guidelines would be applied to trees in the ROW and, if there was debate from a homeowner, a surveyor would determine who owns the trees.

Mr. Pires advised that, when the community was developed, in the late 1990's, the code in place may have been different, as far as planting trees along roadways. He explained that, under the current requirements, trees cannot be closer than 12" to public utilities and, if a tree was removed today and replanted, it may have to be replanted in a different location.

Mr. Whitmore noted large oak trees at the River Club, around the front of the building, adjacent to the overflow parking lot and, according to the Lee County Code for new

construction, 20 more oak trees must be planted, which is impossible because the existing oak trees are growing into one another, due to lack of space.

Mr. Mountford contended that two different surveyors would come up with different results. Mr. Pires admitted that he saw variations in past surveys but the variations in current surveys are relatively minor, due to GPS and satellite equipment used today. Mr. Mountford pointed out that he observed 4' to 6' variations.

Mr. Mountford asked if the Board can cede its right to approve the removal of a tree to the PSGRC Board. Mr. Pires acknowledged that he was not comfortable with this delegation because of the District's public safety function for District roadways and sidewalks. Mr. Mountford indicated that he was against the vast removal of trees and requested that the Board follow the guidelines and regulations. Mr. Schultz suggested handling recommendations, informally. Mr. Pires indicated that the Board could follow staff recommendations or defer to Management; however, he preferred to handle these matters at a Board meeting.

Mr. Mountford preferred to review the committee's recommendations for a policy, since there was a liability concern. Mr. Pires strongly agreed with receiving community input and reiterated that it was ultimately the Board's decision whether to remove trees.

Mr. Schoenheider pointed out that where the tree grows is one issue but where it was intended to grow was another issue. Mr. Pires believed that, based on his research and the case he referenced, the intent is where the trees actually are, not where they were supposed to be.

Mr. Schoenheider noted that all of the lots in The Masters have street trees growing on private property. Mr. Pires clarified that the trees were originally planted on private property. Mr. Mountford explained that, in the Masters, the intent was for the oak trees to form a canopy but, last year, five or six homeowners removed their trees and the area is now bare. He noted that constant pruning of the oak trees was a challenge.

The Chair of the PSSTC asked if there was a legal definition for a street tree. Mr. Pires replied no but advised that there are covenants and deed restrictions between all property owners that they cover, which should be discussed with the association's attorney. He explained that the plans, were approved by the county development order (DO), reflect a set number of trees in a particular area to meet the landscape requirements; removing trees would violate the Lee County Code. Mr. Pires advised that, regardless of the code, the DO requires maintenance of the improvements consistent with the plans and specifications in the DO, unless it is amended. He expressed concern that, if the DO is amended to remove the requirement for trees, someone

could contact Code Enforcement. The PSSTC Chair believed that these were street trees, which the county initially agreed could be removed but then no longer permitted. Mr. Pires surmised that the county could be identifying these trees as ones placed in front of single family homes, which is a building permit issue, as opposed to a DO issue.

Mr. Mountford asked if deed restrictions convey some authority to the community from an Architectural Review Committee (ARC) standpoint. The PSSTC Chair indicated that the ARC has a lot of control within an HOA.

Mr. Schoenheider reported that, last year, he attended a meeting with the Lee County Commission where commissioners told county staff to be as “development friendly” as possible, by allowing developers to do what they wanted with trees, while ignoring private homeowners. Mr. Pires pointed out that the District can require developers to comply with the DO, as it requires a certain number of trees in a specific area.

Mr. Schultz noted that, in the minutes of the last meeting, Mr. Krebs stated “any new trees would need to be outside of the ROW, as Lee County now prohibits planting inside of their utility easements”. He asked whether a utility easement and ROW are the same. Mr. Pires replied that, at times they coexist but, other times, they cannot; in River Ridge, utility easements are outside of the road ROW. Mr. Schultz asked if this rule would apply to a 10’ utility easement outside of the ROW. Mr. Pires replied affirmatively. Mr. Schultz indicated that, under the new rules established by Lee County, a tree must be planted 18’ from the curb. If a tree was within the ROW and the District wanted to remove it, the tree must be moved 10’ from the property line. Mr. Whitmore clarified that the trees being discussed are either in the ROW or the utility easement and cannot be replaced.

Mr. Pires suggested obtaining clarification from Mr. Krebs, as the new rule states the following:

“No code required trees or shrubs may be located in a utility or drainage easement, unless a written statement from the entity holding the beneficial interest, and the easement as submitted specifically states that the entity has no objection to the landscaping and that the proposed landscaping will not interfere with the long term maintenance of the infrastructure within the easement area.”

Mr. Pires reported that Florida Power and Light (FPL) provides an easement and Lee County has blanket easements, which he believed that Mr. Krebs referred to. Mr. Pires pointed out that there was language for “no code required” trees and wondered whether this was the minimum that the code requires. He will verify the “no code required” language.

In response to Mr. Schoenheider’s question, Mr. Pires explained that a DO is an approval by a government entity to engage in certain activity, with specific conditions.

Mr. Adams will ask Mr. Krebs to clarify his statement in the previous meeting minutes and provide a response prior to the next meeting.

Mr. Mountford asked if there was refinement of the definition of a tree, such as ornamental trees. Mr. Pires clarified that, from the standpoint of the root issue, he was referring to street trees such as Ficus, Swamp Maple and Oaks but offered to review the Lee County Code for the definition of street trees and obtain a list of allowable trees.

Mr. Schultz acknowledged that the committee was still in the fact gathering stage. The PSSTC Chair clarified that the committee mostly impacts owners of single family homes because the owners of multi-family homes cannot cut trees down without county involvement.

Mr. Mountford requested that questions for Mr. Pires, between meetings, be provided to the Board’s liaison, Mr. Schultz.

Mr. Mountford acknowledged that clarification of Mr. Krebs’ statement was an important step, as most trees were either in the easement or ROW. The PSSTC Chair agreed and pointed out that the other important issue was finding out what was intended, under the DO. Mr. Whitmore advised that an owner was required to have a tree listed in the DO but, if the PSSTC does not allow an owner to do something because he DO stipulates it could lead to problems, if the owner asks Lee County questions about the DO.

Mr. Schultz discussed an extensive planting program, in Worthington, a community on Bonita Beach Road, east of I-75, after a contractor cut trees along the main entrance, which caused the community to have fewer trees than intended.

▪ **Discussion: Objectives for 2015**

****This item, previously the Fifth Order of Business, was presented out of order.****

Mr. Adams presented draft objectives for 2015, which were compiled, based upon discussions during the budget process, and asked for additions or changes.

The following changes were made by Mr. Schultz:

Item 2: Insert “In coordination with Pelican Sound” after “sidewalks”

Mr. Schultz stated that the District’s objectives should be consistent with Pelican Sound’s objectives.

Insert Item 7: Continued Community Outreach

Insert Item 8: Annual revisit of the long-term 10-year Capital Improvement Plan.

Mr. Mountford asked Mr. Adams accept additions until the next meeting. Mr. Adams will incorporate the additions provided by Mr. Schultz and include this item on the next agenda.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Traffic Calming

Mr. Adams advised that this item will be included on each agenda until the Board is satisfied that all options have been exhausted. He provided a written report submitted by Mr. Krebs.

Regarding signage, Mr. Adams indicated that all of the new signs were installed, with the exception of The Masters' 25 miles-per-hour (mph) sign, which will be scheduled. Mr. Krebs felt that the location for the new 15 mph sign, on the Boulevard, heading toward the River Club, would be most appropriate between Gleneagles and Torrey Pines, near hole #3, as most vehicles slow down at this location and residents would take notice of the speed limit sign.

Mr. Adams stated that the brick pavers arrived for the rumble strips at the round-about but will not be installed until later this week, due to a scheduling conflict with the contractor. Mr. Krebs hoped to have locations chosen before the contractor arrives.

Ms. Haase asked if there was an issue with installation of the pavers before completion of the River Club project. Mr. Adams replied no.

Mr. Adams advised that Southern Striping will be on site this week to provide a proposal for striping. Prices will be provided for striping at night and using a blower vehicle behind the striper. The contractor believed that striping can be completed on an off-set, so that the entire road does not have to be closed during the project.

Mr. Adams noted that the contractor will install ladder bar crosswalks in seven areas.

Mr. Adams reported that the Board authorized striping and hoped that it could be scheduled before the end of November or the first or second week of December. Ms. Haase preferred December.

Mr. Mountford recalled discussion, at the last meeting, about Island Sound and questioned who spoke to the Presidents of the two Island Sound Associations. Mr. Adams indicated that he, Mr. Krebs and Ms. Crismond met with two Island Sound representatives. Mr. Mountford asked what decision was made. Mr. Adams indicated that a single solid yellow center line will be painted at the intersection of Corkscrew Road, into and around the circle. Mr. Mountford asked if the representative agreed that this was sufficient, for now. Mr. Adams replied affirmatively and pointed out that this was the most feasible first step to curb speeding

and encourage drivers to stay in their lane, going around corners. Mr. Mountford recalled discussion about adding a rumble strip at the entrance to Island Sound. Mr. Adams indicated that the representatives offered to consider that option, in the future, if the yellow center line was ineffective. Mr. Adams recommended that the speed trailer and radar unit, arriving in February, be placed in this location.

Mr. Mountford reported that many residents were unhappy with the situation and suggested that they come before the Board to express their complaints.

Mr. Schultz introduced Mr. Larry Williams, President of the Pelican Sound Board, and suggested a joint Board meeting between the CDD Board and the Pelican Sound Board to address issues, such as speeding, to open the lines of communication.

Mr. Williams supported holding a joint meeting, as speeding has been an ongoing issue, since he became involved in the River Club. He recalled that the NVR of Oak Run would comment about speeding at every other meeting and three iterations of speed bumps were presented. Mr. Williams suggested using the joint meeting to brainstorm. Mr. Schultz believed that the joint meeting would be a communication mechanism versus problem solving. Mr. Mountford supported both Boards doing something that the entire community stands behind and believed that painting the yellow center line and changing the street signs was a good first step. Mr. Schultz felt that it was the Board's responsibility to be proactive and continue seeking solutions.

Mr. Mountford recalled that the Board discussed having a Sheriff monitor speeding, periodically, and give authority to the security company to issue citations. Mr. Pires advised that only the Sheriff can issue citations.

EIGHTH ORDER OF BUSINESS**Discussion: Gleneagles Irrigation**

Mr. Adams requested to table this item to the next meeting, as he just received a document from Mr. Krebs, which plots the addresses of owners reporting issues with irrigation, due to excessive debris in sprinkler heads. Mr. Adams pointed out that he would like an opportunity to review this document, along with the transmission line design and layout, to determine whether there are any solutions. He reported that a few heads were at the cul-de-sacs, which is not atypical, as it is where debris collects. There were also heads around the T-intersection coming off of the main road into Gleneagles and another T-intersection going to the immediate right, where the water may slow down. Mr. Adams felt that there may be an

opportunity to strategically add a blow-off or two in this area to clean up the area; he will meet with Mr. Krebs and Mr. Schultz and provide a proposal.

Mr. Schultz reported that he provided the proposal that Greenscapes prepared for Gleneagles to Mr. Adams; however, it was for an 8” main line instead a 4” main line. Mr. Whitmore clarified that the main line is 8” but slides off at 4”. He reported that, in some areas in The Masters, the main line went from 8” to 4” to 2”, which could have contributed to a pressure change. Mr. Mountford acknowledged that it was more widespread than the last time this issue was discussed. Mr. Schulz recommended engineering this line first. Mr. Adams agreed that this was a good starting point.

Mr. Schultz reported that, in the interim, he received an email from the Gleneagles groundskeeper, who stated that, this past weekend, two valves were stuck open and, on Sunday, he had to shut off a valve in the rain. Mr. Whitmore was unsure why there were problems in Gleneagles and not in The Masters. Mr. Schoenheider advised that Greenscapes visited his house three times, in the last four days, due to water flooding his driveway; there were shells in his valve.

Mr. Mountford asked whether the apparatus proposed by Greenscapes would handle all of Pelican Sound or only specific areas. Mr. Schultz replied that, in this case, it would be for a specific area of the community. It was noted that a reserve was set up, years ago, to install a screen at the monument coming into Gleneagles but the Board stopped reserving money. Mr. Schultz recalled his suggested alternatives to the screen, such as chlorination and blow-outs, as it was the CDD’s responsibility to install a system to provide irrigation water that does not create issues. If there were problems, he opined that it was the CDD’s responsibility to provide a solution. Mr. Schultz suggested starting where the known problems are.

Mr. Adams reiterated that this item will be continued to the next meeting.

NINTH ORDER OF BUSINESS

Approval of October 28, 2014 Regular Meeting Minutes

Mr. Adams presented the October 28, 2014 Regular Meeting Minutes and asked for any additions, deletions or corrections.

The following changes were made:

Line 418: Change “t” to “to”

Line 424: Change “white line” to “white lane line”

Line 467: Change “has” to “does not have”

Line 483: Change “Pelican Sound Drive” to “Sound Way”

Lines 205 through 206: Delete “. He reported that a motion was made by the Pelican Sound HOA.”

Line 207: Insert “He reported a motion to establish a committee to look into the street tree issue, was approved.” before “Mr. Adams”

Mr. Schultz indicated that there were instances where statements were attributed to the wrong Supervisors.

Line 327: Change “8”” to “8”

Line 328: Change “6”” inches” to “6”

Line 328: Change “4”” to “4”

Line 553: Change “Mr. Whitman” to “Mr. Whitmore”

Line 391: Change “they” to “we”

<p>On MOTION by Ms. Haase and seconded by Mr. Schoenheider, with all in favor, the October 28, 2014 Regular Meeting Minutes, as amended, were approved.</p>
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- **Action/Agenda Items**

Mr. Adams presented the Action/Agenda Items.

Item 8 was completed.

Items 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13 and 14 were continued.

Mr. Pires requested that an Action Item be added for him to provide a revised tree root memorandum to clarify Mr. Mountford’s question regarding whether the District must give approval to either remove and/or install trees in the ROW.

Mr. Mountford asked if the plan was to obtain a contract from Bob’s Barricades, in January, for the radar sign. Mr. Adams indicated that it is on target for February.

Mr. Adams asked if the Pelican Sound Board installed radar signs, in the past. Mr. Williams confirmed that the association rented radar signs numerous times, which were helpful to remind people to slow down. Mr. Schultz pointed out that some renters were unaware of the speed limit. Mr. Williams voiced displeasure with radar signs, as they were not aesthetically pleasing. Mr. Adams believed that the statistics provided by the signs would be helpful

information. He reiterated that one sign will be placed in February, on a trial basis, and moved weekly; it will be placed in a number of locations on the Boulevard and the S-turn to the River Club.

TENTH ORDER OF BUSINESS**Other Business**

Mr. Whitmore asked about a maintenance or lease agreement for the golf course irrigation system, as there was a major problem with the pump. He pointed out that the District's irrigation system was unique because the main lines drawing water are underground. Mr. Whitmore pointed out that all of the piping in the bottom of the pump house rusted. He explained that there are three intakes and the 75-horsepower pump was sucked dry, causing it to blow up; the repair cost is \$30,000. Mr. Whitmore noted that the other two intakes are in the same condition and the problem could arise at any time. He proposed replacing the entire irrigation system for \$168,000, and pointed out that, eventually the entire system would be replaced, due to the risk of the other pumps blowing up and continually spending \$30,000 on repairs. Mr. Whitmore advised that Metro PSI (PSI) performs all of their pump work.

Mr. Adams confirmed that he uses two to three different pump companies, including PSI.

Mr. Whitmore suggested that the District research whether the pumps are covered, under a maintenance or lease agreement; if not, perhaps the District could spread the costs over five years, which would significantly help the golf course control assessments.

Mr. Adams offered to provide an answer at the December meeting on how the District can participate.

Mr. Whitmore reported that Mr. Schultz noticed this issue in the weekly GM Report and recalled that the agreement covered both pumps. Mr. Pires offered to review the agreement. Mr. Whitmore pointed out that the golf course maintains the pumps and replaced motors and other parts for \$20,000; however, repairs no longer make sense. Mr. Whitmore would like to remove all of the pumps, at the same time, and replace everything.

Mr. Schultz clarified that the reason for a lease agreement would be to address the concern of something happening to the pumps, in the future, resulting in replacing the entire golf course irrigation system. The District would take ownership of the irrigation system and lease it to the PSGRC in order to have flexibility in the financing.

Mr. Mountford recalled that the heads were excluded from the agreement but infrastructure was not.

Mr. Pires pointed out that the advantage of the District owning the irrigation system is that it could finance costs up to five years and all repairs would be tax exempt because the District is a government entity.

Mr. Whitmore reported that the old pump must be removed and the roof must be repaired. Mr. Pires stated that Pelican Marsh left the roof of their pump house exposed for three years. Mr. Whitmore indicated that the roof has corrugated metal with a hatch but not a sealed hatch.

Mr. Mountford suggested a joint agreement with Pelican Sound to address capital items, as the community ages. Mr. Pires strongly agreed with the suggestion, based on his experience.

Mr. Mountford recalled that, in the original agreement, the Golf Club wanted to minimize the reserves.

Mr. Pires advised that there is no lien on the property and revenues are pledged to repay the financing, as opposed to a mortgage on real property.

Mr. Schoenheider suggested that the Board discuss this in a separate meeting, in February or March, after the new Board is seated.

Mr. Schultz recalled that one of the primary motivations was to meet the reserve requirement.

Mr. Mountford believed that the Board should make a decision whether to fund the project, as this is a large unexpected capital item that is part of the District infrastructure. He agreed with the suggestion of a separate meeting to discuss this matter.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being nothing additional to report, the next item followed.

B. Engineer

Mr. Adams indicated that a written report from Mr. Krebs was provided.

Mr. Mountford requested that Mr. Pires email the Board regarding the maintenance agreement. Mr. Pires will provide an email, as well as the minutes from this discussion.

C. Manager

i. Approval of Unaudited Financial Statements as of October 31, 2014

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2014. He reported that it was the first month of Fiscal Year 2015; therefore, activity was limited, as most invoices received were accruable to Fiscal Year 2014.

Ms. Haase questioned the assessment levy of \$736, under “Revenues”. Mr. Adams surmised that a couple of assessments were paid but did not go through the property tax bill process. Mr. Adams will provide an explanation because the money should have appeared under “Interest and Miscellaneous”. Mr. Adams pointed out that, in some counties, residents can prorate and pay their taxes over 12 months to even cashflow for those on a fixed income.

ii. NEXT MEETING DATE: December 16, 2014 at 1:00 P.M.

Mr. Adams announced that the next meeting will be held on December 16, 2014 at 1:00 p.m., at this location. He indicated that the December meeting was moved up one week, due to the holidays.

Mr. Adams wished all Board Members, residents and Staff a Happy Thanksgiving.

TWELFTH ORDER OF BUSINESS

**Supervisors’ Requests and Public
Comments (5 minutes per speaker)**

There being no Supervisors’ request and public comments, the next item followed.

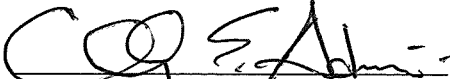
THIRTEENTH ORDER OF BUSINESS

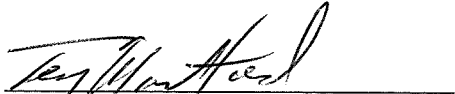
Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Schoenheider and seconded by Mr. Schultz, with all in favor, the meeting adjourned at 2:46 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair

GOALS AND OBJECTIVES 2014:

- BUDGET PROCESS
 - Process Improvement
- FUTURE MAJOR ISSUES
 - Resurface Roadways
 - Other Infrastructure (Lake Banks)
- COMMUNICATION
 - PSGRC
 - The Meadows
- BEST PRACTICES
 - Review other CDDs