

*Montecito Community  
Development District*

*Workshop Meeting Agenda*

*June 12, 2019*

# AGENDA

*Montecito*  
*Community Development District*

*Workshop Meeting Agenda*

Wednesday  
June 12, 2019  
6:00 PM

Montecito Beach Club  
208 Montecito Drive  
Satellite Beach, Florida

- I. Roll Call
- II. Discussion of Access Card Suspension Process & Automated Letter
- III. Discussion of Capital Improvement Allocations
- IV. Discussion of Shed Landscape Proposal
- V. Discussion of Sod Replacement Throughout Community
- VI. Discussion of Implementing Additional Amenity Rental Fees for Staff Attendant During After Hours Events
- VII. Supervisor's Requests
- VIII. Adjournment

## SECTION III

Landscaping Capital Improvement Proposed Projects

Capital Improvement Project Item	Survey Ranking	Estimated Costs	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Develop Resident Yard Waste Drop Off Area	Low - 7	\$1,100				\$1,100	
Replace Pond Fountain Lighting with LEDs		\$20,000	\$6,406			\$20,000	
<b>HOLDING PLACE FOR LANDSCAPE \$ for Master Plan</b>					\$10,000	\$10,000	\$25,000
Master Plan Landscaping - Pond 1		\$5,408			\$5,408		
Master Plan Landscaping - Pond 2		\$8,585				\$8,585	
Master Plan Landscaping - Pond 3		\$19,501					\$19,501
Master Plan Landscaping - Pond 4		\$13,773			\$13,773		
Master Plan Landscaping - Pond 5		\$18,858				\$18,858	
Master Plan Landscaping - Pond 6		\$14,504				\$14,504	
Master Plan Landscaping - Sod Replacement - Area 1 (Worst Areas)		\$13,794	\$13,794				
Master Plan Landscaping - Sod Replacement - Area 2							
Master Plan Landscaping - Sod Replacement - Area 3							
Removed Hedges from TH Perimeter Wall Area and Replace with Sod so wall can be painted		\$8,760		\$8,760			
Replace Plants in Entrance Planters and add Irrigation		\$3,760	\$3,500				
Remove Hedges South of Pond 6		\$3,600		\$3,600			
Replace Gap Areas East of Clubhouse Previously Removed Due to Hurricane Damage		\$375	\$375				
Shed Landscaping		\$2,130	\$2,130				
Re-develop Beach Volleyball Area Into Useful Area (Needs Discussion of Ideas - Dog Park, Volleyball, etc)		\$20,000				\$20,000	
<b>TOTALS</b>	<b>19 Projects</b>	<b>\$160,553</b>	<b>\$26,204</b>	<b>\$12,360</b>	<b>\$29,181</b>	<b>\$106,820</b>	<b>\$44,501</b>
Percentage of Total CIP \$		24%	12%	8%	18%	68%	6%

Amenity Center Capital Improvement Proposed Projects

Capital Improvement Project Item	Survey Ranking	Estimated Costs	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Shed Project (minus pad)		\$4,546	\$2,934				
Repayment Office Paint Refurbish		\$1,625	\$1,625				
Resurface Pool Marcite	High - 3	\$31,000		\$31,000			
Replace Pool Decking	Low - 7	\$8,528	\$8,528				
Replace Gym Flooring	High - 4	\$4,199	\$4,199				
Paint and Repair Pool Furniture	Low - 7	\$15,000		\$15,000			
Paint Exterior of Clubhouse	High - 1	\$16,000			\$16,000		
Paint Interior of Clubhouse	High - 2	\$8,000			\$8,000		
Stain Pool Area Roof	Low - 10	\$1,600				\$1,600	
Low Voltage Club House Lighting	High - 1	\$4,300			\$4,300		
Add 2 Bike Racks	Low - 9	\$1,000				\$1,000	
Update Clubhouse Access System	High - 5	\$9,000			\$9,000		
Replace Rubberized Playground Surface	Low - 6	\$28,000				\$28,000	
Replace Gym Cardio Equipment	High - 5	\$27,000			\$27,000		
Ping Pong Table Refurbishment							
Hurricane Shutters		\$11,296				\$11,296	
<b>TOTALS</b>	<b>16 Projects</b>	<b>\$170,768</b>	<b>\$17,226</b>	<b>\$46,000</b>	<b>\$64,300</b>	<b>\$41,896</b>	<b>\$0</b>
Percentage of Total CIP \$		25%	8%	31%	41%	27%	0%

Needs Estimate    2018-2019 Suggested Work    Final Figure Not Yet In - Estimate    Project Completed    In Progress

Streets / Sidewalks / Walls / Gates Capital Improvement Proposed Projects

Capital Improvement Project Item	Survey Ranking	Estimated Costs	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Street Light Painting	High - 5	\$3,650	\$5,500				
Sidewalk Repairs + Shed Pad		\$6,000	\$8,371				
Paint Exterior Perimeter Wall	High - 1	\$18,747	\$24,535				
Basin Fountain Main Line Connection	High - 2	\$2,694	\$2,694				
Replace Perimeter Wall Section	Low - 1	\$1,000	\$1,000				
Paint Inside of Perimeter Walls	High - 3	\$16,250		\$16,250			
Repair Pergolas on Perimeter Walls	High - 4	\$13,500			\$13,500		
Add Entrance Signage for Info	Low - 8	\$7,800				\$7,800	
Repair Small Low Walls and St. (WORK TO BE REPEATED - ACROSS THROUGH MONTHLY NEED)	Low - 6	\$8,000					
Low Voltage Entrance Lighting	High - 2	\$18,600			\$18,600		
Re-stripe Parking Areas		\$2,750		\$2,750			
Add Parking Areas in SFH		\$20,000			\$20,000		
Add Parking Areas in Townhome Area		\$10,000			\$10,000		
<b>TOTALS</b>	<b>8 Projects</b>	<b>\$128,991</b>	<b>\$42,100</b>	<b>\$18,000</b>	<b>\$62,100</b>	<b>\$7,800</b>	<b>\$0</b>
Percentage of Total CIP \$		18%	19%	13%	40%	5%	0%

Irrigation / Pumps Capital Improvement Proposed Projects

Capital Improvement Project Item	Survey Ranking	Estimated Costs	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Replace Pump #1		\$72,443	\$72,443				
Repair Pump #2 Suction Line		\$9,608	\$9,608				
Add Filtering to Pump #3		\$19,908	\$19,908				
Hunter Upgrades		\$8,922	\$8,922				
Pump #1 Undermining		\$8,625	\$7,750				
Replace Perimeter Walls / Bows		\$1,300	\$1,300				
Replace Pump #2		\$62,500		\$62,500			
Add Security Fence Around Pump #3	Low - 10	\$2,500		\$2,500			
Add valve to control pond flow into canal		\$300	\$300				
Add ability to measure pond depths monthly		\$5,400		\$5,400			
<b>TOTALS</b>	<b>10 Projects</b>	<b>\$214,204</b>	<b>\$141,929</b>	<b>\$70,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Percentage of Total CIP \$		32%	62%	48%	0%	0%	0%

Needs Estimate      2018-2019 Suggested Work      Final Figure Not Yet In - Estimate      Project Completed      In Progress

CDD Capital Improvement Proposed Projects Multi-Year Summary Table

	Estimated Costs	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Totals Spent
Added to CIP Funds Each Fiscal Year		\$172,681	\$154,767	\$154,767	\$154,767	\$154,767	
Carry Over Funds from Previous Fiscal Year		\$63,873	\$9,035	\$16,042	\$15,228	\$13,478	
Funds Available for CIP		\$236,554	\$163,802	\$170,809	\$169,995	\$168,246	
Landscaping CIPs	\$160,553	\$26,204	\$12,360	\$29,181	\$106,820	\$44,501	\$219,066
Amenity Center CIPs	\$170,768	\$17,286	\$46,000	\$64,300	\$41,896	\$0	\$169,482
Streets / Sidewalks / Walls / Gates CIPs	\$128,891	\$42,100	\$19,000	\$62,100	\$7,800	\$0	\$131,000
Irrigation / Pumps CIPs	\$214,204	\$141,829	\$70,400	\$0	\$0	\$0	\$212,329
<b>TOTAL CIP DOLLARS SPENT</b>	<b>\$674,516</b>	<b>\$227,519</b>	<b>\$147,760</b>	<b>\$155,581</b>	<b>\$156,516</b>	<b>\$44,501</b>	<b>\$731,677</b>
<b>BALANCE TO CARRY FORWARD</b>		<b>\$9,035</b>	<b>\$16,042</b>	<b>\$15,228</b>	<b>\$13,479</b>	<b>\$123,745</b>	

CDD Capital Improvement Proposed Projects Multi-Year Summary Percentage Table

	Estimated Costs	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Landscaping CIPs	24%	12%	8%	19%	68%	6%
Amenity Center CIPs	25%	8%	31%	41%	27%	0%
Streets / Sidewalks / Walls / Gates CIPs	19%	19%	13%	40%	5%	0%
Irrigation / Pumps CIPs	32%	62%	48%	0%	0%	0%
<b>TOTALS</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>6%</b>

CDD Capital Improvement Proposed Projects Multi-Year Summary Project Count Table

	Project Count	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Landscaping CIPs	19 Projects	5	2	3	8	2
Amenity Center CIPs	16 Projects	4	2	5	4	0
Streets / Sidewalks / Walls / Gates CIPs	8 Projects	5	3	5	1	0
Irrigation / Pumps CIPs	10 Projects	7	3	0	0	0
<b>TOTAL PROJECT COUNTS</b>	<b>57 Projects</b>	<b>21</b>	<b>10</b>	<b>13</b>	<b>13</b>	<b>2</b>

CDD Capital Improvement Proposed Projects 2018-2019

	Project Count	Project Costs	% of Total 2018 \$
Landscaping CIPs	5	\$26,204	12%
Amenity Center CIPs	4	\$17,286	8%
Streets / Sidewalks / Walls / Gates CIPs	5	\$42,100	19%
Irrigation / Pumps CIPs	7	\$141,929	62%
<b>TOTALS</b>	<b>21</b>	<b>\$227,519</b>	<b>100%</b>

CDD Capital Improvement Proposed Projects 2019-2020

	Project Count	Project Costs	% of Total 2019 \$
Landscaping CIPs	2	\$12,360	8%
Amenity Center CIPs	2	\$46,000	31%
Streets / Sidewalks / Walls / Gates CIPs	3	\$19,000	13%
Irrigation / Pumps CIPs	3	\$70,400	48%
<b>TOTALS</b>	<b>10</b>	<b>\$147,760</b>	<b>100%</b>

CDD Capital Improvement Proposed Projects 2020-2021

	Project Count	Project Costs	% of Total 2020 \$
Landscaping CIPs	3	\$29,181	19%
Amenity Center CIPs	5	\$64,300	41%
Streets / Sidewalks / Walls / Gates CIPs	5	\$62,100	40%
Irrigation / Pumps CIPs	0	\$0	0%
<b>TOTALS</b>	<b>13</b>	<b>\$155,581</b>	<b>100%</b>

CDD Capital Improvement Proposed Projects 2021-2022

	Project Count	Project Costs	% of Total 2021 \$
Landscaping CIPs	8	\$106,820	68%
Amenity Center CIPs	4	\$41,896	27%
Streets / Sidewalks / Walls / Gates CIPs	1	\$7,800	5%
Irrigation / Pumps CIPs	0	\$0	0%
<b>TOTALS</b>	<b>13</b>	<b>\$156,516</b>	<b>100%</b>

CDD Capital Improvement Proposed Projects 2022-2023

	Project Count	Project Costs	% of Total 2022 \$
Landscaping CIPs	2	\$44,501	6%
Amenity Center CIPs	0	\$0	0%
Streets / Sidewalks / Walls / Gates CIPs	0	\$0	0%
Irrigation / Pumps CIPs	0	\$0	0%
<b>TOTALS</b>	<b>2</b>	<b>\$44,501</b>	<b>6%</b>



## SECTION IV

Date  
5/29/2019



Proposal #

**Landscape Installation Proposal**

Property Name: Montecito CDD

Contact Information: Jason Showe

Service Address: 748 Ventura Dr.

Submitted By: Mike Williams

Billing Address: 847 Ventura DR.

support@paradiselawns.com

**Description of Work:** This proposal covers the defined material below per plan. Paradise will provide all necessary materials, labor and equipment to perform the jobs as defined. Any Change Orders will be defined and priced accordingly to job specific tasks.

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
Installation of	Podocarpus - Maki	Installation of	Shed area east of clubhouse.	15 gal	10		\$ 95.00	\$ 950.00
Installation of	Viburnum- Suspensum	Installation of	Shed area east of clubhouse.	15 gal	12		\$ 85.00	\$ 850.00
Demo	Indian Hawthorne	Bed Prep	Shed area east of clubhouse.		3	HR	\$ 110.00	\$ 330.00
Installation of		Mulch - Pine Bark	Shed area east of clubhouse.		1		\$ 55.00	\$ -
			to be determind		1		\$ -	\$ -
Irrigation Modifications			to be determind		1		\$ 55.00	\$ -
					1		\$ -	\$ -

Sub Total: \$ 2,130.00

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -

Sub Total: \$ -

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -

Sub Total: \$ -

Task	Plant Type	Instructions	Location	Size	Qty	UOM	Unit Price	Total
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -
					1		\$ -	\$ -

Sub Total: \$ -

Total: \$ 2,130.00