

MINUTES OF MEETING
MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Montecito Community Development District was held on Monday, October 28, 2019 at 5:00 p.m. at the Montecito Beach Club, 208 Montecito Drive, Satellite Beach, Florida.

Present and constituting a quorum were:

Larry Bradshaw	Chairman
Catherine LeCesne	Vice Chair
Roger Weinreb	Assistant Secretary
Ed Henson	Assistant Secretary
Tanja Glynn	Assistant Secretary

Also present were:

Jason Showe	District Manager
Susan Delegal	District Counsel
Ray Malave	District Engineer
William Viasalyers	Field Manager
Randy McGrath	Facility Supervisor
Mike Williams	Paradise Lawns & Landscaping
Brandon Dietrich	Paradise Lawns & Landscaping
Sherrie Roberts-Spears	Licensed Community Association Manager
Residents	

The following is a summary of the discussions and actions taken at the October 28, 2019 meeting, and a copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Bradshaw called the meeting to order and Mr. Showe called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Jim Bourdeau (137 Clemente Drive) thanked the Board and their staff and noted that they were doing a very good job in moving the community forward. The resident stated that since moving to Montecito in 2015, the changes made by the Board have been remarkable. He asked if the new pump for pump station #2 had been installed yet and asked what the status of

Controller D was for the townhome section. Mr. Showe noted the pump had been ordered and should be installed by November 20th.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 30, 2019 Meeting

Mr. Showe stated he had received edits to the minutes prior to the meeting which were incorporated.

On MOTION by Mr. Bradshaw seconded by Mr. Glynn with all in favor the Minutes of the August 7, 2019 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

New Business Items

A. Consideration of Proposals

1. Traffic Calming Measures

The Board discussed different types of road striping to deter speeding. Ms. LeCesne presented pros and cons of striping versus physical speed humps, as the speed humps were a much more expensive option. Ms. LeCesne also suggested painting the word ‘STOP’ on the actual street. The Board discussed if they should wait until construction was done to thermoplasty. Mr. Showe stated that he would bring back a report to present at the workshop for striping of crosswalks throughout the community. Mr. Henson mentioned that the Board might want to look at reflectors to put on the stop sign. Mr. Showe stated they would get some to test, and they could buy more if the Board liked them.

2. Bollards

Ms. LeCesne noted that William was kind enough to work with Larry’s project, and he came up with locations. She stated that the idea is to make sure the CDD is protected from various vendors who came to work on properties and cause damage. Ms. LeCesne stated the bollards would be no larger than 6 inches in circumference, the height varies from 12 feet to just under 5 feet. She presented pictures for the Board to review. The Board reviewed the suggested locations and Ms. LeCesne asked the Board to provide feedback on that and the style. Ms. LeCesne stated that during her research, she found that the North wall belongs to the Montecito CDD not the County. Mr. Showe stated he would research that for confirmation. The Board decided to get a proposal for landscaping in two areas and two bollards.

3. Turf vs. Rocks

Mr. Showe presented two proposals. The first proposal was for the rocks the Board had previously seen totaling \$13,720 and the equivalent amount of turf is \$4,820. Mr. Bradshaw stated that it was not cost prohibitive to do, but it was good to have the numbers. Mr. Bradshaw suggested that the Board go with sod replacement. Mr. Showe stated that if the Board was not opposed, once they got the two wires up and running they would authorize it.

4. Pool Resurfacing

Mr. Showe provided a proposal from Spies Pools. He noted in 2018 they got competitive quotes from Spies, Brevard Pools, and Jewels Pools and of all those Spies was the cheapest. Mr. Showe noted that Spies came out and told them that this is something that needs to be done sooner rather than later. Mr. Showe recommended going with the LED lights while the pool is open, and retiling the inside of the pool as opposed to recycling the old tile. The Brevard proposal was over \$35k without the lights. Jewels Pools was \$36k without the LED lights. Jewels was not replacing the tiles either in their proposal. Mr. Showe suggested approving a NTE of \$39,000 for Spies Pools and also direct Counsel to draft the front end document that will lay out all the warranties.

On MOTION by Mr. Bradshaw seconded by Mr. Weinreb with all in favor, the Pool Resurface Proposal from Spies Pools with a NTE amount of \$39,000, was approved.

Mr. Bradshaw asked if the goal would be to do the work in December or January. Mr. Showe stated there is certain temperature ranges they have to hold to, but he noted when the Board gets the contract signed Spies would get them on the schedule and get it in quickly. They aim to have it done before Spring Break.

5. Redevelopment of Former Beach Volleyball Property into Dog Park

This item was tabled.

6. Turf Proposal for Proposed Dog Park - Added

This item was tabled.

B. Discussion Items

1. New Resident Pamphlets

Mr. Bradshaw stated that the information provided to new residents is electronic, and what is being proposed is a new resident booklet. The new residents would be given a physical booklet that would have information about the community in it. Mr. Bradshaw noted the highest quote was around \$700. Mr. Bradshaw suggested giving the booklets out to every resident in the community. Mr. Henson asked if the HOA and CDD could work on the booklet together, and Mr. Bradshaw agreed and would reach out to the HOA. Mr. Bradshaw stated he would bring back proposals to the next meeting.

C. Ratification of Agreement with LLS Tax Solutions to Provide Arbitrage Rebate Calculation Services for Bond Years 2018 & 2019

Mr. Showe explained that an Arbitrage Calculation is required every year for CDD's. The Agreement with LLS Tax Solutions had been previously approved through Fiscal Year 2019, and that needed to be ratified.

On MOTION by Mr. Bradshaw seconded by Ms. LeCesne with all in favor, The Agreement with LLS Tax Solutions to Provide Arbitrage Rebate Calculation Services for Bond Years 2018 & 2019, was ratified.

D. Presentation of Arbitrage Rebate Calculation Report

Mr. Showe presented the Arbitrage Report to the Board. He noted it was for the period ending January 31st. He explained that they are in the limits required, and there were no arbitrage issues. No action was required by the Board.

E. Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services for Bond Year 2020-2024

Mr. Showe stated that they reached out to Amtec and got a price of \$450 per year versus the \$500 per year they were paying with LLS Tax Solutions. He noted the Board could cancel the agreement at any time if they were not fulfilling the agreement.

On MOTION by Mr. Bradshaw seconded by Ms. LeCesne with all in favor, the Agreement with Amtec to Provide Arbitrage Rebate Calculation Services for Bond Years 2020-2024, was approved.

F. Consideration of Resolution 2020-01 Amending the Fiscal Year 2019 Budget

Mr. Showe stated that this is a resolution that amends their 2019 budget. They are recognizing on paper the carry forward used into the General Fund. He noted that they transferred some additional money they had in their cash carry forward to the Capital Reserve Fund. This resolution recognizes that they had carry forward and that it got transferred to the Capital Project Fund. He noted it is a requirement of the audit that they have to show on paper that they have not exceeded their expenses.

On MOTION by Mr. Bradshaw seconded by Mr. Henson with all in favor Resolution 2020-01 Amending the Fiscal Year 2019 Budget was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

Mr. Malave and Mr. Bradshaw discussed grass in the retention ponds, Mr. Malave is going to research further and bring back information to the next meeting.

C. District Manager

1. Consideration of Check Register

Mr. Showe presented checks through September 30, 2019 for \$71,569.01. The Board had no questions on the check register.

On MOTION by Mr. Bradshaw seconded by Ms. LeCesne with all in favor the September Check Register was approved.

2. Balance Sheet and Income Statement

Mr. Showe presented the Balance Sheet and Income Statement. He noted they were not final audited figures, as they might still have some invoices that will come in. They do provide a good picture of what the final will look like. Mr. Bradshaw noted that they budgeted to spend \$392,665 and the Board only spent \$331,743. In the Capital Reserves, they increased by \$91,193.

D. Facility Manager

There being none, the next item followed.

E. Field Manager

Mr. Bradshaw noted that Will was getting prices on was removing the hedges in the parking area in front of the clubhouse. Mr. Henson agreed that some were in very bad shape. After brief discussion by the Board, Mr. Bradshaw made a motion to approve removal of the hedges.

On MOTION by Mr. Bradshaw seconded by Mr. Weinreb with all in favor, removal of hedges, was approved.

Mr. Henson mentioned that he had heard from many residents that they wanted a lighter color on the exterior wall. Mr. Bradshaw noted that they painted a color, immediately stopped because it wasn't good, they got 3 or 4 samples and then decided on the color. Mr. Bradshaw stated the color they chose looks good in his opinion and it has held up well. The Board discussed the wall color and Mr. Bradshaw stated he would talk with Sherwin Williams and Anchor Painting to put up at least 4 samples.

Mr. Viasalyers noted they would begin working on the hedge removal. They are waiting on a scope of the common area for mulching. He noted there were some issues report on Montecito Drive with the irrigation and those items have been resolved. He stated that staff completed the playground work.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

The Board addressed the following:

- Mr. Henson asked for an update on the playground mulch. Mr. Viasalyers stated they were going to bring back different options for the rubberized mulch.
- Mr. Henson asked about Pump Station #1. Mr. Viasalyers stated that they got it cleaned out.
- Mr. Henson brought up the issue of vehicles speeding in the community. Ms. LeCesne was also concerned about speeders. Multiple supervisors have noticed the problem in the community.
- Ms. LeCesne asked if there was a way to appropriately deputize residents who are interested in patrolling the area. She noted she usually finds out about violations

because someone is sending her a text or picture. Counsel noted they would incur liability on behalf of the individuals because they would be acting on behalf of the District.

- Ms. LeCesne noted that there are cracks and pieces missing in various parts of the sidewalks in the area. She asked Mr. Viasalyers to walk the sidewalks with her to explain which cracks need to be reported as trip hazards and which do not.
- Mr. Showe asked if the Board if the iPads were okay. Ms. LeCesne stated she loved them. Mr. Bradshaw stated it didn't make a difference either way for him. Mr. Showe noted it saved the District money. He explained that each book costs about \$10-\$15 per book to print, so there are savings there.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bradshaw seconded by Mr. Weinreb with all in favor the meeting was adjourned



Secretary/Assistant Secretary



Chairman/Vice Chairman