

MINUTES OF MEETING
MONTECITO
COMMUNITY DEVELOPMENT DISTRICT

A Meeting of the Board of Supervisors of the Montecito Community Development District was held Thursday, May 3, 2017 at 5:00 p.m. at the Montecito Beach Club, located at 208 Montecito Drive, Satellite Beach, Florida 32937.

Present and constituting a quorum were:

Richard Wellman	Chairman
Ed Henson	Vice Chairman
Cathi Baglin	Assistant Secretary
James Bourdeau	Assistant Secretary

Also present were:

Jason Showe	District Manager
Michael Pawelczyk	District Counsel
Rey Malave	District Engineer
Randy McGrath	Facility Coordinator
Darrin Mossing	GMS
Chip Jones	Lerner

FIRST ORDER OF BUSINESS

Roll Call

Mr. Wellman called the meeting to order and Mr. Showe called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

Resident: Because of the extreme drought that has been going on here, our pond levels are going down at a quick rate. We supplement the ponds with artesian ground water, which we allow to free flow at about 60 gallons per minute. I think we are currently in the process of modifying the Consumptive Use Permit. We did reverse osmosis on lake lots for the city of Melbourne. We were required to construct flow models to estimate over a thirty-year period how much the salinity of the water would increase. As a small development, we don't want to get into having to do models like that, because they are extremely expensive.

THIRD ORDER OF BUSINESS

New Business Items

A. Presentation and Consideration of Draft Plat for Phase 2C

Mr. Showe: We have two gentlemen here to present this.

Mr. Jones: We have been constructing this since around November. We are getting close to wrapping up the construction needed to be able to pave. As we go through this process, the end of the process for the second development is the completion of the improvements and also plat 2. They want to see all the improvements completed. What I need to do today is ask the Board to consider allowing the Chairman or Vice Chairman to execute the plat at the appropriate times, rather than wait for the next meeting. You don't know about meetings, the next one could be 30 or 60 days away. I would ask approval from the Board as a whole, to allow the signature to occur at the time both the District Attorney and your District Engineer give authority for the execution of the plat. At this point in time, my estimate for that would be sometime late in May. Right now, the land is owned by the SPE which is Montecito's CDD Holdings Inc. We would be granting to the CDD the roadways, common areas, and the pond. Basically, the CDD is accepting those improvements. That's why you want to have the roads completed to the satisfaction of the city. The ponds will be open and operating, and also the common areas will become property of the CDD.

Mr. Wellman: Are there any other questions for Chip?

Resident: Are they going to put a wall all the way around? People keep coming in.

Mr. Jones: Well, there's a couple of reasons we can't do that. We can't currently prevent the school children from coming through our site to access the school to the north. What I would ask is for some patience on that particular subject. Walk areas for those children are really expensive. What I would like to do is meet and work with a new developer, we can see what they're planning to do in their development before we go out and spend a lot of money to put up a wall. I would rather go that route.

Resident: Is the consumption permit for the entire development or just part of it?

Mr. Showe: It's for the entire development.

Mr. Jones: Yes, the entire development.

Mr. Bourdeau: Chip, I have a question. Based on the current plat, there have been no new entrances created into Montecito?

Mr. Jones: That's correct.

Ms. Baglin: Before we sign off on the plat, will the City have signed off on all the improvements being completed?

Mr. Jones: Yes.

Ms. Baglin: Okay.

Mr. Jones: The City's inspector will resubmit a package that will come from our engineer. That package will state that the roads have been completed in accordance with the plans. We will give them all the testing results for things like the curbs.

Ms. Baglin: Will the parking areas be done, or the lights put up?

Mr. Jones: The lights might not be, but the parking areas, streets, and street signs will all be up. All that will be reviewed by the city, and the city is the last person in the group that would sign the plat.

Ms. Baglin: Do you know what order the areas of the new development are going to be released?

Mr. Jones: Sure, there is a contract written with Vintage Estate Homes to build townhomes that are substantially similar to the townhomes out here. There are three phases, A, B, and C. They have to have so many lots done in A to move on to B and so on. Phase A goes to the south edge.

Ms. Baglin: New residents of the first phase are going to be able to access all the roads to get to the entry area?

Mr. Jones: Of course, all these are on public CDD roads.

Ms. Baglin: Thanks.

Mr. Jones: Also, most of the townhomes right now have single driveways. The townhomes on the plat will almost all have double driveways.

Resident: The egress off of Montecito that the kids use to get out, it's just a path right now.

Mr. Jones: It's going to get concrete on it within a week or possibly two. We are working on that.

Resident: Are these new townhomes going to share water or are they going to have a new source of water?

Mr. Jones: All these properties are interconnected. I know water is a big concern, but we are just in a drought. The drought won't last forever.

Mr. Bourdeau: I have one other question, will the construction entrance be kept open until section C is done and then be closed? Or will it be closed earlier on.

Mr. Jones: I recently had to extend that opening until the end of July. When they start building townhomes, I requested that we come off of that easement and that the contractor goes onto the easement.

Mr. Wellman: Okay, thank you very much.

On MOTION by Ms. Baglin, seconded by Mr. Wellman, with all in favor, the authorization of Chairman or Vice Chairman to sign the approval of the Draft Plat once the District Counsel and District Engineer provide a sufficient review, was approved.

B. Consideration of Resolution 2017-04 Approving the Proposed Fiscal Year 2018 Budget and Setting a Public Hearing

Mr. Showe: Exhibit A is your proposed budget. You will be setting your public hearing for August 2, 2017 in this room at 5:00 p.m. Statute requirements require us to transfer that to Brevard County and the City of Satellite Beach 60 days prior to your hearing. The Board had a workshop prior to this, so we can go ahead and open it up for any discussions you have on the proposed budget. The focus of discussion will probably be mostly about what you want to do with your assessment levels. We will continue to refine it as we move through this process. If there is a desire for the Board to increase assessments you can set a dollar amount at this point. Then we could recirculate the budget to you. We can have more discussion at the June 26th meeting, we can go any direction the Board wants to go.

Mr. Henson: Mr. Chairman, I would like to say that based on what we learned at the workshop, we would be neglecting our responsibility if we didn't. We can always come back. I feel we need to make an increase.

Mr. Wellman: How do the other Board members feel?

Mr. Bourdeau: I second Ed's opinion. We have no reserves now and we have had deficit spending for two years. I think we have to face the reality that increasing our assessment, whether on an annual basis or special assessment, is needed. Because of the short time we had to do the workshop, the amount of the increase would be best judged at the next meeting after we have more information.

Mr. Henson: It's based on many factors. One being the report we paid for a couple of years ago.

Mr. Bourdeau: Also, the fact that we don't have enough money to do what we want to get the community up to where it needs to be. We probably need to increase our budget by about \$150,000.

Ms. Baglin: Do we need to agree on a number today if we think there should be a proposed increase assessment? Looking at the reserve study, it shows us we have no reserves and that puts us in a difficult situation when we have something unexpected happen.

Mr. Showe: The final decision on the number does not have to be made today. Whatever you are comfortable with, we can rerun the budget with that number to see what it looks like.

Ms. Baglin: We were told by the management company that we needed a \$200,000 increase. I would rather go over what we need.

Mr. Pawelczyk: It is going to be easier for you to come down. It is hard to get a higher assessment once you make a number.

Mr. Showe: I agree. You're basically setting a ceiling, so a number that you shouldn't go over. Once you give us a number, we will rerun the budget and you guys can look over that, make comments, and at the June meeting we can go over what everyone thinks.

Mr. Pawelczyk: Yes, you should definitely set the ceiling and then come down from that.

Mr. Henson: Well, whatever we approve we are probably going to spend. That's the way it works.

Mr. Showe: We can take as much direction or as little direction as the Board wants to provide. If your direction is \$50,000 to refund the operating, and \$100,000 in reserves to start, we can do that. We can take whatever direction the Board would like.

Ms. Baglin: Based on what we heard today, and based on the fact that we were presented with an absolutely stripped down proposed budget, we need to do something to maintain the health of our community going forward. We should stick with the suggestion that we set it higher rather than lower for purposes of the proposed budget and discussions before our hearing.

Mr. Wellman: Could you make a budget with both a \$200,000 increase and a \$150,000 increase?

Mr. Showe: Sure, we can do that. I will keep the Board updated and continue to work with you guys on it, this is just the start of the process. We have time, which gives us a lot of flexibility to get you guys what you want.

Resident: What does that translate into per townhome?

Mr. Henson: On an annual basis, it will be about \$400 for a townhome and \$500 for a single-family home. That's just an estimate.

Mr. Showe: We will have to run the numbers to get an exact amount but that gives you a good approximate number.

On MOTION by Ms. Baglin, seconded by Mr. Bourdeau, with all in favor of preparing a proposed budget of \$200,000 and an increase in the assessments of \$150,000 was approved.

On MOTION by Mr. Wellman, seconded by Mr. Bourdeau, with all in favor, Resolution 2017-04 was approved setting the public hearing for August 2, 2017 at 5:00 PM at this location.

C. Consideration of Proposals for Tree Trimming

Mr. Showe: Randy has provided you with two proposals, I'll let him talk about those.

Mr. McGrath: The first is Tree Tech Pros, they did a count of 578 palm trees on the community that needs to be trimmed. The bill came out to \$13,505.00. There was another proposed price from Brightview for \$14,050 and they came up with a proposal of 560 trees. So, the difference is the number of trees. Tree Tech Pros do each tree at a certain rate, I think it's \$22 per tree. The other company does it at \$25 per tree and he had certain trees that cost more. I've dealt with Tree Tech Pros on several other properties I have worked with, and I believe that's the company I would go with. I've seen their work and they even haul everything off, they don't leave anything in the community.

Ms. Baglin: Randy, I'm looking at the Tree Tech estimate and I don't see it adding up to that much.

Mr. McGrath: He came back and gave us another estimate after his initial one. It won't add up exactly. He gave us two prices, one for just the entryway and clubhouse and one for the whole place.

Mr. Bourdeau: Mr. Chairman, I have a question. Didn't we have these trees trimmed about a year or so ago?

Mr. Wellman: They should be trimmed every year.

Mr. Bourdeau: How much did we pay for that trimming?

Mr. Wellman: I think we called, and last time they didn't trim all the trees just some. It wouldn't be an apple to apple comparison.

Mr. Bourdeau: Did this estimate include the palm trees right outside the wall too?

Mr. McGrath: Yes.

Mr. Henson: Will they fall by themselves, or do you have to get them cut?

Ms. Baglin: I think you have to get them cut.

Mr. Wellman: It's for the beautification of the community too.

Mr. McGrath: He does a phenomenal job of making them look good. I don't even know who the other company is. It's up to the Board on how much you want to spend, but I definitely think the entryways and the clubhouse at least need to be addressed as soon as possible.

Mr. Wellman: We have \$6,700 budgeted for landscaping that we haven't used.

Mr. Showe: You could make a motion to not exceed \$6,000, then delegate authority to Randy or the chair to set a cap and target the primary areas first. After that you can see how much you have left to do the other areas. As you get your budget next year, if we have sufficient money you can do the rest of the trees.

Mr. Henson: That's good.

Resident: Are we going to remulch?

Mr. Bourdeau: That's on our list.

Mr. Wellman: Yes, we are going to do that.

Mr. Bourdeau: The motion to not exceed \$6,000 sounds like a good idea to me. I like that.

Mr. McGrath: That would get the clubhouse area and the two entryways done.

Mr. Showe: Is Randy who you guys would like to delegate?

Mr. Wellman: Yes.

On MOTION by Mr. Bourdeau, seconded by Mr. Henson, with all in favor, authority was delegated to Randy McGrath to target the main entrances and clubhouse for palm tree trimming in a Not To Exceed amount of \$6,000 was approved.

D. Consideration of Proposal from Brown Fitness Services to Repair Gym Equipment

Mr. Showe: I'll let Randy talk about this item as well.

Mr. McGrath: They do a service for us where they do an inspection of our equipment in the fitness room. Their evaluation was that there was some equipment needing work. One of the treadmills needs a new motor because it's noisy and things like that. They said there are also cables with frays on them that concern them safety wise. We went ahead and Okayed them to come in and do the work. Right now, they are just waiting on the green light.

Mr. Showe: The Board does have enough funding, so our recommendation would be to get those things repaired and operating.

Mr. Wellman: It's only \$835.

Mr. Showe: Right.

Mr. Bourdeau: Are any of the televisions in there working?

Mr. McGrath: The inspector told me that none of them are hooked up anymore. They are very old, he said one is so old that he can't get parts for it.

On MOTION by Mr. Wellman, seconded by Mr. Henson, with all in favor, the Proposal from Brown Fitness Services to Repair Gym Equipment was approved.

E. Consideration of Proposal from Security Center USA to Install Security Cameras and Equipment

Mr. McGrath: The Board has discussed getting cameras before. The problem we had was that the camera systems available at the time were not very good. For the same money now, you can get something nicer with better resolution. Another issue was they didn't have the license plate recognition cameras, which I think is something we need at the entryways. What we have now is barely legible and it is blurry. I think if we want a secure and safe environment, the cameras would be a big plus. Security Center put together a pretty good package for the cameras themselves. The resolution on these cameras are phenomenal, even when you zoom in. My opinion is that going forward, we should entertain getting these cameras.

Mr. Bourdeau: Randy, I have a question. Will it matter that Florida residents only have to have a rear license plate?

Mr. McGrath: I don't think so.

Mr. Showe: I can tell you from experience, you usually set the cameras up yourself and put them where you need to.

Mr. Bourdeau: If we approve this proposal, where are the cameras going to be?

Mr. McGrath: In line where they could read the license plates.

Mr. Bourdeau: Coming in and out?

Mr. McGrath: Yes.

Mr. Bourdeau: At both entrances and exits?

Mr. McGrath: Yes.

Mr. Bourdeau: Are we looking at cameras surveilling from the clubhouse down to the entrance area?

Ms. Baglin: We did talk about that.

Mr. McGrath: That's not in this proposal. We are basically replacing the cameras we have right now.

Mr. Henson: This is \$490 a month?

Mr. McGrath: Yes.

Mr. Showe: I will tell you that it will be hard to get information just from a license plate. The police will not give you a name if you just give them the license plate number. It's great to have cameras, but what is more important is what you do with them. I have experience with calling the police because of damaged gates, and they are not always helpful. So, if you think you're going to be trying to charge people that might not be an easy thing to do.

Mr. Pawelczyk: I don't think you put up cameras to make money, you put cameras up as a deterrent from bad activity. When I see a camera in a community, I think that I better not do anything wrong. That's why you put cameras in.

Ms. Baglin: I agree, the cost of this for 3 years is \$18,000. We're never going to recapture that in gate damage. I know people in the neighborhood get very upset when people who live here come speeding through the entryway or down the street. I'm just not sure if it's worth the price yet.

Ms. Baglin: I think we need to defer this issue until after we see if we are going to have any increase in our assessment. We need to see what our budget is first, then we consider this. It might be best to wait until September.

Mr. Bourdeau: I agree. I'm not prepared to go with that at this time.

F. Consideration of Requisitions #870 - #876

Mr. Showe: This is an add on to your agenda. You can approve these as a group or take them individually. We just bring it up at the meeting so we have a record of it.

On MOTION by Mr. Bourdeau, seconded by Mr. Henson, with all in favor, Requisitions #870 - #876 were ratified.

G. Consideration of Change Order #7 from Gunnstruction, Inc.

Mr. Showe: They are making some changes, and this is just a credit because it is cheaper than what we thought it was. We just need a motion to ratify.

Mr. Bourdeau: Has it been reviewed by the District Engineer?

Mr. Showe: Yes.

On MOTION by Mr. Henson, seconded by Mr. Bourdeau, with all in favor, the Change Order #7 from Gunnstruction, Inc. was ratified.

H. Discussion of Rule Making Process

Mr. Showe: We have some requests by a few people to go over this. Specifically, we have seen some evidence of tampering with the water meters. We just want to start that discussion and see if you want to make changes to the rules so that you can have enforcement and fining abilities. There is a process that you have to go through as a Board. There is a 30-day notice that is required as well. We just need to get the process started and open it up to the Board to discuss.

Mr. Henson: Can you elaborate on the trash on the right of way?

Mr. Showe: Well, I don't have a recommendation for you at this point. This is something that the Board asked us to include.

Mr. Pawelczyk: The concern is enforcement of the rules.

Mr. Henson: What are the rules on the gate?

Mr. Showe: So, when somebody hits the gate, we have to have their information or we don't have a good chance of fining them. If we know who it is and we have their information, we send a copy of a letter stating the damage and the invoice. If they have insurance they can send us that information and we will talk to their insurance provider. They have the option to challenge you, but ultimately you have enough information. It can be tricky for CDD's with public roads and restricting access.

Mr. Bourdeau: I was wondering if you could challenge it.

Mr. Henson: I like the true stop gates, where it actually opens and closes.

Mr. Showe: I think our intent here was just to voice some concerns. Usually what we do is send in a whole set of rules to the District and tell them that we are considering these rules, then they can look through them and see if they think they need to change anything. You can do it all at one time. You could also say Randy, here's a set of rules for the amenity center, is there anything in here that doesn't apply or anything you'd like to change? It doesn't matter how you do it.

Mr. Bourdeau: Last time we sent a set of rules out and only one Board member returned any suggestions. We didn't have all our Board members reply.

Mr. Showe: That's okay. You don't need everyone to reply, a few would be sufficient. As long as you give everyone the chance to make suggestions you are fine.

Ms. Baglin: I think this is another topic that should be deferred. I think the budget and assessment issues weigh more heavily than this, so we should wait until August and see where we are then.

Mr. Showe: I'll put it on my list then and after the holidays or so I'll bring it back up. We can look at it again at that time.

Resident: Are we going to be talking about the street parking?

Mr. Wellman: That will be part of the rule change discussion. We will notify every one of the meeting and the rule changes.

Mr. Showe: We can put stuff up on the website as well that notifies people that there are new rules. It isn't required for us to send out a letter. We had a District that did change the street parking rules, and the Board felt like it was so important that every single home got a letter even though it is not required. That's always an option.

Mr. Hudson: Just for the residents, Jason posts the agenda for each meeting on the website and you can go and see exactly what we will be discussing for that meeting.

Ms. Baglin: I think based on what we just discussed, that issue won't come up before September.

Resident: I was just wondering because when we first moved here we were told we couldn't park on the street but now people do.

Ms. Baglin: Thank you for your input.

Discussion of Sales Signage

Mr. Wellman: What do you guys think about making a temporary spot for people coming in to the sales office?

Mr. Hudson: I don't really think that is necessary.

Ms. Baglin: I think you can usually find a spot in that parking area right across from there.

I. Discussion of Water Supply for Ponds

1. Status of Water Levels in Pond

Mr. Malave: I'll start the discussion, firstly, I apologize that there is basically no water. Our water levels are very low, so pray for some water. As I said before, I have a whole bunch of CDD's and a lot of people are mad. They were complaining in the summer that it was going to flood, and now they're complaining that none of their lakes have any water because they are so dry. It's nature doing its thing, and we're kind of at the mercy of that. To explain a little bit more clearly, the original design of the irrigation system was based on four ponds within the property. It was designed for the entire development including the phase that just got sold with the townhomes. The original design did not take into account any of the water from the well. It was never contemplated to be used for supplying any irrigation water, ever. It wasn't toward the later years that water starting coming in from the wells, and therefore it was a mixture. That was never intended to happen.

2. Status of Artesian Wells

We actually have 45 artesian wells on the property, and these 45 wells were required to be closed and only 2 were allowed to be used. After this phase started we would be able to use a 3rd well. That's what our current set up is with St. Johns. They dictate how much water can be used, when you are talking about well water. If you're using the well water for irrigation, they give you the maximum amount. We need to make it clear that we don't create or instigate salt water entry. We also don't pump from those wells, we just get whatever comes out. One of wells, we believe, is not in good shape because the pipe is rusted and it's basically unusable.

3. Status of Equalizer Pipes Connecting the Six Ponds: Existence and Patency

Mr. Malave: The system of ponds has pipes all connected in an effort to minimize the cost. They are some of the same pipes that connect the drains. We did verify that they are all

connected between each other and they are working. The problem right now is with the water level so low, the hydraulics don't work exactly as it is designed to. As best as we can tell, the pipes are all open and water can flow through all of them.

Mr. Henson: Did you get a chance to do a man hole inspection?

Mr. Malave: No, we have not. We were more concerned about where construction was.

Mr. Bourdeau: I have a question, because you feel or think that the access to the artesian well might have collapsed or isn't allowing water to get through, I've hear rumors that a pump could be used. Would they allow that?

Mr. Malave: If it's collapsed, we would have to re-drill it. We've actually asked about 10 guys about drilling, and 9 of them said they don't drill anymore. Well, a few of them drill for the city, but not just small drills like we would need. We did get a quote from one driller, he said it would cost between \$7,500 to \$10,000 to re-drill a well with plastic liner. I added another \$5,000 to \$7,000 for all the other things we would need to do. Right now, the well that is working can provide our total daily flow. Adding a third one isn't going to help us. Where we need one, is probably in the center fountain. I do think this is something that we need to put on the back burner. Hopefully once the rain starts we can bring it back up.

4. Status of Revised Consumptive Use Permit (CUP) Application to the St. Johns River Water Management District

Mr. Malave: We are doing two things for certain. First, we are going to get our permit in compliance. We have almost everything ready, we are just missing one thing. Hoover has to calibrate the meters, and we are waiting on them to complete that. We also have to get water samples. We should have that at the end of this month. We can submit it without the calibration if we state that we will submit the rest of it. We have to be cautious of how much water we are using, because they have the right to cancel our permit. Expanding our Consumptive Use Permit requires more money. We also have to do three analysis and models for those wells which can cost more than \$30,000. There is a permit application which is about 30 pages long. It requires justifying the reasons why we want an increase. Because there is a drought right now, their answer is going to be no. This is the worst time to ask for more water. I would recommend waiting on that at least until it starts raining, so we have a chance of selling our case. We have to sell them our story, tell them the facts, show them our models and show them that we aren't

impacting anything. I think with Mike we can make a great story and really explain why we need that water.

Ms. Baglin: Mike had raised the issue of using reclaimed water for irrigation. Did I understand correctly that is not possible because we don't have facilities over here and you can't bring it across?

Mr. Malave: Well not even considering where we would store it, first we would have to take one of the ponds and convert it. That would cost us \$100,000 to \$130,000. That's why that isn't brought up.

Mr. Jones: I'm going to add just a few things to what Rey said, he has given you an excellent summary of where we stand. The consumptive use permit gives us permission to use a limited amount of water every day, and an amount for the whole year. Under drought conditions, we are allowed to exceed that and we are doing that now. Fortunately, it doesn't tell us how much above we can go. Assuming the flow meter on that well is somewhat accurate, we're probably taking twice what we are normally permitted to use. Rey is right on target, we have to get our application in and get that in good standing for the next ten years. In terms of the chloride levels, those have been measured. With Mike's help, we've got historical levels. In the past, the levels were higher than normal. Jason had a horticulturist look at it and he said we were at risk for doing damage to our vegetation by using those chloride levels. We're leaving to Ed and Jason as to how long they can use the current water. We are doing all that we can, the brown lawns aren't because we are being negligent. It's just not within our control.

Ms. Baglin: How does hand watering a lawn play into the system?

Mr. Malave: There's not an amount rule on hand watering. They say you can't physically use as much hand watering as you do with a sprinkler system does, so they don't limit you. That's what a lot of people are choosing to do right now.

5. Status of Hoover Irrigation Pumps Serving the Irrigation System

Mr. Malave: We have asked Hoover to email us about the calibration, but we have not seen or heard from them. I think they need to be assured that we want them out here. I will reach out to Hoover again.

Mr. Henson: Hoover is under contract with us to do the calibration on the Hoover pump meters, but they are not necessarily under contract to do the artesian well meters. Randy, is that your understanding?

Mr. McGrath: Yes, but they have in the past. They were willing to do it again but they want to be paid for it.

Mr. Henson: And it was expensive, like \$500 or \$600.

Mr. McGrath: Yes.

Mr. Showe: We will reach out to them again, but if it is outside the scope of their contract then I'm not sure what we can do.

On MOTION by Mr. Bourdeau, seconded by Ms. Baglin, with all in favor, the expenditure for the Hoover Irrigation Pumps Serving the Irrigation System was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Pawelczyk: I just need to remind everyone that there is Form 1 Statement of Financial Interests. That will come to you by the end of this month or early June. It's due in July. If anyone has questions on that, feel free to call me.

B. District Engineer

There being none the next item followed.

C. District Manager

1. Consideration of Check Register

Mr. Showe: The total through March 31, 2017 is \$48,285.01. We can answer any questions you have about that.

On MOTION by Mr. Bourdeau, seconded by Mr. Wellman, with all in favor, the March 31, 2017 Check Register was approved.

2. Balance Sheet and Income Statement

Mr. Showe: If you have any questions about this we can answer those. Just to let you know, we did update the website. If you think there's something that should be on there but it's

not, just send me an email and we can make that happen as soon as we can. I try to be as flexible and cooperative as you need me to be.

D. Facility Manager

Mr. McGrath: Guys, I know money is a rare commodity. I wanted authorization to check out the costs for a one yard dumpster for the clubhouse because we have a lot of trash. These cans are really not enough, and we can't keep up with them. If it's not too much, I would like to look at getting a dumpster. We would need a lock on it, not just anybody could open it up and put what they want in it.

Ms. Baglin: Have you asked Waste Management if they can provide one for no cost?

Mr. McGrath: I don't know anybody that does anything for free. I'll look at what they have to say about it though.

Mr. Wellman: Randy, do you have anything else?

Mr. McGrath: No, we have discussed everything that I needed to talk to you about.

FIFTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Bourdeau: I have a question that hopefully Mike will be able to help with. At some point, a decision might need to be made about how long we will allow the artesian well to flow at the current rate. Also, when will the water need to go back to the restricted level? It's complicated because of the Sunshine Law, I can't talk to Ed other than the meetings. My goal is to do the right thing, and to use as much water as we can without hurting others.

Mr. Pawelczyk: You cannot talk about any issues with another Board member that will come in front of this Board to discuss. You can talk to Rey as much as you want, or Jason, or the contractor. If you need information distributed you can always give that to me or Jason and we can send it to the Board. As long as it is factual information, we are allowed to do that.

Ms. Baglin: I have one thing, when you are reworking the proposed budget, can you be sure we get some kind of line item under road and street facilities for road side or curb maintenance.

Mr. Showe: Sure, we can do that.

Mr. Henson: Would it be improper for me to ask each Board member to take it upon themselves to walk the perimeter of these yards by the wall? I was really shocked when I walked around back there.

Mr. Pawelczyk: That's up to them. We just need to have access to the wall, and we can't have things growing on the wall because that causes deterioration.

Ms. Baglin: I don't mind to walk back there. I don't think we should change the rules though, or tell the HOA not to enforce them.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Wellman, seconded by Mr. Bourdeau, with all in favor, the meeting adjourned at 7:30 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman