

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

PASEO COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, October 28, 2015 at 11:00 a.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

Frank Dengler	Board Supervisor, Chairman
Lawrence Bagozzi	Board Supervisor, Vice Chairman
Jim Heather	Board Supervisor, Assistant Secretary
Emmanuel Samson	Board Supervisor, Assistant Secretary

Also present were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
Pete Williams	Vice President, Rizzetta & Company, Inc.
Andrew d'Adesky	District Counsel, Latham, Shuker, Eden & Beaudine, LLP
Carl Barraco	District Engineer, Barraco & Associates, Inc. (arrived late)
Patrick Miles	Luke Brothers
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Suit called the meeting to order and read roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Suit opened the floor for public comment. Questions and comments from the audience were entertained regarding the District Engineer, doggie stations, and transponders.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on September 23, 2015

Ms. Suit presented the Minutes of the Board of Supervisors meeting held on September 23, 2015 and asked if there were any revisions to the Minutes. There were none.

<p>On a Motion by Mr. Heather, seconded by Mr. Samson, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on September 23, 2015, for the Paseo Community Development District.</p>
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FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the Month
of September 2015**

Ms. Suit presented the Operations and Maintenance Expenditures for the period of September 1-30, 2015, totaling \$123,087.60, and asked if there were any questions. Discussion ensued regarding various invoices.

On a Motion by Mr. Dengler, seconded by Mr. Heether, with all in favor, the Board approved the Operation and Maintenance Expenditures for the period of September 1-30, 2015 which totaled \$123,087.60, for the Paseo Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Proposals for Replacing
Doggie Stations**

Ms. Suit provided an overview of the information she obtained for replacing the doggie stations as requested. Discussion ensued regarding replacement of six doggie stations which include garbage can. She advised it would cost \$199.00 per station, plus bags. Ms. Suit suggested holding off on the replacement until the Cost Sharing Agreement with the HOA is executed so that the CDD could utilize the services of the HOA's maintenance staff to switch out the stations.

On a Motion by Mr. Bagozzi, seconded by Mr. Heether, with all in favor, the Board approved Replacement of Six Doggie Stations, at a cost of \$199.00 per station plus bags, for the Paseo Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Adding of
Additional Doggie Stations**

Ms. Bagozzi advised he is requesting an additional four doggie stations. Discussion ensued regarding the location of the additional stations. Mr. Bagozzi suggested adding three stations at this time.

On a Motion by Mr. Bagozzi, seconded by Mr. Dengler, with all in favor, the Board approved Installation of an Additional Three Doggie Stations, for the Paseo Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal from
Barraco & Associates for Staking
of the Preserve Boundary**

Mr. Dengler provided an overview of the purpose of the proposal; to separate the responsibility of the contractors maintaining these areas and further delineate the lines of responsibility. Mr. Barraco provided an overview of the proposal from his firm. This item was tabled.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal from Passarella & Associates, Inc. for Exotic Vegetation Trimming and Maintenance Oversight

Ms. Suit provided an overview of the proposal, advising there have been no changes to the proposal since it was presented and tabled last month. Discussion ensued.

On a Motion by Mr. Dengler, seconded by Mr. Bagozzi, with all in favor, the Board approved the Proposal from Passarella & Associates, in the amount of \$4,800, for Exotic Vegetation Trimming and Maintenance Oversight, for the Paseo Community Development District.

NINTH ORDER OF BUSINESS

Consideration of HOA Adding an Additional UPS POD in Trash Compactor/Recycle Dumpster Parking Lot

Ms. Suit presented the information related to the POD as provided by the Home Owners' Association. Discussion ensued.

On a Motion by Mr. Dengler, seconded by Mr. Samson, with all in favor, the Board provided authorization to the HOA to Add an Additional UPS POD in the Trash Compactor/Recycle Dumpster Parking Lot, for the Paseo Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposals from Cypress Access

Mr. Dengler discussed the proposal for a new camera for the resident entry gate; he advised the current camera could not identify a vehicle that may hit the gate and cause damage. He further advised the camera being proposed has better resolution as well as infrared capabilities. Ms. Suit advised the proposal is \$1,358.25.

On a Motion by Mr. Dengler, seconded by Mr. Heather, with all in favor, the Board approved the Cypress Access Proposal for New Camera for Resident Entry Gate, in the amount of \$1,358.25, for the Paseo Community Development District.

Mr. Dengler discussed the proposal for a hand held wand to identify repeat guests, in the amount of \$1,166.63. Mr. Dengler advised it would be in use mainly in the high season, it enables the guard to process guests more quickly; it would save time for the guard and the guest. Mr. Dengler advised the wand would scan a previously issued guest pass.

On a Motion by Mr. Heather, seconded by Mr. Dengler, with all in favor, the Board approved the Cypress Access Proposal for a Hand Held Wand to Identify Repeat Guests, in the amount of \$1,166.63, for the Paseo Community Development District.

Ms. Suit advised the next discussion is regarding the current contract with Cypress Access. Mr. Dengler provided an overview of the maintenance records over the last four months; June through current. There have been six repair tasks, three of which were caught in during the routine maintenance event. The other three repairs were due to lightening or damage to the gate. Mr. Dengler asked if there were any other questions. There were none.

ELEVENTH ORDER OF BUSINESS

Consideration of Adding Number Labels to Streetlight Poles

Ms. Suit presented the proposal received from Bellmore Electric to affix reflective number labels to the streetlight poles within the community. Discussion ensued.

On a Motion by Mr. Heether, seconded by Mr. Bagozzi, with all in favor, the Board approved the Proposal from Bellmore Electric for Affixing Number Labels to the Streetlight Poles, in the amount of \$515.00, for the Paseo Community Development District.

TWELFTH ORDER OF BUSINESS

Ratification of License Agreement for Hog Trapping

Ms. Suit advised this item was previously approved by the Board and it is being brought back to the Board for ratification and execution. Mr. d'Adesky advised the agreement does adequately protect the District.

On a Motion by Mr. Dengler, seconded by Mr. Samson, with all in favor, the Board Ratified the License Agreement for Hog Trapping with Wesley Roberts – Wild Hog Trapper of South Central Florida, for the Paseo Community Development District.

THIRTEENTH ORDER OF BUSINESS

Appointment of an Audit Committee and Scheduling of the First Meeting of the Audit Committee

Ms. Suit advised it is time to start the auditor selection process and asked the Board to appoint an Audit Committee and set the first meeting of the Committee.

On a Motion by Mr. Dengler, seconded by Mr. Heether, with all in favor, the Board appointed the Four (4) Present Board Members to the Audit Committee, for the Paseo Community Development District.

On a Motion by Mr. Dengler, seconded by Mr. Bagozzi, with all in favor, the Board set the first meeting of the Audit Committee for November 18, 2015 at 11:00 am, to be held at the Paseo Village Center, Theatre, 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912, for the Paseo Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. d'Adesky discussed the status of golf cart use within the community; he advised he has been pushing the issue with the City of Fort Myers. He advised he has a meeting with the City set up to discuss the requirements by the City. Discussion ensued. He advised the City is pushing a policing agreement, though he is keeping the budget in mind while continuing to negotiate with the City. Discussion ensued. Mr. d'Adesky provided a brief overview of the State Statute governing the use of golf carts within the community. Mr. d'Adesky advised the cost sharing agreement with the HOA for maintenance services is still being prepared. He also advised he has been consulting with the District Manager, the District Engineer, and Stock Development as to what can and cannot be done as far as maintenance concerns within the community. The Developer verbally committed to periodically follow up with the District Manager regarding items that may need Developer input based on board meeting discussions. He further provided general information related to the fiduciary duties of District staff regarding facilities turnover.

B. District Engineer

Mr. Barraco provided an overview of the role of the District Engineer. He advised their duty is to the Community Development District first and foremost. Mr. Barraco provided an overview of the stormwater system and the design criteria.

Mr. Barraco provided an update on the drainage issues on Marcario Court: he advised there has been localized flooding in the area that is still under construction. He advised the filter cloth is still in place during construction, and is a maintenance item which falls on Stock Development.

Mr. Barraco provided an update on standing water on Dario Way: he advised there is staining in the valley gutter. He advised there was concern over the elevation of the valley gutter; it has been reviewed and the elevation is accurate. Mr. Barraco further advised the paver driveway has about a half inch lip in it or is lower than the curb by a half an inch, this may cause the issue or the issue could be over irrigation during the wet season.

Mr. Barraco provided an update on drainage issues at Herminia/Tulio Intersection, Tulio Northwest corner and Bibiana Northeast corner: he advised the drainage system has been in place for quite some time. He advised typically any issues in this area are due to maintenance. He advised when he reviewed the area the lake water level was lower than the road so there was room for the drainage. Mr. Barraco advised the next step would be to check the pipe connecting the smaller lake to the larger lake as the interconnect could have a blockage. He suggested keeping an eye on area.

Mr. Barraco provided an update on sinking pavers at the pier: he advised the pavers at the pier had been repaired by someone else and so there was nothing to review.

Mr. Barraco advised he works at the direction of the Board and the District Manager.

Mr. Dengler further addressed the sinking pavers at the pier and whether or not there is an erosion issue. Discussion ensued. Mr. Barraco advised he will do further investigation and provide a report to the Board.

Mr. Barraco provided an update on drainage issues on the West side of the South approach of the Esperanza bridge: he advised there were some erosion issues. He further advised he will review the area and work with District Management to ensure the proper barriers are in place and functioning properly, as well as ensuring barriers have been removed from areas that are no longer under construction.

Mr. Barraco advised the Esperanza bridge was not designed nor constructed by Barraco & Associates. He advised he has reviewed the bridge and has no concerns with the bridge. He further advised the bump from the bridge to the road is not unusual and is structurally sound, though if it is a big concern it could be repaired with asphalt.

Mr. Barraco asked if the Board would like to have him discuss the façade of the bridge. Mr. Dengler asked how the lack of expansion joint in the façade was missed in the turn over. Mr. Barraco advised the Builder did not put any rock in the vertical line and was filled with only mortar. In order to avoid that in the future, he would suggest a vertical cut in the mortar and replacing the mortar with a flexible type adhesive or material.

C. District Manager

Ms. Suit advised the next meeting of the Board of Supervisors is scheduled for November 18, 2015 at 11:00 am which will be preceded by the Audit Committee meeting. She further advised Vertex Water Features submitted the contract renewal for fountain maintenance and feature maintenance: the fountain maintenance contract will renew at the existing contract amount, while the feature maintenance will renew with an increase from \$415.00 monthly to \$427 monthly.

FIFTEENTH ORDER OF BUSINESS

Audience Questions and Supervisor Requests

Ms. Suit opened the floor to supervisor requests and comments. There were none.


Ms. Suit opened the floor to audience questions and comments.

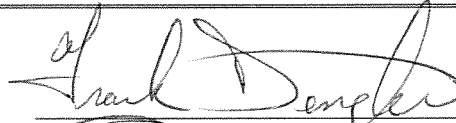
Questions and comments from the audience were entertained regarding Stock Development attendance at meetings, street lighting issues, and the type of golf carts that may be approved for use within the community. Discussion ensued regarding the type of golf carts and degree of enforcement to be used. Mr. d'Adesky advised that as soon as an agreement is reached with the City the residents will be notified as to the requirements of the golf carts. Mr. Williams provided input regarding golf cart use; golf carts need to be street legal, which is not optional, the City cannot tell you to do anything other than following State Statute Chapter 316 in order for the Police to ticket or enforce the rules. Drivers must be 14 years or older. Discussion ensued regarding the Boards' intent related to the golf cart policy being pursued and the type of golf carts that will be allowed. Mr. Dengler advised the Board has some more homework to do in order to determine exactly what the District is pursuing in terms of policy and procedure related to golf cart use. Discussion ensued regarding the stop sign project. Questions and comments related to the District Engineering contract were also entertained.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dengler, seconded by Mr. Heether, with all in favor, the Board adjourned the meeting at 12:49 pm, for the Paseo Community Development District.


Secretary (Assistant Secretary)


Chairman/Vice Chairman