
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, March 22, 2017 at 5:30 p.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

Manny Samson	Board Supervisor, Chairman
Steven Brown	Board Supervisor, Vice Chairman
Jim Heether	Board Supervisor, Assistant Secretary
Lyle Hicks	Board Supervisor, Assistant Secretary
Jack Strohm	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Andrew d'Adesky	District Counsel, Latham, Shuker, Eden & Beaudine, LLP
Carl Barraco	District Engineer, Barraco & Associates, Inc.
Doug Tarn	District Engineer, Barraco & Associates, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comment. Questions and comments from the public were entertained regarding agenda items.

THIRD ORDER OF BUSINESS

**Update Regarding SFWMD Acceptance of
Corrective Action Plan**

Ms. Blandon advised correspondence was received from Tim Denison of Johnson Engineering on March 2nd regarding a letter received from the South Florida Water Management District on February 2nd.

Mr. Barraco provided an overview on tolerances and further advised South Florida Water Management District has accepted the tolerances.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Village Center Detention and Control Structure Modifications and Village Center NW Detention Restoration and Control Structure Cleaning

Mr. Barraco advised proposals were received from Copeland Southern Enterprises (\$24,950.00) and Crocker Land Development (\$17,750.00) for the work required at the Village Center detention areas. He advised the stormwater system has been in service for about ten years and the system requires maintenance. Mr. Barraco explained both estimates and recommended the Board of Supervisors enter into a contract with Crocker Land Development. He spoke regarding the rip-rap on the West Side and recommended they not disturb landscaping nor remove the rip-rap. Mr. Brown inquired regarding permit requirements and costs. Mr. Barraco advised permits are not needed as this is maintenance. Mr. Brown asked if the work could be coordinated to be completed after season. Mr. Barraco confirmed and advised the work should be completed prior to rainy season. Discussion ensued concerning reducing costs due to localizing the work and not disturbing the landscaped areas and rip-rap. Mr. Brown inquired as to comparison of the proposals. Mr. Barraco confirmed the proposals received are based on the same scope of services.

On a Motion by Mr. Brown, seconded by Mr. Samson, with all in favor, the Board Approved the Proposal from Crocker Land Development, in the amount of \$17,750.00, for Village Center Detention Area Maintenance, for the Paseo Community Development District.

Mr. Brown asked that Staff coordinate the work with the Master Association to be completed after season. Mr. Barraco inquired regarding the Board providing direction to him to work with Crocker to reduce the fees association with the detention area maintenance.

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board Directed Mr. Barraco to work with Crocker Land Development to Reduce Costs Associates with the Detention Area Maintenance, for the Paseo Community Development District.

Mr. Hicks inquired regarding any District Engineering fees associated with the work. Mr. Barraco advised the work from his firm is estimated at 2 to 3 hours.

FIFTH ORDER OF BUSINESS

Review of Revised Lake Bank Maintenance Exhibits

Mr. Barraco advised that Mr. Tarn reviewed all lakes within Paseo with Mr. Heether. He further advised that the exhibits included in the agenda package have been updated based upon that inspection; he advised that areas they believe are attributed to construction have been noted. Mr. Barraco advised the roof drains constructed in the multi-family were constructed by Stock Development and it can be assumed that Stock also constructed the roof drains at the single family homes, but we don't know. He further advised the District should have a policy in place that addressing contacting District Management prior to installation of roof drains. Mr. Heether advised that anytime someone goes onto District property the District should be notified.

Mr. Barraco advised Stock has started repairs based upon the turn over list provided by the District.

Mr. Brown inquired regarding the order of magnitude provided and the amount attributed to construction. Mr. Tarn provided input regarding the drainage and advised the amount attributed to construction would be less than 5%. Mr. Brown inquired regarding prioritizing the list of needed repairs. Mr. Tarn advised in the past the list was prioritized based on location of completed homes. Mr. Brown asked that the District Engineer provide a list prioritizing the repairs and also inquired regarding mitigating erosion. Mr. Barraco advised his firm will prioritize the list of needed repairs and further advised littoral planting can aide in stabilizing the banks. He advised there are other methods of repair that will last longer though they are more expensive and less aesthetically appealing. Mr. Strohm inquired regarding lake 19 on the South end; he advised he brought this to Stock's attention two year ago and it has not been fixed but is getting worse. Mr. Barraco advised his firm has no control over Stock; he further advised all lakes within the community have been turned over to the District for operation and maintenance. Mr. Strohm advised that construction is damaging the lake banks. Discussion ensued. Mr. d'Adesky advised damage caused by construction needs to be documented and brought to the attention of Stock Development. He further advised Stock has provided a timeline to have noted repairs completed by April 15th. Mr. Strohm advised this is an important issue and the issues need to be addressed. Mr. Barraco advised there is standard maintenance that needs to be done. He further advised there are two multi-family building being completed and they will be monitoring the lake bank behind that area. Discussion ensued regarding previous maintenance to the lake banks. Mr. Heether advised Stock stockpiled dirt in the back by lake 23 and the silt fence is not doing its' job and it pushes stuff into the lake. He further advised there are areas where runoff eroded the banks during construction. Mr. Heether inquired as to why South Florida Water Management District doesn't review the lake banks after construction has been completed. Mr. Barraco advised the South Florida Water Management District does not review the lakes on regular basis and if they did any violations would be issued to the Paseo CDD. Mr. Heether inquired regarding the silt fence that is not removed. Mr. Barraco advised they are keeping an eye on that particular situation and it is also on the punch list. Discussion ensued. Mr. Barraco advised that if the Board Supervisors notice areas attributable to Stock to please advise his office. Mr. d'Adesky advised the letter stated that the exhibits are not static and the District has the ability to add to the exhibits. Mr. Brown inquired regarding the areas noted as individual or localized concerns and whether or not the District can bill the homeowner. Mr. d'Adesky advised the District can bill individual homeowners if they did install the drains. Mr. Barraco addressed the concerns at lake 33 advising that not all erosion was repaired last year due to budget concerns. Mr. Heether addressed drains at the lakes and the need for a detail for these large drains. Mr. Tarn and Mr. Barraco addressed the drains and Mr. Barraco advised he will look into the drawings and will report back to the Board.

SIXTH ORDER OF BUSINESS

District Engineer Staff Report

Mr. Barraco advised the fishing pier work has been completed. He further advised Stock contacted his firm to review Phases two and three that have not been certified to the South Florida Water Management District. Mr. Barraco advised he provided a list of deficiencies to Stock Development and Stock will making the repairs. He advised that until the lakes have been certified to the SFWMD they will not be presented to the Board for acceptance.

Mr. Barraco advised that areas adjacent to lakes 22 and 23 are not being maintained. It was determined this area has not been turned over to the District.

Mr. Barraco advised the City has approved the permit for pavement markings and stop sign installation. Mr. Tarn advised the work is set to begin this week. Discussion ensued. Ms. Blandon advised of signs warning of new traffic patterns that have been ordered and requested that the work be pushed back to Monday.

Mr. Heather advised of a PVC pipe with a sensor in it that has been found. Mr. Brown advised the purpose of the PVC and sensors are for the water quality monitoring conducted by Johnson Engineering.

Mr. Brown requested that Staff coordinate with the Master association to warn residents of the new traffic patterns.

Mr. d'Adesky asked that Mr. Barraco provide information related to the littoral plantings. Mr. Barraco advised the South Florida Water Management District requires the littoral plantings which aid in cleaning water from run off as well as providing stabilization for the banks. He advised the plantings are there by intent.

SEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on February 22, 2017

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on February 22, 2017 and advised for the record that corrections to the Fifteenth and Eighteenth orders of business were received from Mr. Brown and have been incorporated. She asked if there were any additions, deletions, or corrections to the minutes. There were none.

On a Motion by Mr. Strohm, seconded by Mr. Heather, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 22, 2017, for the Paseo Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of February 2017

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of February 1-28, 2017, totaling \$84,000.72. Mr. Samson inquired regarding holding payments to Luke Brothers. Ms. Blandon advised the District is currently holding \$33,000.00 of payments due to Luke Brothers.

On a Motion by Mr. Brown, seconded by Mr. Strohm, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the period of February 1-28, 2017, which totaled \$84,000.72, for the Paseo Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Furniture Proposals for the Fishing Pier and Gazebos

Ms. Blandon advised there are two proposals from Polywood and one from West Indies Home for replacement of the furniture. She advised proposal number one from Polywood is for the Garden Collection with a 60" bench which totals \$20,362.00 and proposal number two from Polywood is for the Chippendale Collection with a large bench, 72", which totals \$32,486.00. She further advised the proposal from West Indies Home includes garbage cans and is the original provider on the furniture, and totals \$30,390.00. The Board opened the item to public comments. Comments from the public were received. Discussion ensued. Mr. Heether requested that when the pier furniture is refinished, the bench at the entrance also be refinished. Ms. Blandon confirmed. Mr. Hicks suggested purchasing the 72" benches for the gazebos to provide for more seating. Mr. Brown advised securing the benches should be considered.

On a Motion by Mr. Heether, seconded by Mr. Hicks, with all in favor, the Board Approved the Purchase of New Outdoor Furniture, per the Proposal by Polywood, Subject to Changes, Modifying the 60" benches for the Gazebos and Fishing Pier to 72", in an amount not to exceed \$33,972.00 for the project, for the Paseo Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Cypress Access Proposals

Ms. Blandon advised Cypress Access Systems provided two options for the gate arms: option one is for red LED lights in the amount of \$1,984.80, and option two is for a changing red and green LED gate arm in the amount of \$2,258.40. She advised the difference is \$273.60. Discussion ensued.

On a Motion by Mr. Heether, seconded by Mr. Hicks, with all in favor, the Board Approved the Cypress Access Proposal for Installation of the LED Gate Arms, in Red and Green, in the amount of \$2,258.40, for the Paseo Community Development District.

Ms. Blandon advised that as requested an estimate was obtained for the exit gate arm loop to be moved on the asphalt, prior to the pavers, so that the arms rise before getting to them. She advised this proposal is \$1,744.00. Discussion ensued.

On a Motion by Mr. Brown, seconded by Mr. Samson, with all in favor, the Board Approved the Cypress Access Proposal for Relocation of the Exit Gate Arm Control Loop to be under the asphalt before the pavers, in the amount of \$1,744.00, for the Paseo Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Johnson Engineering Water Quality Monitoring Contract Renewal

Ms. Blandon provided an overview of the contract renewal for 2017 with Johnson Engineering for Water Quality Monitoring for 2017 which includes reporting to South Florida Water Management District. She advised the annual budget for the item is \$18,500.00 and the contract renewal amount is \$18,140.00.

On a Motion by Mr. Hicks, seconded by Mr. Heether, with all in favor, the Board Approved the Contract Renewal with Johnson Engineering for Water Quality Monitoring for 2017, in the amount of \$18,140.00, for the Paseo Community Development District.

TWELFTH ORDER OF BUSINESS

Review and Consideration of Amended Fiscal Year 2016/2017 Budget

Ms. Blandon advised that at the direction of the Supervisors, an amended budget was prepared for expenses totaling \$424,548.00. She advised the monthly average based on actuals is \$296,722.40. Mr. Hicks inquired regarding the field services tools fees. Mr. Brown provided an overview of expenses in that line item.

On a Motion by Mr. Brown, seconded by Mr. Hicks, with all in favor, the Board Approved the Amended Fiscal Year 2016/2017 Budget, for the Paseo Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2017-03, Adopting an Amended General Fund Budget for Fiscal Year 2016/2017

Ms. Blandon advised the resolution formally adopts the approved amended budget.

On a Motion by Mr. Samson, seconded by Mr. Heether, with all in favor, the Board Adopted Resolution 2017-03, Adopting an Amended General Fund Budget for Fiscal Year 2016/2017, for the Paseo Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. d'Adesky addressed parking in the condo area and the District's responsibilities related to curb cut parking. Mr. Hicks advised he has since found out the responsibility of enforcement is not with the CDD. Mr. d'Adesky confirmed.

B. District Manager

Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Wednesday, April 26, 2017 at 11:00 am.

Ms. Blandon asked if there were any questions for Mr. Crawford regarding the field services inspection. Discussion ensued regarding various maintenance items. Ms. Blandon advised Pinnacle Landscape will be setting up an e-mail address for Paseo concerns, she advised that e-mail address will be provided to the Supervisors so that Supervisors can e-mail Pinnacle directly with concerns. Ms. Blandon advised Pinnacle has completed an irrigation audit and they are currently working on adding pricing to the audit. Mr. Hicks advised that if residents have

concerns regarding landscaping they should contact Ms. Blandon and not take it upon themselves to contact the landscape provider nor should a resident take action.

Mr. Crawford advised he has contacted the City twice since the last meeting regarding the tree overplanting issue, and he has spoken with one person who advised they are working on the concern.

Mr. Crawford left the meeting in progress.

Ms. Blandon advised that with the installation of the new compactor, the invoice from the City of Fort Myers has been cut in half.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Questions

Ms. Blandon opened the floor to supervisor requests and comments.

Mr. Hicks advised a letter was received from the Condo Association advising they are still in the process of making a decision regarding acquisition of the trash compactor area. Mr. Brown advised he would like the issue closed by June.

Mr. Brown inquired regarding a field services candidate who he will meet with when he returns. Mr. Hicks advised he would like to review the job description and he will provide questions for the interview to Ms. Blandon.

Mr. Brown inquired regarding the timeline for the reserve study. Ms. Blandon advised the study should be ready for presentation at the next meeting.

Mr. Brown inquired regarding the document library request.

Mr. Hicks inquired regarding the budget for the street sweeper and budget as oak tree leaves are a concern along Bibiana. Ms. Blandon advised the street and sidewalk cleaning is over budget, but she can discuss with Pinnacle to see if they would be able to assist. Mr. Brown advised he is reviewing the budget to see if there is a line item that street sweeping will fit in. Mr. Heether advised in other communities the landscape crews are raking leaves and using trash cans to dispose of them. Discussion ensued.

Mr. Samson addressed appointment of liaisons; he advised he would like to appoint Mr. Brown as the financial liaison.

On a Motion by Mr. Strohm, seconded by Mr. Samson, with all in favor, the Board Appointed Mr. Brown the Financial Liaison, for the Paseo Community Development District.

Ms. Blandon opened the floor to audience questions and comments. Questions and comments from the audience were entertained.

SIXTEENTH ORDER OF BUSINESS

CDD-101

Mr. d'Adesky provided a CDD 101 presentation addressing various items including the House Bill which will require four hours of training for Board Supervisors. He provided an overview of the presentation packet including public records and sunshine laws. There were no questions from the Board.

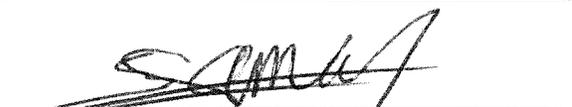
SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Samson, seconded by Mr. Heether, with all in favor, the Board adjourned the meeting at 7:39 pm, for the Paseo Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman