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**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 continued meeting of the Board of Supervisors of the Paseo Community Development District was held on **Monday, May 8, 2017 at 5:31 a.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

Manny Samson	<b>Board Supervisor, Chairman</b>
Steven Brown	<b>Board Supervisor, Vice Chairman</b>
Jim Heether	<b>Board Supervisor, Assistant Secretary</b>
Lyle Hicks	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Andrew d'Adesky	<b>District Counsel, Latham, Shuker, Eden &amp; Beaudine, LLP (via speaker phone)</b>
Doug Tarn	<b>District Engineer, Barraco &amp; Associates, Inc.</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Blandon reconvened the meeting, continued from April 26, 2017, and called the roll.

**SECOND ORDER OF BUSINESS**

**Consideration of Proposals for Lake Bank  
Repairs**

Mr. Tarn provided an overview of the revised bid break down and revised proposals received. He advised he asked Copeland Southern Enterprises to remove littorals from their proposals and he asked Crocker Land Development to add two weeks worth of watering to their proposal. Mr. Tarn advised he created an average cost per linear foot for the Copeland proposals and the average is \$52.58 per linear foot with the littorals removed. He advised Crocker provided an average cost of \$33.00 per linear foot including the additional watering. Mr. Heether inquired regarding the Copeland proposal change from 4" to 6" pipe as well as the footage increasing and the pricing not being the same from page to page. Discussion ensued. Mr. Brown advised regarding the Copeland proposal, the cost per square foot per lake is high as well, and the price was not the same across all lakes. Discussion ensued. Mr. Heether inquired regarding the double wall pipe. Mr. Tarn advised it is standard. Mr. Heether advised this standard has not been used throughout. Mr. Tarn advised the ADS is double walled; the outside is corrugated and the inside is smooth and should be standard. Mr. Heether inquired regarding use of the regular corrugated. Mr. Tarn advised

if the standard corrugated is nicked or damaged the inside wall will provide protection. He further advised he would recommend use of the double wall ADS pipe. Mr. Heether advised the original construction by Stock is single wall.

Mr. d'Adesky advised anything above \$195,000.00 requires public bid. He further advised of his concerns regarding the budget and having a line item to accommodate the expense. Mr. Brown advised Crocker lists the total linear footage as 5,820 but is priced at 6,050; so if they correct their bid, it will come in at \$192,000.00. Mr. d'Adesky suggested rejecting Copeland due to price.

Mr. Brown advised Mr. Tarn that Crocker will need to update their proposal in order to price the 5,820 linear foot so that their proposal comes in at \$192,000.00.

Mr. d'Adesky advised there are budget concerns since there is not currently an allocated line item for this repair in the current budget. Ms. Blandon advised there is a \$25,000.00 line item for this current year; she advised Barraco & Associates recommended to include \$175,000.00 for next years budget and this project should be included in next years budget along with a separate consideration for littorals.

Ms. Blandon suggested going back to Crocker to ensure their numbers are correct and come back to the next meeting with a proposal for consideration; this project will be added to the fiscal year 2017/2018 budget. She further advised the fiscal year 2018/2019 budget has reserves allocated for lake bank repairs. Discussion ensued regarding possible additional work by pushing this project back to next fiscal year. Mr. Samson inquired regarding pulling money from another project in order to complete this project this summer and push off another project. Ms. Blandon advised the Board can reallocate the funds for the streetlight project in order to complete this project now. Discussion ensued regarding amending the budget in order to complete the lake bank project.

Mr. Brown inquired as to the possible price increase by pushing the lake bank project to November or December. Discussion ensued. Mr. Tarn recommended not starting this project in June. Discussion ensued regarding holding on this project until after rainy season.

Ms. Blandon inquired regarding the timing for the littoral plantings. Mr. Tarn suggested waiting at least one month after bank repairs before planting the littorals.

Mr. Hicks asked Mr. Tarn for his recommendation. Mr. Tarn recommended waiting until fall of 2017 or spring of 2018 for the lake bank repair project. Mr. Hicks inquired regarding the downfall to starting in the spring. Mr. Tarn advised watering of the fresh sod would be the only downfall though that can be made up with irrigation. Mr. Samson also suggested waiting until spring to allow the water tables to fall.

Ms. Blandon asked for direction from the Board for moving forward. Mr. Brown proposed the lake bank repair project be part of the 2017/2018 budget, that the lakes be revisited and include any that may need to be done next year, and wait to negotiate or seek and RFP until such time as a comprehensive list of lakes needing repair. Mr. Samson suggested planning for the costs to increase.

Ms. Blandon advised her understanding is that the Board is directing staff to move forward with re-reviewing the entire original list on the order of magnitude provided by the District Engineer so that all of the lakes that are in need of repairs are included in the RFP package. The Board confirmed. Ms. Blandon asked that Mr. Tarn bring that list back to the next meeting. Ms. Blandon advised lakes with the least linear footage should be put in the budget for fiscal year 2018/2019. Discussion ensued regarding budgeting for the lake bank repairs and littorals. Ms. Blandon advised she will place the numbers from the order of magnitude in the proposed budget for fiscal year 2017/2018.

Ms. Blandon advised she has no further agenda items, though Mr. Brown would like to add an agenda item. Mr. Brown advised he would like to add the hiring of the Field Manager to the agenda, he further advised he would like the Board to make a decision on who to hire. Mr. Brown advised he has reviewed the resumes and both are equally qualified. He advised he would like the Board to make a recommendation to Rizzetta & Company. Ms. Blandon advised that in order to add this as an agenda item, it would need to be opened to public comment. Ms. Blandon advised she would like to provide an overview and then open to public comment. Ms. Blandon advised Mr. Brown created a spreadsheet for the two candidates being considered. Mr. Brown provided an overview of the spreadsheet.

On a Motion by Mr. Samson, seconded by Mr. Heether, with all in favor, the Board Added Recommendation of the Hiring of a Field Manager to the Agenda, for the Paseo Community Development District.
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#### **FOURTH ORDER OF BUSINESS**

#### **Recommendation Regarding the Hiring of a Field Manager**

Ms. Blandon opened the floor to Audience comments related to the hiring of the Field Manager. There were no comments from the Audience.

Mr. Samson inquired regarding the skill set of each candidate with regards to landscape background. Mr. Brown and Ms. Blandon provided input.

Mr. Hicks provided input regarding the spreadsheet created by Mr. Brown.

Mr. Samson recommended Mr. Lake.

Mr. Heether recommended Mr. Lamay.

Mr. Hicks recommended Mr. Lamay, though he advised he will defer to Ms. Blandon and Mr. Brown.

Ms. Blandon advised she recommends Mr. Lamay.

Mr. Brown recommended Mr. Lake, though he advised he trusts Rizzetta & Company to make the decision.

Mr. Hicks advised the Board has the opportunity to observe the hired person. Mr. Brown advised the Board will not be providing direction to the Field Manager; all direction should come from Ms. Blandon. Discussion ensued.

On a Motion by Mr. Hicks, seconded by Mr. Samson, with all in favor, the Board Provided Direction to the District Manager to Hire a Field Manager by June 1, 2017 through Rizzetta Amenity Services, for the Paseo Community Development District.

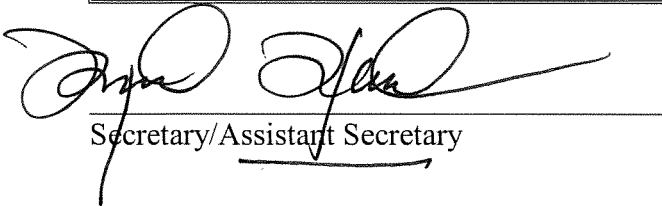
Mr. Heether discussed the shipping container, 8 foot x 8 foot x 20 foot. He advised it can be painted to match the area. Mr. Heether advised it would cost \$2,750 to purchase the container and have it dropped on site. Mr. Heether advised he reviewed a double wide shed to serve as an office for the Field Manager, the cost was \$22,500.00 delivered and installed, for a 20 foot x 24 foot. Mr. Brown pointed out the total should be \$21,300.00 as the quote includes sales tax. Mr. Heether advised of a third proposal is for a steel building, with a wind rating of 150 mph, it has a man door, an overhead door, the roof would be sheet metal, size is 20 foot x 25 foot, and the cost is \$5,366.00 installed. Discussion ensued regarding permit requirements. Mr. Heether advised the units do not include air conditioning or electric. Discussion ensued.

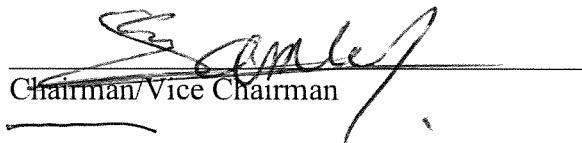
Mr. Heether inquired regarding the status of the loop install at the exit gate. Ms. Blandon advised she has had to reach out to a new paver company who is currently working with Cypress Access. Discussion ensued regarding cutting the concrete to install the new loop versus removal and replacement of the pavers.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board adjourned the meeting at 6:31 pm, for the Paseo Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman