
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, June 28, 2017 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:

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.
Matthew Huber	Regional District Manager, Rizzetta & Company, Inc.
Scott Smith	Regional Manager, Community Services Rizzetta & Company, Inc.
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Jan Carpenter	District Counsel, Latham, Shuker, Eden & Beaudine, LLP
Doug Tarn	District Engineer, Barraco & Associates, Inc.
Britton Dudley	Pinnacle Landscapes
Joe Fenner	Pinnacle Landscapes
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. She advised each individual will be limited to three minutes for public comments. Comments from the public were entertained.

THIRD ORDER OF BUSINESS

District Engineer Staff Report

Mr. Tarn advised he was asked to review the availability of reuse water for irrigation. He advised that the City provided an exhibit showing the main and valves at Paseo and he has confirmed the locations although the City has advised that the line is not charged nor is it ready for

use. He advised in order to charge the line and have it ready for use the District would have to come to an agreement with the City of Fort Myers related to a fee per thousand gallons. Mr. Tarn advised research has been conducted and it has been determined the cost can range from \$0.60 to \$2.00 per thousand gallons and the CDD uses approximately 9.7 million gallons per month which would be \$6,500.00 to \$19,000.00 per month. Mr. Tarn responded to questions from the Board. Further discussion ensued. Ms. Carpenter advised the downside to not utilizing the City reuse water now is if in the future other communities are using the allocation there may not be enough for the District to pull from. Mr. Tarn advised he will research the minimum requirement for usage. Further discussion ensued.

On a Motion by Mr. Hicks, seconded by Mr. Brown, with three in favor and two opposed, the Board Directed the District Engineer to Move Forward with Obtaining Pricing for Use of City of Fort Myers Reclaimed Water, for the Paseo Community Development District.

Mr. Tarn inquired regarding the lake bank bid package and when the Board would like to have it put together. Ms. Blandon advised her recommendation is to have the RFP package ready to present to the Board in August in order to allow time for review and changes to be made.

Mr. Tarn discussed the grass detention area and the parking lot detention area that have some mulch and sand that need to be removed.

FOURTH ORDER OF BUSINESS

Ratification of Executed Rizzetta Amenity Services Contract

Ms. Blandon advised the Rizzetta Amenity Services contract was previously executed by the Chairman on May 17, 2017. Discussion ensued.

On a Motion by Mr. Samson, seconded by Mr. Brown, with four in favor and one opposed, the Board Ratified the Execution of the Rizzetta Amenity Services Contract, subject to changes by Counsel, for the Paseo Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Eversafe Buildings Proposal for Steel Building for Field Manager

Ms. Blandon reviewed proposals received for the steel building to be placed for use by the Field Manager. Discussion ensued.

On a Motion by Mr. Brown, seconded by Mr. Hicks, with all in favor, the Board Approved a Not to Exceed amount of \$10,000.00 for installation of the Eversafe Steel Building, for the Paseo Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Utility Cart for Field Manager

Ms. Blandon advised pricing was obtained for the base model units and options from John

Deere, and estimates were obtained from Polaris, and Kubota. Discussion ensued

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board Directed Staff to Move Forward with Obtaining Proposals for an Electric Utility Cart Including Accessories, from 3 to 4 Vendors, and Further Authorized Mr. Strohm to Review the Proposals to make a Decision and Authorized the Chairman to Execute the Contract, at a Not to Exceed Amount of \$20,000.00, for the Paseo Community Development District.

SEVENTH ORDER OF BUSINESS

Review of June Field Inspection Report

Mr. Crawford provided an overview of the June 2017 field inspection report; he reported on grass growth and advised the fertilizer black out began on June 1st. He further advised turf replacement has not taken place as there was hope that the irrigation repairs and rain would cause the grass to regrow. Mr. Crawford suggested obtaining estimates from Pinnacle to replace turf in areas where the turn has not regrown. Mr. Crawford advised the construction entrance was closed and replacement of the ornamental fence is about two weeks out. He advised there is concern with the landscaping outside of the closed construction gate. Ms. Blandon advised Stock has asked that Staff review the area of landscaping and provide feedback to Stock.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Tree Removal Permit

Ms. Blandon advised the effective date of the permit is May 26, 2017 and would expire on November 26, 2025. Mr. Crawford advised the next step is to determine how many and which trees should be removed and obtain proposals for removal. Discussion ensued regarding whether certain trees should be replaced. Ms. Blandon advised Mr. Strohm along with District Management will be meeting with Pinnacle Landscapes and at that time can determine which trees should be removed and bring a plan back to the Board. Mr. Samson suggested phasing removal of the trees. Ms. Blandon thanked Mr. Crawford for his work in the permit process.

Mr. Hicks inquired regarding item #7 of the Field Inspection Report related to bare areas of sod in the area of Bibiana and Amelia. Mr. Hicks also inquired regarding item #11, weed treatment in the area of pond #10. Mr. Fenner provided information related to work to commence over the next couple of weeks.

NINTH ORDER OF BUSINESS

Consideration of Johnson Engineering Proposal for Renewal of Landscape Irrigation Water Use Permit

Ms. Blandon advised the District's Irrigation Water Use Permit is set to expire on October 8, 2017 and Johnson Engineering has provided a proposal to renew the permit through South Florida Water Management District for a period of 20 years. She advised the proposal amount is \$4,280.00 plus permit fees which are estimated at \$3,400.00.

On a Motion by Mr. Samson, seconded by Mr. Heether, with all in favor, the Board Approved the Proposal from Johnson Engineering for Renewal of the Landscape Irrigation Water Use Permit, subject to an Addendum to be provided by Counsel, for the Paseo Community Development District.

TENTH ORDER OF BUSINESS

Presentation Regarding LED Lighting by Mr. Heether

Mr. Heether demonstrated the LED lighting and provided an overview for review by the Board. The Board reviewed the package as presented by Mr. Heether. He recommended having Bellmore Electric make the switch out to LED at the time service is required for a light out. Mr. Heether responded to questions by the Board. Mr. Heether advised streetlight maintenance budget is \$35,000.00 per year, \$7,600 to change light bulbs on the 240v side, and \$32,500 on the 480v side. It is estimated the District will save 50% of streetlight maintenance cost: 70.32% of the 240v side and 75% of the 490v side for a potential total savings of approximately \$47,000.00 per year. Further Board discussion ensued.

This item was tabled to the next meeting.

ELEVENTH ORDER OF BUSINESS

Consideration of Jewitt Engineering, Inc. Proposal for Electrical Engineering Consultant Services Related to Streetlight LED Retrofit

Ms. Blandon advised the original proposal received from Jewitt Engineering was \$14,700.00 and a new estimate has been received, which totals \$9,900.00 for preparation of bid specifications for the LED lighting project. Mr. Tarn provided an overview of the initial proposal received from Jewitt Engineering. He advised his firm directed Jewitt Engineering to revise their proposal to remove the SIT permitting task. The Board provided input related to the proposal provided. Mr. Heether suggested the District obtain bids from vendors for installation rather than engaging the services of an Electrical Engineer. Discussion ensued. The Board directed Management to move forward with the LED retrofit project, obtaining proposals from Electrical contractors, without an Electrical Engineer.

TWELFTH ORDER OF BUSINESS

Consideration of Securitas Proposal for Remote Guard

Ms. Blandon advised per the request of the Board, Securitas provided a proposal for remote guarding technology including a three year warranty program. She advised the system specs were provided to the Board for review with a cost of \$2,389.79 per month or \$28,677.48 per year, not including the Dwelling Live System. Securitas advised the existing system cannot integrate with the proposed system. The average cost is \$440.00 per month or \$5,280.00 per year. Discussion ensued. Mr. Brown advised he would like to see additional proposals. Discussion ensued.

On a Motion by Mr. Strohm, seconded by Mr. Hicks, with all in favor, the Board Provided Direction to Proceed with Preparation of an RFP Package to Obtain Proposals for New Security Service and Equipment, for the Paseo Community Development District.

THIRTEENTH ORDER OF BUSINESS

Review of Reserve Study

Ms. Blandon advised the Study was updated to correct reserves for year end balances as well as pond bank repairs for fiscal years 2018 and 2019. Discussion ensued.

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board Accepted the Reserve Study as Prepared by Florida Reserve Study, for the Paseo Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2016 Audit as Prepared by McDirmit Davis & Company, LLC

Ms. Blandon provided an overview of the Audit for fiscal year 2016 as prepared by McDirmit Davis & Company, LLC. Discussion ensued.

On a Motion by Mr. Brown, seconded by Mr. Samson, with all in favor, the Board Accepted the Audit for Fiscal Year 2016 as Prepared by McDirmit Davis & Company, LLC, for the Paseo Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on May 24, 2017

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on May 24, 2017 and if there were any additions, deletions, or corrections to the minutes. Mr. Brown suggested moving to standard skeletal minutes.

On a Motion by Mr. Samson, seconded by Mr. Heether, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on May 24, 2017, for the Paseo Community Development District.

SIXTEENTH ORDER OF BUSINESS

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

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of May 1-31, 2017, totaling \$88,953.24 and asked if there were any questions related to any item of expenditure. Mr. Hicks inquired regarding the irrigation invoices paid to Pinnacle. Discussion ensued.

On a Motion by Mr. Brown, seconded by Mr. Hicks, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the period of May 1-31, 2017, which totaled \$88,953.24, for the Paseo Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Carpenter advised Mr. d'Adesky is working with Mr. Tarn on remaining turn over items from Stock; the list of items to be completed is being worked on and Stock believes they will be ready for a walk through by the end of July. She advised Stock has requested a walk through and she recommended the Board provide direction to Barraco & Associates to perform a preliminary walk through and report back prior to a final walk through for acceptance. Ms. Carpenter advised the developer is ahead of schedule for selling their final housing product within Paseo. She advised a letter needs to be sent to Stock regarding conversion of the bonds upon completion. Discussion ensued regarding the conversion of the bonds and possible refinancing after conversion.

B. District Manager

Ms. Blandon advised the next regular meeting of the Board of Supervisors is scheduled for Wednesday, July 26, 2017 at 5:30 pm.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Questions

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


Mr. Brown advised a condo lake bank easement was submitted to the condo association last week; a signed copy has not been received, which would allow for Pinnacle to mow the lake banks.

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

NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board adjourned the meeting at 1:39 pm, for the Paseo Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman