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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 regular meeting of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, July 26, 2017 at 5:38 p.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>
Jack Strohm	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

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

Mr. Samson opened the floor for public comment on Agenda items. There were none.

**THIRD ORDER OF BUSINESS**

**District Engineer Staff Report**

Mr. Tarn provided an update on the 2016 Water Quality Monitoring Report. He advised it was submitted to the South Florida Water Management District and according to Tim Denison of Johnson Engineering; with the help of having the baseline standards adjusted to allow for lab tolerances, the District avoided exceedances and Paseo CDD was only required to notify the South Florida Water Management District of this.

Mr. Tarn advised the Felisa Court sidewalk has been installed.

Mr. Tarn advised he was asked to review the availability of reuse water for irrigation. He advised it is not publicly advertised as being available. Mr. Tarn advised it is technically available to Paseo with a ball-park estimate of \$0.75 per thousand gallons. Discussion ensued.

Mr. Tarn advised he previously reported excess soil and mulch in the rip rap detention area and that has not been removed; he advised this needs to be removed in order to not cause issues down the road.

Mr. Tarn advised of a meeting held with Stock on site two weeks ago to go over the field item list for repairs. He advised he has not heard back from Stock as to a completion date of the items on the list and prior to today's meeting he drove through the community and noticed some items have been attended to. Discussion ensued.

Mr. Tarn advised he will have the lake bank bid package two weeks prior to the next meeting so that it can be a part of the next meeting agenda.

Mr. d'Adesky advised that the District has a responsibility to convert the bonds upon sale of the last lot by Stock and Stock is working with the District to that end.

Discussion ensued regarding a series of conduits above the control elevation of a lake in Esperanza. Mr. Heether advised he will look into it.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-05,  
Designating the Primary Administrative  
Office**

Ms. Blandon advised the resolution is a requirement of Chapter 119, Florida Statutes and the Primary Administrative Office has been designated on the resolution as the office of Rizzetta & Company.

On a Motion by Mr. Samson, seconded by Mr. Hicks, with all in favor, the Board Adopted Resolution 2017-05, Designating the Primary Administrative Office, for the Paseo Community Development District.

**FIFTH ORDER OF BUSINESS**

**Review of July Field Inspection Report**

Ms. Blandon advised Mr. Crawford is not present to discuss the report. Discussion ensued regarding various items within the report.

Discussion ensued regarding the Oak Tree removal. Mr. Strohm provided an update.

**SIXTH ORDER OF BUSINESS**

**Discussion Regarding District Owned  
Furniture and Option**

Mr. d'Adesky provided an update on the disposal of the old outdoor furniture and explained the furniture can be auctioned or sold by sealed bid. Mr. d'Adesky advised the resolution being presented provides authorization for Staff to move forward with the sealed bid process. He

entertained questions related to disposal of the furniture. Mr. Samson suggested providing for a minimum cost in the bid process. Mr. d'Adesky advised the current value is probably close to \$5,000.00. Mr. Brown suggested keeping some of the furniture for use by the CDD in Esperanza and then setting a bid reserve amount for the remaining furniture. Mr. d'Adesky confirmed the CDD being a public entity can donate to another public entity but not to an Association.

Ms. Blandon advised at this time the Board needs to determine the number of pieces of furniture to save for future use and the number of pieces to put out to bid so that Staff can prepare the bid and present the bid to the Board for approval. Discussion ensued. Mr. Brown suggested the Board save 9 or 10 benches for possible future use and put out the bid for the remaining furniture, with a bid reserve of \$2,500.00.

Mr. d'Adesky clarified that all items to be placed in the bid must be on a list contained in the bid package and items cannot be added or removed from the list. Discussion ensued.

On a Motion by Mr. Brown, seconded by Mr. Heether, with all in favor, the Board, Adopted Resolution 2017-06, Directing District Management to move forward with the Bid Process to Dispose of the District Owned Furniture, and set the Bid Reserve for \$2,500.00, for the Paseo Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of RFP Package for Security Services**

Ms. Blandon presented the RFP package for Security Services. Mr. Strohm inquired regarding monitoring the security system and making reports on accidents. Mr. Brown advised light checks should not be included in the bid package and should be part of the District Field Manager duties.

Ms. Blandon advised a published notice is not required for this service, the district can directly approach Security companies for bids, she further suggested providing 30 days for vendors to provide proposals. Mr. d'Adesky advised there are no protest rights associated with this process.

On a Motion by Mr. Samson, seconded by Mr. Hicks, with all in favor, the Board Approved the RFP Package for Security Services, Subject to Revisions Noted on the Record, for the Paseo Community Development District.

**EIGHTH ORDER OF BUSINESS**

**LED Lighting Project Presentation by Mike Buechlein of Envision Lighting Systems**

Mr. Buechlein of Envision Lighting Systems presented his PowerPoint presentation on the life of LED lighting and reviewed technical specifications.

Mr. Buechlein responded to questions from the Board and from the public.

Mr. Heether reviewed items provided in his handout distributed to the Board. He advised the cost for 400 fixtures is \$57,319.00.

Mr. d'Adesky advised the bid threshold for commodities is \$35,000.00; if the total amount exceeds that amount a formal bid process is required.

Ms. Blandon advised the estimates for installation of the LED lights range from \$35,600.00 to \$56,800.00. Discussion ensued regarding the RFP process. Mr. d'Adesky advised that if no bids are received the District would have to re-bid the project and if only one vendor responds the District has the option to reject all bids. Discussion ensued.

On a Motion by Mr. Brown, seconded by Mr. Hicks, with all in favor, the Board directed Staff to Proceed with an RFP by August 4<sup>th</sup>, with a Two Week Response Time, and Proposals to be Reviewed at the August Meeting, for the Paseo Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for LED Lighting Project**

Mr. d'Adesky advised that since the bids were not received via the RFP process, these are considered proposals and the vendors are required to respond via the RFP process.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposals for Camera System**

Ms. Blandon advised proposals were received from Accurate Electronics, ASE Security, and Cypress Access Systems. She further advised the proposals vary in options. Mr. Brown advised Accurate Electric and ASE provided similar proposals and the proposal submitted by Cypress Access Systems seems to be far off from the others. Ms. Blandon reviewed the proposals received from Accurate Electric and ASE. Discussion ensued. Mr. Brown provided input on the proposals received from Accurate Electronics and ASE. Ms. Blandon further advised this item is not in the budget and site visits have not been conducted but she would like for the Board to consider what types of cameras they would like installed.

On a Motion by Mr. Brown, seconded by Mr. Strohm, with all in favor, the Board Approved the Proposal Received from ASE Security, for the Paseo Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Calculations, as Prepared by LLS Tax Solutions, for Bond Series 2005A and 2005B, as of May 31, 2017**

Ms. Blandon advised as per the report there is no arbitrage liability at this time.

On a Motion by Mr. Brown, seconded by Mr. Samson, with all in favor, the Board Accepted the Arbitrage Rebate Calculations, as Prepared by LLS Tax Solutions, for Bond Series 2005A and 2005B, as of May 31, 2017, for the Paseo Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on June 28, 2017**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on June 28, 2017 and if there were any additions, deletions, or corrections to the minutes. There were none.

On a Motion by Mr. Samson, seconded by Mr. Hicks, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on June 28, 2017, for the Paseo Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Month of June 2017**

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of June 1-30, 2017, totaling \$178,504.92 and asked if there were any questions related to any item of expenditure. Mr. Heether inquired regarding an invoice from Cypress Access for removal of a program from the computer that was downloaded by a Security Officer. The Board directed Staff to invoice Securitas for this charge.

On a Motion by Mr. Samson, seconded by Mr. Hicks, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the period of June 1-30, 2017, which totaled \$178,504.92, for the Paseo Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
Mr. d'Adesky advised he will continue to work on turn over process with District Staff.

B. District Manager  
Ms. Blandon advised the next regular meeting of the Board of Supervisors is scheduled for Wednesday, August 23, 2017 at 11:00 am at which time the public hearing on revising the assessment methodology and the public hearing on the fiscal year 2017/2018 final budget will be held.

Mr. Heether inquired regarding an update on the steel building. Ms. Blandon advised the request for permit and notice of commencement have been submitted and we are awaiting the permitting process.

Mr. Hicks inquired regarding the utility cart. Mr. Strohm advised the utility cart has been ordered; a Club Car through Gator Carts.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Questions**

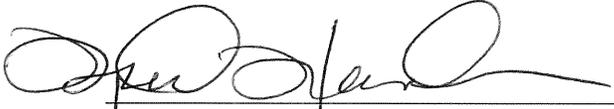
Ms. Blandon opened the floor to Supervisor requests and comments. There were none.

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

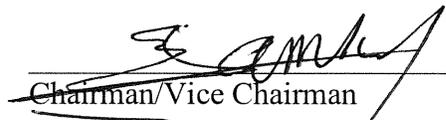
**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Hicks, seconded by Mr. Samson, with all in favor, the Board adjourned the meeting at 7:49 pm, for the Paseo Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman