
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, August 23, 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.
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Andrew d'Adesky	District Counsel, Latham, Shuker, Eden & Beaudine, LLP
Wes Kayne	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

Mr. Samson opened the floor for public comment on Agenda items.

Public questions and comments were entertained and responded to by the Board

THIRD ORDER OF BUSINESS

District Engineer Staff Report

Mr. Tarn provided an update on turnover issues on Macario Court advising Stock claims the repairs have been made to the sidewalk and sidewalk returns; Mr. Tarn advised he will continue to follow up on this issue. He advised of water meter boxes that still need to be replaced. Mr. Tarn spoke regarding the construction entrance and continuation of the berm advising this should be placed on the list of deficiencies. Mr. Tarn advised the bid packages for the lake bank maintenance have been prepared; he provided a brief overview of the bid package. He recommended review of

the exhibit again in December or January to ensure it is still accurate due to heavy rains experienced since the exhibit was created.

Mr. Hicks asked Mr. Tarn to provide an overview to the audience regarding the lakes and why the District needs to maintain them as well as why the erosion issues need to be resolved quickly. Mr. Tarn provided an overview. Discussion ensued.

Mr. Heether inquired regarding installation of drainage in Esperanza. Mr. Tarn advised they have reviewed a yard drain being installed, and his recommendation was to follow the detail previously provided to the CDD.

Mr. Brown inquired regarding the Falisto sidewalks. Mr. Tarn advised that the City has accepted the installation and the installation is within ADA standards. Mr. Brown discussed holding Stock responsible as the sidewalks should be five feet wide. Mr. d'Adesky advised this may be an aesthetics issue. Mr. Brown inquired regarding the aesthetics being uniform throughout the community. He advised the City standard calls for sidewalks to be 60" wide. Mr. Tarn advised the sidewalks in Esperanza are the biggest struggle with Stock. Mr. Hicks spoke regarding residents with special needs and ADA requirements.

Mr. Heether provided information regarding the PVC stakes on the bank along lake #23; he advised they are marking an electrical feed for the fountain within the lake and the bank repair company will need to be aware of the feed. He further advised some of the fountain feeds do not appear to be up to code and he would like to have them inspected to ensure all components are up to code. Discussion ensued.

Mr. Strohm advised regarding Esperanza III on Esteban where the last three homes were built, on the berm, there appears to be an abandoned irrigation line; the line needs to be removed.

Mr. d'Adesky advised item H of the agenda was added in an abundance of caution for noticing purposes, in the hopes the transition process was further along. Since they are not, this agenda item does not need to be addressed.

Mr. Brown advised regarding the street light fixtures in Esperanza; Stock Development does not intend to remove the lights in order to install lights that match the other portion of the development. He advised the additional two lights will be installed.

Mr. Heether inquired regarding who is paying the electrical services for the fountains installed in Esperanza that have not been conveyed to the District. Ms. Blandon advised the District is paying for the electrical service.

FOURTH ORDER OF BUSINESS

Consideration of Proposals Received in Response to the Published RFP for the LED Lighting Retrofit

Ms. Blandon advised the proposals were received under separate cover.

Mr. d'Adesky provided an overview of the RFP process outlining that the District

Board's role and the duty to determine whether each bid is responsive to the Request for Proposal. Mr. d'Adesky explained the definition of a responsive bid as well as the ability of the Board to be able to waive technical errors, informalities or irregularities. He noted that questions had been raised regarding one of the proposals and advised that it was up to the Board to determine whether a particular bid was responsive. He noted the possibility of a bid protest and the associated costs to the District of a bid protest.

Mr. Brown stated one proposal is severely non-compliant; he advised of the 14 requirements, two were compliant, ten were non-compliant, and two were not answered though no answer was required. He stated in his prospective, a non-compliant bid should be rejected. Mr. Brown advised the non-compliant bid should be eliminated and the compliant bid should be selected. Mr. Heether asked which items were not compliant. Mr. Brown advised Sun Tech is not compliant in items 2, 3, 5, 6, 7, 8, 9, 10, 13, & 14 are not compliant. Discussion ensued. Mr. d'Adesky advised that the District can reject all bids and re-bid the project with a more carefully crafted scope and/or expanded noticing. Ms. Bandon further advised District Management presented a proposal for an Electrical Engineer to prepare the bid specs, that proposal was rejected, and the Board did not follow through with having the RFP prepared by an Electrical Engineer. Further discussion ensued amongst the Board. Mr. Strohm inquired regarding the consequences of rejecting all bids and rebidding the project. Mr. d'Adesky noted that, under the District's Rules of Procedure, there is no right to protest if all bids are rejected.

On a Motion by Mr. Strohm, seconded by Mr. Samson, with four in favor and one opposed, the Board Rejected All Bids for the LED Lighting Project, for the Paseo Community Development District.

Discussion ensued regarding obtaining proposals for Electrical Engineering firms for preparation of the RFP documents. The Board directed Ms. Bandon to obtain proposals for services.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Security Services

Ms. Bandon advised four proposals were received for Security Services. She distributed a spreadsheet outlining the proposals received from Allied Universal, Interlock Security, the existing provider Securitas, and Wisser. Ms. Bandon asked if there were any questions regarding any of the proposals. Mr. Brown asked for clarification regarding Allied Universal being a part of Severn Trent. Ms. Bandon advised she cannot confirm but can ask for clarification. Discussion ensued.

On a Motion by Mr. Strohm, seconded by Mr. Hicks, with all in favor, the Board Selected Allied Universal as the Guardhouse Security Services Company, for the Paseo Community Development District.

Mr. Samson inquired regarding a transition plan. Discussion ensued.

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board Directed Staff to Issue a Notice of Contract Cancellation to Securitas, for the Paseo Community Development District.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of a Revised Assessment Methodology

Ms. Blandon provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Samson, seconded by Mr. Strohm, with all in favor, the Board, Opened the Public Hearing to Consider the Adoption of a Revised Assessment Methodology, for the Paseo Community Development District.

The Board responded to questions and comments from the public.

On a Motion by Mr. Samson, seconded by Mr. Heether, with all in favor, the Board, Closed the Public Hearing to Consider the Adoption of a Revised Assessment Methodology, for the Paseo Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-07, Adopting an Amended Master Assessment Methodology Report

Ms. Blandon presented resolution 2017-07, Adopting an Amended Master Assessment Methodology Report. She asked if there were any questions. There were none.

On a Motion by Mr. Brown, seconded by Mr. Samson, with all in favor, the Board Adopted Resolution 2017-07, Adopting an Amended Maser Assessment Methodology Report, for the Paseo Community Development District.

EIGHTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Fiscal Year 2017-2018 Budget

Ms. Blandon provided an overview of the public hearing process and asked for a motion to open the public hearing to consider the adoption of the Fiscal Year 2017/2018 budget.

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board, Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2017/2018 Budget, for the Paseo Community Development District.

The Board responded to questions and comments from the public.

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board, Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2017/2018 Budget, for the Paseo Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-08
Relating to the Annual Appropriations
and Adopting the Budget for Fiscal Year
2017/2018**

Ms. Blandon provided an overview of the resolution and advised the blanks in the resolution would be completed as follows: General Fund Budget \$1,689,341.00, Reserve Fund \$205,300.00, Debt Service Fund \$847,044.00, and Total \$2,741,685.00. She asked if there were any questions regarding the resolution. There were none.

On a Motion by Mr. Samson, seconded by Mr. Hicks, with all in favor, the Board Adopted Resolution 2017-08, Adopting the Final Budget in the Amount of \$2,741,685.00 and Relating to the Annual Appropriations for Fiscal Year 2017/2018, for the Paseo Community Development District.

TENTH ORDER OF BUSINESS

**Public Hearing to Consider the Imposition
of Operation and Maintenance Special
Assessments**

Ms. Blandon provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Samson, seconded by Mr. Hicks, with all in favor, the Board, Opened the Public Hearing to Consider the Imposition of Operation and Maintenance Special Assessments, for the Paseo Community Development District.

Mr. d'Adesky provided a brief overview of the resolution relating to assessments.

The Board responded to questions and comments from the public.

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board, Closed the Public Hearing to Consider the Imposition of Operation and Maintenance Special Assessments, for the Paseo Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-09,
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. Blandon provided an overview of resolution 2017-09, imposing special assessments and certifying an assessment roll. She asked if there were any questions. There were none.

On a Motion by Mr. Strohm, seconded by Mr. Samson, with all in favor, the Board Adopted Resolution 2017-09, Imposing Special Assessment and Certifying an Assessment Roll, for the Paseo Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-10,
Adopting Fiscal Year 2017/2018 Meeting
Schedule**

Ms. Blandon provided an overview of the resolution regarding adoption of the fiscal year 2017/2018 meeting schedule. She advised the schedule being presented is consistent with the current year schedule. Mr. Heether inquired regarding time of the meetings, he advised the 11:00 a.m. meetings seem to have better participation. Mr. Brown provided an overview of the attendance numbers for the meetings advising the numbers are close to the same. Discussion ensued. Mr. Heether made a motion to have all meetings at 11:00 a.m., Mr. Strohm seconded the motion. Mr. Brown advised he would prefer to keep them as they are. Mr. Hicks provided input regarding the meeting items advising he would like to keep the current schedule. With two in favor and three opposed, the motion failed.

On a Motion by Mr. Brown, seconded by Mr. Hicks, with all in favor, the Board Adopted Resolution 2017-10, Adopting the Fiscal Year 2017/2018 Meeting Schedule, as presented for the Paseo Community Development District.

THIRTEENTH ORDER OF BUSINESS

Discussion Regarding Bond Conversion

Ms. Blandon advised this item has been discussed and unless there are questions from the Board the item can be skipped. There were no questions from the Board.

FOURTEENTH ORDER OF BUSINESS

**Consideration of completion of District
Bond Project**

Ms. Blandon advised this item has been discussed and unless there are questions from the Board the item can be skipped. There were no questions from the Board.

FIFTEENTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on July 26,
2017**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on July 26, 2017 and if there were any additions, deletions, or corrections to the minutes. Mr. Strohm advised of a change in the Fourteenth Order of Business.

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 July 26, 2017, as Amended on the Record, for the Paseo Community Development District.

SIXTEENTH ORDER OF BUSINESS

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

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of July 1-31, 2017, totaling \$85,406.45 and asked if there were any questions related to any item of expenditure. There were none.

On a Motion by Mr. Hicks, seconded by Mr. Brown, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the period of July 1-31, 2017, which totaled \$85,406.45, for the Paseo Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. d'Adesky provided input on work conducted on an ongoing basis. He advised his firm will be drafting the Security Services contract, as well as working on the bond conversion and turn over process.

Ms. Blandon asked if there were any questions for Counsel. There were none.

B. District Manager

Ms. Blandon provided updates regarding ongoing services and maintenance items.

Ms. Blandon responded to questions from the Board.

Mr. Crawford provided an overview of the monthly field inspection conducted on August 7, 2017. Discussion ensued.

Mr. d'Adesky provided an overview of the Luke Brothers letter for demand of payment. He provided an overview of the back and forth.

Ms. Blandon advised the next regular meeting of the Board of Supervisors is scheduled for Wednesday, September 27, 2017 at 5:30 p.m.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Questions

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

Mr. Heether provided an update regarding the FP&L lighting at the entrance to the community. He further provided input on work being conducted on Palomino and Penzance.

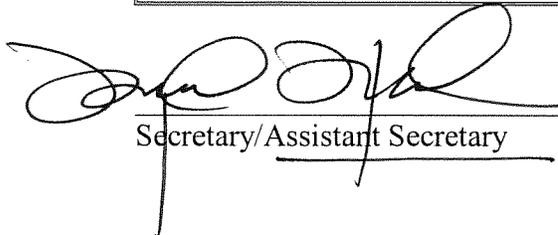
Mr. Brown provided information related to the bike path on the East side of Palomino with work beginning sometime this year.

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

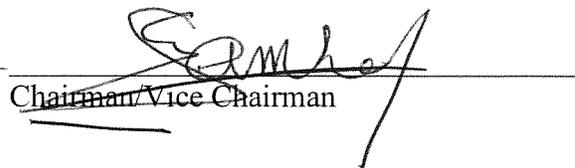
NINETEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board adjourned the meeting at 1:46 pm, for the Paseo Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman