

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, September 27, 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. (via speaker phone)
Michael Lake	Field Manager, Rizzetta Amenity Services
Jan Carpenter	District Counsel, Latham, Shuker, Eden & Beaudine, LLP (via speaker phone)
Andrew d'Adesky	District Counsel, Latham, Shuker, Eden & Beaudine, LLP (via speaker phone)
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 advised he has reviewed the pipe along the berm in Esperanza III; he advised it is old conduit and the piping was never utilized. He advised the conduit can be removed as well as the

excess PVC. Mr. Tarn advised he is awaiting a call from the City of Fort Myers electrical engineer; they City is currently working on Hurricane related emergencies and the District will be contacted once the City resumes normal operations. Ms. Blandon asked that Mr. Tarn be prepared to discuss the lake bank restoration RFP at the next meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2017/2018
Insurance Renewal Proposal**

Ms. Blandon provided an overview of the proposal provided by Egis for fiscal year 2017/2018. She advised the total renewal quote is \$22,794.00 which is \$1,990.00 under budget. Ms. Blandon provided an overview of changes to the policy. Discussion ensued.

On a Motion by Mr. Hicks, seconded by Mr. Heether, with all in favor, the Board Approved the Fiscal Year 2017/2018 Insurance Renewal Proposal from Egis, in the Amount of \$22,794.00, for the Paseo Community Development District.

FIFTH ORDER OF BUSINESS

**Developer Conveyance/Completion of
Infrastructure/Bond Conversion**

Ms. Carpenter provided background related to the bond conversion due to the restructuring from 2011. She advised the trustee and bond holder representatives have been working on the conversion for a couple of months and are frustrated with the time it is taking for turnover. She advised her hope is to have sign off of completion for the next meeting in order to allow Paseo to have performing bonds and at some point, be able to possibly look into refinancing the bonds. Ms. Carpenter advised the District's job at this point is to get the assets completed, she advised the bonds built a large portion of the public improvements and the phase II assets were constructed at Stocks' expense; in June a list of 50 to 60 items was sent to Stock and most of those have been completed. Ms. Carpenter advised there should be a walk through, possibly with a Board member, prior to the District Engineer signing off on the completion of the bond projects. Mr. Hicks advised the Board will participate in the final walk through. Mr. Hicks will accompany Ms. Blandon for the walk through and if he is not available, Mr. Strohm will accompany Ms. Blandon.

Mr. Crawford advised he will be onsite Wednesday, October 4th, to conduct a walk through. He reviewed concerns with trees. Discussion ensued regarding trees that can be saved versus those that should be removed.

SIXTH ORDER OF BUSINESS

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

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of August 1-31, 2017, totaling \$91,071.12 and asked if there were any questions related to any item of expenditure. Discussion ensued.

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the period of August 1-31, 2017, which totaled \$91,071.12, for the Paseo Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. d'Adesky reviewed the letter received from Luke Brothers as a response to the letter by the District seeking reimbursement. Mr. d'Adesky inquired regarding appointment of a Board member to assist in the settlement process. Mr. d'Adesky advised the amount Luke Brothers is claiming to be owed is approximately \$30,000.00 and the District claims Luke Brothers owes \$3,000.00; the middle point of the two is approximately \$15,000.00 which could be a reasonable amount to settle for as litigation would surpass the \$15,000.00. Mr. Brown suggested reaching out to Luke Brothers for an amicable solution isn't the wrong thing; the issue is what the Board believes is amicable. Mr. Strohm advised the \$15,000.00 is reasonable. Mr. d'Adesky suggested setting a higher not to exceed limit. Ms. Carpenter provided input regarding the maximum amount to be set by the Board as well as delegating a Board member to work with.

On a Motion by Mr. Strohm, seconded by Mr. Brown, with all in favor, the Board Designated the Chairman as the Point of Contact on the Legal Discussion, with a Maximum Authorized Amount of \$15,000.00, with a Caveat to Start Negotiations at No More Than \$10,000.00, for the Paseo Community Development District.

B. District Manager

Ms. Blandon advised the next regular meeting of the Board of Supervisors is scheduled for Wednesday, October 25, 2017 at 11:00 a.m.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Questions

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

Mr. Brown thanked Ms. Blandon and Mr. Lake for their efforts with the storm clean up.

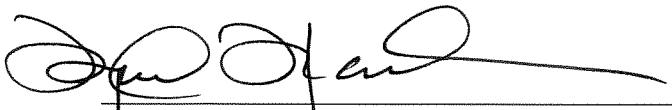
Mr. Michael Lake, District Field Manager, introduced himself to the Audience.

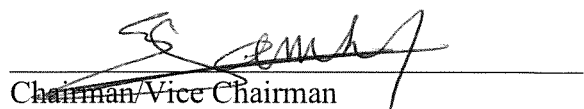
Ms. Blandon opened the floor to Audience questions. There were none.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Samson, seconded by Mr. Hicks, with all in favor, the Board adjourned the meeting at 6:34 pm, for the Paseo Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman