

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, January 24, 2018 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
Jack Strohm	Board Supervisor, Assistant Secretary
Lyle Hicks	Board Supervisor, Assistant Secretary (via speaker phone)

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
John Crawford	Field Services Manager, Rizzetta & Company, Inc.
Michael Lake	Field Manager, Rizzetta Amenity Services
Jan Carpenter	District Counsel, Latham, Shuker, Eden & Beaudine, LLP
Andrew d'Adesky	District Counsel, Latham, Shuker, Eden & Beaudine, LLP (via speaker phone)
Carl Barraco	District Engineer, Barraco & Associates, Inc.
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.

Ms. Blandon asked for a motion of the Board to allow for Supervisor Hicks to attend the meeting and participate via speaker phone.

On a Motion by Mr. Strohm, seconded by Mr. Samson, with all in favor, the Board Allowed for Mr. Hicks to Attend and Participate in the Meeting via Speaker Phone, for the Paseo Community Development District.

SECOND ORDER OF BUSINESS

Public Comment

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

Public questions and comments were entertained by the Board.

THIRD ORDER OF BUSINESS

**Consideration of Earth Tech
Environmental Proposal for Preserve and
Exotic Maintenance**

Ms. Blandon reviewed the proposal received from Earth Tech Environmental advising there is no increase in the fees proposed.

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board Approved the Proposal from Earth Tech Environmental for Preserve and Exotic Maintenance, in the amount of \$19,400.00, subject to Review and Preparation of a Contract by District Counsel, for the Paseo Community Development District.

FOURTH ORDER OF BUSINESS

District Engineer Staff Report

Mr. Barraco provided an overview of the updated bank repair exhibit. Discussion ensued.

On a Motion by Mr. Brown, seconded by Mr. Strohm, with all in favor, the Board Approved the RFP Package for Lake Bank Repairs, Subject to Review and Comments by District Counsel, for the Paseo Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Amended Fiscal Year
2017/2018 Budget and Consideration of
Resolution 2018-01, Amending the Fiscal
Year 2017/2018 Budget**

Ms. Blandon advised she has been working with Mr. Brown on the amended budget for fiscal year 2017/2018; she advised Capital projects were added to the budget outlining costs related to Hurricane Irma as well as costs not related to the hurricane. She further advised the budget includes projects pending from last year.

On a Motion by Mr. Strohm, seconded by Mr. Samson, with four in favor and Mr. Heether opposed, the Board Delayed the LED Lighting Retrofit Project until October 2018, for the Paseo Community Development District.

Ms. Blandon further reviewed actual expenses incurred as shown in the amended budget.

On a Motion by Mr. Brown, seconded by Mr. Samson, with four in favor and Mr. Heether opposed, the Board Adopted Resolution 2018-01, Amending the Fiscal Year 2017/2018 Budget, for the Paseo Community Development District.

SIXTH ORDER OF BUSINESS

Update Regarding Landscaping Repairs and Replacement RFP

Mr. Crawford provided an update regarding the landscaping repairs and replacement RFP; he advised a proposal is forthcoming for time required for review of the trees in the Condo areas. Discussion ensued regarding the areas addressed within the RFP. Mr. Crawford advised the majority of the trees are within the Condo areas. Further discussion ensued. Mr. Strohm recommended moving forward; the Board concurred.

SEVENTH ORDER OF BUSINESS

Consideration of Bond Project Completion and Acceptance and Consideration of Resolution 2018-02, Certifying Bond Project Completion

Ms. Carpenter provided an overview on the completion and acceptance of Esperanza phases II and III; she spoke regarding the previous restructuring and default of the bonds which makes conversion of the bonds necessary; she further advised the earliest the bond conversion can occur is May 1st. Ms. Carpenter reviewed the resolution which certifies the bond project completion date. Each Board member provided input regarding the project completion.

On a Motion by Mr. Brown, seconded by Mr. Samson, with all in favor, the Board Adopted Resolution 2018-02, Certifying Bond Project Completion and Accepting Esperanza Phases II and III, for the Paseo Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion of Bond Refinancing and Introduction of Underwriter Engagement

Ms. Carpenter provided an overview of the process of the bond conversion and further provided information related to possible refinancing. The Board provided authorization to District Counsel to move forward with the bond conversion process. Discussion ensued.

NINTH ORDER OF BUSINESS

Review of January 3, 2018 Field Inspection Report

Mr. Crawford provided an overview of the January field inspection report and discussed progress being made related to removal of the stumps from trees removed due to storm damage. He also provided an overview on the current tree removal project. Discussion ensued regarding removal of the Magnolia trees near the gazebos. The Board provided direction to remove the Magnolias near the light poles.

TENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on December 6, 2017

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on December 6, 2017 and asked if there were any questions. There were none.

On a Motion by Mr. Brown, seconded by Mr. Heether, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on December 6, 2017, for the Paseo Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of November and December 2017

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of November 1-30, 2017 totaling \$212,601.41 and for the period of December 1-31, 2017, totaling \$100,109.65 and asked if there were any questions related to any item of expenditure. Discussion ensued.

On a Motion by Mr. Brown, seconded by Mr. Heether, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the period of November 1-30, 2017, which totaled \$212,601.41 and the period of December 1-31, 2017, which totaled \$100,109.65, for the Paseo Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Carpenter advised the attorney for Luke Brothers has returned the phone calls related to the demand letter that was sent and an update should be available prior to the next meeting.

B. District Manager

Ms. Blandon advised the next regular meeting of the Board of Supervisors is scheduled for Wednesday, February 28, 2018 at 11:00 a.m.

Ms. Blandon provided updates regarding various maintenance projects.

Ms. Blandon advised of a request received from the Master Association requesting space needed to building additional parking; she advised they would like to use the green space near the trash area and they may also like to build a permanent structure in that space. Ms. Carpenter reviewed concerns with the process. Discussion ensued regarding a possible lease agreement and possible costs to the District. The Board directed Mr. Barraco to provide a proposal for review of the area.

Ms. Blandon reviewed the guardhouse chandelier options and reviewed three options for the Board.

Ms. Blandon advised samples of the LED lights will be installed at which time she will notify the Board.

Ms. Blandon provided an update regarding the steel building. Discussion ensued.

Discussion ensued regarding transponder concerns.

THIRTEENTH ORDER OF BUSINESS Supervisor Requests and Audience Questions

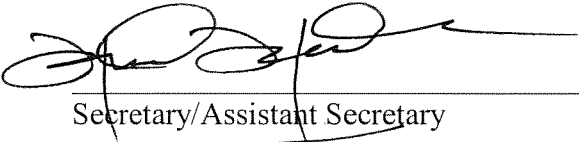
Ms. Blandon opened the floor to Supervisor requests and comments.

Mr. Heether inquired regarding as-builts for the street lights in Esperanza. Mr. Barraco advised that to his knowledge there are no as-builts for those street lights. Mr. Heether inquired the status of the Condo Association maintaining lakes 9 and 11. Ms. Blandon advised the Condo Association is maintaining them. Discussion ensued. Mr. Heether advised of “No-fishing” signs that need to be replaced. He also advised he would like the banner posts removed from the light poles.

Mr. Samson opened the floor to Audience questions. Questions and comments from the audience were entertained.

FOURTEENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board adjourned the meeting at 7:06 p.m., for the Paseo Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman