
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, April 25, 2018 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
Jack Strohm	Board Supervisor, Assistant Secretary
Lyle Hicks	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Michael Lake	Field Manager, Rizzetta Amenity Services
Andrew d'Adesky	District Counsel, Latham, Shuker, Eden & Beaudine, LLP
Doug Tarn	District Engineer, Barraco & Associates, Inc.
Britton Dudley	Pinnacle Landscape
Joe Fenner	Pinnacle Landscape
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. Questions and comments from the public were entertained.

THIRD ORDER OF BUSINESS

District Engineer Staff Report

Mr. Tarn advised of the difference of quantities in the bid tabulation for the lake bank repairs; he advised the variation is related to quantities increasing from the prior inspection to the most current inspection. He further advised that the Board previously authorized his office to engage Crocker Land Development subject to Crocker maintaining their previous pricing; he advised Crocker was not able to hold their pricing due to the degree of work to be conducted. Mr. Tarn advised the price has increased from \$35.00 per linear foot to \$46.00 per linear foot. Mr. Tarn advised he spoke with the company who provided a proposal and that company is proposing geo

tubing which is not a preferred method and would also require a permit modification. Discussion ensued. Mr. Tarn recommended waiting until October to begin the erosion repairs. After discussion, Mr. Brown suggested waiting until October in order to ensure a rain event does not wash away the work conducted. Mr. Brown recommended that Mr. Tarn reach out to Crocker Land Development and Copeland Southern Enterprises with a phasing plan by quarter to have the vendors provide a three-phase proposal in order to have them begin to gear up and be ready to start in October.

On a Motion by Mr. Brown, seconded by Mr. Hicks, with all in favor, the Board Placed the Lake Bank Repair Project on Hold, and Directed the District Engineer to Prepare a New RFP Package Broken Out in Phases, to Begin October 2018, for the Paseo Community Development District.

Mr. Tarn advised of a blow out of the berm at 8340 Adelio Lane that is in need of repair. Ms. Blandon asked that Mr. Tarn provide a detail for the necessary repair. Mr. Tarn advised his firm has reviewed the bridge erosion; he advised that there are washouts on the slope, or approach, or approach to the bridge. He provided an overview of a recommended repair procedure. Discussion ensued.

FOURTH ORDER OF BUSINESS

Public Hearing Regarding Transponder Distribution Policy

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. Brown, with all in favor, the Board Opened the Public Hearing Regarding the Transponder Distribution Policy, for the Paseo Community Development District.

Mr. Samson opened the floor to public comment. Questions and comments from the audience were entertained.

Hearing no further public comments, Ms. Blandon asked for a motion to close the public hearing.

On a Motion by Mr. Brown, seconded by Mr. Samson, with all in favor, the Board Closed the Public Hearing Regarding the Transponder Distribution Policy, for the Paseo Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-03, Adopting an Amended Transponder Distribution Policy

Mr. d'Adesky reviewed the resolution which would adopt the policy.

On a Motion by Mr. Hicks, seconded by Mr. Samson, with all in favor, the Board Adopted Resolution 2018-03, Amending the Transponder Distribution Policy, for the Paseo Community Development District.

SIXTH ORDER OF BUSINESS

Status of Bond Conversion and Consideration of Engagement of FMS Bonds (and acceptance of G-17 letter) for Bond Refinancing

Mr. Brown provided an overview of the phone call held with FMS Bonds, District Counsel, and Rizzetta & Company to discuss the status of the bond conversion. He advised the current bond holders have advised that the District can convert the bonds at the November 1 call date. Mr. Brown reviewed the process for conversion of the bonds and advised that the largest current bond holder has verbally agreed to refinance the bonds. Mr. d'Adesky provided an overview of possible bond costs. Mr. Brown advised one of the reasons for selecting FMS Bonds was due to their knowledge of Paseo CDD and the current bonds. Discussion ensued.

On a Motion by Mr. Hicks, seconded by Mr. Brown, with all in favor, the Board approved the Engagement of FMS Bonds for Underwriting Services, and further Accepted the G-17 Letter, for Bond Refinancing, for the Paseo Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding LED Lighting Project

Ms. Blandon provided an overview of the background to the LED lighting project and further provided an overview of the options available through FP&L. Mr. Brown provided an overview of his discussion with FP&L as well as his LED lighting summary report. Mr. Brown reviewed the Johnson Engineering RFP and discussed his concerns with the package; he provided an overview of his recommendations related to the process. Mr. Brown suggested providing specifications to Johnson Engineering in order to avoid potential issues as seen with the current RFP. Discussion ensued.

On a Motion by Mr. Brown, seconded by Mr. Strohm, with four in favor and Mr. Hicks opposed, the Board Directed Staff to Forward Mr. Brown's Information to Johnson Engineering and Provide Direction to Johnson Engineering to Rewrite the Specifications to Eliminate All Manufacturer Names and Catalog Numbers, Use Performance Criteria and Specifications as Listed, and Add Other Performance Based Criteria or Specifications Relevant to the Paseo CDD Installation, for the Paseo Community Development District.

Mr. Hicks discussed his displeasure with Johnson Engineering.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals Received for Esperanza Sidewalk Repairs

Ms. Blandon reviewed the proposal received for paver repairs in Esperanza. Ms. Blandon advised two feet of sod would need to be removed to allow for widening of the paver sidewalks to

allow for proper drainage. Discussion ensued. Ms. Blandon reviewed the specification provided by the District Engineer. This item was tabled until the District Engineer can be consulted regarding the sizing of the flume.

NINTH ORDER OF BUSINESS

Consideration of Condo Area Tree Removal Proposals

Ms. Blandon reviewed the proposals received for removal of the trees within the Condo area.

On a Motion by Mr. Hicks, seconded by Mr. Strohm, with all in favor, the Board Accepted the Proposal by Pinnacle Landscapes for Condo Area Tree Removal Services, in the Amount of \$6,720.00, for the Paseo Community Development District.

Ms. Blandon asked that Pinnacle provide a schedule for the work to be completed. The Board suggested not planting of the sod until the rainy season is closer and asked that Ms. Blandon include notice of the same in the correspondence to the Condo Association.

TENTH ORDER OF BUSINESS

Review of April 4, 2018 Field Inspection Report

Ms. Blandon provided an overview of the April 4, 2018 Field Inspection Report. Discussion ensued regarding various items.

Ms. Blandon advised Pinnacle that their responses to the Field Inspection Report needs to be part of the agenda that is mailed to the Board eight days prior to the meeting.

ELEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on March 28, 2018

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on March 28, 2018 and asked if there were any questions. There were none.

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on March 28, 2018, for the Paseo Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of March 2018

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of March 1-31, 2018, totaling \$175,960.47, and asked if there were any questions related to any item of expenditure. Discussion ensued regarding changing of the bridge lights to LED.

On a Motion by Mr. Brown, seconded by Mr. Samson, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Period of March 1-31, 2018, which Totaled \$175,960.47, for the Paseo Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. d'Adesky reviewed a memo provided to the Board regarding ethics and code concerns; he spoke at length regarding the memo.
- B. District Manager
Ms. Blandon advised the next regular meeting of the Board of Supervisors is scheduled for Wednesday, May 23, 2018 at 5:30 p.m.; at which time the Proposed budget for fiscal year 2018/2019 will be presented.

Ms. Blandon provided an overview of a meeting she had with Allied regarding the guards; she advised the Site Supervisor has been removed from Paseo and will be replaced.

Ms. Blandon advised the Spike Rush removal has been completed; she advised the entry fountain repairs are almost completed; she further advised a motor for the Esperanza irrigation has shorted out and is being replaced.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Questions

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

Mr. Heether discussed handouts related to dedication of land to the Master Association for additional parking spaces near the dumpster area and to the side of the lift station. He reviewed his meeting with the Master Association. Mr. Heether suggested leasing the property to the Master Association for a period of 25 years at a rate of \$1 per year. Mr. d'Adesky stated the maximum time limit for a governmental ground lease is typically no longer than 30 years; he further advised the amount must be fair market rent or otherwise commercially reasonable rent because the HOA is a private entity. Mr. Brown suggested the Master Association pay for the improvements and agree to maintain the improvements but the CDD maintain ownership of the land. Mr. d'Adesky advised a cost share agreement can be drafted. Mr. Brown advised that should the parking lot interfere with the SFWMD permit then the Association would have to incur those costs; he further advised that any fines incurred due to the parking lot would have to be borne by the Association. Mr. Heether advised he would like to have this item on the agenda for next month for approval. Discussion ensued. Mr. Brown advised that the Master Association should contact Barraco & Associates and employ them to reach out to SFWMD to inquire regarding possible SFWMD implications related to the parking lot project. Mr. Strohm suggested that the Master Association select a parking lot layout and present that to the CDD for approval.

Mr. Heether discussed the Provincia cul-de-sac parking concerns and whether the District should place no parking signs in the area. Mr. Heether inquired regarding street signs that may be

missing speed limit signage. He recommended that Mr. Lake review the signs for replacement of the speed limit signs. Mr. Heether inquired regarding replacement of the fishing pier roof. Ms. Blandon advised that Barraco & Associates would need to review the fishing pier roof to determine the need of replacement.

Mr. Brown advised he will be meeting with LightScapes for review of the landscape lighting and he asked that Mr. Lake attend the meeting and review. Discussion ensued.

Mr. Hicks discussed trash compactor use; he advised the Condo Association has communicated concerns to the members of the association. Discussion ensued.

Mr. Brown asked for an update on the steel building. Ms. Blandon advised that she will be having a discussion with the permitting department this afternoon and will have an update after that conversation.

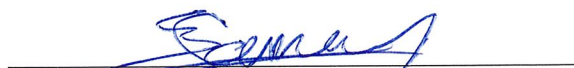
Mr. Samson opened the floor to Audience questions. Questions and comments from the audience were entertained.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Samson, seconded by Mr. Hicks, with all in favor, the Board adjourned the meeting at 1:05 p.m., for the Paseo Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman