
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, May 23, 2018 at 5:31 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

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.
Ted Galeno	Pinnacle Landscape
John Kessler	FMS Bonds (via speaker phone)
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 discussed the status of the paver repairs and rock work along the main lake. He advised they have inspected all District facilities and will have a report available next week. Mr. Tarn advised his firm will identify low sidewalk areas and provide an exhibit for repair. He discussed the lake bank project; Mr. Tarn advised his understanding is that he was to obtain pricing for all lakes in phases, he further advised he is concerned that going that route could provide artificial pricing. Mr. Tarn advised his recommendation is to bid the project by phase; he reviewed his recommendation for phasing. Discussion ensued. Mr. Heether suggested adding verbiage to the RFP that would require the vendor to irrigate the sod to ensure the sod properly roots.

On a Motion by Mr. Brown, seconded by Mr. Heether, with all in favor, the Board Directed the District Engineer to Prepare and RFP to Conduct Lake Bank Maintenance on the South Side of Paseo Only, for Quarter 2 of Fiscal Year 2018/2019, for the Paseo Community Development District.

Ms. Blandon asked for Board consensus to move agenda item 4.F, Consideration of Resolution 2018-05, Approval of Bond Conversion Documents, and item 4.G, Telephonic Presentation of the Bond Refinancing, Consideration of Resolution 2018-06, Authorizing Staff to Work on the Series 2011A-2 Refinancing, up since FMS Bonds is on the phone. The Board concurred.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2018-05,
Approval of Bond Conversion Documents**

Mr. d'Adesky provided an overview of the two-step process; set one is the conversion of the bonds, which is required by the bond documents after sale of the final unit by Stock, from Capital Appreciation Bonds to current Interest Bonds, and then the second stage is to actually refinance the bonds.

Mr. John Kessler of FMS Bonds provided an overview of the conversion of the bonds on June 1st and then refinancing on July 1st. He provided an overview of the process for conversion and refinancing.

Mr. d'Adesky provided an overview of the resolutions to be considered by the Board.

On a Motion by Mr. Samson, seconded by Mr. Brown, with all in favor, the Board Adopted Resolution 2018-05, Approving Bond Conversion Documents, for the Paseo Community Development District.

On a Motion by Mr. Brown, seconded by Mr. Samson, with all in favor, the Board Adopted Resolution 2018-06, Authorizing Staff to Work on the Series 2011A-2 Refinancing, for the Paseo Community Development District.

FIFTH ORDER OF BUSINESS

**Review of May 2018 Field Inspection
Report and Responses**

Ms. Blandon reviewed the Field Inspection Report and responses from Pinnacle Landscape. She asked if there were any questions. Mr. Heether inquired regarding replanting of the East round-a-bout. Evan of Pinnacle Landscape advised he will install bougainvillea in that location. Mr. Heether inquired regarding removal tree stumps at Javiera and Sarita, Adoncia and Ameilia, and Rosalinda. Evan advised he will discuss the tree stumps with Mr. Fenner of Pinnacle Landscape regarding the stumps to be removed. Ms. Blandon advised she will follow up with Mr. Fenner as well. Mr. Heether inquired regarding filters or treatments to prevent the snails from clogging the irrigation lines. Evan discussed possible remediations and advised he is obtaining proposals for an injection system. Ms. Blandon advised she discussed this concern with Mr. Fenner and Solitude

Lake Management and Solitude will also be providing a proposal for remediation of the snail concerns.

SIXTH ORDER OF BUSINESS

Consideration of Pinnacle Landscape Proposals

Ms. Blandon reviewed the proposal from Pinnacle Landscape for OTC injections, in order to treat the 65 Medjool palms, 300 Coconut palms, and 70 Bismarck palms. Mr. Heether advised he is against injecting the trees and advised he would prefer the bark soaking method. Mr. Brown advised that vendors for Paseo have, in the past, injected the trees. Discussion ensued. The Board tabled this item until Mr. Tyree Brown can be consulted for his recommendation.

Ms. Blandon reviewed the proposal from Pinnacle Landscape for additional pet stations in Esperanza, in the amount of \$270.00 per station, with a cost of \$90.00 per station, per month, for maintenance. Ms. Blandon advised that Mr. Lake has reviewed possible locations for the pet stations. The Board directed staff to allow for the additional pet stations in the next budget cycle.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Replacement of Irrigation Flow Meter

Ms. Blandon reviewed proposals received for replacement of the irrigation flow meter the current flow meter is installed below grade and difficult for proper reading of the meter. Discussion ensued.

On a Motion by Mr. Brown, seconded by Mr. Strohm, with all in favor, the Board Approved the Proposal Received from Stahlman-England for Replacement of the Irrigation Flow Meter in the Amount of \$9,500.00, for the Paseo Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of the Proposed Budget for Fiscal Year 2018/2019

Mr. d'Adesky reviewed the collection methods available to Special Districts.

Ms. Blandon provided a detailed overview of the proposed budget for Fiscal Year 2018/2019 and responded to questions from the Board.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2018-04, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon

Ms. Blandon provided an overview of the resolution 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 Adopted Resolution 2018-04, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon for Wednesday, August 22, 2018 at 11:00 a.m., to be held at the Paseo Village Center - Theatre, 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912, for the Paseo Community Development District.

TENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on April 25, 2018

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on April 25, 2018 and asked if there were any questions. There were none.

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 April 25, 2018, for the Paseo Community Development District.

ELEVENTH ORDER OF BUSINESS

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

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of April 1-30, 2018, totaling \$147,197.79, and asked if there were any questions related to any item of expenditure. There were none.

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 April 1-30, 2018, which Totaled \$147,197.79, for the Paseo Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. d'Adesky advised he has no report. Mr. Samson inquired regarding the Luke Brothers concerns. Mr. d'Adesky advised he has not heard anything. Mr. Heether inquired regarding legal obligations related to the paver sidewalks. Mr. d'Adesky explained the scope of the District's maintenance responsibilities.

- B. District Manager
Ms. Blandon advised that per Florida Statutes the District is required, prior to June 1st of each year, to announce the number of registered voters residing within the District as of April 15 of that year. As of April 15, 2018, there are 1,079 persons registered to vote residing within the Paseo Community Development District, as provided by the Lee County Supervisor of Elections.

Ms. Blandon advised the next regular meeting of the Board of Supervisors is scheduled for Wednesday, June 27, 2018 at 11:00 a.m.

Ms. Blandon provided updates regarding various maintenance concerns.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Audience Questions

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

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

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 7:01 p.m., for the Paseo Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman