

**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, 2012 at 11:03 a.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

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| Chad Kocses   | <b>Board Supervisor, Chairman</b>            |
| Keith Gelder  | <b>Board Supervisor, Vice Chairman</b>       |
| Tim Clark     | <b>Board Supervisor, Assistant Secretary</b> |
| Frank Dengler | <b>Board Supervisor, Assistant Secretary</b> |

Also present were:

|              |   |
|--------------|---|
| Molly Syvret | <b>District Manager; Rizzetta &amp; Company, Inc.</b>   |
| Colt Little  | <b>District Counsel; Latham, Shuker, Eden &amp; Beaudine, LLP</b><br><b>(via speaker phone)</b> |
| Audience     |   |

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Syvret called the meeting to order and read roll call.

**SECOND ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Special Board of Supervisors Meeting held  
on February 22, 2012**

Ms. Syvret presented the Minutes of the Special Board of Supervisors meeting held on February 22, 2012. She asked if there were any revisions. There were none.

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| <p>On a Motion by Mr. Kocses, seconded by Mr. Clark, with all in favor, the Board approved the Minutes of the Special Board of Supervisors Meeting held on February 22, 2012, for the Paseo Community Development District.</p> |
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**THIRD ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for the Months of February and March 2012**

Ms. Syvret presented the Operation and Maintenance Expenditures for the period of February 1-29, 2012 totaling \$42,481.29. She asked if there were any questions relating to any item of expenditure. There were none. Ms. Syvret then advised the expenditures for the period of March 1-31, 2012 total \$79,092.99. She asked if there were any questions. There were none.

On a Motion by Mr. Kocses, seconded by Mr. Dengler, with all in favor, the Board approved the Operation and Maintenance Expenditures for the periods of February 1-29, 2012 which total \$42,481.29, and March 1-31, 2012, which total \$79,092.99, for the Paseo Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal for Aquatic Maintenance Services from Lake Masters for Addition of Lakes in Esperanza at Paseo**

Ms. Syvret provided an overview of the proposal received from Lake Masters for the addition of the lakes within Esperanza at Paseo. She advised the proposal received represents an increase of \$496 per month. Discussion ensued regarding the budgeted amount for the addition of the lakes in the Northern section. Ms. Syvret advised this item came in under budget. Discussion ensued relating to the termination date of the contract.

On a Motion by Mr. Gelder, seconded by Mr. Dengler, with all in favor, the Board approved the proposal from Lake Masters for aquatic maintenance services in the amount of \$2,041 per month, subject to addition of Addendum of additional terms drafted by Counsel and revision of the term of the contract to 17 months to align with the District's fiscal year, and authorizing the chairman to execute the contract, for the Paseo Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Fountain Maintenance from Vertex Water Features for Addition of Fountains in Esperanza at Paseo**

Ms. Syvret provided an overview of the proposal received from Vertex Water Features for the addition of the fountains within Esperanza. She advised the proposal represents an increase of \$320 per quarter. Mr. Dengler advised that the fountain breakdown listed on the first page of the proposal is incorrect and asked that Ms. Syvret ask the vendor for a revised proposal to correctly list the fountains on the proposal and the map. Discussion ensued regarding the number of fountains being added to the contract.

On a Motion by Mr. Kocses, seconded by Mr. Dengler, with all in favor, the Board approved the Proposal from Vertex Water Features for Fountain Maintenance with the increase Not To Exceed \$320 per quarter, subject to addition of addendum of additional terms drafted by District Counsel, clarification of specifications and number of fountains, and authorizing chairman to execute the contract, for the Paseo Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal(s) from Securitas for Addition of Security Features at the Construction Entrance**

Mr. Keith Sherman of Securitas introduced himself and provided handouts to the Board. He provided background on the addition of security features at the construction entrance. He advised the proposal being provided is broken down by line item, he advised the gate arms cannot be placed without the electronics listed however the camera is not required. The estimates being provided can be more detailed if the Board elects one of the services being presented. Barrier arms and a call box with an optional camera can be installed to alleviate the non construction traffic entering through the construction entrance. Another option is to install only a camera which would show who is pulling up and can also record the license plate of the vehicle. The cost of each option is in the proposal, which is an estimate, but quite close. Mr. Sherman advised Securitas does not install any of the electrical or phone lines so the District would have to hire an outside vendor to complete those items. He also advised the District could spread payment of either option over a 36 month period. Discussion ensued regarding foot/pedestrian traffic. Audience questions and comments were entertained. The Board suggested Chad Imig, head of construction, attend the next meeting to join the conversation regarding the issue.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Change Order No. 1 to Landscape Maintenance Contract with Stahlman Landscape**

Ms. Syvret advised the proposal is to add on the landscape maintenance in the Northern section, Esperanza. She advised the addition was budgeted and the proposal does fall in line with the budget. In September the contract expires at which time the agreement can be reworked and reviewed.

Mr. Little advised the addendum does track the original agreement. The bid forms submitted for the Northern phase are broken into two parts; up to the bridge and after the bridge. Irrigation has been budgeted in the amount of \$1,200 per year for irrigation in the bridge/entrance area of Esperanza. The vendor provided annual pricing which had to be prorated for a period of five months (May through September) to the contract term, which expires in September. Discussion ensued regarding conveyance dates of the property, which the District cannot pay to maintain until the conveyance is completed and the deed has been recorded.

Mr. Little and Ms. Syvret discussed the appropriate start date of the addendum. The Board would like to have the start date coincide with the date of the deed.

On a Motion by Mr. Kocses, seconded by Mr. Gelder, with all in favor, the Board approved the Addendum to the Landscape Maintenance Contract with Stahlman Landscape, to add in the Northern section, subject to revision of the start date and the amount to coincide with the deed, for the Paseo Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Little advised he had no report.
- B. District Engineer  
Not present.
- C. District Manager  
Ms. Syvret stated that per Florida Statutes she is required, prior to June 1 of each year, to announce the number of registered voters residing within the District as of April 15 of that year. Ms. Syvret announced that according to data supplied by the Supervisor of Elections, there are currently 309 persons registered to vote residing within the Paseo Community Development District as of April 15, 2012. Ms. Syvret advised the number of registered voters is the determining factor for which type of election the District would have.

Ms. Syvret provide updates related to various maintenance items.

Ms. Syvret advised the next regular meeting of the Board of Supervisors is scheduled for May 23, 2012 at 11:00 a.m., which is the proposed budget meeting.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**


Ms. Syvret opened the floor to supervisor requests and comments. There were none.

Ms. Syvret opened the floor to audience comments. Questions and comments were entertained, no Board action was taken

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Kocses, seconded by Mr. Clark, with all in favor, the Board adjourned the meeting at 12:28 pm, for the Paseo Community Development District.

  
Secretary (Assistant Secretary)

  
Chairman/Vice Chairman