

**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 special meeting of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, December 14, 2011 at 11:08 a.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

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>
Joe Kennedy	<b>CDD Accounting Manager; Rizzetta &amp; Company, Inc.</b>
Colt Little	<b>District Counsel; Latham, Shuker, Eden &amp; Beaudine, LLP (via speaker phone)</b>
Carl Barraco	<b>District Engineer; Barraco &amp; Associates, Inc.</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Engineers Report**

Mr. Barraco advised that they re-inspected the paver walkways to determine the if the prior repairs held up during the course of the last year and rainy season, and noted that there were several areas with sunken and displaced pavers again. It was also noted that Ms. Syvret had provided some photos prior to the start of the meeting of some of the areas in question which show evidence of migration of subgrade material out of the wall. Mr. Barraco recommended that the walkways be removed, excavated to the bottom of the wall, filter fabric installed along the walls, and then re-filled and compacted. Ms. Syvret noted that prior estimates for this extent of work ran approximately \$10,000 per pavilion, so it may be possible to complete a portion of the repairs, but in light of the fact that this would involve four pavilions and possible the southern retaining wall, it was likely going to be something that would have to be fit into the next budget cycle if possible.

She further advised that in the meantime, she would continue with spot repair on those areas that posed a safety hazard, with the understanding they are only temporary fixes.

Mr. Barraco distributed a report relating to the inspection performed on the lake banks. Mr. Barraco reviewed the report for the Board, noting several areas that require remedial work. Mr. Barraco advised this was a preliminary report, which did not provide for area and measurements, so he is not able to give an estimate of what the total repairs will cost. Discussion ensued. It was determined that Mr. Barraco would work with the District Manager review the budget and determine the priority of the repairs in the event the work needs to be phased due to budget constraints. Mr. Barraco will prepare the scope of work and Ms. Syvret will bid out the project.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Continued Board of Supervisors Meeting held on October 12, 2011**

Ms. Syvret presented the Minutes of the Continued Board of Supervisors meeting held on October 12, 2011. She asked if there were any revisions. There were none.

On a Motion by Mr. Kocses, seconded by Mr. Gelder, with all in favor, the Board approved the Minutes of the Continued Board of Supervisors Meeting held on October 12, 2011, for the Paseo Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors Meeting held on October 26, 2011**

Ms. Syvret presented the Minutes of the Board of Supervisors meeting held on October 26, 2011. She asked if there were any revisions. There were none.

On a Motion by Mr. Kocses, seconded by Mr. Gelder, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on October 26, 2011, for the Paseo Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Continued Board of Supervisors Meeting held on November 2, 2011**

Ms. Syvret presented the Minutes of the Continued Board of Supervisors meeting held on November 2, 2011. She asked if there were any revisions. There were none.

On a Motion by Mr. Kocses, seconded by Mr. Gelder, with all in favor, the Board approved the Minutes of the Continued Board of Supervisors Meeting held on November 2, 2011, for the Paseo Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance Expenditures for the Months of October and November 2011**

Ms. Syvret presented the Operation and Maintenance Expenditures for the period of October 1-31, 2011, and totaling \$31,403.43 and advised that no expenditures were paid for the period of November 1-30, 2011. Questions were entertained as to why there were no expenditures in November. Ms. Syvret explained that what is being reviewed is not the expenses incurred in a month, but the items that were actually paid out during that month; noting that the District did incur expenses and receive bills for services during time, but due to lack of funds, the District was not able to actually make payments during this timeframe.

On a Motion by Mr. Gelder, seconded by Mr. Kocses, with all in favor, the Board approved the Operation and Maintenance Expenditures for the periods of October 1-31, 2011 which total \$31,403.43, and November 1-30, 2011 in which no expenditures were paid, for the Paseo Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Audit for Fiscal Year 2010 as Prepared by Carr, Riggs & Ingram**

Mr. Kennedy presented the audit for Fiscal Year ending September 30, 2010. Mr. Kennedy further advised the audit has already been submitted to the state. Questions were entertained.

On a Motion by Mr. Kocses, seconded by Mr. Clark, with all in favor, the Board approved the Audit for Fiscal Year Ending September 30, 2010, as Prepared by Carr, Riggs & Ingram, for the Paseo Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Vertex Water Features Contract Renewal of Fountain Maintenance**

Ms. Syvret presented the letter from Vertex Water Features renewing the current contract at the same cost as the previous year.

On a Motion by Mr. Gelder, seconded by Mr. Dengler, with all in favor, the Board approved the Contract Renewal with Vertex Water Features for Fountain Maintenance at the same cost as the previous year, for the Paseo Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Vertex Water Features  
Contract Renewal for Architectural Water  
Feature Maintenance**

Ms. Syvret presented the proposal from Vertex Water Features for renewal of the contract for the Architectural Water Features; the corner sign feature and the gate house feature. She noted this proposal was revised since the prior meeting, as the first one submitted provided for a price increase and she had advised the vendor that a price increase would not be acceptable.

On a Motion by Mr. Gelder, seconded by Mr. Kocses, with all in favor, the Board approved the Contract Renewal with Vertex Water Features for Architectural Feature Maintenance at the same cost as the previous year, for the Paseo Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Landscape Lighting  
Maintenance Proposals**

Ms. Syvret provided an overview of the proposals received from Natures Blueprint and Bellmore Electric for a monthly landscape lighting maintenance program. The Board directed Management to have Natures Blueprint revise their proposal to itemize repairs, parts, and provide for both monthly maintenance and semi-monthly maintenance.

On a Motion by Mr. Gelder, seconded by Mr. Clark, with all in favor, the Board authorized a landscape Lighting Maintenance Contract in an amount not to exceed \$8,000 annually, authorized the Chairman to select the vendor once a revised proposal from Natures Blueprint was received, and authorized the Chairman to execute the contract for the Paseo Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from Naples  
Electric for Quarterly Pump Maintenance**

Ms. Syvret presented the proposal received from Naples Electric for quarterly pump maintenance, which encompasses the three existing irrigation pumps.

On a Motion by Mr. Kocses, seconded by Mr. Dengler, with all in favor, the approved a contract with Naples Electric for Quarterly Pump Maintenance, as outlined in their proposal dated December 02, 2011, for the Paseo Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Little provided an update regarding security of the community. He advised that the construction entrance could be monitored by the District if it chose to, but there are no funds in the budget for the expense. He advised that overall security is considered passive security which means access can be monitored but not restricted, as the District does not have police powers, so any security measures the District entertains must be in keeping with its authority.

Discussion ensued. Keith Howard of Securitas briefly described a few options that may be available. The Board requested Securitas to provide proposals for various options and the matter will be discussed further in January or February.

B. District Engineer

Mr. Barraco provided his report in the second order of business.

C. District Manager

Ms. Syvret provided updates regarding various maintenance items, including streetlight repairs and a new streetlight inspection process being implemented, various paver repair projects, completion of the re-thatching of the fishing pier roof, plans for pressure cleaning and street cleaning, and landscape maintenance projects.

**THIRTEENTH 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.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Gelder seconded by Mr. Kocses, with all in favor, the Board adjourned the meeting at 1:14 pm, for the Paseo Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman