

Paseo Community Development District

Board of Supervisors' Meeting March 24, 2021

District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913

www.paseocdd.org

PASEO COMMUNITY DEVELOPMENT DISTRICT

Paseo Village Centre – Theatre, 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912

Board of Supervisors Steven Brown Chairman

Sharon Schulman Vice Chairman
Jim Heether Assistant Secretary
James Morris Assistant Secretary
Ian Noy Assistant Secretary

District Manager Belinda Blandon Rizzetta & Company, Inc.

District Counsel Jan Albanese Carpenter Latham, Luna, Eden & Beaudine, LLP

Molly Maggiano Latham, Luna, Eden & Beaudine, LLP

District Engineer Carl Barraco Barraco and Associates, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)

1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

PASEO COMMUNITY DEVELOPMENT DISTRICT DISTRICT OFFICE • 9530 MARKETPLACE ROAD • SUITE 206 • FORT MYERS • FL • 33912

www.paseocdd.org

March 16, 2021

Board of Supervisors

Paseo Community

Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Paseo Community Development District will be held on **Wednesday**, **March 24**, **2021 at 11:00 a.m.** at the Paseo Village Center Theatre, 11611 Paseo Grande Boulevard, Fort Myers, FL 33912. The following is the agenda for this meeting.

Please note that although this meeting is being held in person, we will adhere to Social Distancing Guidelines and masks are required.

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENT
- 3. DISTRICT ENGINEER STAFF REPORT
- 4. BUSINESS ITEMS
- Consideration of Statements of Qualification Received in Response to the Published Request for Qualifications for District Counsel Services..... Tab 1 Hopping Green & Sams, P.A. Persson, Cohen & Mooney, P.A. 2. B. Review and Consideration of Amazon's Key for Business Tab 2 Consideration of Pinnacle Landscapes Proposal for C. Plantings at Paseo Grande Round-abouts Tab 3 **BUSINESS ADMINISTRATION** 5. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 24, 2021..... Tab 4 В. Consideration of the Operations and Maintenance Expenditures for the Month of February 2021 Tab 5
- 6. STAFF REPORTS
 - A. District Counsel
 - B. District Manager
- 7. SUPERVISOR REQUESTS/COMMENTS
- 8. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Sincerely,
Belinda Blandon
Belinda Blandon
District Manager

Cc: Jan Albanese Carpenter, Latham Luna, Eden & Beaudine, LLP

Tab 1

Hopping Green & Sams

Attorneys and Counselors

PROPOSAL FOR DISTRICT COUNSEL SERVICES

PASEO COMMUNITY DEVELOPMENT DISTRICT LEE COUNTY, FLORIDA



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Why HGS?

On behalf of Hopping Green & Sams PA ("HGS"), we appreciate the opportunity to submit this proposal to provide legal representation to the Paseo Community Development District ("District"). HGS is a professional association with its practice focused in the areas of special districts, administrative and governmental law, appellate practice, utility law, elections law, governmental affairs, public contract law, and commercial trial practice. Additionally, many of our lawyers are devoted to an extensive environmental, land use, and real estate practice.

HGS has decades of experience at every level of government and in virtually every part of our home state of Florida. We routinely navigate the labyrinths of governmental law, from permitting electric power plants to financing infrastructure via special districts to guiding complex real estate transactions to drafting and passing legislation that governs your procedural rights before Florida regulatory agencies.

The competence and extensive experience of our lawyers is critical to providing the highest level of client service. We endeavor to recruit the best and most experienced lawyers and law students to our firm. Our firm's many awards demonstrate our "bench strength," including our many highly credentialed younger attorneys. Several publications have further recognized HGS for the service and value we bring to clients:

- Eleven of our firm's attorneys were ranked in the 2020 edition of the Florida Super Lawyers publication.
- Two HGS lawyers were selected to the 2020 Florida Legal Elite list, published by Florida Trend.
- More than half of our firm's shareholders are recognized by peer ratings in the Martindale-Hubbell directory.
- Ten HGS attorneys were listed in the 2020 edition of the Best Lawyers in America© publication by Woodward/White Inc., including several who have held this rank for more than ten years. This includes attorneys in the fields of environmental law, energy law, land use and zoning law, real estate law, tax law, and water law.
- Chambers USA 2020 recognized HGS for outstanding Florida practice groups in the areas of Environmental law (Band 1) and Real Estate: Zoning and Land Use (Band 2). Five HGS attorneys were also selected as notable practitioners within these practice groups.
- Our firm is ranked in the 2020 "Best Law Firms" rankings from U.S. News Best Lawyers®. The Land Use and Zoning practice is ranked in the National Tier 3. Hopping Green & Sams also received 2020 "Best Law Firms" rankings for "Metropolitan Tier 1 Tallahassee" in the following practice areas: Environmental law, Land Use & Zoning law, Litigation-Environmental, Litigation-Land Use & Zoning, and Water law, as well as "Metropolitan Tier 2" in Energy law, and Real Estate law.

When you hire HGS, you hire a legal team with decades of experience at every level of government and in virtually every part of our state.



Personnel and Other Resources

HGS is committed to an approach of a client-centric practice of law. Our attorneys accrue distinct subject matter competencies, and then based on a client's needs, the most appropriate attorney – or team of attorneys – will help that client achieve his or her objectives. This unique approach offers clients the greatest legal experience at the most efficient cost. The firm's lawyers are not monetarily incentivized to hoard work or learn new areas of law at client expense.

HGS has more than seventeen attorneys with extensive experience in the area of special districts. This includes attorneys at the partner level—including Joseph Brown, Jonathan Johnson, Michael Eckert, Wesley Haber, Jere Earlywine, Roy Van Wyk, Katie Buchanan, Tucker Mackie, Jennifer Kilinski, Lindsay Whelan and Sarah Sandy—and at the associate level—including Sarah Warren, Alyssa Willson, Michelle Rigoni, Lauren Gentry, Emma Gregory and Deborah Sier—as well as other lawyers who often assist on issue-specific matters. Our knowledge and experience mean that our lawyers can provide services efficiently, and we offer flexible and competitive pricing arrangements based on client needs and circumstances. To ensure responsiveness, we are able to work in small teams, while keeping costs low by using an associate lawyer or paralegal where appropriate. At present, we have six paralegals in our firm who work primarily in this area. Additional information about us can be found at www.hgslaw.com and the attorney profile of Joseph Brown—the attorney most likely to be the primary contact for your district's legal needs—is included herein.



Experience with Special Districts

Providing clients with advice regarding the operation of community development districts since 1985, lawyers from our firm presently serve as general counsel to two hundred fifty special districts throughout Florida and have established a number of others. We regularly address all facets of legal issues affecting special districts, including establishment at city, county and state levels, public finance, procurement, acquisitions, rulemaking, open meetings and records, ethics, real property conveyances, contracts, construction, boundary amendments, mergers, assessments, foreclosure, and other such issues.

We currently represent several districts in Lee County and the surrounding area (see enclosed client list). Further, notable clients include some of the largest and most complex special districts in Florida, such as the Ave Maria Stewardship Community District, which encompasses over 10,800 acres in Collier County; Lakewood Ranch Stewardship District, which encompasses over 23,250 acres in Sarasota and Manatee Counties; Tolomato Community Development District, which encompasses over 11,000 acres in St. Johns and Duval Counties; the

Boggy Creek Improvement District, home to the new "medical city" in Orlando; Viera Stewardship District, an environmental stewardship district of over 13,000 acres in Brevard County; and the Babcock Ranch Independent Special District, a special district located in Charlotte County that validated \$10.5 billion in revenue bonds. Several of our clients own and operate multiple amenities and are home to thousands of residents.



Understanding Scope of Work

In our work as general counsel to districts, we provide necessary legal services for districts. This work varies widely by project but usually includes (1) advice on governmental meetings, ethics, and procurement matters, (2) assistance with maintenance contracts and activities, and (3) other legal needs of the district.

In addition to our attendance at Board meetings, our firm works with the Board and District staff to prepare the Board meeting agendas, participate in agenda conference calls, and prepare various documents for distribution in the agenda packages. After a Board meeting, we will follow-up with the Board and District staff to address any outstanding issues and answer any questions raised at the Board meeting. We are also available by phone or email to promptly resolve issues that arise between meetings.

Our firm also navigates the ever-changing laws and regulations affecting the District. When changes occur, we promptly advise the Board of these changes and work with District staff to update or adopt new policies when applicable. Recent examples include ADA website implementation and fraud/waste/abuse policies. Our firm was able to monitor the legislation, research the issues, and draft the policies for all of our clients spreading out the cost accordingly. This quick response not only saves the District money when crafting new policies but also prevents the expense and liability stemming from being noncompliant with the law.

Our firm's experience in proactively counseling community development districts gives us insight on how to prevent expensive ligation. Often, thoughtful actions taken at the earliest stages of a dispute can save tens of thousands of unbudgeted dollars. However, not all litigation can or should be avoided. Our firm has several full-time litigation attorneys to protect the District's interests if litigation arises.



Conclusion

As mentioned previously, we represent community development districts and independent special districts throughout the state. We believe that our experience and resources allow us to represent our clients with a degree of professionalism and cost effectiveness that is unique to our firm. Please take a moment to further review our

qualifications at www.hgslaw.com	ı. We would be hap	py to talk with you a	bout our qualifications
and experience and can be reached	ed at 850-222-7500.	We look forward to	hearing from you.

Attorney Profile



Joseph A. Brown

Hopping Green & Sams, PA 119 S. Monroe Street, Suite 300 Tallahassee, Florida 32301 (850) 222-7500 josephb@hgslaw.com

Experience

- Advises special tax districts in general counsel capacity on a variety of issues including public records, sunshine law, public bidding and construction, assessment levy and collection, financing, etc.
- Advises special tax district with complex financing structure with multiple revenue streams including community redevelopment agency tax increment financing.
- Represented special district in enforcement and collection of special assessments obtaining summary judgment foreclosing lien.
- Represented associations in contract and property disputes.
- Represented property owners in litigation related to beach and coastal management issues, including property rights and permitting of beach restoration and inlet management projects.
- Represented clients before state and federal environmental agencies on a variety of permitting and rulemaking related matters.

Education

- University of Georgia School of Law, J.D., 2006, with honors (Georgia Law Review, Notes Editor)
- University of Georgia, B.S.E.S., 2002, with honors

Bar & Court Admissions; Certifications

- Florida
- Georgia
- U.S. District Court (Northern District of Florida, Middle District of Florida, Middle District of Georgia)
- U.S. Court of Appeal (Eleventh Circuit, D.C. Circuit)
- U.S. Supreme Court



Hopping Green & Sams, PA Current Special District Clients – February 2021

District Name	County	
Parker Road	Alachua	
Finley Woods	Alachua	
Pier Park	Bay	
Hillcrest	Broward	
Heritage Isle at Viera	Brevard	
Viera Stewardship	Brevard	
Willow Creek	Brevard	
Babcock Ranch	Charlotte/Lee	
Wyld Palms	Citrus	
Armstrong	Clay	
Cross Creek North	Clay	
Double Branch*	Clay	
Fleming Island Plantation*	Clay	
Magnolia West	Clay	
Middle Village*	Clay	
Pine Ridge Plantation	Clay	
Ridgewood Trails	Clay	
Rolling Hills	Clay	
Sandridge	Clay	
South Village	Clay	
Two Creeks	Clay	
Wilford Preserve	Clay	
West Port	Charlotte	
Ave Maria Stewardship	Collier	
Big Cypress Stewardship	Collier	
Enbrook	Collier	
Fronterra	Collier	
Mediterra *	Collier/Lee	
Quarry	Collier	
Talis Park	Collier	
Orange Blossom Groves	Collier	
Orange Blossom Ranch	Collier	
Winding Cypress	Collier	
Tamarindo	Collier	
Alta Lakes	Duval	
Bainebridge	Duval	
Bartram Park	Duval	
Bartram Springs	Duval	
Boggy Branch	Duval	
Beach	Duval	

District Name	County
Cedar Pointe	Duval
Cypress Bluff	Duval
District	Duval
ОТС	Duval
Ryals Creek	Duval
Trails	Duval
Villages of Westport	Duval
Wynnfield Lakes	Duval
Deer Run	Flagler
Tomoka	Flagler
Southern Hills Plantation I	Hernando
Southern Hills Plantation	Hernando
III	
Belmont	Hillsborough
Belmont II	Hillsborough
Boyette Park	Hillsborough
Channing Park	Hillsborough
Encore	Hillsborough
Harbor Bay*	Hillsborough
Magnolia Park	Hillsborough
MTERC	Hillsborough
Rhodine Road North	Hillsborough
South Shore Corporate	Hillsborough
Park Industrial	
Spring Lake	Hillsborough
Stonebrier	Hillsborough
Triple Creek	Hillsborough
Villages of Bloomingdale	Hillsborough
Water Street Tampa	Hillsborough
Wynnmere West	Hillsborough
Arlington Ridge*	Lake
Avalon Groves	Lake
Cascades at Groveland	Lake
Estates at Cherry Lake	Lake
Founders Ridge	Lake
Olympus	Lake
Arborwood	Lee
Babcock Ranch	Lee/Charlotte
Bella Vida	Lee
Blue Lake	Lee

District Name	County
Catalina at Winkler	Lee
Preserve	
CFM	Lee
East Bonita Beach Road	Lee
Esplanade Lake Club	Lee
Lucaya	Lee
, Mediterra*	Lee/Collier
Moody River Estates	Lee
Portico	Lee
Villagewalk of Bonita	Lee
Springs	
Verandah East	Lee
Verandah West*	Lee
VillageWalk of Bonita	Lee
Springs	
WildBlue	Lee
Canopy	Leon
Capital Region*	Leon
Artisan Lakes	Manatee
Artisan Lakes East	Manatee
Aviary at Rutland Ranch	Manatee
Brookstone	Manatee
Eagle Pointe	Manatee
Evergreen	Manatee
Harrison Ranch	Manatee
Heritage Harbour Market	Manatee
Place	
Lakewood Ranch	Manatee/
Stewardship	Sarasota
Palma Sola Trace	Manatee
Sanctuary Cove	Manatee
Summer Woods	Manatee
Trevesta	Manatee
Willow Hammock	Manatee
Willow Walk	Manatee
Willows	Manatee
Indiantown	Martin
Coconut Cay	Miami-Dade
Coronado	Miami-Dade
Oleta River	Miami-Dade
Amelia Concourse	Nassau
Amelia National	Nassau
Amelia Walk	Nassau
East Nassau Stewardship	Nassau
Heron Isles	Nassau
River Glen	Nassau
Boggy Creek	Orange
East Park	Orange
Falcon Trace*	Orange

District Name	County
FRERC	Orange
Grove Resort	Orange
Greeneway	Orange
Myrtle Creek*	Orange
Narcoossee	Orange
Poitras East	Orange
Urban Orlando*	Orange
Westwood/OCC	Orange
Winter Garden Village at	Orange
Fowler Grove	
Brighton Lakes*	Osceola
Edgewater East	Osceola
Enterprise	Osceola
Gramercy Farms	Osceola
Hanover Lakes	Osceola
Live Oak Estates	Osceola
Live Oak Lake	Osceola
Osceola Chain of Lakes	Osceola
Sunbridge Stewardship	Osceola
Tapestry	Osceola
Town of Kindred	Osceola
Town of Kindred II	Osceola
Windsor at Westside	Osceola
Heritage Plantation	Okaloosa
Hamal*	Palm Beach
Gulfstream Polo	Palm Beach
Asturia	Pasco
Bexley	Pasco
Connerton West	Pasco
Del Webb Bexley	Pasco
Estancia at Wiregrass	Pasco
Hidden Creek North	Pasco
Lakeside	Pasco
Long Lake Ranch	Pasco
Oak Creek	Pasco
Parkview at Long Lake	Pasco
Ranch	
River Landing	Pasco
Riverwood Estates	Pasco
Summerstone	Pasco
Talavera	Pasco
TSR	Pasco
Wiregrass	Pasco
Wiregrass II	Pasco
Astonia	Polk
Bridgewater	Polk
	D - II.
Charles Cove	Polk
Cypress Park Estates Davenport Road South	Polk Polk Polk

District Name	County
East 547	Polk
Eden Hills	Polk
Forest Lake	Polk
Hammock Reserve	Polk
Highland Meadows	Polk
Highland Meadows West	Polk
Highland Meadows II	Polk
Holly Hill Road East	Polk
Lake Ashton II	Polk
Lake Emma	Polk
Lakeside Landings	Polk
Lakeside Preserve	Polk
Lucerne Park	Polk
North Boulevard	Polk
North Powerline Road	Polk
Sandmine Road	Polk
Saddle Creek Preserve of	Polk
Polk County	T OIK
Scenic Highway	Polk
Solterra Resort	Polk
Towne Park	Polk
Villamar	Polk
Central Parc	Sarasota
Lakeside Plantation	Sarasota
Lakewood Ranch	Sarasota/
Stewardship	Manatee
LT Ranch	Sarasota
Sarasota National	Sarasota
Myakka Ranch	Sarasota
West Villages	Sarasota
Improvement	
Dovera	Seminole
Aberdeen	St. Johns
Bannon Lakes	St. Johns
Brandy Creek*	St. Johns
Durbin Crossing	St. Johns
DP1	St. Johns
Glen St. Johns	St. Johns
Grand Oaks	St. Johns
Heritage Landing	St. Johns
Heritage Park	St. Johns
Isles of Bartram Park	St. Johns
Julington Creek*	St. Johns
Madeira	St. Johns
Marshall Creek*	St. Johns
Meadow View at Twin	St. Johns
Creeks	
Parkland Preserve	St. Johns
Premium Pointe**	St. Johns
Fremium Fomile	31. 1011115

District Name	County
Rivers Edge	St. Johns
Rivers Edge II	St. Johns
Rivers Edge III	St. Johns
Sandy Creek	St. Johns
Sampson Creek*	St. Johns
Six Mile Creek	St. Johns
St. Johns Forest	St. Johns
Southaven	St. Johns
Sweetwater Creek	St. Johns
Tolomato	St. Johns
Trout Creek	St. Johns
Turnbull Creek	St. Johns
World Commerce	St. Johns
Veranda	St. Lucie
Veranda CDD II	St. Lucie
Beaumont	Sumter
Wildwood Springs	Sumter
Indigo*	Volusia
Pioneer	Volusia
Hammock Bay	Walton
Magnolia Creek	Walton
NatureWalk	Walton
Somerset	Walton
Sunny Hills 12-15	Washington
Dependent District	

^{*} Denotes resident-elected board ** Petition filed

Proposed Agreement

HOPPING GREEN & SAMS PA FEE AGREEMENT

I. PARTIES

THIS AGREEMENT is made and entered into by and between the following parties:

A. Paseo Community Development District ("Client")
 c/o Belinda Blandon, District Manager
 9530 Marketplace Road, Suite 206
 Fort Meyers, Florida 33912

and

B. Hopping Green & Sams PA ("HGS")
119 South Monroe Street, Suite 300 (32301)
P.O. Box 6526
Tallahassee, Florida 32314

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain HGS as its legal representative in connection with the day-to-day operations of the District.
- B. HGS accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above.

III. CLIENT FILES

The files and work product materials ("Client File") of the Client generated or received by HGS will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by HGS for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that HGS may confidentially destroy or shred the Client File, unless HGS is provided a written request from the Client requesting return of the Client File, to which HGS will return the Client File at Client's expense.

IV. FEES

- A. The Client agrees to compensate HGS for services rendered in connection with any matters covered by this Agreement according to the standard hourly billing rates for individual HGS lawyers plus actual expenses incurred by HGS in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference).
- B. The hourly rate of Joseph Brown, the attorney who is initially expected to be the Client's primary contact, is \$325.00; the hourly rate of associates likely to assist in this work range from approximately \$230.00 to \$270.00; paralegals who are most likely to assist in this work are billed at a standard hourly rate of \$160.00. HGS' standard hourly billing rates are reevaluated annually prior to the beginning of the calendar year and are subject to change each year at that time. Client agrees to annual rate increases to the extent hourly rates are not increased beyond \$5/hour for attorneys and paralegals working on this matter and upon notice to the Client. To the extent practicable and consistent with the requirements of sound legal representation, HGS will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate so long as he or she has the requisite knowledge and experience.
- C. As an alternative to an hourly rate arrangement, our firm would be willing to negotiate a flat fee arrangement for once monthly meetings, plus expenses. This fee would be billed proportionately on a monthly basis and would cover meeting attendance and preparation, routine resolution and notice preparation (i.e. for budgets), review of meeting minutes and the agenda and attendance at board meetings in person or, as may be appropriate, telephonically or through media technology. This flat fee arrangement would not include time spent on matters not listed above, including 1) transactional documents, including those for goods and services not specifically set forth above, 2) settlement negotiations, 3) threatened or actual litigation, or 4) other extraordinary efforts. Such items would be excluded from the flat fee agreement and billed on an hourly basis at our standard rates.
- D. HGS will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached standard Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay HGS monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from HGS. HGS shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for HGS to immediately withdraw from the representation without regard to remaining actions necessitating attention by HGS as part of the representation.

VI. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the substantially prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the substantially prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that HGS represents a number of special districts, trustees (including U.S. Bank National Association ("U.S. Bank"), Regions Bank, and Wells Fargo National Association), bondholders, developers, and other entities throughout Florida relating to community development districts and other special districts. HGS understands that Client may enter into an agreement with U.S. Bank or other trustee in connection with the issuance of bonds, and that Client may request that HGS simultaneously represent Client in connection with the issuance of bonds, while HGS is also representing U.S. Bank or other trustee on unrelated matters. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) HGS will be able to provide competent and diligent representation of Client, regardless of HGS' other representations, and (3) there is not a substantial risk that HGS' representation of Client would be materially limited by HGS' responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with HGS' representation of various special districts, trustees, bondholders, developers, and other entities relating to community development districts and other special districts in Florida.

VIII. TERMINATION

Either party may terminate this Fee Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

IX. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by HGS and the Client. The contract formed between HGS and the Client shall be the operational contract between the parties.

X. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:	
PASEO COMMUNITY COMMUNITY DEVELOPMENT	HOPPING GREEN & SAMS PA
By:	By:
Date:	Its:
ATTEST:	Date:
Secretary/Assistant Secretary	

HOPPING GREEN & SAMS PA CLIENT EXPENSE REIMBURSEMENT POLICY

The following is Hopping Green & Sams' standard expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

<u>Teleconference Calls.</u> All telephone charges are billed at an amount approximating actual cost.

<u>Photocopying and Printing</u>. In-house photocopying and printing is charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

 $\underline{\text{Facsimile}}$. Outgoing facsimile transmissions are charged at \$1.00 per page. There is no charge for incoming faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

<u>Local Messenger Service</u>. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, HGS shall, without further action, be entitled to reimbursement at the increased rate.

<u>Computerized Legal Research</u>. Charges for computerized legal research are billed at an amount approximating actual cost.

<u>Travel</u>. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, HGS shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, parking fees and business-related telephone, telegraph and facsimile charges shall also be reimbursed.

<u>Consultants</u>. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consultants are employed by the firm, their charges are passed-through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consultant.

Other Expenses. Other outside expenses, such as court reporters, agency copies, etc. are billed at actual cost.

<u>Word Processing and Secretarial Overtime</u>. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

ATTACHMENT A



-6666

PERSSON, COHEN & MOONEY, P.A.

ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Regina A. Kardash*
Lori M. Dorman

Telephone (941) 306-4730 Facsimile (941) 306-4832 Email: acohen@swflgovlaw.com

Andrew W. Mai

* Board Certified City, County and Local Government Law

** Of Counsel

Reply to: Lakewood Ranch

March 11, 2021

VIA E-MAIL to BBlandon@rizzetta.com and by U.S. Mail

Belinda Blandon
District Manager
Rizzetta & Company, Inc.
9530 Marketplace Road, Suite 206
Ft. Myers, FL 33912

RE: Paseo Community Development District

Dear Ms. Blandon:

Please allow this correspondence to serve as our proposal to provide District Attorney services for Paseo Community Development District. Persson, Cohen & Mooney, P.A. and I appreciate the opportunity of being considered for the position.

As you may know, currently our firm represents thirty (30) community development districts ("CDDs") across southwest Florida, with our primary focus on resident-controlled districts. Additionally, we serve as counsel to several other local governmental entities and special districts including Holiday Park Recreation District, Tri-Par Estates Park and Recreation District and various fire districts. Ms. Fernandez is the City Attorney for the City of Venice and Ms. Mooney is the

Town Attorney for the Town of Longboat Key. Regina Kardash is Town Attorney for Indian Shores and Belleair Shores. Our firm consists of eight (8) attorneys and two (2) legal assistants.

Approximately ninety percent (90%) of my personal practice is dedicated to CDD and related governmental work and the remainder is dedicated to community association collections. Our firm's experience is with all facets of municipal, special district and CDD representation including financing and assessment support. I have performed numerous bond validations and represented multiple CDDs in the issuance and refinancing of bonds as well as the implementation and revisions to assessments for both bond debt and operations and maintenance. I am well-versed in Chapter 190, Florida Statutes, and collection procedures pursuant to Chapters 718 and 720, Florida Statutes, relating to condominium and homeowner associations respectively.

If provided the opportunity to represent the District, I would serve as primary counsel and Mr. Jackson and Mr. Mai would be secondary counsel. I work out of our Lakewood Ranch office. I would respectfully submit that our firm's background in representing community development districts, other local government entities and community associations would be an asset and benefit to our representation of Paseo Community Development District.

Our firm would propose to provide services to the District on an hourly basis. Our rate of compensation for all work that we would perform including, but not limited to, contract review, research, consulting and attendance at meetings is currently \$285.00 per hour for attorney time (applicable to all attorneys in our firm) whether for litigation or non-litigation matters. We do not bill clients for incidental costs. Bond related transactions would be billed on a flat rate. I know that you may be familiar with our billing practices and work product but, if the Board has any questions about our practices or client representation, we would be happy to respond or put you and the Board in contact with other community development districts with whom we work.

I have included resumes of Mr. Jackson, Mr. Mai and myself. In addition, I have included a list of the community development districts and other local governments we currently represent as well as a representative sample of references with contact information. I would encourage you or members of the Board of Supervisors to contact any of my references.

In the interim, I would also be pleased to answer any additional questions you or the Board may have.

Respectfully,

Andrew H. Cohen

AHC:mk Enclosures



PERSSON, COHEN & MOONEY, P.A.

ATTORNEYS AND COUNSELORS AT LAW

R. DAVID JACKSON

6853 Energy Court, Lakewood Ranch, Florida 34240 Tel: (941) 244-5351

E-Mail: djackson@swflgovlaw.com

Practice areas include: Governmental Law, Special Districts and Environmental Law

Education:

Stetson University College of Law Gulfport, Florida Juris Doctorate, 1999

University of Florida Gainesville, Florida B.S. Civil Engineering, 1994

Qualifications:

- Board Certified in City, County and Local Government
 Law
- Over 20 years of legal practice
- Representation of public and private clients on a variety of issues including, but not limited to, civil and administrative proceedings
- Lecturer on Florida's Public Records and Sunshine Laws
- Formerly served as Assistant General Counsel to the Southwest Florida Water Management District

Affiliations:

Florida Bar Association
United States Patent and Trademark Office, registered
Attorney
Chair – Leadership Manatee Board of Governors
Member, Executive Board of Directors – Braden River Soccer
Club and the United Soccer Association



PERSSON, COHEN & MOONEY, P.A.

ATTORNEYS AND COUNSELORS AT LAW

ANDREW W. MAI

6853 Energy Court, Lakewood Ranch, Florida 34240 Tel: (941) 306-4730 Fax: (941) 306-4832 E-Mail: amai@swflgovlaw.com

Practice areas include: Governmental Law and Special Districts

Education:

Georgetown Law Center

William Mitchell College of Law

Qualifications:

- Approximately 20 years of legal practice with over 13 years of experience as a City or County Attorney
- Osceola County County Attorney
 County attorney for a County with 350,000 residents
 Advised the County Commission
 Responsible for all legal affairs
- Sioux City, Iowa City Attorney
 City Attorney for a City with 80,000 residents
 Advised the City Council
 Responsible for all legal affairs

Affiliations:

- Florida Bar Association
- Board Member, Florida Association of County Attorneys (FACA)
- Florida Chair, International Municipal Attorneys Association (IMLA)

PERSSON, COHEN & MOONEY, P.A.

ATTORNEYS AND COUNSELORS AT LAW

ANDREW H. COHEN

6853 Energy Court, Lakewood Ranch, Florida 34240 Tel: (941) 306-4730 Fax: (941) 306-4832 E-Mail: acohen@swflgovlaw.com

Practice areas include: Governmental Law, Special Districts and Community Association collections

Education:

University of Florida College of Law Gainesville, Florida Juris Doctorate, 1996

New College (Honors College for the State University System) Sarasota, Florida B.A. Political Science, 1993

Qualifications:

- Over 23 years of legal practice
- Representation of multiple special districts across Southwest Florida
- Representation of numerous community associations in the collection of past-due assessments
- Lecturer on community association collections and Florida's Public Records, Ethics and Sunshine laws

Affiliations:

- Florida Bar Association; Sarasota County Bar Association
- Trustee of the Hershorin Schiff Community Day School Board of Trustees

Awards:

Evan J. Yegelwel Book Award in Environmental Law, Spring 1996

Community Development Districts

Aqua One Community Development District Bradenton, Florida	Laguna Lakes Community Development District Ft. Myers, Florida
Bobcat Trail Community Development District North Port, Florida	Lake St. Charles Community Development District Riverview, Florida
Buckhead Trails Community Development District Palmetto, Florida	Lakewood Ranch Community Development District 2 Lakewood Ranch, Florida
Cone Ranch Community Development District Parrish, Florida	Lakewood Ranch Community Development District 4 Lakewood Ranch, Florida
Copperstone Community Development District Parrish, Florida	Lakewood Ranch Community Development District 5 Lakewood Ranch, Florida
Covington Park Community Development District Apollo Beach, Florida	Lakewood Ranch Community Development District 6 Lakewood Ranch, Florida
Cross Creek Community Development District Bradenton, Florida	Legends Bay Community Development District Manatee County, Florida
Cypress Creek of Hillsborough County Community Development District	Lexington Community Development District Parrish, Florida
Ruskin, Florida Greyhawk Landing Community Development District Bradenton, Florida	Mandarin Grove Community Development District Palmetto, Florida
Heritage Lake Park Community Development District	Meadow Pointe II Community Development District Wesley Chapel, Florida
Port Charlotte, Florida Heritage Harbour South Community Development District	Stoneybrook at Venice Community Development District Venice, Florida
Bradenton, Florida Heritage Isles Community Development District Tampa, Florida	University Place Community Development District Bradenton, Florida
Heritage Oak Park Community Development District Port Charlotte, Florida	Venetian Community Development District Venice, Florida
Highlands Community Development District Wimauma, Florida	Waterlefe Community Development District Bradenton, Florida
	Wildcat Preserve Community Development District

K-Bar Ranch II Community Development District

Tampa, Florida

Parrish, Florida

Fire Districts

Bonita Springs Fire Control & Rescue District Lee County, Florida

Cedar Hammock Fire Control District Manatee County, Florida

East Manatee Fire Rescue District Manatee County, Florida

Lealman Fire District
Pinellas County, Florida

Manatee County Fire Chief Association
Manatee County, Florida

Myakka City Fire Control District Manatee County, Florida

North River Fire District
Manatee County, Florida

Parrish Fire Rescue District
Manatee County, Florida

Southern Manatee Fire District Manatee County, Florida

Trailer Estates Fire Control District Manatee County, Florida

West Manatee Fire Rescue District Manatee County, Florida

Other Special Districts

Holiday Park - Park and Recreation District Sarasota County, Florida

Lehigh Acres Municipal Services Improvement District Lee County, Florida

Tri-Par Estates Park & Recreation District Sarasota, Florida

Westchester Special Dependent District Hillsborough County, Florida

Firm Municipal Clients

Town Attorney for Belleair Shore Pinellas County, Florida

Town Attorney for Town of Longboat Key Manatee/Sarasota County, Florida

City Attorney for City of Venice Sarasota County, Florida

Town Attorney for Town of Indian Shores Pinellas County, Florida

Special Magistrate for City of Bradenton Manatee County, Florida

Special Counsel for City of North Port Sarasota County, Florida

Special Magistrate for City of Palmetto Manatee County, Florida

Board Counsel for City of Punta Gorda Building and Code Enforcement Boards Charlotte County, Florida

Board Attorney for City of Sarasota Nuisance Abatement Board Sarasota County, Florida

Other

Pinellas County Homeless Leadership Board Pinellas County, Florida

REFERENCES

Lakewood Ranch Community Development Districts
Ms. Anne Ross – Executive Director
8175 Lakewood Ranch Boulevard
Bradenton, FL 34202-5208
anne.ross@lwrtownhall.com

Venetian Community Development District Mr. Richard Bracco - Chairman 121 Portofino Dr. North Venice, Florida 34275 rdbracco@vcdd.org

Waterlefe Community Development District Mr. Kenneth E. Bumgarner - Chairman 10309 Winding Stream Way Bradenton, Florida 34212 <u>ken@waterlefecdd.com</u>

Tab 2



open for delivery

Add convenient, authorized entry to your apartment lobby or package room.

Key For Business Highlights



More Secure | More Accurate | More Consistent

What Is Amazon KFB?

- A commercially proven program to increase security, accuracy, convenience, and consistency of deliveries.
- Typically one small 3x2.5 in. cellular device is needed for each property. It requires only cell phone signal, and is installed out of the public's eye.
- This device connects to our delivery app, allowing only authorized personnel to see step by step instructions, specific to your property.
- Geo-location provided by the device, reduces delivery errors by ensuring we show up to the right place with the right package.
- KFB now alerts our systems quicker, giving tenants more real time updates.
- KFB provides us details on: who, when, and how long our personnel was on-site.





Frequently Asked Questions

Q: How much does it cost and whats my obligation and liability?

A: There is no cost or commitment to those who currently enroll in this program. Liability for lost, stolen, or damaged packages, still remains on Amazon.

Q: What does the install entail?

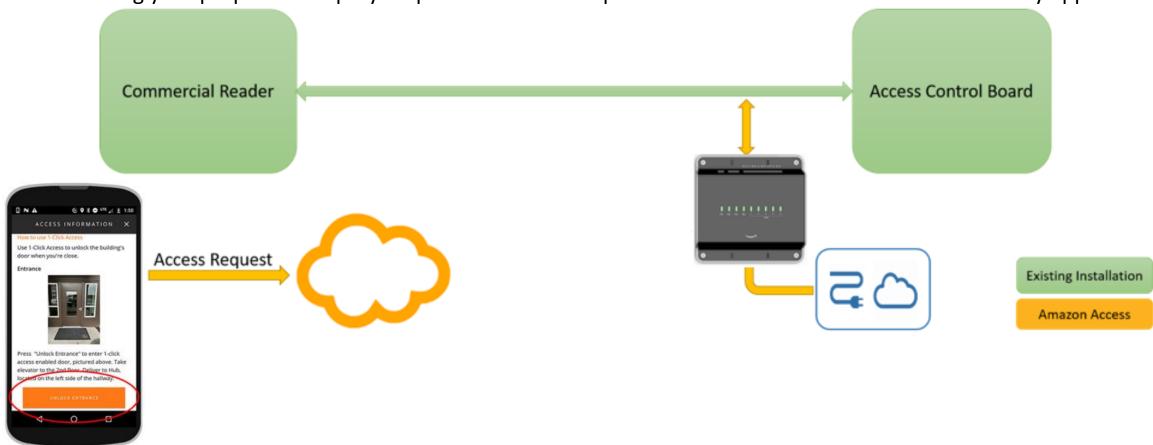
A: The install is brief, non invasive, and will not interrupt current operations. Most installs are completed within an hour of arrival.

Q: <u>Does this give Amazon more access to our property?</u>

A: No. We are gaining access to the property now. With KFB, it will now be tracked, controlled, and efficient. You can also set specific delivery hours of operations, and adjust them at any time.

How it Works

- Real time AWS Cloud access is only given for authorized & authenticated amazon employees.
- Authentication is only given once per delivery, when located at the right property, with the correct package.
- Once authenticated, KFB connection pings the existing access system during specified delivery time-frames, revealing your properties step-by-step instructions with pictures and Geo Coordinates on our delivery app.



Amazon Key for Business

- Amazon Key for Business:
 - On-site Channel Director:
 - O Jeremy Arthur: arthjere@amazon.com
 - Operations:
 - O Diane Diaz: dizzidi@amazon.com
 - Field Operations:
 - O Devin Dickson: devidic@amazon.com



Key for business

Thank You

Tab 3

Pinnacle Landscapes, Inc.

PO Box 100520 Cape Coral, FL 33910

Estimate

Date	Estimate #
3/10/2021	2919

Name / Address

Paseo CDD
c/o Rizzetta & Company
9530 Marketplace Road
Suite 206
Fort Myers, Florida 33912

Project

Description	Qty	Cost	Total
At the two round-abouts on Paseo Grande that was requested in the CDD Meeting: Install 3 gallon Red Dwarf Ixora for both round-abouts Mulch- Cocoa Brown	60 40	22.00 10.00	1,320.00 400.00
		Total	\$1,720.00

Customer Signature		
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Tab 4

MINUTES OF MEETING 1 234 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. 5 PASEO 6 COMMUNITY DEVELOPMENT DISTRICT 7 8 The regular meeting of the Board of Supervisors of the Paseo Community Development District was held on Wednesday, February 24, 2021 at 11:00 a.m. at the 9 Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 10 11 33912, 12 13 Present and constituting a quorum: 14 Steven Brown **Board Supervisor, Chairman** 15 16 Sharon Schulman **Board Supervisor, Vice Chair Board Supervisor, Assistant Secretary** Jim Heether 17 James Morris **Board Supervisor, Assistant Secretary** 18 19 **Board Supervisor, Assistant Secretary** Ian Nov 20 2.1 Also present were: 22 Belinda Blandon District Manager, Rizzetta & Company, Inc. 2.3 Michael Lake Field Manager, Rizzetta Amenity Services 2.4 District Counsel, Latham, Luna, Eden & Beaudine, LLP 25 Jan Carpenter (via speaker phone) 26 Doug Tarn District Engineer, Barraco & Associates, Inc. 2.7 **Brian Schaub** Field Services Manager, Rizzetta & Company, Inc. 28 Evan Fey Pinnacle Landscape 29 Pinnacle Landscape 30 Britton Dudley 31 Audience 32 FIRST ORDER OF BUSINESS 33 Call to Order 34 35 Ms. Blandon called the meeting to order and called the roll. 36 37 SECOND ORDER OF BUSINESS **Public Comment** 38 39 Ms. Blandon opened the floor to public comments. Questions and comments from the public were entertained. 40 41

THIRD ORDER OF BUSINESS District Engineer Staff Report

42 43 44

45 46 Mr. Tarn advised that the asset report was incomplete as several items had been omitted; he advised that he has since provided Staff with a list of those items. Mr. Tarn provided an overview of the proposals received for the Phase IV lake bank maintenance

project from Copeland Southern Enterprises (\$319,375.79), Crocker Land Development (\$156,834.00) and Mettauer Environmental (\$161,038.50) and responded to questions from the Board.

Discussion ensued regarding the asset review and report.

On a Motion by Mr. Brown, seconded by Mr. Heether, with all in favor, the Board Approved the Crocker Land Development Proposal, in the Amount of \$156,834, for Phase IV Lake Bank Maintenance, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

FOURTH ORDER OF BUSINESS

Review of January 29, 2021 Field Inspection Report

Mr. Schaub provided an overview of the field inspection report dated January 29, 2021 and responded to questions from the Board. Mr. Schaub reviewed a dead pine tree at the end of Falisto; he recommended removal of the dead pine. Mr. Noy asked that the reports be revised on a go forward basis to keep them categorized. Mr. Brown recommended creating a separate sheet for each zone; West of Paseo Grande is Zone 1, East of Paseo Grande is Zone 2, Paseo Grande and Provencia would be Zone 3, across the bridge to the West would be Zone 4, and across the bride to the East and to the end would be Zone 5. Mr. Schaub responded to questions from the Board related to the report.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Planting of Shady Lady Trees

Ms. Blandon provided an overview of the proposals received from Crawford Landscaping (\$16,623.00), Nature's Blueprint (\$9,707.00), and Pinnacle Landscapes (\$12,529.50) for planting of Shady Lady Trees. Ms. Blandon advised that Nature's Blueprint would have to be disqualified due to their refusal to comply with E-Verify. Discussion ensued.

On a Motion by Mr. Noy, seconded by Mr. Brown, with all in favor, the Board Approved the Pinnacle Landscapes Proposal, in the Amount of \$12,529.50, for Planting of Shady Lady Trees, Subject to Staking of the Trees, a Warranty, and an Additional \$240.00 for Mulch, for the Paseo Community Development District.

SIXTH ORDER OF BUSINESS Consideration of Pinnacle Landscape
Contract Addendum for Walk Mowing

of Areas from Back of Curb to Sidewalk on Bibiana, Javiera,

Herminia, and Paseo Grande

Ms. Blandon provided an overview of the proposal received from Pinnacle Landscapes for walk mowing of certain areas to prevent the mowers from hitting trees, in

the amount of \$17,200.00. Mr. Heether recommended changing the mulch pattern to a square in order to eliminate the trunks being hit by the mowers. Pinnacle advised that they will prepare a proposal to create mulch squares rather than circles.

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84 85

Mr. Heether advised that the mowers are hitting the stone caps at the monuments; he asked that Pinnacle take a look at the areas and provide recommendations.

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SEVENTH ORDER OF BUSINESS

Consideration of Pinnacle Landscapes Contract Renewal Option

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Ms. Blandon reviewed the letter from Pinnacle Landscapes for the optional renewal of the Landscape Maintenance contract; she further advised that this would be the last renewal. Mr. Brown advised that Pinnacle Landscapes has been achieving what they were hired to do.

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On a Motion by Mr. Brown, seconded by Mr. Heether, with all in favor, the Board Approved the Pinnacle Landscapes Contract Renewal, and Further Directed Staff to Begin the RFP Process for Next Year, for the Paseo Community Development District.

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Ms. Schulman advised that the plants in the median leading into Esperanza look barren and sick. She asked that Pinnacle review the plantings and report back.

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EIGHTH ORDER OF BUSINESS

Discussion Regarding District Counsel Resignation

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Ms. Carpenter spoke regarding her firm's resignation as District Counsel and advised that they will stay onboard until such time as the District can obtain new Counsel. Mr. Brown thanked Ms. Carpenter for her work over the years.

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On a Motion by Mr. Brown, seconded by Mr. Noy, with all in favor, the Board Accepted the Resignation of Latham, Luna, Eden & Beaudine, LLP, Subject to the Firm Staying onboard Until New Counsel is Selected, and Directed Staff to Seek Letters of Qualification from Firms, for the Paseo Community Development District.

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NINTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on January 27, 2021

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Ms. Blandon provided an overview of the minutes of the Board of Supervisors' meeting held on January 27, 2021 and asked if there were any questions related to the minutes. Mr. Noy asked that his comments related to the Handi Hut Proposal for Shelter be included in the minutes.

118119

On a Motion by Ms. Schulman, seconded by Mr. Brown, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on January 27, 2021, Subject to the Correction Noted on the Record, for the Paseo Community Development District.

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TENTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of January 2021

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Ms. Blandon provided an overview of the operations and maintenance expenditures for the period of January 1-31, 2021 totaling \$138,930.25 and asked if there were any questions. Ms. Blandon responded to questions from the Board.

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> On a Motion by Ms. Schulman, seconded by Mr. Brown, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of January 2021, totaling \$138,930.25, for the Paseo Community Development District.

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ELEVENTH ORDER OF BUSINESS

Staff Reports

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Α. District Counsel

133 134 Ms. Carpenter advised that she has been working on the multi-use path agreement.

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B. District Manager

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Ms. Blandon advised that she sent a letter to the Condo Association related to the construction materials, as directed by the Board. She further advised that the Board has received her response in which she requested assistance with determining an alternate location. Mr. Brown spoke regarding the request and recommended that the storage boxes be placed in the Condo Association curb cut outs that are not being used. He recommended sending another letter demanding that the materials be moved within seven days. Ms. Schulman and Mr. Morris concurred. Mr. Noy recommended being accommodating and not sending ultimatums; he advised there needs to be a solution amenable to the Condo Association and the CDD. Mr. Heether recommended moving the materials to Bibiana Park.

On a Motion by Mr. Morris, seconded by Mr. Brown, with three in favor and one opposed, the Board Authorized Sending a Seven Day Notice to the Condo Association, Demanding Relocation of the Construction Materials, for the Paseo Community Development District.

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Ms. Blandon advised that the Master Association has requested to have their Landscape Vendor maintain CDD property around the Village Center at

no cost to the CDD. Discussion ensued. The Board recommended allowing the request, subject to a License Agreement and a provision for termination, excluding the irrigation clocks.

Ms. Blandon advised that she was asked to look into trees planted on CDD property; and the homes in question have Palm Trees planted. Discussion ensued. Mr. Brown suggested sending a letter to all homeowners advising that trees cannot be planted on CDD property and any trees that have been planted on CDD may be removed at the homeowner's expense; he further recommended having an inspection done to determine how many trees have been planted on CDD property. Mr. Morris recommended asking for letter of approval for any plantings that were granted permission. Ms. Blandon recommended creating an inventory of all lake plantings so that the number of trees can be determined as well as the location.

Ms. Blandon advised that regarding the transponder registration process; the data is being entered and consideration is being given to doing less days as the traffic is slowing down. Mr. Brown recommended keeping one weekend day and one weekday. Discussion ensued.

Ms. Blandon asked if the Board would like to hold a morning or afternoon meeting for the March 24th meeting. The Board advised that 11:00 a.m. is good.

Mr. Morris inquired as to whether Ms. Blandon has obtained additional proposals for the two new streetlights. Ms. Blandon advised that she is working on obtaining the proposals. Mr. Morris asked that this item be added to the next agenda.

Ms. Shulman inquired as to whether the bridge needs to be power washed or repointed. She asked that Ms. Blandon follow up. Ms. Schulman inquired as to the status of the landscape plan. Ms. Blandon advised that the mapping is complete, and the photo inventory is underway.

Mr. Heether recommended that Mr. Lake obtain a bottle of "Spray it & Forget it" and see how that works on the mold.

Mr. Heether inquired as to the irrigation pump repairs. Ms. Blandon advised that a proposal was received from Hoover which was previously presented and placed on the back burner due to completing asset report items although she will bring this back to the Board.

Mr. Heether asked if the lakes are still being treated for snails. Ms. Blandon confirmed that the lakes are still being treated for snails. Mr. Brown advised that the Hoover system has a feature to capture the snails before they get into the irrigation system.

Mr. Heether inquired as to the status of the Paseo feature sign being out. Mr. Lake advised that there was a fire in the electrical box for the fountain and a new actuator is being installed.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Questions

Ms. Blandon opened the floor to Supervisor requests.

Ms. Schulman inquired as to sending letters to the City and the Fire Department regarding painting of the fire hydrants as well as repair and maintenance of the water meter boxes. Ms. Blandon advised that the City has been sent a letter requesting repair and/or maintenance of the water meter boxes, and they have not responded. Ms. Schulman asked that Ms. Blandon provide a copy of the letter to the City so that she can follow up. Mr. Brown advised that fire hydrants are no longer painted because they use GPS to locate hydrants. Ms. Schulman advised that she would follow up with the fire department. Mr. Noy suggested that the FPL boxes need maintenance as well. Mr. Heether advised that he does not think that FPL paints the boxes but will replace them if there is an issue with the box.

Mr. Heether asked that Ms. Blandon obtain pricing for sandblasting and repainting of the light and sign poles within the community.

Mr. Brown provided an update on the multi-use path; the City has decided to move the path off of Condo Association property and move it closer to Penzance which will cause a delay in the start date. He advised that because the bus shelter is also proposed to be on Condo Association property, he has reached out to the County to have it placed on County property and they have agreed in principle although approval cannot be obtained until they have seen the plans and the multi-use path is completed. Mr. Heether asked if the plans from Barraco had been received of the three different options. Mr. Brown advised they had stopped as the location is changing.

Mr. Brown advised that regarding the gate system upgrade, they are looking at putting in a reader for homeowners to be able to use the resident gate if they have a rental vehicle, which would be an app on their phone. The pricing was approximately \$8,000.00 for the wiring and so he is obtaining pricing from SunTech to run the cable. He further advised that he has asked TEMS to provide information related to not sharing of the entry pass.

Mr. Brown advised that there are three leaning light poles due to being hit and so SunTech is looking into them.

Mr. Heether advised that the Board has not approved lighting for the multi-use path, and he does not think that lighting is necessary. Mr. Brown advised that lighting has not been approved and the CDD has told he City that the CDD would provide

PASEO COMMUNITY DEVELOPMENT DISTRICT February 24, 2021 Minutes of Meeting Page 7

245 246	lighting if it becomes necessary. Mr. Heether recommended having some of the landscape lighting removed prior to construction in order to not damage the existing
247	landscape lighting.
248	
249	The floor was opened to public comment. Questions and comments from the
250	public were entertained.
251	
252	THIRTEENTH ORDER OF BUSINESS Adjournment
253	
254	Ms. Blandon advised there was no further business to come before the Board
255	and asked for a motion to adjourn the meeting.
256	
	On a Motion by Mr. Noy, seconded by Mr. Brown, with all in favor, the Board adjourned the meeting at 12:52 p.m., for the Paseo Community Development District.
	are mosting at 12.02 pmm, for another accordance in the contraction of
257 258	
259	
260	Secretary/Assistant Secretary Chairman/Vice Chairman

Tab 5

PASEO COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE ·12750 CITRUS PARK LANE ·SUITE 150 ·TAMPA, FLORIDA 33625

Operation and Maintenance Expenditures February 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2021 through February 28, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:	\$109,939.61	
Approval of Expenditures:		
Chairperson		
Vice Chairperson		
Assistant Secretary		

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	
Barraco and Associates, Inc.	006846	21842	Engineering Services 01/21	\$	8,939.75
CenturyLink	2021020421-1	311416420 01/21	Telephone Service 01/21	\$	535.43
City of Fort Myers	006839	1-015317-00 02/21	Compactor 11604 Paseo Grande Blvd 02/21	\$	4,711.79
Crystal Clean Inc.	006840	2992	Gatehouse Janitorial Services 02/21	\$	926.70
Cypress Access Systems, Inc.	006831	13514	Guest Entry Gate Sticking 11/20	\$	325.00
Cypress Access Systems, Inc.	006831	13899	E-GO Plate Tags 01/21	\$	2,737.14
Cypress Access Systems, Inc.	006841	13944	Preventive Maintenance Service 02/21	\$	269.20
Cypress Access Systems, Inc.	006848	14017	E-GO Plate Tags 02/11	\$	2,553.87
Florida Fire Systems, LLC.	006832	49759	Installed Blue Reflectors 01/21	\$	1,600.00
Florida Power & Light Company	006849	Electric Summary 01/21	FPL Electric Summary 01/21	\$	11,087.52

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invo	ice Amount
Ian Y Noy	006837	IN012721	Board of Supervisors Meeting 01/27/21	\$	200.00
James A. Heether	006833	JH012721	Board of Supervisors Meeting 01/27/21	\$	200.00
James J Morris	006835	JM012721	Board of Supervisors Meeting 01/27/21	\$	200.00
Johnson Engineering, Inc.	006819	20097877-020 INV # 7	WUP Compliance Monitoring Svcs Through 1/17/21	\$	1,548.50
Latham, Luna, Edan & Beaudine, LLP	006820	95853	Professional Services 12/20	\$	2,131.50
Lykins Signtek Inc	006842	9612	Street Sign Inspect 01/21	\$	720.00
Lykins Signtek Inc	006821	DI-5632	50% Deposit Street Sign 1/28	\$	367.43
McShea Contracting, LLC	006834	R209995-74	Asset Report 01/21	\$	1,185.00
Naples Electric Motor Works Inc	006836	26309	Replace Fitting On Pump Well 02/21	\$	350.00
Pinnacle Landscapes, Inc.	006850	12873	General Monthly Maintenance 01/21	\$	20,718.11

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ice Amount
Pinnacle Landscapes, Inc.	006850	12874	Pest Control 01/21	\$	900.00
Pinnacle Landscapes, Inc.	006822	12904	Pest Control For Hogs 01/21	\$	600.00
Pinnacle Landscapes, Inc.	006850	12924	Irrigation Repairs 01/21	\$	1,055.00
Pinnacle Landscapes, Inc.	006850	12935	Install Bubblers Foxtail Palms 02/21	\$	8,491.00
Pinnacle Pest Management Services, Inc.	t 006851	4851	Pest Control 01/21	\$	60.00
Rizzetta & Company, Inc.	006824	INV0000055997	District Management Fee 02/21	\$	7,159.87
Rizzetta Amenity Services, Inc.	006823	INV0000000008465	Actual Bi-Weekly Payroll 01/22/21	\$	2,051.57
Rizzetta Amenity Services, Inc.	006844	INV00000000008493	Actual Bi-Weekly Payroll 02/5/21	\$	2,901.57
Rizzetta Amenity Services, Inc.	006844	INV0000000008543	Cell Phone 01/21	\$	50.00
Rizzetta Amenity Services, Inc.	006852	INV00000000008571	Actual Bi-Weekly Payroll 02/19/21	\$	2,065.55

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoi	ce Amount
Rizzetta Technology Services, LLC	006825	INV0000006793	Website Email & Hosting Services 02/21	\$	190.00
Sharon E. Schulman	006838	SS012721	Board of Supervisors Meeting 01/27/21	\$	200.00
Solitude Lake Management, LLC	006826	PI-A00541730	Fountain Repair 01/21	\$	3,169.87
Solitude Lake Management, LLC	006853	PI-A00547243	Water Feature Maintance 02/21	\$	460.00
Solitude Lake Management, LLC	006853	PI-A00550313	Lake & Pond Management Services 02/21	\$	2,041.00
Solitude Lake Management, LLC	006853	PI-A00550990	Fountain Repair 02/21	\$	976.75
Steven A. Brown-Cestero	006830	SB012721	Board of Supervisors Meeting 01/27/21	\$	200.00
Suntech Electrical Contractors, Inc.	006827	5484-16	Street Lighting Repair 01/21	\$	375.00
Suntech Electrical Contractors, Inc.	006827	5484-17	Street Lighting Repair 1/21	\$	150.00
Suntech Electrical Contractors, Inc.	006854	5484-18	Lighting Repair 02/21	\$	137.00

Paid Operation & Maintenance Expenditures

Vendor Name	Check Number	Invoice Number	Invoice Description	Inv	oice Amount
Suntech Electrical Contractors, Inc.	006854	5484-19	Lighting Repair 02/21	\$	149.50
The Daily Breeze	006847	118864 12/02/20	Legal Advertising AD#114354 12/20	\$	42.50
The Daily Breeze	006818	119287 01/20/21	Legal Advertising AD#114354 01/21	\$	53.00
Tower Compactor Rentals, LLC	006828	Rental-21-02729	Trash Compactor 02/21	\$	318.00
Universal Protection Service, LP	006817	10900980	Security Services 01/15/21-01/21/21	\$	2,935.86
Universal Protection Service, LP	006829	10924311	Security Services 01/22/21-01/28/21	\$	3,765.91
Universal Protection Service, LP	006845	10951797	Security Services 01/29/21-02/04/21	\$	4,066.86
Universal Protection Service, LP	006845	10982823	Security Services 02/05/21-02/11/21	\$	4,066.86
Report Total				\$	109,939.61