



Rizzetta & Company

Paseo Community Development District

Board of Supervisors' Meeting February 22, 2023

**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 Sharon Schulman Dave Cabell Debra Johnson Ian Noy	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Carl Barraco	Barraco and Associates, Inc.

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

The Public Comment portion of the agenda is where individuals may make comments on any matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time. **Please note that going forward all public comments on agenda and non-agenda items will be taken at the onset of the meeting. There will only be one public comment period. All those desiring to speak during public comment will need to sign the Speaker Sign In sheet.**

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.

February 15, 2023

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, February 22, 2023, at 10:00 a.m.** at the Paseo Village Center Theater, 11611 Paseo Grande Boulevard, Fort Myers, FL 33912. The following is the agenda for this meeting.

Please note that going forward all public comments on agenda and non-agenda items will be taken at the onset of the meeting. There will only be one public comment period. All those desiring to speak during public comment will need to sign the Speaker Sign In sheet.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. SUNSHINE LAW AND ETHICS REFRESHER BY DISTRICT COUNSEL**
- 4. DISTRICT ENGINEER STAFF REPORT**
 - A. Review and Discussion Regarding Asset Report
(under separate cover)
- 5. BUSINESS ITEMS**
 - A. Discussion and Consideration of FL CLASS Fund Investment
 - B. Consideration of Resolution 2023-02, Authorizing the Investment of District Funds Tab 1
 - C. Review of February 3, 2023 Field Inspection Report..... Tab 2
 - D. Discussion and Consideration of Mulch Specifications..... Tab 3
 - E. Discussion Regarding Landscaping Replacements and Proposals for Work Outside of Contracted Scope
 - F. Discussion Regarding Phase 3 of Oak Tree Replacement Project
 - G. Update on Deciduous Tree Replacement Project at Rear of Homes
 - H. Discussion and Consideration of Proposals for Pump Station Plantings (under separate cover)
 - I. Consideration of Premier Pressure Cleaning Proposal Tab 4
 - J. Discussion Regarding Vendor Processes and Staff Direction
 - K. Discussion Regarding Rizzetta Proposal Regarding District Management Team Hours

- 6. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors’ Meeting held on January 25, 2023 Tab 5
- 7. **STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - 1. FEMA Process Update
- 8. **SUPERVISOR REQUESTS**
- 9. **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: Andrew Cohen: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Tab 1

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PASEO COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE INVESTMENT OF DISTRICT OPERATING FUNDS, OPERATING RESERVE FUNDS AND AVAILABLE DISTRICT BOND FUNDS; AUTHORIZING CERTAIN BOARD MEMBERS TO CONDUCT SUCH INVESTMENT TRANSACTIONS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Paseo Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”) typically meets monthly to conduct the business of the District, including periodic discussion and review of the District financials; and

WHEREAS, notwithstanding regular District Board meetings, in order to conduct the business of the District in an efficient manner and maximize investment return of District funds while at the same time prioritizing safety of principal and liquidity of funds, the District wishes to adopt this Resolution to memorialize certain parameters regarding investment of District operating funds, operating reserve funds and District bond funds as well as confirmation of the individuals appointed to authorize such transactions; and

WHEREAS, the District determines this Resolution is not an “investment policy” as that term is defined in Section 218.415, Fla. Stat., as amended; and

WHEREAS, to the extent not historically adopted, the District adopts the “no written investment policy” as more specifically referenced in Section 218.415(17), Fla. Stat., as amended; and

WHEREAS, the District determines that this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business; and the preservation of District assets and/or facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PASEO COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Operating Funds and Operating Reserve Funds: The District Board hereby authorizes the placement of District operating funds and operating reserve funds in investments which meet the following requirements:

1. Investments which provide the maximum amount of safety of principal and liquidity of funds to pay obligations as they come due while at the same time maximizing investment return.
2. Investments which meet all applicable requirements of law including but not limited to the provisions of Chapter 190 and Section 218.415, Fla. Stat., as amended.

Section 2. Bond Funds: The District previously issued bonds for the construction of community infrastructure (hereinafter collectively referred to as the “Bonds”). The Bonds were issued pursuant to a Master Trust Indenture, as it may have been supplemented (hereinafter collectively referred to as the “Indentures”). By recent succession, U.S. Bank Trust Company, National Association, serves as the current Trustee under the Indentures. Pursuant to the Indentures, non ad valorem assessments collected by the District are set aside to make bond payments in November and May until maturity of the Bonds as well as to fund a reserve account for the Bonds all in compliance with the terms of the Indentures. To the extent bond funds are available for investment, the District Board authorizes the placement of such funds in investments which meet the following requirements:

1. Investments which provide the maximum amount of safety of principal and liquidity of funds to pay obligations as they come due while at the same time maximizing investment return.
2. Investments which meet all applicable requirements of law including but not limited to the provisions of Chapter 190 and Section 218.415, Fla. Stat., as amended.
3. Investments which meet all applicable requirements of the Indentures.

Section 3. District Manager: Rizzetta & Company, Inc. (“Rizzetta”) serves as the District Manager in the capacity as specifically defined in Section 190.007, Fla. Stat., as amended, or may perform other duties as prescribed by the District Board. However, Rizzetta does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta does not provide the District with financial advisory services or offer investment advice in any form. Rizzetta may assist the District during a bond issuance, as requested by the Board from time-to-time, but those services are limited to assessment allocation reports or similar work product.

Section 4. Authorized Individuals: The Board hereby authorizes the Chairperson first and then the Vice Chairperson if the Chairperson is unavailable (defined as not capable of being contacted for in excess of seven (7) days), to authorize the investment of District operating reserves and District bond funds as long as such investments are in compliance with this Resolution and otherwise in compliance with applicable law. Such individuals are designated as necessary in the Indentures. The District Manager and Trustee will take direction from the Chairperson, or Vice Chairperson in his/her absence (as defined above), for the investment of such funds. The District Manager will not provide any advice as to timing or placement of operating funds, operating reserve, or bond funds. The Chairperson or the Vice Chairperson in his/her absence, will act on behalf of the District with regards to operating funds, operating reserves and bond funds to place all trades, either telephonically or by whatever means necessary. The Chairperson or the Vice Chairperson in his/her absence, will provide direction to the District Manager and/or Trustee, as applicable, for the amounts to transfer, where to transfer the funds and by what means. Although authorized to make transfers, the Chairperson, or the Vice Chairperson if he/she is acting in place

of the Chairperson, shall endeavor to bring any contemplated transfer to the District Board for consideration at least thirty (30) calendar days before a trade is needed.

Section 5. A copy of this Resolution shall be provided to U.S. Bank Trust Company, National Association and any successor Trustee under the Indentures. This Resolution is intended to supplement and revise prior resolutions and actions by the District. All District action, resolutions, or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Section 6. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent of any conflict between the terms of this Resolution and the Indentures or applicable law including, but not limited to, Chapter 190 and Section 218.415, Fla. Stat., as amended, the Indentures and applicable law shall govern.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED in Public Session of the Board of Supervisors of the Paseo Community Development District this **22nd day of February, 2023.**

**PASEO COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRPERSON

ATTEST:

SECRETARY / ASST. SECRETARY

Tab 2

PASEO

LANDSCAPE INSPECTION REPORT



February 3, 2023

Rizzetta & Company

John R. Toborg – Sr. Landscape Specialist

John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Zone 1

General Updates, Recent & Upcoming Maintenance Events, Important Notices:

- ❑ Prune all palms with dead or vertically hanging fronds and fruiting structures throughout the district.
- ❑ Recommending to not cut back shrub species damaged by the cold until the threat of frost is gone.

The following are action items for Pinnacle Landscapes to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates an issue to be handled by Staff and **bold, underlined black** indicates an update or question for the BOS.

Zone 1 Penzance, Guardhouse & Paseo Grande

Zone 2 Condos, west of Paseo Grande,

Zone 3 Condos, east of Paseo Grande

Zone 4 Rosalinda, Provencia, Mercado & Sarita (includes Bibiana to Emilia and Javiera to Nalda)

Zone 5 Paseo Drive (starting at Paseo Grande and including bridge)

Zone 6 Adelio, Dario & Adora

Zone 7 Esteban, (both sides) & Macario

Zone 8 Hidalgo, Falisto & Renata

1. On Penzance ROW on the Westside of the main entrance there was a recent Pygmy Date Palm pruning event. Some of the fronds were nicked and are now hanging. Please remove these.
2. Need to schedule a Palm pruning event for Penzance. Any vertically hanging fronds, even if green, should be removed from previous damage by the hurricane. Here is a Coconut Palm in need on the West side of the main entrance. (Pic. 2->)
3. There are a couple stumps remaining in the Penzance ROW beds West of the main entrance that need to be ground or cut flush to ground level. Has this been proposed? If not please provide one.
4. There is a dead Ligustrum branch that needs to be removed on the West end of Penzance.
5. The shrubs on the West end of Penzance have been cut back and should fill in nicely this spring.
6. Dead Palm tree that needs to be removed on the West end of Penzance. Please provide a proposal to do so if you have not already.



Zone 1

7. On the East end of Penzance, cut back an area where the new path lights were installed a couple feet back to the preserve area sign. (Pic. 7)



8. On the East end of Penzance, there is still irrigation that has been uprooted and possibly broken where Oak trees were removed from the hurricane. Has this been proposed to be fixed?
9. Remove a couple dead hanging Oak limbs by the path on the East side of Penzance.
10. Treat the weeds starting to show in the Foxtail Palm beds on the East inner side of Paseo Grande Blvd.

11. Make sure all irrigation boxes and electric covers are edged and are visible along Paseo Grande. (Pic. 11)



12. Ensure edging is being completed for the concrete slabs with benches located around the pond on Paseo Grande Blvd. It appears they were missed last rotation.

13. Treat the active ant mounds throughout zone 1. Once they are dormant, please rake smooth per the contract specs.

14. There is a cut bubbler causing a washout around a tree by the bench on the West ROW of Paseo Grande Blvd. by the pond. (Pic. 14)



15. Diagnose and treat the St. Augustine turf on the West ROW of Paseo Grande Blvd. lakeside in the pic below. (Pic. 15)



16. Treat the weeds at the Gazebos that are starting to show.

17. Repair turf from overspray for palm beds.

Zone 1

18. Replant a Bromeliad that has fallen over at the Northwest gazebo. (Pic. 18)



19. Repair a bubbler where a tree has been removed or at least cap it. Currently there is nothing on the end and would just shoot straight into the air. This is on the Westside of Paseo Grande just South of the Northwest Gazebo.

20. Fill in a hole under a Bird of Paradise created by an animal at the Southwest gazebo on Paseo Grande Blvd.

21. Treat for sedge on the turf on Herminia St. on the North ROW between Paseo Grande Blvd. east and westside. (Pic. 21)



22. Treat the weeds at the Southeast Gazebo beds.

23. Even though Foxtail Palms are self cleaners, the vertical hanging fronds from the hurricane should now be mechanically removed because they are being held in place by a sheath not letting them release. (Pic. 23)



24. Another cut bubbler that is causing a washout under a tree on the East ROW of Paseo Grande Blvd. on the lakeside. (Pic. 24)



25. Treat the active ant mounds on the East roundabout on Paseo Grande Blvd.

26. When will rejuvenation cutbacks be scheduled. Please include the Croton on both roundabouts on Paseo Grande Blvd.

27. Remove the dead flowers out of the Bird of Paradise at the Northeast gazebo on Paseo Grande Blvd.

Zone 1

28. Another cut bubbler in need of repair North of the Northeast gazebo causing a washout. (Pic. 28)



33. In my opinion, the health of the Medjool leaning at the Southeast ROW of Paseo Grande Blvd. and Herminia St. has not been compromised from the hurricane. Over time, the palm should straighten as it grows up but will have a curve in it like a lot of palms do. It is aesthetic decision for the board. (Pic. 33)



29. What is the latest status with the Bismark palm on the Northeast ROW of Penzance right before Paseo Dr. (Pic. 29)



34. There is standing water, possible irrigation break, in the entrance to the community median. Please investigate.

30. There is a Crinum Lily that has been uprooted and in need of replanting on the North ROW of Paseo Grande Blvd near Paseo Dr. (Pic. 30 >)

31. Diagnose and treat the Petit Ixora at the entrance median into the community that divides the visitor and resident sides.

32. Remove any dead branches within the Petit Ixora at the entrance median dividing the visitor and resident sides.



Zone 2

1. Treat the weeds starting to show in the Foxtail Palm beds along Bibiana Way.
2. Like zone 1, It is time to remove the vertical hanging fronds damaged by the hurricane on the Foxtail palms.
3. Treat the turf weeds on Bibiana Way between the road and the sidewalk. (Pic. 3)



4. Treat the weeds in the North ROW bed on Bibiana within the Ixora and Bougainvillea
5. What is the status of repairing hog damage? This area on Emilia St. has broadleaf weeds starting to grow in them. (Pic. 5)



6. Treat the broadleaf weeds in the St. Augustine without hog damage on the West ROW of Emilia St.

7. At the Adoncia Way mail kiosk, remove weeds growing through the hedge. (Pic. 7)



8. Clean up the Crinum Lilies at the Adoncia Way mailbox kiosk.
9. Treat the broadleaf weeds in the turf on Esperanza St.
10. Prune the shrub row on the South ROW on Bibiana Way along the aluminum fence shared with Penzance ROW.
11. Treat for sedge within the turf at the mailbox kiosk on Bibiana Way.
12. Remove the dead Philodendron fronds at the mailbox kiosk on Bibiana Way.
13. Noting a concrete slab on the turf on Bibiana Way ROW. (Pic. 13)



Zone 3

1. Prune the shrubs lining the aluminum fence on the South ROW of Palba Way that shares with Penzance.
2. Is there an update on Foxtail Palms that might not make it in zone 3? For example, on Herminia St. between Paseo Grande Blvd. and Palba Way.
3. Remove small rocks located under the shrubs on the South ROW of Palba Way.
4. Diagnose and treat the Coco Plum at the mailbox kiosk on Palba Way and cut out the small dead branches on the end of the shrub row.



6. Remove the palm volunteer growing under the Oak tree on Palba Way just South of Olinda Way on the East ROW.
7. Clean up the Crinum Lilies at the mailbox kiosk on Izarra Way.
8. Treat the broadleaf turf weeds on the ROWs on Melosia St.
9. Prune the shrubs lining the aluminum fence on the South ROW of Nalda St. that shares with Penzance.
10. What is the status to repair hog damage throughout zone 3?

11. Just noting thinning turf throughout Zone 3 due to Oak trees taking nutrients and blocking sunlight.

12. Make sure all valve boxes are clear of vegetation. (Pic. 12)



Zone 4

1. Diagnose and treat the 'Petit' Ixora looking off color or possibly chlorotic at the Rosalinda monument.
2. There appears to be dry spots developing on the median of Felisa Ct. Please inspect the irrigation to ensure it is working properly with the correct coverage. (Pic. 2)
6. When is the rejuvenation cutback scheduled. Please make sure the croton at the Provencia entrance is done.
7. Treat the sedge within the turf on the Provencia Ct. roundabout.
8. The bed at the Mercado monument looks good. Just remove any dead Red Ti leaves that shed in the bed.
9. Treat the sedge in the turf at the Mercado Ct. roundabout. Was this treated since last inspection?



3. Remove the dead fronds on the Paurotis Palms on the Felisa Ct. roundabout.
4. Treat the broadleaf turf weeds at the Felisa Ct. roundabout.
5. The Pygmy Date Palm is looking worse at the Provencia monument. Should this stalk be removed before it possibly infects the other two? (Pic 5)



Zone 5

1. The Coconut Palms just south of the bridge on Paseo Dr. were pruned. However, a couple green fronds were nicked and are now hanging. Please have these removed.
2. Diagnose and treat the Bromeliads at the Esperanza monument and the south median on Paseo Dr. Clean out the dead at the base. Are these sun loving Bromeliads?
3. Diagnose and treat the Copperleaf shrubs just south of the bridge on either side of the walk path on the ROWs of Paseo Dr. (Pic. 3)



3. Just North of the bridge on the East ROW there are a few Croton that look diseased. These appear to have been cut back. Were they diagnosed and treated?
4. Diagnose and treat all Awabuki Viburnums on Paseo Dr. There is damage due to the hurricane that need to be flushed out, however, I am seeing leaf spot on them.
5. The declining Bismark on Paseo Dr. appears to be getting worse. What is the latest status, and does it need to be removed? (Pic. 5>)
6. The 3 Jatropha Trees planted just South of Dario are not thriving. One appears dead. What can be done to get these to thrive? Is the one under warranty and will it be replaced?

7. The Jatropha Trees just South of Esteban Dr. on Paseo Dr. are struggling as well. Is this on in the photo suppose to be a standard? What can be done to make these thrive? (Pic. 7)



8. On Paseo Dr. just North of Esteban. Is this dead? (Pic. 8)



Zone 5

9. Pull the declining Arboricola along the sidewalk on the North Row of Paseo Dr. (Pic. 9)



13. There is a Pitch Apple that is leaning on the South ROW of Paseo Dr. near the roundabout. Can this be replanted? (Pic. 13)



10. There is a downed Pitch Apple plus an additional 5 more that appear dead on the South ROW on Paseo Dr. just past Hidalgo Ct. Please provide a proposal to have the replaced. (Pic. 10)



14. There is another weak looking Jathropa Standard tree on the North ROW of Paseo Dr. near the cul-de-sac.

11. On the North ROW of Paseo Dr. near Hidalgo Ct. diagnose and treat declining Pitch Apple that appears to be chlorotic. Were these treated?

12. There is a dead palm that needs to be removed just after Falisto Pl. Please provide a proposal for this. Any idea why it died? (Pic. 12>)



Zone 6

1. The roundabout on Adelio Ln. looks good.
2. The turf on the North ROW of Dario Way looks splotchy. Does this area have irrigation? What can be done to improve the color here?
3. At the Adora roundabout, there is a dirt spot within the turf about the size of two pieces of sod. Please rake out and replace turf if necessary. (Pic. 3)



4. Treat the weeds in the Bougainvillea bed on the Dario roundabout.
5. There is hog damage throughout zone 6.

Zone 7

1. Treat and diagnose the Awabuki on Esteban Dr. I do see new growth starting to sprout. (Pic. 1)



6. Esteban Dr. North roundabout looks good.
7. There is hog damage through-out Zone 7.

2. Clean out the dead of the Flax Lilies on the Macario roundabout.
3. Remove the dead flowers out of the Bird of Paradise on the Macario roundabout bed.
4. Clean out the dead of the Flax Lilies and remove the dead flowers out of the Bird of Paradise on the South Esteban Dr. roundabout.
5. Diagnose and treat the tur on the South Esteban Dr. roundabout. (Pic. 5)



Zone 8

1. The Bismark Palm on the Hidalgo roundabout looks in decline. Please have your arborist investigate and note the findings. (Pic. 1)



2. Clean out the dead in the Flax Lilies on the Hidalgo roundabout.
3. Diagnose and treat the Croton at the roundabout on Falisto Pl.
4. **At the Renata cul-de-sac, weed the beds.**
5. Remove the dead out of the Flax Lilies at the Renata roundabout.
6. There is hog damage throughout Zone 8.



Tab 3

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors or its assigns, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, planters & tree rings) with ~~Shredded Cypress Mulch or Pine Straw~~ **Cocoa Brown Mixed Hardwood Mulch**, up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of ~~three (3) inches~~ **two (2) inches and a maximum of three (3) inches.**

Contractor is responsible for all necessary clean up related to this procedure. Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be ~~3"~~ **2-3"**-deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of ~~3"~~ **2-3"** & beveled to reduce mulch washout. Mulch shall not be in contact with tree trunks or bases of plants. Any mulch "volcanoes" or mulch accumulation around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required ~~3"~~ **2-3"** depth, sufficient mulch shall be supplied and installed by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

Tab 4

Premier Pressure Cleaning LLC

PO Box 7222
 Ft. Myers, FL 33919
 (239) 410-2923

PROPOSAL

Date	Proposal #
2/2/2023	3237

To:
Paseo c/o Rizzetta & Co, Inc. 9530 Marketplace Road #206 Ft. Myers, FL 33912

Qty	Description	Cost	Total
	Pressure Clean all High Curbs V Gutters, Island Curbs in the Following Areas: All Completed Home Site Areas Paseo Grand Blvd from Penzance Blvd, Tulio Way, Herminia St, Delicia St, Bibiana Way, Alegria St, Izarra Way, Melosia St, Nalda St, Oliveria St, Javiera Way, All the Single Family Home Areas, Rosalinda Ct, Felisa Ct, Provencia Ct, Mercado Ct, Sarita Ct, Excluding Alleyways Pressure Clean all Sidewalks, Monuments, Signs in the Following Areas: Guard Gate Sidewalk from Penzance Blvd to Herminia St. Sidewalk on Herminia St Going Left to Tulio Way and Right to Palba Way From the Guard Gate Blvd Paseo Grande Blvd Both Left and Right Sides To the Clubhouse, Including all 4 Gazebos, and the Sidewalks on the North Side of Herminia St Sidewalks on Bibiana Way From Esperanza St to Paseo Grande Blvd Including the Short Sidewalk Down on the Corner of Bibiana Way Sidewalks on Javiera Way from Nalda St to Paseo Grande Blvd	15,787.50	15,787.50

Signature _____

Date _____

Total

Premier Pressure Cleaning LLC

PO Box 7222
Ft. Myers, FL 33919

(239) 410-2923

PROPOSAL

Date	Proposal #
2/2/2023	3237

To:
Paseo c/o Rizzetta & Co, Inc. 9530 Marketplace Road #206 Ft. Myers, FL 33912

Qty	Description	Cost	Total
	Sidewalks on Mercado Ct, Sarita Ct, Provencia Ct, Rosalinda Ct (Passing Over the Driveways)		
	Sidewalks on Paseo Dr - Both Sides at the Beginning and Left Side After Bridge Stopping at Hidalgo Ct		
	Sidewalks on Adelio Ln, Dario Way, Adora Ct, Esteban Dr, Left and About 13 Lots Going Right Monuments and Signs at Entrances of Esperanza, Rosalinda Ct, Provencia Ct, Mercado Ct, Sarita Ct		
	Pressure Clean Sidewalks & Street Gutters: Esteban, Macario, Hidalgo, Falisto, Renata, Paseo Dr	3,533.43	3,533.43
	Pressure Clean High Curbs, V Gutters, Island Curbs in the Following Areas: All New Multi Family Completed Home Site Areas in the Complete Community Excluding the Following Areas: North End of Paseo Dr Stopping Before Hidalgo Ct, Going Right on Esteban Stopping After 1 Lot	2,721.87	2,721.87
	All Pressure Cleaned Areas Rinsed Clean at Completion of Work.		

Signature _____ Date _____

Total	\$22,042.80
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Tab 5

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, January 25, 2023 at 10:02 a.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

Steven Brown	Board Supervisor, Chairman
Sharon Schulman	Board Supervisor, Vice Chair
David Cabell	Board Supervisor, Assistant Secretary
Debra Johnson	Board Supervisor, Assistant Secretary
Ian Noy	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Andrew Cohen	District Counsel (via Teams)
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Doug Tarn	District Engineer, Barraco & Associates, Inc.
John Toborg	Landscape Inspection Services, Rizzetta & Company, Inc.
John Fowler	Landscape Inspection Services, Rizzetta & Company, Inc.
Joe Green	Pinnacle Landscapes
Evan Fey	Pinnacle Landscapes
Ted Galino	Pinnacle Landscapes
Rodrigo Bettini	Public Trust Advisors (joined the meeting in progress)
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. Brown opened the floor to public comments.

Ms. Konopaske addressed the Board regarding fencing of the community.

Mr. Buchinski addressed the Board regarding funding for fencing of the community.

Ms. Abbott inquired as to CDD easement documentation.

48
49 **THIRD ORDER OF BUSINESS**

**District Engineer Staff Report, Review
and Discussion Regarding Asset
Report and Update Regarding
Perimeter Fencing Proposals and
Process**

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55 Mr. Tarn spoke regarding the draft asset report advising that priorities need to be
56 determined. Discussion ensued regarding prioritizing the asset report. Mr. Brown advised
57 that health and safety should be priority 1, priority 2 was items that can wait but need to be
58 fixed as soon as possible, and priority 3 was items that would be nice to fix. Further
59 discussion ensued. Mr. Tarn advised that he reviewed an area of pavers at the entrance
60 and he recommended that the area be closed until repairs can be conducted. Ms. Blandon
61 recommended that repairs be conducted as soon as possible. Mr. Cohen supported Ms.
62 Blandon's recommendation. Ms. Abbott advised that the Condo Association agrees that the
63 CDD can make the necessary repairs to make the sidewalk safe.
64

On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board Approved a Not to Exceed Amount of \$17,000.00 for Emergency Sidewalk Repairs from the Multi Use Path to Herminia, for the Paseo Community Development District.

65
66 Mr. Tarn advised that he has requested fencing proposals per the Lee County fence
67 specification; he advised that he requested four proposals and only two proposals were
68 received. Mr. Tarn advised that the openings in the fence are gated to allow access to the
69 preserve areas for inspection and maintenance. Discussion ensued. The Board asked Mr.
70 Tarn to investigate the outstanding questions so that the Board can make a decision at the
71 next meeting.

72
73 The Board discussed the financing options available for the fencing project and asked
74 that District Engineer draft a process for the fencing. Discussion ensued regarding the
75 possible fencing project details.

76
77 Mr. Brown asked that Mr. Tarn review the Americanscape proposal for paver repairs.

78
79 **FOURTH ORDER OF BUSINESS**

Presentation by Public Trust Advisors

80
81 Mr. Brown provided an overview of the previous Board discussion related to investing
82 District funds as well as an overview of the discussions held with Staff.

83
84 Mr. Rodrigo spoke regarding Public Trust Advisors and provided a brief presentation
85 to, and answered questions from, the Board. Mr. Cohen asked Mr. Rodrigo to confirm that
86 the investment conforms with Florida Statute 218.415 subsection 17 related to an
87 intergovernmental pool. Mr. Rodrigo confirmed. Further discussion ensued.
88
89
90

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02,
Authorizing the Investment of District
Funds**

Mr. Cohen provided an overview of the draft resolution as contained within the agenda package. He further advised that the District can have one of two investment options; adopting a “no investment policy” or adopting an investment policy. Mr. Brown made a motion to adopt the resolution 2023-02, Authorizing the Investment of District Funds, subject to amendments made on the record; Mr. Cabell seconded the motion. Board discussion ensued. Mr. Cabell recommended providing additional time for the Board to review. With two in favor and three opposed, the motion failed.

SIXTH ORDER OF BUSINESS

**Review of January 6, 2023 Landscape
Inspection Report**

Mr. John Toborg provided a handout to the Board related to his recommendation for landscaping along the multi-use path and responded to questions from the Board. Discussion ensued. Ms. Schulman asked that Mr. Toborg provide a design related more to a safety standpoint in the three noted specific areas.

Mr. Fowler advised that Mr. Schaub met with a vendor regarding selling the coconut palms; and due to receiving OTC injections, the coconut palms cannot be sold. He further provided an overview of the report from the inspection conducted on January 6th. Mr. Cabell spoke regarding items that he noticed were not in the report.

SEVENTH ORDER OF BUSINESS

**Consideration of Pinnacle
Landscapes Mulch Proposal**

Ms. Blandon advised that the proposal contained within the agenda package has been revised. Mr. Cabell reviewed a joint effort with the associations to purchase mulch altogether in order to realize savings. Mr. Brown reviewed the procedures outlined in the CDD project manual related to mulch installation. Mr. Toborg reviewed the details of the project manual. Mr. Cabell made a motion to deviate from the CDD project manual, delete the three inch requirement, and obtain a more attractive proposal; the motion was seconded by Ms. Johnson. Board discussion ensued.

On a Motion by Mr. Cabell, seconded by Ms. Johnson, with three in favor and two opposed, the Board Deviated from the CDD Landscape & Irrigation Maintenance Project Manual, Deleting the Mulch Measurement Requirement, for the Paseo Community Development District.

On a Motion by Mr. Brown, seconded by Mr. Cabell, with all in favor, the Board Left the CDD Landscape & Irrigation Maintenance Project Manual As-Is to Allow Ms. Johnson Time to Review the Project Manual and Provide Recommendations to the Board at the Next Meeting, for the Paseo Community Development District.

130 Mr. Brown recommended tabling the Pinnacle Landscapes Proposal. The Board
131 agreed.

132
133 The Board took a recess at 12:35 p.m. and was back on the record at 12:43 p.m.

134
135 **EIGHTH ORDER OF BUSINESS** **Consideration of Pinnacle**
136 **Landscapes Proposal for Pump**
137 **Station Plantings**
138

139 Ms. Blandon advised that the proposal calls for installation of Pitch Apple and
140 Cocoa Brown mulch at a total of \$8,650. Discussion ensued. Ms. Schulman made a
141 motion to approve the Pinnacle Landscapes proposal for Pump Station Plantings, the
142 motion was seconded by Mr. Brown; with two in favor and three opposed, the motion
143 failed. Board discussion ensued. Mr. Noy made a motion to set a policy requiring three
144 proposals for proposals that exceed \$5,000.00. Mr. Cabell seconded the motion. Board
145 discussion ensued. Mr. Noy amended his motion.
146

147 On a Motion by Mr. Noy, seconded by Mr. Cabell, with all in favor, the Board Set a Policy
148 to Require Three Proposals for Proposals Over \$10,000.00, for the Paseo Community
149 Development District.

150
151 Mr. Brown asked if the Board would like to accept the Pinnacle Landscapes
152 proposal or go out to bid. Board discussion ensued. The Board asked Staff to obtain
153 additional proposals for the pump station plantings. Ms. Schulman made a motion to
154 approve the Pinnacle Landscapes proposal 3795 for the Pump Station Plantings, Mr.
155 Brown seconded the motion. With two in favor and three opposed, the motion failed.

156
157 **NINTH ORDER OF BUSINESS** **Consideration of Hoover Pumping**
158 **Systems Proposals for Filter Parts**
159 **Replacements and Well/tank Level**
160 **Pressure Transducer Installation**
161

162 Mr. Brown reviewed the proposals as submitted by Hoover Pumping Systems; he
163 advised that the purchase of the filter parts replacements is to allow the CDD to clean
164 and maintain the filter system. He recommended purchasing six sets so that they could
165 be swapped out during the cleaning process. Mr. Brown advised that the proposal for the
166 transducer and float valve is for the additive tank to alert the CDD of low levels prior to
167 running out.
168

169 On a Motion by Mr. Brown, seconded by Ms. Johnson, with all in favor, the Board Approved
170 the Hoover Pumping Systems Proposal SPN99324, for Filter Parts Replacements, Six
171 Total of the Full Filter Sets, Option Two, to Include O Rings, for the Paseo Community
172 Development District.

173
174
175

176 On a Motion by Mr. Brown, seconded by Mr. Cabell, with all in favor, the Board Approved
177 the Hoover Pumping System Proposal SPN99323, for the Well/Tank Level Pressure
178 Transducer, for the Paseo Community Development District.

179
180 **TENTH ORDER OF BUSINESS**

**Discussion Regarding Use of Liquid
"Agents" with the New Irrigation
System**

181
182
183
184 Mr. Brown reviewed the liquid agents that can be added to the irrigation pumps.
185 Discussion ensued. The Board asked that Pinnacle provide suggested agents and pricing
186 to be discussed at a future meeting.

187
188 **ELEVENTH ORDER OF BUSINESS**

**Consideration of US Bank Tri-Party
Succession Agreement**

189
190
191 Ms. Bandon advised that US Bank, the trustee for the Bonds, is assigning the
192 trustee duties to US Bank Trust Company National. Mr. Cohen advised that there is no
193 change in service or protections, but is a change in corporate name.

194
195 On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board
196 Approved the US Bank Tri-Party Succession Agreement, for the Paseo Community
197 Development District.

198
199 **TWELFTH ORDER OF BUSINESS**

**Consideration of FEMA Funding
Agreement**

200
201
202 Ms. Bandon reviewed the FEMA funding agreement advising that this is a
203 requirement as part of the process in obtaining federal public assistance from FEMA. She
204 advised that a recovery scoping meeting was held with FEMA.

205
206 Ms. Bandon provided an overview of the meeting held with FEMA and the
207 requirements to be met in order to qualify for federal public assistance. The Board
208 recommended seeking reimbursement of irrigation damage.

209
210 Mr. Cohen advised that he has reviewed the form of the FEMA funding agreement
211 and he does not have any objections to the text of the agreement.

212
213 On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board
214 Approved the FEMA Funding Agreement, Z3350, for the Paseo Community Development
215 District.

216
217 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Earth Tech
Environmental Proposal for 2023 and
2024 Preserve Maintenance**

218
219
220
221 Ms. Bandon advised that the proposal provided by Earth Tech covers a two-year

222 period with a total of four semi-annual events at a cost of \$20,000.00 per year, reflecting an
223 increase of \$600.00 per year.
224

On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board Approved the Earth Tech Environmental Proposal for 2023 and 2024 Preserve Maintenance, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

225
226 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Advance Tek**
227 **Proposal for Sign Pole Replacement**
228

229 Ms. Blandon reviewed the proposal provided by Advance Tek for signage
230 replacement; she advised that ten signs need to be replaced. Discussion ensued regarding
231 signs that may be able to be repaired rather than replaced. Mr. Brown recommended
232 reviewing the posts for those needing repainting.
233

On a Motion by Mr. Brown, seconded by Mr. Cabell, with all in favor, the Board Approved the Advance Tek Proposal, PR-221109, for Replacement of Ten Signs, totaling \$32,980.00, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

234
235 **FIFTEENTH ORDER OF BUSINESS** **Discussion Regarding House Bill 7049**
236 **and Electronically Filing Notices**
237

238 Mr. Brown reviewed House Bill 7049 for electronically filing of meeting notices. Mr.
239 Cohen reviewed the memo provided by his office related to House Bill 7049. Ms. Blandon
240 advised that the labor involved in complying with House Bill 7049 outweighs the cost of
241 publishing the annual meeting schedule notice. Discussion ensued. The Board opted to not
242 move forward with House Bill 7049 for electronically filing meeting notices.
243

244 **SIXTEENTH ORDER OF BUSINESS** **Discussion Regarding Visitor Pass**
245 **Length**
246

247 Ms. Blandon advised that the pass scanner kiosk is up and running and there
248 continues to be residents who do not want to utilize the web portal, mobile app, or automated
249 call-in system. She advised that some residents have asked for an increase to the maximum
250 number of days that a pass can be issued. Mr. Brown reviewed the purpose of moving to a
251 set pass length. Discussion ensued.
252

On a Motion by Mr. Brown, seconded by Ms. Johnson, with all in favor, the Board Approved Modifying the Gate Access Control System to Allow for a Ninety Day Gate Pass, for the Paseo Community Development District.

253
254 **SEVENTEENTH ORDER OF BUSINESS** **Discussion Regarding Implementation**
255 **of an E-Pass Scanner on Resident Lane**

256
257 Mr. Brown advised that he requested this item in order to alleviate traffic at the main
258 gate; however, after further reviewing traffic and costs, he does not believe it's necessary.
259 The Board concurred.

260
261 **EIGHTEENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
262 **Board of Supervisors' Meeting held on**
263 **October 26, 2022**

264
265 Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on
266 October 26, 2022 and asked if there were any questions, comments, or changes to the
267 minutes as presented. There were none.

268
On a Motion by Mr. Brown, seconded by Mr. Noy, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on October 26, 2022, for the Paseo Community Development District.

269
270 **NINETEENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
271 **Board of Supervisors' Meeting held on**
272 **December 14, 2022**

273
274 Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on
275 December 14, 2022 and asked if there were any questions, comments, or changes to the
276 minutes as presented. Ms. Johnson pointed out a correction to line 255.

277
On a Motion by Mr. Brown, seconded by Mr. Noy, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on October 26, 2022, as Amended on the Record, for the Paseo Community Development District.

278
279 **TWENTIETH ORDER OF BUSINESS** **Consideration of the Operations and**
280 **Maintenance Expenditures for the**
281 **Month of August 2022**

282
283 Ms. Blandon presented the Operations and Maintenance expenditures for the period
284 of August 1-31, 2022, totaling \$133,009.41, and asked if there were any questions.

285
On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of August 2022, totaling \$133,009.41, for the Paseo Community Development District.

286
287
288

TWENTY-FIRST ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Cohen advised that he had no report but would be happy to answer any questions. There were none.

B. District Manager

Ms. Bandon advised that the next meeting of the Board of Supervisors is scheduled for Wednesday, February 22, 2023 at 10:00 a.m.

Ms. Bandon introduced the new Field Manager, Thomas Siciliano. Ms. Bandon asked that if a Board Member sends an email to Mr. Siciliano that they copy her so that she can keep track of all correspondence.

Ms. Bandon advised that she has a proposal from Pinnacle to replace sod in various areas damaged by hogs. The Board advised that they would like to give the sod time to come back on its own.

Ms. Bandon recommended moving all public comment to the onset of the meeting for both agenda and non-agenda items so that residents do not have to stay to the end of the meeting to make comments on non-agenda items.

On a Motion by Mr. Brown, seconded by Mr. Noy, with all in favor, the Board Set Public Comment to the Onset of the Board of Supervisors' Meeting for Agenda and Non-Agenda Items, Not to Exceed Three Minutes per Person, for the Paseo Community Development District.

TWENTY-SECOND ORDER OF BUSINESS Supervisor Requests and Audience Questions

Ms. Bandon opened the floor to Supervisor requests.

Mr. Noy thanked Ms. Bandon for her professionalism.

Mr. Cabell spoke regarding tree replacement for damages due to Ian. He further spoke regarding bridge sidewalk area work being conducted and inquired as to restoring the landscaping. Ms. Bandon advised that she has provided proposals to the City for the landscaping.

Ms. Schulman advised that a proposal has not been received for replacing annuals with perennials. Ms. Bandon advised that she will ask Mr. Fowler to follow up on the proposals.

Mr. Brown updated the Board regarding children playing ding-dong-ditch; he advised that he spoke with one of the mother's and the Sheriff department has spoken to

331 all of the parties involved. Mr. Brown recommended sending the \$750 pathway lighting
332 repair bill to the parents to see if they will pay for the damages. Mr. Cohen advised that
333 he will prepare a letter, including his fees for preparation.
334

335
336 Mr. Brown advised that a Supervisor inquired as to observing at the front gate for
337 a couple of hours to see what the guards are dealing with; he recommended that any
338 Supervisor who would like to observe at the front gate coordinate with Ms. Blandon.
339

340 Mr. Brown advised that the bridge sidewalk repair has been completed.
341

342 Mr. Brown advised that he has spoken to Rizzetta & Company regarding having
343 Ms. Blandon assigned to Paseo full time; he advised that Rizzetta & Company will be
344 providing a proposal including alternative options.
345

346 Mr. Brown advised that the fire hydrants have been painted. Discussion ensued.
347

348 Mr. Brown advised that one of the reasons for so much hog damage is due to a
349 flood path flooding now allowing the hogs to get back to where their food source is; he
350 advised that three land bridges have been recommended to the County.
351

352 Mr. Brown opened the floor to audience comments.
353

354 Mr. Heether addressed the Board regarding the Gatehouse Solutions automated
355 call-in system allowing a 30-day guest. Ms. Blandon advised that she will check on this
356 with TEM Systems. Mr. Heether addressed the Board regarding fencing of the community
357 and further recommended purchasing additional irrigation pump filters.
358

359 **TWENTY-THIRD ORDER OF BUSINESS Adjournment**
360

361 Ms. Blandon advised there was no further business to come before the Board and
362 asked for a motion to adjourn the meeting.
363

On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board adjourned the meeting at 2:26 p.m., for the Paseo Community Development District.

364

365

366

367

Secretary/Assistant Secretary

Chairman/Vice Chairman