



Rizzetta & Company

# Paseo Community Development District

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**Board of Supervisors' Meeting  
April 26, 2023**

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

[www.paseocdd.org](http://www.paseocdd.org)

# PASEO COMMUNITY DEVELOPMENT DISTRICT

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

<b>Board of Supervisors</b>	Steven Brown Sharon Schulman Dave Cabell Debra Johnson Ian Noy	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
<b>District Engineer</b>	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.

**PASEO COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Ft. Myers, Florida · (239) 936-0913  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.paseocdd.org](http://www.paseocdd.org)

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April 19, 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, April 26, 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.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. DISTRICT ENGINEER STAFF REPORT**
  - A. Review and Discussion Regarding Asset Report
    1. Order of Magnitude..... Tab 1
- 4. BUSINESS ITEMS**
  - A. Review of April Field Inspection Report..... Tab 2
  - B. Consideration of Pinnacle Landscapes Proposal for Perennial Installation ..... Tab 3
  - C. Discussion and Consideration of Pinnacle Landscapes Proposals for Hurricane Ian Removals and Installations ..... Tab 4
  - D. Consideration of Proposals for Mulch Installation (under separate cover)
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on March 22, 2023 ..... Tab 5
  - B. Consideration of the Operations and Maintenance Expenditures for the Month of March 2023..... Tab 6
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Manager ..... Tab 7
    1. FEMA Process Update
    2. Presentation of Registered Voter Count ..... Tab 8
- 7. SUPERVISOR REQUESTS**
- 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: Andrew Cohen: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

# Tab 1

**ORDER OF MAGNITUDE**  
for the  
**PASEO CDD ASSET REPORT**  
April 10, 2023

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
I.	Remove and Replace Curb	1	LS	\$250,000.00	\$250,000.00
II.	Brick Paver Repair	1	LS	\$29,700.00	\$29,700.00
III.	Roadway Striping	1	LS	\$7,500.00	\$7,500.00
IV.	Berm Repairs	1	LS	\$32,500.00	\$32,500.00
V.	Erosion Repairs	1	LS	\$15,000.00	\$15,000.00
VI.	Signing Corrections	1	LS	\$68,500.00	\$68,500.00
VII.	Fence Repairs	1	LS	\$8,000.00	\$8,000.00
VIII.	Asphalt Repairs	1	LS	\$17,500.00	\$17,500.00
IX.	Street Light Painting	1	LS	\$137,200.00	\$137,200.00
X.	Stormdrain Cleaning	1	LS	\$100,000.00	\$100,000.00
XI.	Rock Façade Repairs	1	LS	\$15,000.00	\$15,000.00
<b>TOTAL</b>					<b>\$680,900.00</b>
<b>20% CONTINGENCY</b>					<b>\$136,180.00</b>
<b>GRAND TOTAL</b>					<b>\$817,080.00</b>

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ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
NO.					

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# Tab 2

# PASEO

## LANDSCAPE INSPECTION REPORT



April 7th, 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:

- ❑ Hot Spots throughout the district. Pinnacle doing a good job with irrigation during the drought.
- ❑ Oak Trees need to be schedule to raise the canopy in Zone 3.

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)

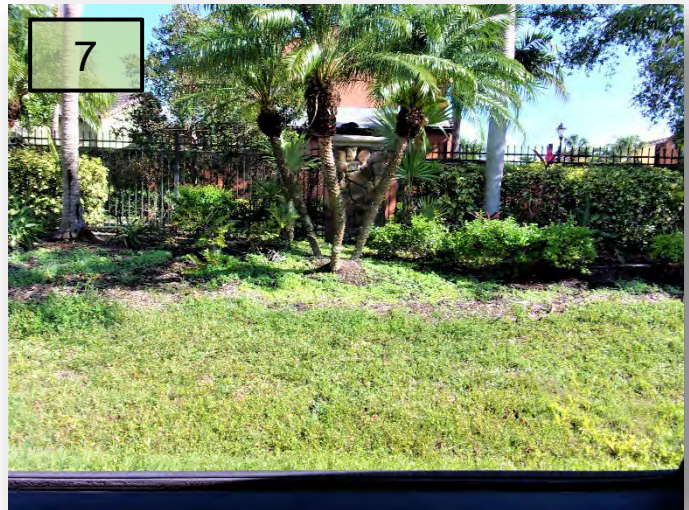
Zone 6 Adelio, Dario & Adora

Zone 7 Esteban, (both sides) & Macario

Zone 8 Hidalgo, Falisto & Renata

1. Remove a hanging frond on a Medjool Palm on the East end of Penzance after turning on from Palomino Ln.
2. Treat the weeds in the beds on the East end of Penzance in front of the lake.
3. Pitch Apple have been installed. They area good size and planted with correct spacing.
4. There are several stumps within the beds along Penzance from removed trees. I suggest we flush cut to the ground unless the board would like to replace.
5. **There are still a few hanging fronds on the Foxtail Palms on the West end of Penzance. Please have these removed.**
6. **Set a defined bed edge along West Penzance beds on the North ROW.**

7. Treat the weeds in the beds on Penzance Blvd. West of the entrance. (Pic. 7)



9. Remove the fruiting structures out of the Pygmy Date Palms on the West end of Penzance Blvd.
10. Remove any dead out of the Shell Ginger along Penzance Blvd. ROW beds.



# Zone 1

11. Remove dead material within the Ligustrum trees along Penzance Blvd. West of the main entrance. Also, remove the sucker growth off the base of them.

12. There are 2 dead Red Ti in the bed on Penzance West of the main entrance. The area is across the street from Flintlock Ln. Please remove.

13. Annuals look nice and healthy on Paseo Grande Blvd. coming on from Penzance Blvd.

14. Diagnose and treat the 'Petit' Ixora on the median on Paseo Grande Blvd. just North of Penzance. Remove any diseased or dead material within them. There is one that needs to be removed you can see on the entrance side before you get to the gate. Are these in decline because to much water? What can be done to improve the health?

15. The Jatropha Trees were cut back on the median just South of the guard gate. I am noting these did not have clean cuts and may be susceptible to insect and diseases. (Pic. 15)



16. Treat the weeds within the pavers on Paseo Grande Blvd. as you enter the guard house.

17. Remove the Ball Moss in the bottom canopy of the Ligustrum in the island separating guest and residence at the guard house.

18. Remove a dead hanging branch within a Sycamore tree along the middle lake on the Eastside of Paseo Grande Blvd. close to the South gazebo.

19. Treat weeds in the Foxtail beds along the Eastside of Paseo Grande Blvd. Noting this is difficult to control without mulch. (Pic. 19)



20. Remove sucker growth on the Gardenia Standard at the Southeast gazebo.

21. Check the irrigation for coverage for the turf at the Southeast gazebo. There appears to be a dry spot just North of this gazebo. This was noted on the last report but has not greened up.

22. Remove the sucker growth off the Shady Lady trees on the Eastside of Paseo Grande Blvd. along the lake.

23. Diagnose and treat the declining and yellowing Petit Ixora along the sidewalk on the Eastside of Paseo Grande Blvd. close to the roundabout.

24. Treat ant mounds starting to show on the Eastside of Paseo Grande Blvd. between the sidewalk and the road from the roundabout North to the Northeast gazebo.

25. Declining St. Augustine in front of the Northeast gazebo. Diagnose and treat.



# Zone 1

26. Pinnacle has done a good job treating the crack weeds on the walk path around the lake on Paseo Grande Blvd. Once these have died off, could you please clear off the tall ones.

27. Diagnose and treat the shrubs in front of the ramp on the North end of Paseo Grande Blvd. just West of Paseo Dr. (Pic. 27)



29. Large weeds showing on the North end of Paseo Grande Blvd. where the hurricane debris pile was at. Knock down with a mower or weedeater.

30. Remove sucker growth on Shady Lady trees on the West side of Paseo Grande Blvd. along the lake.

31. Diagnose and treat the St. Augustine just north of the Northwest gazebo on Paseo Grande Blvd. between the walk path and the road. Possible insect damage.

32. Remove the sucker growth on the Gardenia Standard at the Northwest gazebo on Paseo Grande Blvd.

33. Treat the weeds in the pavers for the parking spots on the West side of Paseo Grande Blvd.

34. Treat the ant mound on the roundabout on the West side of Paseo Grande Blvd.

35. Treat the weeds in the Palm bed on the West ROW of the Westside of Paseo Grande Blvd. near the roundabout. (Pic. 35)



36. Remove dead hanging branches in the Sycamore tree along the lake bank on the Westside of Paseo Grande Blvd. between the 2 gazebos.

37. Noting that the Ixora and Crotons in both roundabouts on Paseo Grande Blvd. appear to be much healthier and are now thriving.

38. Diagnose and treat the declining and yellowing Petit Ixora along the sidewalk on the Westside of Paseo Grande Blvd. close to the roundabout. (Pic. 38)



39. Diagnose and treat declining St. Augustine at the Southwest gazebo.



## Zone 2

1. **Treat the weeds in the Foxtail Palm beds along Bibiana Way.**

2. Possible insect damage on the South ROW of Bibiana Way just West of Paseo Grande Blvd. Diagnose and treat as necessary. (Pic. 2)



3. Remove one dead hanging frond on a Foxtail on the South ROW of Bibiana Way in front of the East pond.

4. **Treat the weeds within the Ixora and Bougainvillea bed on the South ROW of Bibiana.**

5. Pin down bubblers that are sticking up on some of the Foxtail beds between the walk path and the road on Bibiana Way.

6. Remove vines growing on top of the Ficus hedge on the corner of Bibiana Way and Emilia St.

7. Just noting that the water valve encased in concrete is still sitting on the North ROW of Bibiana Way.

8. Diagnose and treat possible insect damage in the St. Augustine on Esperanza St.

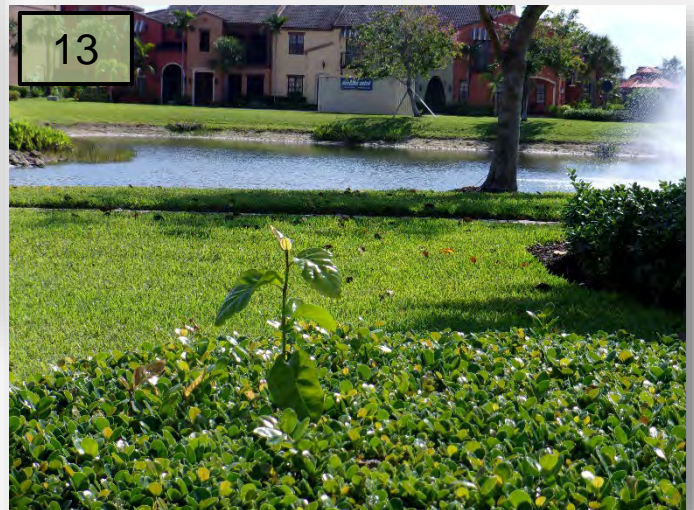
9. Treat the ant mounds West of the mailbox kiosk on the North ROW of Bibiana Way.

10. Weeds in most of the tree beds in Zone 2. Treat as necessary.

11. The hog damage within Zone 2 has been leveled out and mowed. It is starting to fill in with St. Augustine runners.

12. Treat the crack weeds in the park spots along Adoncia Way.

13. Remove large weed in shrub bed at the mailbox kiosk on Adoncia Way. (Pic. 13)



14. Continue to monitor the Foxtail Palms in zone 2 and update the district on any that will need replacement.

15. **Pinnacle has done a good job with irrigation on hot spots in zone 2. There are a couple that are showing along the lake bank of Emilia. Double check the coverage.**

16. Remove a large rock within the 2<sup>nd</sup> Foxtail bed just West of Paseo Grande Blvd. on the North ROW of Adoncia Way.

17. Treat the weeds in the pavers on the walk path on the North ROW of Adoncia Way West of Tulio Way.

18. Noting on Tulio Way there are a couple piles of clippings on the East ROW just South of Adoncia Way. Just remember to smooth out.

# Zone 3

1. Continue to monitor the Foxtail Palms in zone 3 and update the district on any that will need replacement.
2. Raise and prune back the Oak trees on Palba Way between Izarra Way and Olinda Way. They are growing over the street and are low enough to possible scratch vehicles. (Pic. 2)



3. Clean the Crinum Lily at the mailbox kiosk on Palba Way between Olinda Way and Herminia St.
4. Remove large palm frond that has fallen on the aluminum fence on Palba Way that shares the ROW with Penzance.
5. Raise and prune the Oak trees on Izarra Way between Melosia St. and Nalda St. (Pic. 5)



6. Remove the Oak suckers at the base of the tree on Izarra Way on the East ROW.
7. Treat broadleaf turf weeds on the North ROW of Izarra Way just East of Paseo Grande Blvd.
8. Raise the Oak canopy on Olinda Way just before you get to Izarra Way that is blocking the signage.
9. Diagnose and treat the declining small tree on the North ROW of Nalda St. across from Liana St.
10. Turf is looking better and filling in at the lift station on the intersection of Nalda St. and Javiera Way. May need a few plugs to help it along.
11. Raise the low Oak canopy on Nalda St. just North of Oliveria St. (Pic. 11)



12. Remove the Oak sucker growth on the ROWs of Javiera Way.
13. Treat the weeds in the Foxtail beds on Javiera Way between Nalda St. and Paseo Grande Blvd.



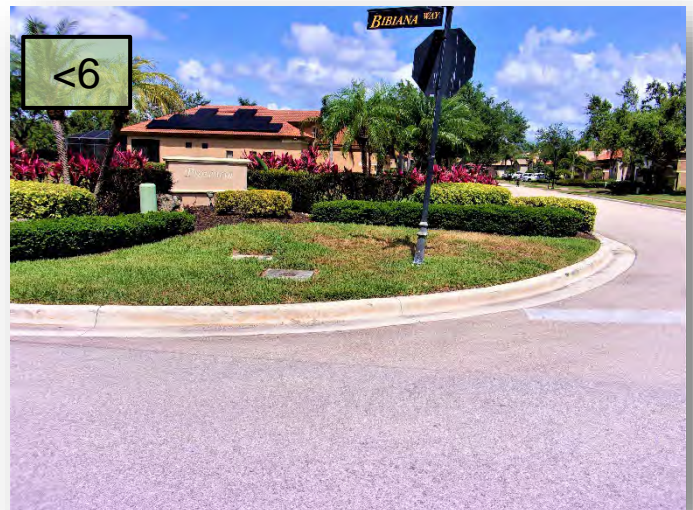
# Zone 4

1. Diagnose at treat the 'Petit' Ixora looking off color or possibly chlorotic at the Rosalinda monument. This was on the last report and stated it was treated but they are getting progressively worse. (Pic. 1)



11. Remove the large seed pods on the Royal Palms on Sarita Ct. roundabout.

2. Remove dead fronds in the Paurotis Palms at the Felisa Ct. roundabout.
3. Remove the Mexican Petunia growing within the Variegated Arboricola on the Felisa Ct. roundabout.
4. Treat the sedge and broadleaf weeds within the turf on the Felisa Ct. roundabout.
5. Remove the sucker growth of the base of the Ligustrum Tree at the Rosalinda roundabout.
6. Diagnose and treat the St. Augustine turf for possible insect damage or check irrigation coverage for Provencia monument. (Pic. 6>)
7. Diagnose and treat the yellowing 'Petit' Ixora a the Provencia monument.
8. Check the irrigation for coverage and time and the Provencia roundabout.
9. Remove dead Paurotis Palm fronds at the Provencia roundabout.
10. Treat bed weeds at Mercado entrance.



# Zone 5

1. Red Hot Hibiscus south of the bridge on the East and West ROW on Paseo Dr. is slow to flush out. They could use extra fertilizer to help them along.
2. Diagnose and treat the Copperleaf on the West ROW of Paseo Dr. South of the bridge. (Pic. 2)

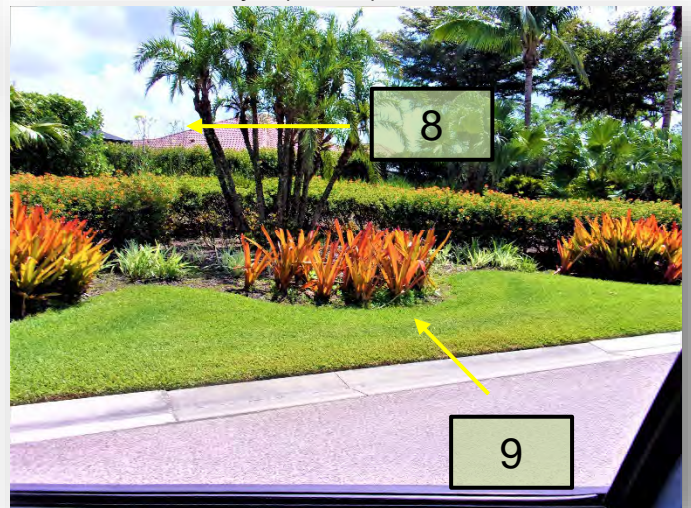


3. On the West ROW of Paseo Dr. South of Adelio Ln. there are hanging fronds in the Bismark Palm that need removal. (Pic. 3)



4. Just North of the bridge on the East ROW there are a few Croton that look diseased. These are not getting better. Diagnose and treat.
5. Treat the bed weeds on the East ROW of Paseo Dr across from Adelio Ln. Also, define the bed line here.

6. There are also nicked hanging fronds on the Medjool Palm and Coconut Palms north of the bridge on Paseo Dr. near Adelio Ln. Please remove.
7. What can be done to improve the health of the Mammy Croton in the bed on the Southwest corner of Paseo Dr. and Adelio Ln? Should we replace with a different species that will thrive in this area?
8. The Awabuki hedge on the East ROW of Paseo Dr. does not appear to be flushing out new growth yet. Does this need to be retreated? (Pic. 8)
9. Treat the weeds around the Bromeliads on the East ROW of Paseo Dr. between Adelio Ln. and Dario Way. (Pic. 9)



10. Dead Bismark on the West ROW of Paseo Dr. South of Dario Way. Has this proposal been approved for removal?
11. Diagnose and treat the Awabuki on the South ROW of Paseo Dr. just South of Esteban Dr. by the electric meter.
12. Dead hanging Coconut palm fronts on both the North and South ROWs on Paseo Dr. at the Esteban Dr. intersection.
13. Prune the spike growth on the Gold Mound on Paseo Dr. just East of Esteban Dr.

## Zone 5

14. Diagnose and treat the St. Augustine turf on the North ROW of Paseo Dr. just West of Esteban Dr. along the walk path.
15. Remove the sucker growth off the newly installed Jatropha Standard on Paseo Dr. North ROW between Esteban Dr. and Hidalgo Ct.
16. Diagnose and treat the declining Gold Mound on Paseo Dr. North ROW between Hidalgo Ct. and Falisto Pl.
17. Remove the Bismark Fruiting structures on Paseo Dr. North ROW between Hidalgo Ct. and Falisto Pl. (Pic. 17)



18. What is the status of the proposal for the Pitch Apple on the South ROW of Paseo Dr. from previous reports where there are 6 dead ones just East of Hidalgo Ct?
19. Straighten the Eastern most newly planted Jathropha tree on the North ROW of Paseo Dr. between Falisto Pl. and Renata Ct.
20. Check the irrigation on Paseo Dr. roundabout for coverage and time. (Pic. 20>)





## Zone 6

1. The irrigation does not appear to be working at the Adelio Ln. roundabout. Correct ASAP. I also left a voice message for Pinnacle as soon as I saw this. (Pic. 1)



2. Three Shady Lady trees on the North ROW on Dario Way are leaning. Can these be straightened and staked where needed? What is the status for doing this?
3. Raise a couple limbs on the Shady Lady trees on the North ROW on Dario Way that are close to the ground.
3. Treat the bed weeds in the roundabout on Adora Ct.
4. Treat the weeds growing under the Bougainvillea at the Dario Way roundabout.
5. Remove the dead Paurotis Palms at the Dario Way roundabout.



## Zone 7

1. Treat the weeds in the bed on Marcario Ct. roundabout.
2. Continue to monitor the Bismark Palm at the Macario Ct. roundabout. It appears it will survive. Do need to remove a dead hanging frond here. (Pic. 2)



3. Check the irrigation coverage for small hot spot on Macario Ct.
4. Treat weeds in the bed at the roundabout on Esteban Dr. South roundabout.
5. Check the irrigation on Esteban Dr. South on the Westside by the lift station. (Pic. 5)



## Zone 8

1. The Bismark Palm on the Hidalgo roundabout appears that it will not survive. What is the status for a proposal to remove?



2. Mound of dirt on the Hidalgo roundabout that needs to be smoothed out.
3. Hot spot and possibly chinch bug activity at the Falisto Pl. Please check the irrigation coverage.
4. Diagnose and treat the Bird of Paradise at the Falisto Pl. roundabout.
5. Check the irrigation coverage for a hot spot at the Renata Ct. roundabout.

# Tab 3

# Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

# Estimate

Date	Estimate #
4/11/2023	4004

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

Description	Qty	Cost	Total
Perennial Installation			
Corner of Palomino and Penzance flower bed:			
Install 7 gallon orange Bird of Paradise	2	70.00	140.00
Install 3 gallon Mammy Crotons	10	30.00	300.00
Install 3 gallon Emerald Blanket	20	30.00	600.00
Install Vincas- 2 colors- purple and pink	96	7.00	672.00
Entrance bull nose:			
Install Vincas- 2 colors- purple and pink	80	7.00	560.00
Entrance Fountain:			
Install 1 gallon Bush Daisy	64	13.00	832.00
Both bull noses North of the security:			
South- Install 1 gallon Dwarf Oyster Plants	52	13.00	676.00
North- Install 1 gallon Dwarf Oyster Plants	70	13.00	910.00
Visitor/ Resident sign bull nose:			
Install 1 gallon Bush Daisy	21	13.00	273.00
Install Vincas- 2 colors- purple and pink	44	7.00	308.00
Esperanza Bridge:			
Come visit us at <a href="http://www.Pinnaclelandscapes.com!!">www.Pinnaclelandscapes.com!!</a>	<b>Total</b>		

Customer Signature

**Pinnacle Landscapes, Inc.**

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

**Estimate**

Date	Estimate #
4/11/2023	4004

<b>Name / Address</b>
Paseo CDD c/o Rizzetta & Company 9530 Marketplace Road Suite 206 Fort Myers, Florida 33912

Description	Qty	Cost	Total
Install 3 gallon Dwarf Red Ixora	17	30.00	510.00
Install 7 gallon Blue Agave	1	7.00	7.00
Install 1 gallon Purple Queen	23	13.00	299.00
Install 3 gallon Mammy Croton	7	30.00	210.00
Mulch - Cocoa Brown	2	575.00	1,150.00
Come visit us at <a href="http://www.Pinnaclelandscapes.com">www.Pinnaclelandscapes.com</a> !!	<b>Total</b>		<b>\$7,447.00</b>

Customer Signature \_\_\_\_\_



PASEO



PASEO







KEEP  
➔  
RIGHT

KEEP  
➔  
RIGHT

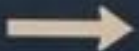




GUESTS



RESIDENTS



NO  
LEFT  
TURN  
ONLY



# Tab 4

# Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

# Estimate

Date	Estimate #
3/15/2023	3959

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

Description	Qty	Cost	Total
HURRICANE IAN - Removals			
Removal of 1 Shady Lady stump north of Hidalgo Ct. The tree was flush cut after the storm. The stump is in the shrubs and can't see it from the street. Labor- 2 People @ 2 Hours @ \$42.00/ Hour Disposal	4	42.00 200.00	168.00 200.00
Removal and disposal of Pitch apples and Trinettes that have died due to lighting strikes. South of Falisto on Paseo Dr. 2 People @ 3 Hours @ \$42.00/ Hour Disposal	6	42.00 150.00	252.00 150.00
Flush cut Coconut palm that died after the storm across from Falisto on Paseo Dr. Labor-- 1 Hour @ \$42.00/ Hour Disposal	1	42.00 150.00	42.00 150.00
Flush cut dead Bismarck palm on Paseo Dr south of Dario. Labor-- 1.5 Hours @ \$42.00/ Hour Disposal	1.5	42.00 400.00	63.00 400.00
Come visit us at <a href="http://www.Pinnaclelandscapes.com!!">www.Pinnaclelandscapes.com!!</a>	<b>Total</b>		

Customer Signature

# Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

# Estimate

Date	Estimate #
3/15/2023	3959

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

Description	Qty	Cost	Total
Flush cut dead Bismarck palm Paseo Grande and Paseo Dr across from the theater. Labor-- 1.5 Hours @ \$42.00/ Hour Disposal	1.5	42.00	63.00
Removal and disposal of 3 Mahogany trees between Izzara Way and Javiera across from condo building 11758. Labor-- 4 People @ 10 Hours @ \$42.00/ Hour Disposal	40	42.00	1,680.00
Removal and disposal of leaning oak tree on Javiera in front of unit 8405 Labor-- 2 People @ 2 Hours @ \$42.00/ Hour Disposal	4	42.00	168.00
Removal and disposal of leaning Oak tree on Nalda in front of unit 11501 Labor-- 2 People @ 2 Hours @ \$42.00/ Hour Disposal	4	42.00	168.00
Removal and disposal of leaning Oak tree on Melons in front of unit 8205 Labor-- 2 People @ 2 Hours @ \$42.00/ Hour Disposal	4	42.00	168.00
<b>Total</b>			

Come visit us at [www.Pinnaclelandscapes.com!!](http://www.Pinnaclelandscapes.com!!)

**Total**

Customer Signature



# Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

# Estimate

Date	Estimate #
3/15/2023	3959

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

Description	Qty	Cost	Total
On Paseo Drive across from Falisto Place- Flush cut Coconut palm that is dead due to Hurricane damage and disposal of material Labor-- 1 Hour @ \$42.00/ Hour Disposal	1	42.00  300.00	42.00  300.00
At pump station along Paseo Drive- Removal and disposal of dead plant (Pitch Apple & Trinette) material caused by a lightning strike during the storm Labor--2 People @ 1 Hour @ \$42.00/ Hour Disposal	2	42.00  300.00	84.00  300.00
Removal and disposal of severely damaged Pigeon Plum on Izarra across from unit 7704. Labor-- 1 Hour @ \$42.00/ Hour Disposal	1	42.00  125.00	42.00  125.00
Removal and disposal of severely damaged Shady Lady tree on the west side of Paseo Grande before Bibiana. Labor-- 1.5 Hours @ \$42.00/ Hour Disposal	1.5	42.00  125.00	63.00  125.00
Come visit us at <a href="http://www.Pinnaclelandscapes.com!!">www.Pinnaclelandscapes.com!!</a>	<b>Total</b>		

Customer Signature

**Pinnacle Landscapes, Inc.**

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

**Estimate**

Date	Estimate #
3/15/2023	3959

<b>Name / Address</b>
Paseo CDD c/o Rizzetta & Company 9530 Marketplace Road Suite 206 Fort Myers, Florida 33912

Description	Qty	Cost	Total
Removal and disposal of severely damaged Shady Lady tree on Javiera west of Sarita	1.5	42.00	63.00
Labor-- 1.5 Hours @ \$42.00/ Hour			
Disposal		125.00	125.00
<b>Come visit us at <a href="http://www.Pinnaclelandscapes.com">www.Pinnaclelandscapes.com</a>!!</b>	<b>Total</b>		<b>\$9,341.00</b>

Customer Signature \_\_\_\_\_

# Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

# Estimate

Date	Estimate #
3/15/2023	3960

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

Description	Qty	Cost	Total
HURRICANE IAN - Installations			
Prep and re-sod horticulture dump site on Paseo Grande next to dumpster. Prep location Labor -- 4 People @ 8 Hours @ \$42.00/ Hour	32	42.00	1,344.00
Install 18 pallets Floratam Delivery fee	18	690.00 350.00	12,420.00 350.00
Prep and re-sod at Paseo Grande and Paseo Dr intersections east and west side. Prep location Labor-- 4 Hours @ \$42.00/ Hour	4	42.00	168.00
3 pallets of Zoysia Delivery fee	3	725.00 350.00	2,175.00 350.00
Install 15 gallon Dessert Cassia – Paseo Dr west side Labor to install - 2 Hours @ \$42.00/ Hour	4 2	170.00 42.00	680.00 84.00
Install 15 gallon Jatropha tree – Paseo Dr west side Labor to install - 2.5 Hours @ \$42.00/ Hour	7 2.5	170.00 42.00	1,190.00 105.00
Install 15 lodge poles for Pitch Apple south of Hidalgo Ct on CDD berm Labor to install - 2 Hours @ \$42.00/ Hour	15 2	65.00 42.00	975.00 84.00
Come visit us at <a href="http://www.Pinnaclelandscapes.com!!">www.Pinnaclelandscapes.com!!</a>	<b>Total</b>		

Customer Signature

# Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

# Estimate

Date	Estimate #
3/15/2023	3960

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

Description	Qty	Cost	Total
Straighten Shady Lady tree with 2x4s south of Hidalgo Ct on CDD berm Labor-- 2 People @ 1 Hour @ \$42.00/ Hour	2	42.00	84.00
2x4"s	3	15.00	45.00
Banding Strap		50.00	50.00
Straighten Shady Lady tree with 2x4s south of Dario way on CDD berm Labor-- 2 People @ 1 Hour @ \$42.00/ Hour	2	42.00	84.00
2x4's	3	15.00	45.00
Banding Strap		50.00	50.00
Install 12 lodge poles for Pitch Apple North of Hidalgo Ct on CDD berm. Labor-- 1.5 Hours @ \$42.00/ Hour	12	65.00	780.00
	1.5	42.00	63.00
Install 25 gallon green Buttonwood tree installed on Paseo Dr near the back pump station. The previous tree snapped during the storm.	1	350.00	350.00
Install 25 gallon Pitch Apple south of Falisto on Paseo Dr.	7	350.00	2,450.00
Install 3 gallon Trinettes south of Falisto on Paseo Dr.	17	30.00	510.00
Install 3 lodge poles for Pitch Apple south of Falisto on Paseo Dr.	3	65.00	195.00
Labor-- .50 Hour @ \$42.00/ Hour	0.5	42.00	21.00
North of Falisto on Paseo Dr- 5 lodge poles for Pitch Apple north of Falisto on Paseo Dr.	5	65.00	325.00
Labor-- 1 Hour @ \$42.00/ Hour	1	42.00	42.00
Come visit us at <a href="http://www.Pinnaclelandscapes.com!!">www.Pinnaclelandscapes.com!!</a>	<b>Total</b>		

Customer Signature

# Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

# Estimate

Date	Estimate #
3/15/2023	3960

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

Description	Qty	Cost	Total
North of Falisto on Paseo Dr- Install 1- 25 gallon Shady Lady	1	350.00	350.00
Install 25 gallon Shady Lady on the east side of Paseo Grande around the big lake.	1	350.00	350.00
Install 25 gallon Shady Lady on the west side of Paseo Grande around the big lake.	2	350.00	700.00
Install 25 gallon Shady Lady on Javeria between Paseo Grande and Sarita	3	350.00	1,050.00
Install 9 lodge poles for Pitch Apple on Paseo Grande next to maintenance building.	9	65.00	585.00
Labor-- 1 Hour @ \$42.00/ Hour	1	42.00	42.00
Install 25 gallon Pigeon Plum tress on lazzera across from condo unit 7701.	3	400.00	1,200.00
Install 3 gallon Dwarf Ixora on Bibiana Way curve to Condos	26	30.00	780.00
Straighten 4 Shady Lady on Dario	9	42.00	378.00
Labor-- 3 People @ 3 Hours @ \$42.00/ Hour			
2x4's	9	15.00	135.00
Banding		50.00	50.00
Come visit us at <a href="http://www.Pinnaclelandscapes.com!!">www.Pinnaclelandscapes.com!!</a>	<b>Total</b>		

Customer Signature

# Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

# Estimate

Date	Estimate #
3/15/2023	3960

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

Description	Qty	Cost	Total
Straighten Shady Lady south of Hidalgo berm Labor--1 Hour @ \$42.00/ Hour	1	42.00	42.00
2x4"	3	15.00	45.00
Banding		50.00	50.00
Skid steer rental to straighten trees. 1 Week Rental		2,000.00	2,000.00
The estimate is for turf installation where stumps were removed throughout the CDD. There is a total of 24.5 pallets of Floratam. Below is broken down by # of stumps, location and pieces of sod.	24.5	690.00	16,905.00
6 Stumps – Bibiana east of Provencia – 240 pieces Labor-- 2 People @ 2.5 Hours @ \$42.00/ Hour	5	42.00	210.00
3 – Bibiana between Rosalinda and Provencia – 120 pieces Labor-- 2 People @ 1.5 Hours @ \$42.00/ Hour	3	42.00	126.00
13 – Bibiana west of Rosalinda – 520 pieces Labor-- 2 People @ 3 Hours @ \$42.00/ Hour	6	42.00	252.00
1 – Bibiana along the fence line – 40 pieces Labor-- 2 People @ .50 Hour @ \$42.00/ Hour	1	42.00	42.00
6 – Tulio along the fence line – 240 pieces Labor-- 2 People @ 2.5 Hours @ \$42.00/ Hour	5	42.00	210.00
1 – Corner of Emilia & Adoncia – 40 pieces Labor-- 2 People @ .50 Hour @ \$42.00/ Hour	1	42.00	42.00
Come visit us at <a href="http://www.Pinnaclelandscapes.com!!">www.Pinnaclelandscapes.com!!</a>	<b>Total</b>		

Customer Signature

# Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

# Estimate

Date	Estimate #
3/15/2023	3960

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

Description	Qty	Cost	Total
2 – Emilia – 80 pieces Labor-- 2 People @ 1 Hour @ \$42.00/ Hour	2	42.00	84.00
5 – Adoncia – 200 pieces Labor-- 2 People @ 2 Hours @ \$42.00/ Hour	4	42.00	168.00
5 – West side of Paseo Grande – 200 pieces Labor-- 2 People @ 2 Hours @ \$42.00/ Hour	4	42.00	168.00
13 – North end of Paseo Grande – 520 pieces Labor-- 2 People @ 3 Hours @ \$42.00/ Hour	6	42.00	252.00
5 – East side of Paseo Grande – 200 pieces Labor-- 2 People @ 2 Hours @ \$42.00/ Hour	4	42.00	168.00
2 – Palba – 80 pieces Labor-- 2 People @ 1 Hour @ \$42.00/ Hour	2	42.00	84.00
1 – Olinda – 40 pieces Labor-- 2 People @ .50 Hour @ \$42.00/ Hour	1	42.00	42.00
5 – Izarra – 200 pieces Labor-- 2 People @ 2 Hours @ \$42.00/ Hour	4	42.00	168.00
5 – Palba fence line – 200 pieces Labor-- 2 People @ 2 Hours @ \$42.00/ Hour	4	42.00	168.00
5 – Nalda fence line – 200 pieces Labor-- 2 People @ 2 Hours @ \$42.00/ Hour	4	42.00	168.00
1 – Oliveria – 40 pieces Labor-- 2 People @ .50 Hour @ \$42.00/ Hour	1	42.00	42.00
Come visit us at <a href="http://www.Pinnaclelandscapes.com!!">www.Pinnaclelandscapes.com!!</a>	<b>Total</b>		

Customer Signature

**Pinnacle Landscapes, Inc.**

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

**Estimate**

Date	Estimate #
3/15/2023	3960

<b>Name / Address</b>
Paseo CDD c/o Rizzetta & Company 9530 Marketplace Road Suite 206 Fort Myers, Florida 33912

Description	Qty	Cost	Total
4 – Javeria south of Nalda – 160 pieces Labor-- 2 People @ 1.5 Hours @ \$42.00/ Hour	3	42.00	126.00
4 – Javeria east of Sarita – 160 pieces Labor-- 2 People @ 1.5 Hours @ \$42.00/ Hour	3	42.00	126.00
7 – Javeria west of Sarita – 280 pieces Labor-- 2 People @ 2.5 Hours @ \$42.00/ Hour	5	42.00	210.00
19 – Paseo Dr between Esteban and Falisto east side – 760 pieces Labor-- 2 People @ 4 Hours @ \$42.00/ Hour	8	42.00	336.00
1 – Paseo Dr north of Falisto – 40 pieces Labor-- 2 People @ .50 Hour @ \$42.00/ Hour	1	42.00	42.00
1 – Liana – 40 pieces Labor-- 2 People @ .50 Hour @ \$42.00/ Hour	1	42.00	42.00
At pump station along Paseo Drive-			
Install 25 gallon Pitch Apple	7	350.00	2,450.00
Install 3 gallon Trinette	13	30.00	390.00
Install 25 gallon Green Buttonwood	1	350.00	350.00
Mulch- Cocoa Brown	22	12.00	264.00
Install 25 gallon Pigeon Plum on Izarra Way across from unit 7607	1	400.00	400.00
Install 25 gallon Pigeon Plum on Izarra Way across from unit 7702	2	400.00	800.00
Install 25 gallon Pigeon Plum on Izarra Way across from unit 7704	1	400.00	400.00
Install 25 gallon Shady Lady on the west side of Paseo Grande before Bibiana.	1	350.00	350.00
<b>Come visit us at <a href="http://www.Pinnaclelandscapes.com!!">www.Pinnaclelandscapes.com!!</a></b>	<b>Total</b>		

Customer Signature



**Pinnacle Landscapes, Inc.**

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

**Estimate**

Date	Estimate #
3/15/2023	3960

<b>Name / Address</b>
Paseo CDD c/o Rizzetta & Company 9530 Marketplace Road Suite 206 Fort Myers, Florida 33912

Description	Qty	Cost	Total
Install 25 gallon Pigeon Plum on Adoncia across from unit 3909	1	400.00	400.00
Install 25 gallon Pigeon Plum on Adoncia across from unit 3601	1	400.00	400.00
Install 25 gallon Pigeon Plum on Adoncia across from unit 3602	1	400.00	400.00
Install 25 gallon Pigeon Plum on Adoncia across from unit 3604	1	400.00	400.00
Install 25 gallon Pigeon Plum on Adoncia across from the cross street of Olinda	1	400.00	400.00
<b>Come visit us at <a href="http://www.Pinnaclelandscapes.com">www.Pinnaclelandscapes.com</a>!!</b>	<b>Total</b>		<b>\$60,361.00</b>

Customer Signature \_\_\_\_\_

# 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, March 22, 2023 at 10:01 a.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

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

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Brizendine	<b>Vice President-Operations, Rizzetta &amp; Company, Inc. (via Teams)</b>
Andrew Cohen	<b>District Counsel (via Teams) Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>
Doug Tarn	<b>District Engineer, Barraco &amp; Associates, Inc.</b>
John Fowler	<b>Landscape Inspection Services, Rizzetta &amp; Company, Inc.</b>
Joe Green	<b>Pinnacle Landscapes</b>
Evan Fey	<b>Pinnacle Landscapes</b>
John Kessler	<b>FMS Bonds (via Teams)</b>
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**

Ms. Blandon advised that no members of the public had signed in to speak.

**THIRD ORDER OF BUSINESS**

**FMS Bonds Introduction and Discussion**

Mr. Brown advised that this item was placed on the agenda due to the District looking to do projects that could require the issuance of a bond.

48 Mr. Kessler introduced himself and provided an overview of FMS Bonds; he advised  
49 that he worked with Paseo during the restructuring and refinancing of the bonds previously.  
50 He advised that depending on the anticipated cost, a bank loan may be the appropriate  
51 avenue to fund the special projects due to fixed costs associated with a bond issue. Mr.  
52 Kessler advised that banks will typically not go longer than fifteen years whereas a bond can  
53 be issued for thirty years. Mr. Kessler responded to questions from the Board. Mr. Cohen  
54 spoke regarding a bank loan versus a bond issuance.

55

56 Mr. Kessler left the meeting in progress.

57

58 Mr. Brown recommended having Mr. Tarn speak regarding the asset list and then  
59 the Board can discuss appropriate steps.

60

61 Mr. Doug Tarn and Mr. John Fowler have joined the meeting in progress.

62

63 **THIRD ORDER OF BUSINESS**

**District Engineer Staff Report, Review  
and Discussion Regarding Asset  
Report**

64

65

66

67 The Board discussed various items contained within the asset report and Mr. Tarn  
68 responded to questions from the Board regarding the report. Discussion ensued regarding  
69 fencing of the community. Further discussion ensued regarding obtaining proposals for the  
70 various items contained within the asset report.

71

72 **FIFTH ORDER OF BUSINESS**

**Review of March 03, 2023 Field  
Inspection Report**

73

74

75 Mr. Fowler provided an overview of the March 03, 2023 report and responded to  
76 questions from the Board. Mr. Cabell thanked Mr. Fowler for the wonderful, thorough,  
77 inspection. He further recommended that Pinnacle accompany Mr. Fowler on the  
78 inspections at least once per quarter. Discussion ensued regarding various landscape  
79 issues. Mr. Fowler recommended moving forward with April fertilization and then requesting  
80 a proposal from Pinnacle for an additional fertilization for the newly planted palms. Ms.  
81 Schulman asked that Pinnacle provide a proposal for a perennial with good color in place of  
82 annuals. Mr. Fey advised that he is working on the proposal.

83

84 **SIXTH ORDER OF BUSINESS**

**Discussion Regarding Floratam  
Lethal Virus Necrosis**

85

86

87 Mr. Fowler distributed material related to the Floratam Lethal Virus Necrosis; he  
88 advised that there is nothing that can be done to prevent nor treat the virus. Mr. Fowler  
89 recommended that the landscape vendor wash the mower tires in order to avoid  
90 transferring the virus from one site to another. Mr. Noy recommended advising the sub  
91 associations of the precautions that can be taken related to sod health. Mr. Fowler  
92 advised that Floratam is the tried and true sod for the area.

93

94

95 **SEVENTH ORDER OF BUSINESS** **Consideration of Pinnacle**  
96 **Landscapes Proposal to Close in**  
97 **Square Mulch Beds to Circles**  
98

99 Ms. Blandon reviewed the proposal from Pinnacle Landscapes as requested by  
100 the Board of Supervisors. Mr. Brown provided background to the circular beds being  
101 switched to squares and the purpose of recreating the circular beds.  
102

On a Motion by Mr. Brown, seconded by Ms. Johnson, with all in favor, the Board Approved the Pinnacle Landscapes Proposals to Close in Square Mulch Beds to Circles, at a Cost of \$9,280.00, Subject to the Work Being Completed on or after June 1st, for the Paseo Community Development District.

103  
104 **EIGHTH ORDER OF BUSINESS** **Discussion Regarding Deciduous**  
105 **Trees and Solar Systems**  
106

107 Mr. Brown advised that a resident has reached out to him regarding trees blocking  
108 solar panels; he recommended approval of the removal at the owner's expense and if  
109 necessary, the homeowner bearing the cost of a replacement tree.  
110

111 On a Motion by Mr. Brown, seconded by Mr. Noy, with all in favor, the Board Approved  
112 the Removal of Trees Blocking Solar Panels, Cost to be Borne by the Homeowner, with  
113 Work to be Performed by the District's Vendor, and Further Delegated Authority to the  
114 District Manager to Review on a Case by Case Basis, for the Paseo Community  
115 Development District.

116  
117 Discussion ensued regarding the various Pinnacle Landscapes proposals related  
118 to hurricane damage items as well as hog damage proposals.  
119

120 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2023-03,**  
121 **Superseding Resolution 2005-5 and**  
122 **Revising Policy with Regard to**  
123 **Support and Legal Defense**  
124

125 Mr. Cohen provided an overview of the resolution and responded to questions from  
126 the Board.  
127

128 On a Motion by Ms. Schulman, seconded by Mr. Brown, with all in favor, the Board  
129 Adopted Resolution 2023-03, Superseding Resolution 2005-5 and Revising Policy with  
130 Regard to Support and Legal Defense, for the Paseo Community Development District.

131  
132 **TENTH ORDER OF BUSINESS** **Discussion and Consideration of**  
133 **Rizzetta & Company Proposals**  
134

135 Mr. Brown reviewed the purpose of the proposals for a full time Coordinator or full  
136 time District Manager, in order to obtain more time from the Rizzetta staff. Mr. Scott

137 Brizendine, Vice President of Rizzetta & Company, provided an overview of the proposals  
138 contained within the agenda. Ms. Blandon provided input related to the proposals. Board  
139 discussion ensued. Mr. Brizendine advised that there would be a ninety to one hundred  
140 eighty day transition period. Ms. Blandon advised that a budget amendment will be  
141 necessary to account for the billing for the current year and the full contract increase will  
142 be in the next fiscal year budget. Mr. Cohen asked that Mr. Brizendine provide a contract  
143 amendment for his review.  
144

145 On a Motion by Mr. Brown, seconded by Mr. Cabell, with all in favor, the Board Approved  
146 the Rizzetta & Company Proposal for a Full Time Coordinator, for the Paseo Community  
147 Development District.

148  
149 The Board took a brief recess at 11:41 a.m. and was back on the record at 11:47 a.m.

150  
151 **ELEVENTH ORDER OF BUSINESS**

**Discussion and Consideration of  
Condo Association Request for Use of  
CDD Parcel for Debris Storage During  
Construction**

152  
153  
154  
155  
156 Ms. Blandon advised that Ms. Abbott sent a written request for the condo  
157 association to utilize a CDD owned parcel for debris storage. Ms. Johnson advised that  
158 the request is for supply storage, not debris storage. Board discussion ensued. Mr. Brown  
159 advised that Pinnacle and Crawford will need to address the irrigation in the area to be  
160 used.  
161

162 On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board  
163 Approved an Agreement to Outline Use of the CDD Parcels for Condo Association Supply  
164 Storage, Subject to Returning the Area to Its Original Status Upon Completion, for the  
165 Paseo Community Development District.

166  
167 **TWELFTH ORDER OF BUSINESS**

**Discussion Regarding Multi Use Path  
Vandalism and Discussion Regarding  
Multi Use Path Concrete Bases**

168  
169  
170  
171 Ms. Blandon advised that she provided notice to the Board related to the latest  
172 vandalism to the multi use path lighting. Mr. Brown discussed installing cameras at various  
173 locations. He further reviewed the possibility of installing larger concrete bases in order to  
174 deter future vandalism. Board discussion ensued.  
175

176 On a Motion by Mr. Brown, seconded by Mr. Cabell, with four in favor and one opposed, the  
177 Board Approved Moving Forward with Spectrum Night Scapes Proposal for Bigger Concrete  
Bases for the Multi Use Path Lighting, Not to Exceed \$6,500.00, for the Paseo Community  
Development District.

Ms. Schulman asked that Staff reach out to the Sheriff's Department to request

178 additional patrols. Mr. Cabell recommended removing the landscape lighting as the new  
179 path lighting diminishes the aesthetic of the landscape lighting.  
180

181 **THIRTEENTH ORDER OF BUSINESS**                      **Discussion            Regarding            O&M**  
182 **Expenditure Packages and Approval of**  
183 **Prior Months and Consideration of**  
184 **January and February 2023 O&M**  
185 **Expenditures**  
186

187 Ms. Bandon reviewed the O&M Summary for September 2022 through February  
188 2023; she reviewed how some of the O&M expenses are affected by the hurricane recovery  
189 costs. Ms. Bandon reviewed the O&M Package process going forward. Mr. Brown reviewed  
190 the Intacct software benefits. Ms. Bandon advised that the irrigation pump project is  
191 complete and is working great.  
192

On a Motion by Ms. Schulman, seconded by Mr. Brown, with all in favor, the Board Approved the O&M Expenditures for September 2022 through February 2023, for the Paseo Community Development District.

193  
194 Ms. Bandon reviewed the Hurricane Ian expenditures to date and responded to  
195 questions from the Board.  
196

197 **FOURTEENTH ORDER OF BUSINESS**                      **Consideration of the Minutes of the**  
198 **Board of Supervisors' Meeting held on**  
199 **February 22, 2023**  
200

201 Ms. Bandon presented the Minutes of the Board of Supervisors' meeting held on  
202 February 22, 2023 and asked if there were any questions, comments, or changes to the  
203 minutes as presented. There were none.  
204

On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 22, 2023, for the Paseo Community Development District.

205 **FIFTEENTH ORDER OF BUSINESS**                      **Staff Reports**  
206

- 207  
208 A. District Counsel  
209 Mr. Cohen advised he had no further report but would be happy to answer  
210 any questions.  
211  
212 B. District Manager  
213 Ms. Bandon advised that the next meeting of the Board of Supervisors is  
214 scheduled for Wednesday, April 26, 2023 at 10:00 a.m.  
215

216 Ms. Blandon advised that she provided in her report a request from a  
217 homeowner related to the gulf spike rush in lake #19; she advised that the  
218 Board previously approved thinning of the gulf spike rush, although it does  
219 grow back. Board discussion ensued.  
220

221 Mr. Cabell inquired as to pressure washing of the gatehouse roof. Ms.  
222 Blandon advised that the interior of the gatehouse is being painted and then  
223 once complete, exterior pressure washing will be scheduled.  
224

225 Mr. Brown asked that Ms. Blandon send a letter to the homeowner who is  
226 trimming the spike rush advising that they cannot conduct trimming. He  
227 further asked that she send a letter to the resident who is feeding alligators  
228 advising that it is illegal.  
229

230 **SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

231  
232 Ms. Blandon opened the floor to Supervisor requests.  
233

234 Mr. Brown advised that the kiosk has been up and running for a few months and  
235 many residents are utilizing it; he requested to go fully active as of May 1<sup>st</sup>, meaning that  
236 from 10:00 p.m. until 6:00 p.m. there will be no guard on duty. Ms. Blandon advised that  
237 she will inquire and advise the Board.  
238

239 Mr. Brown advised that the FL Class funds were transferred on or about the 2<sup>nd</sup> of  
240 March and interest has been earned.  
241

242 Mr. Cabell advised that a homeowner has reached out to him regarding using CDD  
243 land to build more pickleball courts. Discussion ensued.  
244

245 Mr. Noy congratulated the new landscaping on the new multi use path and  
246 irrigation system.  
247

248 Discussion ensued regarding the possibility of utilizing CDD land to build pickleball  
249 courts.  
250

251 **SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

252  
253 Ms. Blandon advised there was no further business to come before the Board and  
254 asked for a motion to adjourn the meeting.  
255

On a Motion by Mr. Brown, seconded by Mr. Cabell, with all in favor, the Board adjourned the meeting at 12:51 p.m., for the Paseo Community Development District.

256  
257  
258  
259

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



# Tab 6

# PASEO COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Ft. Myers, Florida · (239) 936-0913  
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.paseocdd.org](http://www.paseocdd.org)

**Operation and Maintenance Expenditures**  
**March 2023**  
**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$161,231.72**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Paseo Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advancetek Services, Inc.	100244	221109-00	50% Deposit - Sign Installation	\$ 16,490.00
Alfa J Services Termite & Pest Control LLC	100230	11221	Pest Control 01/23	\$ 900.00
Ameri-Scape of SW Florida, Inc.	100252	57543	Sidewalk Repair & Maintenance 02/23	\$ 19,744.00
Ameri-Scape of SW Florida, Inc.	100259	57675	Clusias Installation & Sod Removal 03/23	\$ 5,417.50
Ameri-Scape of SW Florida, Inc.	100259	57693	Clusias Installation 03/23	\$ 400.00
CenturyLink	20230307-2	311416420 03/23	Telephone Service 03/23	\$ 534.80
City of Fort Myers	100236	1-015317-00 02/23	Compactor 11604 Paseo Grande Blvd 02/23	\$ 4,598.05
Crystal Clean Inc.	100258	N5794	Cleaning Services 02/23	\$ 1,020.18
David W Cabell	100237	DC022223	Board of Supervisors Meeting 02/22/23	\$ 200.00
Debra Johnson	100238	DJ022223	Board of Supervisors Meeting 02/22/23	\$ 200.00
Florida Power & Light Company	100245	28467-91263 02/23	11170 Paseo Dr. #SL 02/23	\$ 49.49
Florida Power & Light Company	100245	FPL Summary 02/23 300	FPL Summary 02/23	\$ 1,643.75

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Florida Power & Light Company	100245	FPL Summary 02/23 300	FPL Summary 02/23	\$ 6,794.79
Florida Power & Light Company	100245	FPL Summary 02/23 300	FPL Summary 02/23	\$ 35.22
Florida Power & Light Company	100245	FPL Summary 02/23 300	FPL Summary 02/23	\$ 1,498.38
Florida Power & Light Company	100245	FPL Summary 02/23 300	FPL Summary 02/23	\$ 1,239.19
Florida Power & Light Company	20230305-1	28467-91263 01/23	11170 Paseo Dr. #SL 01/23	\$ 55.73
Florida Power & Light Company	20230307-1	76250-95372 11/22	11047 Esteban Dr. #FNTN	\$ 533.48
Hands Free Security, LLC	100231	1368603	Transponders 01/23	\$ 1,996.76
Hands Free Security, LLC	100246	1368681	Entrance Gate Service Call 02/23	\$ 155.00
Hands Free Security, LLC	100246	1368715	Entrance Gate Service Call 02/28/23	\$ 325.00
Hotwire Communications, LTD	100253	30210660 03/23	Cable Services 03/23	\$ 229.99
Ian Y Noy	100239	IN022223	Board of Supervisors Meeting 02/22/23	\$ 200.00
Johnson Engineering, Inc.	100240	20225206-000-03	WUP Compliance Monitoring Services 02/23	\$ 485.00

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Johnson Engineering, Inc.	100247	20097877-023-05	WUP Compliance Monitoring Svcs 02/23	\$ 1,095.00
Persson, Cohen & Mooney, P.A.	100254	3241	Professional Services 02/23	\$ 5,091.10
Pinnacle Landscapes, Inc.	100232	14909	Stump Fill-In 01/23	\$ 2,050.00
Pinnacle Landscapes, Inc.	100232	14915	Irrigation Repairs 01/23	\$ 772.50
Pinnacle Landscapes, Inc.	100232	14947	Irrigation Repairs 01/23	\$ 1,310.50
Pinnacle Landscapes, Inc.	100248	14884	General Monthly Maintenance 01/23	\$ 25,568.50
Pinnacle Landscapes, Inc.	100255	14976	General Monthly Maintenance 02/23	\$ 25,568.50
Pinnacle Landscapes, Inc.	100255	15028	Irrigation Repairs 02/23	\$ 1,078.00
Pinnacle Landscapes, Inc.	100255	15029	Hurricane Ian Clean Up 02/23	\$ 42.00
Pinnacle Pest Management Services, Inc.	100256	7073	Pest Control 02/23	\$ 67.41
Risk Mitigation Solutions, Inc.	100233	400142	2023 Annual Website & Reporting System	\$ 1,850.00
Rizzetta & Company, Inc.	100229	INV0000078015	District Management Fees 03/23	\$ 850.00

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Rizzetta & Company, Inc.	100229	INV0000078015	District Management Fees 03/23	\$ 100.00
Rizzetta & Company, Inc.	100229	INV0000078015	District Management Fees 03/23	\$ 3,159.50
Rizzetta & Company, Inc.	100229	INV0000078015	District Management Fees 03/23	\$ 450.67
Rizzetta & Company, Inc.	100229	INV0000078015	District Management Fees 03/23	\$ 90.00
Rizzetta & Company, Inc.	100229	INV0000078015	District Management Fees 03/23	\$ 2,060.00
Rizzetta & Company, Inc.	100229	INV0000078015	District Management Fees 03/23	\$ 789.67
Rizzetta & Company, Inc.	100235	INV0000078132	Personnel Reimbursement 03/03/23	\$ 2,123.32
Rizzetta & Company, Inc.	100243	INV0000078190	Cell Phone & Mileage & EE Recruiting 02/23	\$ 111.95
Rizzetta & Company, Inc.	100257	INV0000078624	Personnel Reimbursement 03/17/23	\$ 1,919.94
Sharon E. Schulman	100241	SS022223	Board of Supervisors Meeting 02/22/23	\$ 200.00
Solitude Lake Management, LLC	100260	PSI-57124	Lake & Pond Maintenance Services 03/23	\$ 2,367.87
Steven A. Brown-Cestero	100242	SB022223	Board of Supervisors Meeting 02/22/23	\$ 200.00
Superior Waterway Services, Inc.	100249	85802	Quarterly Fountain Maintenance 02/23	\$ 2,625.00
Tower Compactor Rentals, LLC	100234	RENTAL-23-04895	Trash Compactor 03/23	\$ 333.90
Water One, Inc.	100250	72987TM	Water Delivery 02/23	\$ 48.55

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Weiser Security Services, Inc	100251	1101804	Guard Weekly Billing 02/10/23-02/16/23	\$ 3,784.17
Weiser Security Services, Inc	100251	1102131	Guard Weekly Billing 02/17/23-02/23/23	\$ 3,604.50
Weiser Security Services, Inc	100251	1103070	Guard Weekly Billing 02/24/23-03/02/23	\$ 3,576.70
Weiser Security Services, Inc	100261	1104237	Guard Weekly Billing 03/03/23-03/09/23	<u>\$ 3,596.16</u>
<b>Report Total</b>				<b><u>\$ 161,231.72</u></b>

# Tab 7





Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** May 24, 2023
- **FY 2021-2022 Audit Completion Deadline:** June 2023
- **Next Election (Seats 3,4, and 5):** November 5, 2024

**District  
Manager's  
Report**

April 19

**2023**

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<u>FINANCIAL SUMMARY</u>	<u>3/31/2023</u>
General Fund Cash & Investment Balance:	\$1,655,612
Reserve Fund Investment Balance	\$495,552
Debt Service Fund Investment Balance:	\$1,182,395
<b>Total Cash and Investment Balances:</b>	<b>\$3,333,559</b>
<b>General Fund Expense Variance:</b>	<b>\$56,800 Over budget</b>



**FEMA Update** – A new program delivery manager has been assigned for Paseo. DM has completed the following tasks:

1. Submittal of damage inventory including all invoices paid to date, copies of rules of procedure and contracts.
2. Resubmittal of funding agreement with UEI number that has finally been assigned.
3. Submittal of site plans

Items in progress pending to be completed and submitted:

1. Contract summary sheets
2. Confirmation of maintenance tasks for streetlights, and signage
3. Upload of all photographs and aerial images.
4. Preparation of GPS locations for removal of uprooted trees.

DM will provide the Board with a copy of the damage inventory at the upcoming meeting.

**Damaged Streetlights** – Streetlight number 324 was hit by one of the City of Fort Myers garbage trucks. The post is cracked and will need to be replaced. DM is working on this with the City of Fort Myers.





Rizzetta & Company

**Request for removal of shade lady trees** – DM has received a request for the removal of 3 shady lady trees from 11300 Hidalgo Ct. The homeowner is installing Solar Panels on his home. DM has contacted the City of Fort Myers and the trees were required to be installed as per the code planting plan. The City has informed us that the District will need to submit a site plan with the existing condition and the existing trees to be removed or replaced. The City is also asking if the trees can be relocated in a manner consistent with the existing plantings. The City is concerned that all of the trees that are street trees are shade lady trees. DM will discuss this with the Board at the meeting.

# Tab 8

# RIZZETTA & COMPANY, INC.

9530 MARKETPLACE RD #206  
FORT MYERS FL 33912

Lee County – Community Development Districts  
FLORIDA

04/15/2023

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2023
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
Paseo	1,177
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Tammy Lipa – Voice: 239-533-6329  
Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

Send to: Kari Hardwick [Khardwick@Rizzetta.Com](mailto:Khardwick@Rizzetta.Com) Phone: 239-936-0913  
Cc: Belinda Blandon: [Bblandon@Rizzetta.com](mailto:Bblandon@Rizzetta.com)