



Rizzetta & Company

Paseo Community Development District

**Board of Supervisors' Meeting
September 27, 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.

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

September 20, 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, September 27, 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**
- 4. BUSINESS ITEMS**
 - A. Review of September 08, 2023 Landscape Inspection Report Tab 1
 - B. Consideration of Hoover Pumping Systems Proposal for Directional Bore with 8" HDPE Installation Tab 2
 - C. Consideration of Spectrum Nightscapes Proposal for Entry Lighting..... Tab 3
 - D. Discussion Regarding Hog Trapping Tab 4
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on August 23, 2023 Tab 5
 - B. Ratification of the Operations and Maintenance Expenditures for the Month of July 2023 Tab 6
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Manager Tab 7
- 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

PASEO

LANDSCAPE INSPECTION REPORT



September 8th, 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:

- ❑ Firebush throughout the district need to be cut back that are in front of other plantings to create a terracing effect.

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. Annuals are not looking optimal in front of Paseo monument in lake on East end of Penzance close to Palomino Ln. intersection.
2. There are a couple Coconut Palms with hanging dead fronds on Penzance between Palomino Ln. and Paseo Grande Blvd.
3. 5 dead palms on the Penzance ROW between Palomino Ln. and Paseo Grande Blvd.
4. Prune dead fronds and fruiting structures out of the Pygmy Date Palms between Palomino Ln. and Paseo Grande Blvd.
5. Clean the dead out of a couple Split Leaf Philodendron between Palomino Ln. and Paseo Grande Blvd.
6. There are 3 dead palms on Penzance between Paseo Grande Blvd. to West end.
7. Create a hard established bed line for the Penzance ROW from Paseo Grande Blvd. to West end of property.
8. **Treat weeds on Penzance Blvd. from Paseo Grande Blvd. to West end of property. (Pic. 8)**



Zone 1

9. Make one pass with a small mower on the slope next to the bed on Penzance ROW from Paseo Grande Blvd. to West end of property. This will help define the bed while the ditch is full of water in the rainy season.
10. Couple Coconut palms and Foxtail palms with dead hanging fronds on Penzance from Paseo Grande Blvd. to West end of property.
11. Pygmy Date palms have been pruned on Penzance from Paseo Grande Blvd. to West end of property. However, there are a couple nicked ones that are now hanging that need removal.
12. Appears to be Hong Kong Orchid sucker growth at the first pillar on Penzance just West of Paseo Grande Blvd.
13. There are flowering plants on the bullnose of Paseo Grande Blvd. at the Penzance intersection. (Pic. 13)
16. Remove Ball Moss out of the bottom branches of the Ligustrum tree on the dividing median between residence and guests as you enter Paseo.
17. Shrubs are in decline for the replaced annuals on the bullnose of the dividing median between residence and guests as you enter Paseo.
18. Purple Queen ground cover is struggling on the two median bullnoses after you go through the guard gate before Herminia St.



19. Treat weeds on the Southeast Gazebo in the river rocks.
20. Treat weeds in the newly renovated Foxtail palm tree beds.
21. I was informed by Pinnacle during this inspection that the signed executed Foxtail palm renovation project did not include installation of mulch. Asking Pinnacle to provide the proposal to do so in proposal section of this report.
22. Treat the weeds in the beds and backside pavers of the Northeast gazebo on Paseo Grande Blvd.
23. Treat weeds in the parking pavers on Paseo Grande Blvd.

14. Petit Ixora are starting to turn yellow again on the entrance side of the South median of Paseo Grande Blvd. before entering gate. Fertilizer ban is lifted at the end of this month.
15. Bush Daises are struggling that replaced the annuals in front of the Paseo monument on the median before the guard gate on Paseo Grande Blvd. (Pic. 15>)



Zone 1

26. Just North of light pole #107 on Paseo Grande Blvd. there is a Foxtail palm in severe decline. This has gotten progressively worse since the last inspection. Is this under warranty? (Pic. 26)



27. There are a couple Coconut palms with dead hanging fronds on Paseo Grande Blvd. just East of Paseo Dr.

28. Diagnose and treat the Crinum Lilies on Paseo Grande Blvd. on the East and West intersection of Paseo Dr.

29. Noting there is a leaning Magnolia at the Northwest corner of the intersection of Paseo Grande Blvd. and Paseo Dr. Can this be straightened and staked?

30. There are a couple Pitch Apples in the backside of the dumpster on Paseo Grande Blvd. that have been blown over or ran into as they are leaning. Please have these straightened.

31. There are two new sets of Pygmy Date palms planted in front of the dumpster on Paseo Grande Blvd. These will need mulch added once established and the water well is no longer needed.

32. Remove Mexican Petunia growing within the Arboricola in the bed by the dumpster area on Paseo Grande Blvd.

33. Noting that in the future, the district does not want the Ligustrum trees pruned so tight and needs to have a looser appearance. This is healthier for the tree in the long run.

34. Treat weeds in the beds at the Northwest gazebo on Paseo Grande Blvd.

35. Diagnose and treat declining turf at the light post #76 on Paseo Grande Blvd.

36. Treat the weeds in the paver sidewalk around the central lake on Paseo Grande Blvd.

37. Foxtail palm at the West roundabout on Paseo Grande Blvd. has frizzle top as indicated in the last report. It does take several months for this to grow out from treatment.

38. Noting there were a couple areas of balled up clippings that needs to be dispersed better in future mowing events on Paseo Grande Blvd. (Pic. 38)



39. Dead frond in Foxtail palm across the street from light pole #84.

40. Check the irrigation coverage for a couple hot spots by the Southwest gazebo. Also, check to see if chinch bug treatment is needed. This stressed area of turf is behind light pole number #85



Zone 1

41. It appears there was newly installed turf on the back side of the Southwest gazebo. The turf appears very dry. Investigate irrigation coverage and time for proper establishment. (Pic. 41)



42. Remove grassy weeds in the Arboricola along the lake bank behind light pole #89 on Paseo Grande Blvd.

43. Dead fruit structures in the Medjool palms on the Southwest corner of Paseo Grande Blvd. and Herminia St. intersection.

44. Check the irrigation for coverage and time for the Zoysia turf on Herminia St. between East and West Paseo Grande Blvd. for hot spots. (Pic. 44)



Zone 2

1. Treat the joint crack weeds on the North ROW between the asphalt and the curb on Bibiana Way.
2. Treat weeds in a few of the tree rings on Bibiana Way.
3. Schedule a pruning event for the Bougainvillea to tip prune the runners on both sides of light pole #131 on Bibiana Way.
4. Remove vines growing on top of the Arboricola just West of light pole #131 on Bibiana Way.
5. Just noting there is still damaged turf from golf carts at light pole #131 on Bibiana Way.
6. Diagnose and treat the declining Foxtail palm on Bibiana Way South ROW just East of light pole #132. (Pic. 6)



10. Light pole #158 on Bibiana is hiding inside a tree canopy. Expose the best you can. (Pic. 10)



11. Diagnose and treat a Foxtail palm that may be in decline on Bibiana Way across the street from light pole #162.
12. Schedule a pruning event for the shrub row along the aluminum fence shared with Penzance in zone 2.
13. Remove sucker growth at the base of the tree in bed along the aluminum fence shared with Penzance behind light pole #173. (Pic. 13)



14. Declining turf with weeds on Emilia St. between the sidewalk and the road on the condo side across the street from light pole #210

7. Treat weeds in paver sidewalk on South Bibiana Way that is CDD property from Paseo Grande Blvd. to Emilia St.
8. Ensure lake banks are weedeated each mowing visit. It appears the pond on the North ROW of Bibiana Way was missed across the street from Emilia St.
9. Noting roundup overspray in Foxtail tree bed across the street at light pole #156 on Bibiana.

Zone 2

15. Declining turf and broadleaf weeds on the South ROW of Emilia St. Fertilizer will help when the ban is lifted at the end of September.
16. Remove sucker growth off the base of the Shady Lady tree behind light pole #209 along the lake bank.
17. Diagnose and treat the declining Foxtail Palm on Delicia St. across the street from light pole #183. I have not seen improvement with this tree. Does it need to be replaced?
18. Treat weeds in the parking lot pavers in front of condos throughout zone 2.
19. Clean out the dead material on the Crinum Lilies at the mailbox kiosk on Adoncia St.
20. Diagnose and treat the palm tree on Adoncia St. at light pole #223. (Pic. 20)



21. Foxtail Palm that may need to be replaced on Adoncia St. just West of light pole #224. This palm still has not opened up the lone stalk frond.
22. Remove vines growing on the Simpson Stopper shrubs along the aluminum fence on Tulio that is shared with Penzance at light pole #189.

Zone 3

1. Remove Oak sucker growth off the base of the trees on Palba Way between Izarra Way and Olinda Way.
2. Treat weeds in all the parking lot pavers in front of the condos throughout zone 3.
3. Declining and thin turf on Palba Way across the street of light pole #21. Fertilizer ban being lifted at the end of September should help. (Pic. 3)



4. Diagnose and treat the Crinum Lilies at the mailbox kiosk on Palba Way. Remove any dead or declining material. Is there a systemic insecticide being used for these?
5. Schedule a pruning event for the shrubs on Palba Way at the South aluminum fence shared with Penzance.
6. Treat weeds in bed on Palba Way at light pole #15.
7. Diagnose and treat the declining turf at light pole #282 on Izarra Way. Fertilizer ban being lifted at the end of September should help this area. (Pic. 7>)
8. Remove the dead fruiting structure off the Crinum Lilies at the mailbox kiosk at Izarra.
9. Set a strong bed defined bed line at the mailbox kiosk on Izarra Way.

10. Treat broadleaf turf weeds behind light pole #23 on Izarra Way.
11. Diagnose and treat a declining Foxtail Palm on Izarra Way across the street from light pole #289. This has declined more since last inspection. Will this survive?
12. Remove sucker growth off the base of the tree at light pole #292.
13. Damaged trees have been removed and stumps ground. Asking if trees will be replaced or sodded over?
14. Raise the Oak canopy overhanging the street at the intersection of Izarra Way and Paseo Grande Blvd. on the North ROW.
15. Diagnose and treat the declining and thinning turf at light pole #297 on Izarra Way.
16. Noting there is a cone with an irrigation flag on the ROW of Olinda Way.
17. Treat broadleaf turf weeds on Olinda Way at light pole #304.
18. Thinning stressed turf on Nalda St. across the street from light pole #249 by the stop sign and thinning stressed turf on Nalda St. by light pole #260. This was on the last two reports and not improving.



Zone 3

19. Diagnose and treat turf across the street from light pole #249 on Nalda St.

20. Hurricane Ian cleanup project was completed. I am asking if one stump is CDD or condos that was not removed. This is the Southeast end of Nalda St. East of light pole #253. (Pic. 20)



21. Was informed during this inspection with Pinnacle that the Foxtail Palm that has died on Javiera Way by light pole #27 is scheduled for replacement soon.

22. Diagnose and treat the declining turf on Javiera Way by light pole #28. (Pic. 22)



Zone 4

1. Diagnose and treat the turf on the exit side of the intersection of Sarita Ct. and Javiera Way. It has not improved since last inspection. (Pic. 1)



6. Remove Mexican Petunia growing in the Arboricola at the Provencia roundabout.
7. Pygmy Date palms are looking a little better at Provencia Ct. and Rosalinda. It is a slow process for them to heal.
8. Clean out the dead material in the Paurotis Palms at the Provencia roundabout.
9. Remove Mexican Petunia in Arboricola at Felicia Ct. roundabout.
10. Check irrigation for the wilting Jathropha Standard on the first median turning onto Felicia Ct.

2. Schedule a pruning event for the Jasmine at the monuments on at the Sarita Ct. and Javiera Way intersection.
3. Remove weeds growing in the Arboricola at the Sarita Ct. and Javiera Way intersection.
4. Check the irrigation is working properly at the roundabout on Sarita Ct. as the turf and shrubs show signs of drought stress.
5. Schedule a pruning event for the shrubs on Mercado Ct. roundabout for the Duranta. (Pic. 5)



Zone 5

1. Hanging dead Bismark Palm frond on the East ROW of Pesaro Dr. before the bridge.
2. Need to remove dead in Arboricola on the West ROW of Paseo Dr. before you get to the bridge at light post #314. (Pic. 2)
10. Treat weeds on Paseo Dr. on the berm from Adelio Ln. to the lift station.
11. Hanging frond on Bismark palm close to Dario Way entrance. (Pic. 11)



3. Remove the vegetation growing over and touching the top of the bridge.
4. Weeds in the Flax Lilies after you cross the bridge on West ROW Paseo Dr. at light pole #317.
5. Diagnose and treat 3 declining Magnolia trees on Paseo Dr. between light poles #317 and #318 on Paseo Dr. This was on last report, and they are getting worse. Should these be removed?
6. Replace a dead Gold Mound across the street of light pole #318 on Paseo Dr.
7. Schedule a pruning event for the Firebush across the street from light pole #318. Was informed during this inspection that this is the next area of pruning they will be working on.
8. Remove dead palm fronds on a Coconut and Medjool palm on Paseo Dr. across the street of Adelio Ln.
9. Clean dead material out of Bromeliads on Paseo Dr. across the street from Adelio Ln.
12. Diagnose and treat the Ornamental Grasses across the street from the Dario Way and Paseo Dr. intersection for possible spider mites.
13. Provide plant separation between the Firebush and Pitch Apple that are growing together across the street from Dario Way.
14. Diagnose and treat declining Awabuki at the lift station.
15. Noting that the small Ornamental trees that were installed on Paseo Dr. have rejuvenated much. Please be aggressive with fertilizer at the start of next month to get as much growth before December.
16. Treat the weeds in the bed at the Esteban Dr. and Paseo Dr. intersection.
17. Remove dead hanging Coconut Palm fronds by light pole #356 on Paseo Dr.
18. Schedule a pruning event for the Copperleaf at light pole #356 on Paseo Dr. that is starting to block the alligator warning sign.



Zone 5

19. Remove the 'Witches Broom' weed growing in the Ornamental Grasses on Paseo Dr. right after you pass Esteban Dr. South. (Pic. 19)



20. Hanging dead frond in the Bismark Palm at light pole #357 close to Hidalgo intersection.
21. Remove hanging fronds in the Coconut Palms across the street from Hidalgo Ct. on Paseo Dr.
22. Schedule a pruning event for the Podocarpus across the street from light pole #362.
23. Remove vines growing on Pitch Apple behind light pole #362 on Paseo Dr.
24. Noting Pinnacle is installing new Pitch Apple that was damaged during hurricane Ian on Paseo Dr. near Falisto Pl. intersection.
25. Remove hanging Coconut Palm fronds near light pole #364.
26. Remove hanging Bismark Palm frond across the street from light pole #365.
27. Remove weeds growing in the Arboricola at the Paseo Dr. roundabout.



Zone 6

1. Vines growing on the Arboricola at the roundabout of Adelio Ln.
2. Treat broadleaf turf weeds in the roundabout of Adelio Ln.
3. Check the irrigation at Adora Ct. as the turf is showing signs of drought stress. (Pic. 3)



4. There is patch of turf in decline at the front of Dario Way roundabout. Diagnose and treat as needed.
5. It appears there is some type of animal burrowing under the Arboricola at the Dario Way roundabout. Please back fill this hole. If you did fill in last time, we may need to trap or put something down to deter the animal. (Pic. 5)



Zone 7

1. Push back the natural area that is growing close to the pond at the back end of Esteban Dr. North at light pole #353



2. Weeds in the Arboricola at the Esteban North roundabout.
3. Trim the sides of the Ornamental Grasses overhanging the paver sidewalk on Esteban Dr. South just as you turn onto off Paseo Dr.
4. Pinnacle has agreed to remove the 5 hanging fronds on the Bismark at the roundabout on Macario Ct. as new growth is showing in the palm.
5. Treat the bed weeds in the Macario Ct. roundabout.
6. Remove dead flowing stalks out of the Bird of Paradise at the Esteban Dr. South roundabout.
7. Treat the joint crack weeds between the asphalt and concrete curb at the Esteban Dr. South roundabout.

Zone 8

1. Treat the bed weeds in the roundabout at Hidalgo Ct.
2. Remove a dead Arboricola on the back side of Hidalgo Ct.
3. Diagnose and treat a couple small areas of declining turf at Hidalgo Ct. roundabout.
4. Treat broadleaf turf weeds at Falisto Pl. roundabout.



Proposals

1. Pinnacle to provide a proposal to flush cut 7 dead trees on Penzance. 5 East of Paseo Grande Blvd. and 3 West of it.
2. Pinnacle to provide a proposal to install mulch at a depth of 2 to 3 inches at all the renovated Foxtail palm tree beds throughout the district.



Tab 2



Proposal

Proposal# SPN100456
Proposal Date: 8/22/2023
Valid Until: 9/21/2023

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Customer # 8248
Paseo Community Development District
c/o Rizzetta & Company
9530 Marketplace Road Suite 206
Fort Myers, FL 33912
Tel: 239-989-0303 Fax: <NA>

Job Site: 9286
Paseo South Station Replacement
Penzance Blvd
Fort Myers, FL 33912
Tel: -- Contact: Belinda Blandon
Model# HC3F-50J20PDV-460/3-CFHMR3L-Z

Nature of Service:

Directional Bore with 8" HDPE Installation

In order to utilize more of the pump station's capacity, the following proposal is to install up to 600 FT. of 8" HDPE as a secondary discharge/main line below grade from the pump station discharge to connect to the 8" main line on the west side of Nalda St.

Does not include permitting and associated costs, if required.

Sub Total: \$75,406.52

Grand Total: \$75,406.52

TERMS: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Accepted By:
Hoover Pumping Systems, Corp.

Nathan Dreher

Accepted By:
Paseo Community Development District

Signature/ Printed Name/ Date

Tab 3



4174 16th Avenue Northeast | Naples, Florida 34120
 2393515555 | customercare@spectrumnightscapes.com |
 spectrumnightscapes.com

RECIPIENT:

Paseo CDD

9530 Marketplace Rd suite 206
 Ft myers, Florida 33912
 Phone: (239) 601-0939

SERVICE ADDRESS:

9530 Marketplace Rd suite 206
 Ft myers, Florida 33912

Quote #41	
Sent on	Sep 20, 2023
Total	\$34,825.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	TOTAL
14w Full color smart	14w full color brass	24	\$17,400.00*
6w RGBW Uplight		5	\$2,875.00*
Feature Light RGBW		6	\$2,550.00*
300w Smart Transformer	Smart controller- app commands for color and programming	2	\$2,200.00*
Riser	Riser	29	\$1,450.00*
labor	labor	1	\$4,750.00*
12/2 low voltage	wire	1	\$850.00*
WiFi extender	WiFi mesh system	1	\$575.00*
Perma-post stake		29	\$2,175.00

A deposit of \$17,412.50 will be required to begin.

Total **\$34,825.00**

* Non-taxable

Warranty Information:
 10 Year warranty on fixture & LED board
 Warranty is only valid if recommended maintenance is performed.
 Included:
 1 year labor warranty which includes all parts & labor

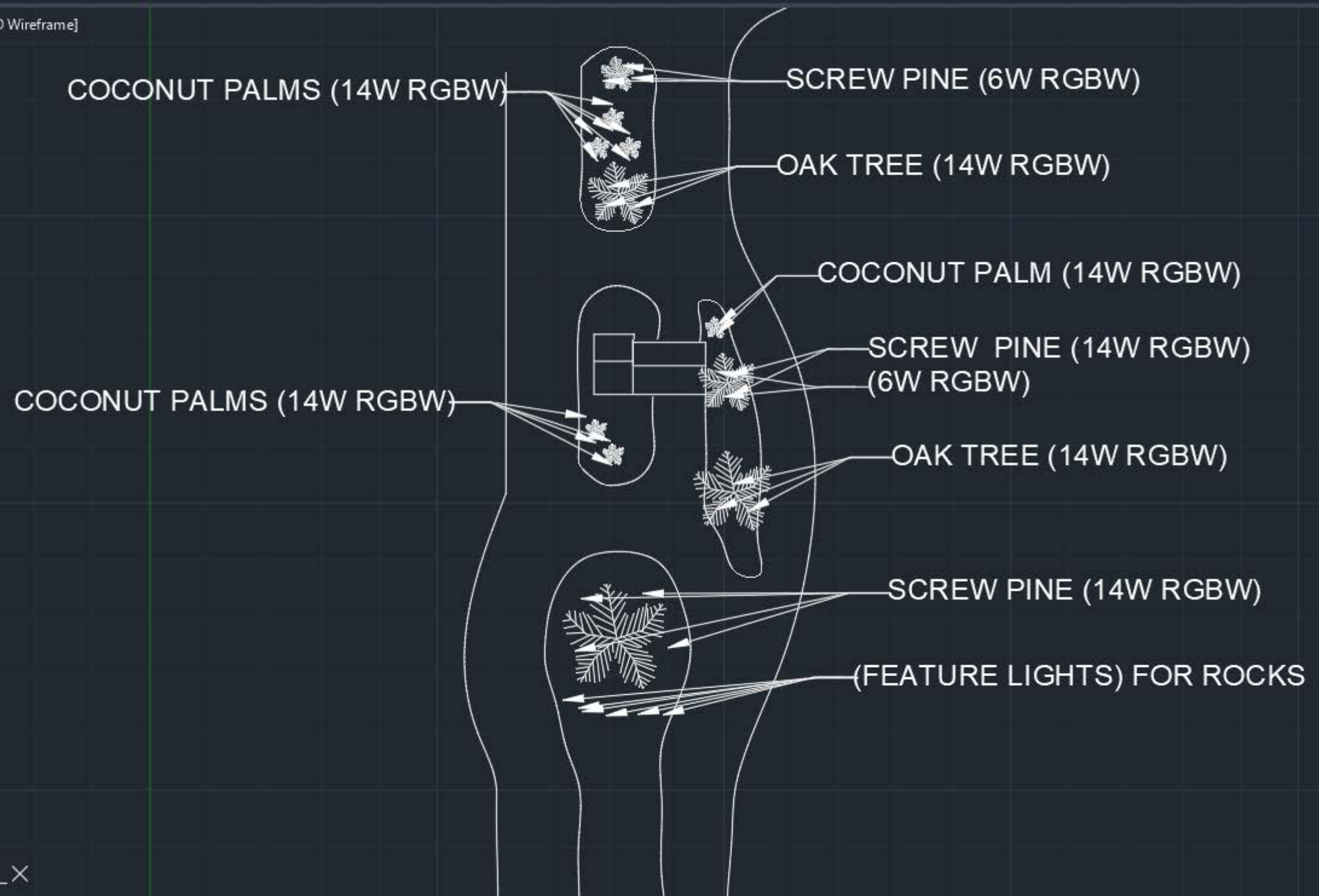
This quote is valid for the next 30 days, after which values may be subject to change.



4174 16th Avenue Northeast | Naples, Florida 34120
2393515555 | customer care@spectrumnightscapes.com |
spectrumnightscapes.com

Notes Continued...

Signature: _____ Date: _____



Tab 4

To: Paseo CDD

From: Paseo HOA Presidents

Date: September 7, 2023

Subject: Conserv Pest & Wildlife Services (Conserv) Trapping Services

We are pleased to report that the joint effort of the Paseo CDD and the five Paseo HOAs to engage Conserv to remove feral hogs affecting Paseo properties has been very successful in its initial year.

Conserv has coordinated their efforts with the Six Mile Cypress Slough trapper working near Paseo. The two vendors have developed a dual line of defense to protect Paseo from feral hogs. As of December 2022, Paseo had 698 hog-related incidents reported in its online system of record. Year-to-date July 2023, only 90 entries have been recorded; with only 12 being reflected from March – July of 2023. During 2023, Conserv has captured 5 hogs and the Slough trapper has captured 170 hogs. We realize many factors impact hog incidents. However, we believe this initiative was a success.

Conserv was retained for Paseo hog trapping services for a one-year term at a cost of \$11,410. The Paseo CDD agreed to fund 50% of the cost and to grant Conserv access to CDD property for equipment placement. Paseo HOAs – Provencia and Esperanza I – IV – funded the remaining 50% of the trapping cost. In addition, Provencia administered the contract and coordinated vendor payments.

We are approaching the end of the initial one-year term. We are recommending extending the Conserv procurement of trapping services for one more year and perform another evaluation at the end of the extension. The annual cost of Conserv's year-two services will be \$8,160; a reduction of \$3,250 or over 28%. The reduction is due to Conserv's completion of its initial set-up as a part of year-one cost. Provencia will continue as contract administrator.

Given this year's success, we believe that another year of trapping is a low-cost alternative to other more costly suggestions by residents. Therefore, we are requesting the Paseo CDD continue its participation in the Conserv agreement by funding 50%, \$4,080, of the cost and granting Conserv access to CDD property for equipment placement.

Sincerely,

Lou Cimmino/Provencia

Marshall Bohbrink/Espanza I

Kent Gammon/Espanza II

Jack Duso/Espanza III

Matt Galligan/Espanza IV

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, August 23, 2023 at 10:00 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.
Kari Hardwick	Sr. Administrative Assistant, Rizzetta & Company, Inc.
Andrew Cohen	District Counsel
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Doug Tarn	District Engineer, Barraco & Associates, Inc.
Frank Savage	Barraco & Associates, Inc.
Joe Green	Pinnacle Landscapes
Ted Galeno	Pinnacle Landscapes
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. Cohen advised that a public hearing regarding the budget and assessments will be held later in the meeting and so comments related to budget items should be held until that time.

Ms. Blandon opened the floor to public comment.

Mr. Hirsch addressed the board regarding his concerns related to the Esperanza bridge transition.

49 Mr. Pawielski addressed the Board regarding the Master Association Town Hall held
50 the previous week and urged the Board to vote in favor of the land transfer to the Master
51 Association.

52
53 Mr. Pappas addressed the Board regarding the potential hog fencing project and
54 urged the Board to review the proposed placement of the fence.

55
56 Mr. Heether addressed the Board regarding the potential hog fencing and thanked
57 the Board for its efforts related to hog trapping. He urged the Board to add funds to the
58 budget to continue the hog trapping efforts and spoke against the land transfer and
59 pickleball.

60
61 **THIRD ORDER OF BUSINESS**

District Engineer Staff Report

62
63 Mr. Tarn advised that Mr. Kane of his office recently submitted his letter of resignation
64 to the Master Association regarding the potential land transfer.

65
66 Mr. Tarn advised that he has conducted research and spoken with the General
67 Contractor who conducted the initial repair on behalf of the City related to the depression
68 near the Esperanza bridge and it has been determined that the pipe does not span the entire
69 roadway and so the best course of action is to fill the abandoned pipe with soil, replant as
70 desired and then monitor the situation. He advised that Ms. Bandon has approved the
71 Pinnacle proposal to make the necessary repairs.

72
73 Mr. Tarn advised that he has been aware of a fluid spill at Bibiana Way as well as the
74 roadway patch at Rocio Street and he will conduct inspections after today's meeting.

75
76 Mr. Noy inquired as to the resident concern at the Esperanza bridge. Mr. Tarn
77 advised that the area has been previously repaired and so he will inspect to determine if
78 there is an additional settlement issue; he advised that he will review the DOT specification
79 related to the transition and report back to the Board. Mr. Cabell advised that the area in
80 question has degraded asphalt and the area continues to deteriorate. Mr. Tarn advised that
81 it may be best to cut out the area and repave. Mr. Brown advised that the last repair
82 conducted was a cold patch and so this time it should be cut out and repaved.

83
84 Mr. Tarn advised that he will review the crosswalk at Javiera and Bibiana related to
85 the paver concern. Ms. Bandon advised that she will contact a vendor to obtain an estimate.

86
87 **FOURTH ORDER OF BUSINESS**

**Review of August 09, 2023 Field
Inspection Report**

88
89
90 Mr. Fowler provided a detailed overview of the August 09, 2023 Landscape
91 Inspection Report and responded to questions from the Board. The Board requested that
92 Pinnacle attend a landscape inspection quarterly and further requested a proposal to trim
93 the top of the Bismarck Palm on Macario. Ms. Johnson reminded Pinnacle Landscape
94 not to park on the multi-use path as it is not intended for vehicles.

95
96

FIFTH ORDER OF BUSINESS

**Public Hearing Regarding Fiscal Year
2023/2024 Budget**

Ms. Blandon reviewed the items to be covered for the public hearings.

Mr. Cohen provided an overview of the process for the public hearings. Mr. Cohen stated for the record that there will be one public hearing and both the budget and assessments will be covered in the one public hearing.

On a Motion by Mr. Brown, seconded by Mr. Cabell, with all in favor, the Board Opened the Public Hearing Regarding the Fiscal Year 2023/2024 Budget and Assessments, for the Paseo Community Development District.

Mr. Russell spoke regarding the hog fencing and urged the Board to take a deeper look at the location.

Ms. Blandon stated for the record that public comment was taken on both the Budget and the Assessment public hearings.

On a Motion by Mr. Brown, seconded by Mr. Noy, with all in favor, the Board Closed the Public Hearing Regarding the Fiscal Year 2023/2024 Budget and Assessments, for the Paseo Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of the Proposed Final
Budget for Fiscal Year 2023/2024**

Mr. Brown stated that one fifth of the proposed hog fence budget is in the fiscal year 2023/2024 budget as the Capital Outlay is being done over five years.

Ms. Blandon advised that the general fund budget per the approved proposed budget is \$2,027,903 reflecting an increase of \$319,155; she advised that the reserve fund is also increasing per the Reserve Study.

Mr. Cohen advised that the District did provide for mailed and published notices as required based on the approved proposed budget and the Board can now decrease that proposed amount but cannot increase it.

Board discussion ensued.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06,
Relating to the Annual Appropriations
and Adopting the Budget for Fiscal
Year 2023/2024**

Ms. Blandon provided an overview of the resolution and asked if there were any questions. There were none.

137

On a Motion by Ms. Schulman, seconded by Mr. Brown, with all in favor, the Board Adopted Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2023/2024, for the Paseo Community Development District.

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EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07,
Making a Determination of Benefit;
Imposing Special Assessments**

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141

142

143

Ms. Bandon provided an overview of the resolution and asked if there were any questions. There were none.

144

145

On a Motion by Ms. Schulman, seconded by Mr. Brown, with all in favor, the Board Adopted Resolution 2023-07, Making a Determination of Benefit; Imposing Special Assessments, for the Paseo Community Development District.

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NINTH ORDER OF BUSINESS

**Consideration of First Addendum to
Contract for Professional Technology
Services**

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Ms. Bandon presented the first addendum to the contract for Professional Technology Services and advised that the revised contract price is included in the budget previously approved by the Board.

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155

Mr. Brown asked that the Field Manager and District Coordinator have Paseo CDD email addresses. Ms. Hardwick advised that the Field Manager has a CDD email address.

156

157

On a Motion by Mr. Brown, seconded by Mr. Cabell, with four in favor and one opposed, the Board Approved the First Addendum to the Contract for Professional Technology Services, Subject to the Addition of a Paseo CDD Email Address for the District Coordinator, for the Paseo Community Development District.

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TENTH ORDER OF BUSINESS

**Consideration of Eagle Fence
Proposal for Gazebo Rail Repairs**

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Ms. Bandon advised that Fusion Welding did not complete the work on the gazebo rail and so she rebid asking several vendors to provide proposals, although only Eagle Fence visited the site and submitted a proposal. She advised that Eagle Fence has provided a proposal to repair the broken section and a separate price to powder coat the old section to ensure all railings look the same.

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On a Motion by Ms. Schulman, seconded by Mr. Brown, with all in favor, the Board Approved the Eagle Fence Proposal for Gazebo Rail Repairs, Including Powder Coating of the Old Section, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

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ELEVENTH ORDER OF BUSINESS

**Consideration of Audit for Fiscal Year
End September 30, 2022, as Prepared
by Grau & Associates**

Ms. Bandon provided an overview of the Audit for Fiscal Year End September 30, 2022, as prepared by Grau & Associates, and responded to questions from the Board.

On a Motion by Ms. Schulman, seconded by Ms. Johnson, with all in favor, the Board Approved the Audit for Fiscal Year End September 30, 2022, as Prepared by Grau & Associates, for the Paseo Community Development District.

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TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-08,
Adopting a Meeting Schedule for
Fiscal Year 2023/2024**

Ms. Bandon presented the meeting schedule for fiscal year 2023/2024 and advised that it is consistent with the current year meeting schedule. Board discussion ensued regarding the December meeting; the Board asked that the December meeting be moved to the first week of the month.

On a Motion by Mr. Brown, seconded by Mr. Cabell, with all in favor, the Board Adopted Resolution 2023-08, Setting a Meeting Schedule for Fiscal Year 2023/2024, As Amended on the Record, for the Paseo Community Development District.

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THIRTEENTH ORDER OF BUSINESS

**Discussion Regarding Master
Association Request to Install
Landscape Lighting**

Mr. Cabell advised that the Master Association would like to install pathway landscape lighting in the Provencia area leading to the bocci and basketball area and some of those lights would be placed on CDD property and would be maintained by the Master Association. Mr. Brown advised that the request should be made by the Master Association to the CDD District Manager. Ms. Bandon recommended that the Master Association provide a request to include a map. Mr. Cohen advised that a license agreement would be necessary. Mr. Cabell recommended tabling this item to allow the Master Association to provide an official request.

FOURTEENTH ORDER OF BUSINESS

**Discussion Regarding Sale of Land to
the Master Association**

202
203 Ms. Blandon advised that she sent correspondence from the Master Association
204 legal counsel to the Board. Ms. Schulman advised that the Master Association is willing
205 to work with the CDD and is looking for the CDD to convey the requested property. Mr.
206 Cohen reminded the Board that an appraisal of the property is needed.

207
208 Ms. Schulman made a motion to sell the requested land to the Master Association
209 subject to (1) all documents and appraisal by the Master Association, (2) all affiliated costs
210 to be borne by the Master Association, (3) and engineering and legal fees to be borne by
211 the Master Association, and (4) for the express use of pickleball. Mr. Cabell seconded the
212 motion and suggested removing item four from the motion. Board discussion ensued.
213 With a vote of two in favor and three opposed, the motion failed.

214
215 Mr. Cabell made a motion to sell the requested land to the Master Association
216 subject to 1) all documents and appraisal by the Master Association, (2) all affiliated costs
217 to be borne by the Master Association, (3) and engineering and legal fees to be borne by
218 the Master Association, and (4) initial use to be pickleball with the opportunity to change
219 at a later date. Ms. Schulman seconded the motion. Board discussion ensued. With a
220 vote of two in favor and three opposed, the motion failed.

221
222 On a Motion by Mr. Noy, seconded by Mr. Cabell, with all in favor, the Paseo CDD Board will
223 Support, Sell, and Collaborate with the Master HOA in the Conveyance of Specific Lands
224 on Tract E1 for the Purposes of Enhancing the Paseo Community Amenities, as Proposed,
225 Subject to Legal, Engineering, and Permitting Requirements, and Approved Landscaping
226 Measures, all of which District Expenses will be Borne by the Master Association, for the
Paseo Community Development District.

227
228 Ms. Johnson reiterated that the motion passed does not suggest that the CDD
229 Board of Supervisors is either in favor of or against pickleball but is for or against the sale
230 of the land.

231
232 On a Motion by Ms. Johnson, seconded by Mr. Cabell, with all in favor, the Board will Allow
233 the Master Association to Begin Landscape Improvement to the Land, Prior to the Sale,
234 Subject to an Agreement Regarding the Status of the Landscaping Should the Sale Not go
235 Through, for the Paseo Community Development District.

227
228 **FIFTEENTH ORDER OF BUSINESS**

229 **Consideration of the Minutes of the**
230 **Board of Supervisors' Meeting held on**
231 **June 26, 2023**

232 Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on
233 June 26, 2023 and asked if there were any questions, comments, or changes to the minutes
234 as presented. Ms. Johnson reviewed typographical corrections to be made.

235

On a Motion by Mr. Brown, seconded by Mr. Cabell, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on June 26, 2023, Subject to Corrections Noted on the Record, for the Paseo Community Development District.

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SIXTEENTH ORDER OF BUSINESS **Consideration of Operations and Maintenance Expenditures for the Month of June 2023**

Ms. Blandon advised that the Operations and Maintenance expenditures for the period of June 1-30, 2023 totaled \$113,226.00 and asked if there were any questions. There were none.

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 June 2023, totaling \$113,226.00, for the Paseo Community Development District.

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SEVENTEENTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel
Mr. Cohen advised that he sent a letter to the resident who conducted trimmings and installed pine straw within the preserve/slough area behind his home; he advised that the resident advised that he did conduct the trimming as he did not know that he could not. Mr. Cohen advised that the resident did not seem receptive to removing the pine straw. Board discussion ensued. Mr. Cabell advised that if the pine straw is required to be removed then the District should move forward and remove the pine straw. Ms. Johnson advised that if the District is fined for the unauthorized activity, then the District should move forward with a claim against the resident. The Board directed Counsel to proceed to move forward.

Mr. Cohen provided a Sunshine refresher to the Board.

Mr. Cabell inquired as to Fair Market Value of the property that the Master Association would like to purchase from the District and asked if the District can go by the Assessed Value. Mr. Cohen advised that it would be best to go with the Appraisal.

- B. District Manager
Ms. Blandon advised that the next meeting of the Board of Supervisors is scheduled for Wednesday, September 27, 2023 at 10:00 a.m. She provided an overview of the August DM report and recommended that the Board hold a workshop in October in order to prioritize the projects list. Ms. Blandon suggested that she work with Ms. Johnson regarding the landscaping items, the Board concurred. Ms. Blandon advised that for the September meeting, she will have the Hoover proposal for extension of the irrigation line.

276 Mr. Cabell noted that the District is in a better financial position than last
277 month.

278
279 Ms. Blandon advised that the mulch project is not complete, and she does
280 not recommend working with this vendor as they are unresponsive. Board
281 discussion ensued.

282
283 **EIGHTEENTH ORDER OF BUSINESS** **Supervisor Requests**

284
285 Ms. Blandon opened the floor to Supervisor requests.

286
287 Mr. Noy spoke regarding the golf cart letters received from the associations and
288 recommending installing signage and sending a communication to the residents. Board
289 discussion ensued. The Board agreed to send a communication via the Master
290 Association and not install any signage at this time.

291
292 Mr. Cabell asked that Staff review the landscape lighting in Esperanza.

293
294 Ms. Johnson spoke regarding the yield sign at the entrance and further spoke
295 regarding the holiday lighting.

296
297 Mr. Brown spoke regarding the roofing color selections for the gatehouse as well
298 as the yield sign at the entrance. He further discussed broadcasting the CDD meetings.
299 Ms. Blandon recommended reviewing this at a later time. Mr. Brown announced that the
300 District Coordinator will be full time as of September 1st. He further requested that the
301 Field Manager sign off on work completed by various vendors. Ms. Blandon advised that
302 the District Coordinator will be working on SOPs for the Field Manager and will review
303 with the Board.

304
305 **NINETEENTH ORDER OF BUSINESS** **Adjournment**

306
307 Ms. Blandon advised there was no further business to come before the Board and
308 asked for a motion to adjourn the meeting.

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On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board adjourned the meeting at 12:13 p.m., for the Paseo Community Development District.

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

Operation and Maintenance Expenditures
July 2023
For Board Approval

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

The total items being presented: **\$114,731.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advantetek Services, Inc.	100383	230628	Sign Installation - Additional Names 06/23	\$ 1,400.00
CenturyLink	20230720-1	311416420 07/23 ACH	Telephone Service 07/23	\$ 541.66
City of Fort Myers	100391	1-015317-00 06/23	Compactor 11604 Paseo Grande Blvd 06/23	\$ 5,562.61
Crystal Clean Inc.	100398	N6194	Cleaning Services 07/23	\$ 916.00
David W Cabell	20230727-5	DC072623 ACH	Board of Supervisors Meeting 07/26/23	\$ 200.00
Debra Johnson	20230727-1	DJ072623 ACH	Board of Supervisors Meeting 07/26/23	\$ 200.00
Florida Department of Revenue	100392	46-8015667667-8 06/23	Quarterly Sales Tax 06/23	\$ 131.41
Florida Power & Light Company	100393	28467-91263 06/23	11170 Paseo Dr. #SL 06/23	\$ 43.98
Florida Power & Light Company	100393	76250-95372 06/23	11047 Esteban Dr. #FNTN 06/23	\$ 650.47
Florida Power & Light Company	100393	FPL Summary 06/23 300	FPL Summary 06/23	\$ 15,115.74
Grau & Associates, P.A.	100394	24459	Auditing Services FY 2021/2022	\$ 2,900.00
Hands Free Security, LLC	100377	13698894	Entrance Gate Service Call 04/25/23	\$ 577.39

Paseo Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hands Free Security, LLC	100377	13699014	Transponders 05/23	\$ 3,004.26
Hands Free Security, LLC	100384	13699303	Exit Gate Service Call 06/23	\$ 240.00
Hands Free Security, LLC	100399	13699486	Exit Gate Service Call 06/23	\$ 240.00
Hands Free Security, LLC	100406	13699587	Service Call 07/23	\$ 353.00
HomeTeam Pest Defense, Inc.	100400	92659347-2	Rodent Service 05/23	\$ 10.00
Hotwire Communications, LTD	100401	30210660 07/23	Cable Services 07/23	\$ 229.99
Ian Y Noy	20230727-3	IN072623 ACH	Board of Supervisors Meeting 07/26/23	\$ 200.00
Johnson Engineering, Inc.	100385	20097877-023-09	WUP Compliance Monitoring Svcs Through 06/11/23	\$ 1,055.00
Paseo CDD			Debit Card Replenishment 07/23	\$ 686.42
Persson, Cohen & Mooney, P.A.	100395	3834	Professional Services 06/23	\$ 1,345.50
Pinnacle Landscapes, Inc.	100378	15340	Disposal of Trees 06/23	\$ 5,784.00
Pinnacle Landscapes, Inc.	100386	15317	General Monthly Maintenance 06/23	\$ 27,443.50

Paseo Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pinnacle Landscapes, Inc.	100386	15373	Irrigation Repairs 06/23	\$ 693.50
Pinnacle Landscapes, Inc.	100396	15376	Plant Install 06/23	\$ 9,280.00
Pinnacle Pest Management Services, Inc.	100379	7451	Pest Control 06/23	\$ 67.41
Pinnacle Pest Management Services, Inc.	100407	7549	Pest Control 07/23	\$ 67.41
Provencia at Paseo	100405	07182023	Reimbursement for Hog Trapping 07/23	\$ 340.00
Rizzetta & Company, Inc.	100380	INV0000081353	District Management Fees 07/23	\$ 7,499.84
Rizzetta & Company, Inc.	100389	INV0000081505	Amenity Management & Oversight & Personnel Reimbursement 07/07/23	\$ 3,337.17
Rizzetta & Company, Inc.	100390	INV0000081478	Out of Pocket Expenses 06/23	\$ 207.20
Rizzetta & Company, Inc.	100403	INV0000082173	Mass Mailing - Budget Notice 07/23	\$ 1,750.29
Rizzetta & Company, Inc.	100404	INV0000082170	Personnel Reimbursement 07/21/23	\$ 2,642.81
Sharon E. Schulman	20230727-4	SS072623 ACH	Board of Supervisors Meeting 07/26/23	\$ 200.00
Solitude Lake Management, LLC	100408	PSI-90807	Lake & Pond Maintenance Services 07/23	\$ 2,367.87
Steven A. Brown-Cestero	20230727-2	SB072623 ACH	Board of Supervisors Meeting 07/26/23	\$ 200.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TEM Systems, Inc.	100387	i389	Software Subscription Renewal 06/23	\$ 4,725.00
Tower Compactor Rentals, LLC	100381	RENTAL-23-12861	Trash Compactor 07/23	\$ 333.90
Weiser Security Services, Inc	100382	1117885	Guard Weekly Billing 06/09/23-06/15/23	\$ 2,408.56
Weiser Security Services, Inc	100388	1119123	Guard Weekly Billing 06/16/23-06/22/23	\$ 2,408.56
Weiser Security Services, Inc	100397	1120021	Guard Weekly Billing 06/23/23-06/29/23	\$ 2,409.95
Weiser Security Services, Inc	100402	1121338	Guard Weekly Billing 06/29/23-07/06/23	\$ 2,563.36
Weiser Security Services, Inc	100409	1122161	Guard Weekly Billing 07/07/23-07/13/23	<u>\$ 2,397.44</u>
Report Total				<u>\$ 114,731.20</u>

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 25, 2023
- **FY 2021-2022 Audit Completion Deadline:** June 2023
- **Next Election (Seats 3,4, and 5):** November 5, 2024

**District
Manager's
Report**

September 19

2023

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FINANCIAL SUMMARY

8/31/2023

General Fund Cash & Investment Balance	\$1,266,032
Reserve Fund Investment Balance	\$494,035
Debt Service Fund Investment Balance	\$593,948
Total Cash and Investment Balances	\$2,354,015

General Fund Expense Variance: \$44,100 Over Budget



2022-2023 Fiscal Year Budget Amendment - Year to date the District is over budget by \$ 44,100.00. This is substantially less than we projected due to the Hurricane Expenditures. District Management will be presenting a budget amendment at the October meeting for consideration by the Board.

Bibianna Way Fuel Spill – The District Engineer inspected the locations on Bibianna Way where a roofing contractors vehicle spilled fuel on the roadway. The damage is permanent, and we will need to repave the areas. The Condo Association Manager was informed, and the contractor has been informed as well. The District Engineer is in the process of obtaining bids for the repaving and is including the pending bridge repairs in the scope as well so both can be done at the same time.

Insurance Renewal Package – FIA has provided a proposal for the renewal of the District’s policies for the new fiscal year. The proposal is included in the agenda. The comparison of premiums is as follows:

Policy Type	Premium 2022-2023	Proposed Premium 2023-2024	Budget	Difference
Property/auto	\$ 21,490.00	\$ 32,939.00	\$32,892.00	\$ (47.00)
General Liability	\$ 7,811.00	\$ 8,201.00	\$ 8,110.00	\$ (91.00)
Public Officials	\$ 3,948.00	\$ 4,086.00	\$ 4,343.00	\$ 257.00
Total	\$ 33,249.00	\$ 45,226.00	\$45,345.00	\$ 119.00

The total renewal is \$ 119.00 less than the total budget for insurance. Please note the property schedule was updated to reflect the pump station.