



Rizzetta & Company

# Paseo Community Development District

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**Board of Supervisors' Meeting  
October 23, 2024**

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>	Dave Cabell Debra Johnson Kent Gammon R. Chris Shimer Ian Noy	Chairman Vice Chair 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.

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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October 16, 2024

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, October 23, 2024, 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. STAFF REPORTS**
  - A. Landscape Inspection Services
    1. Consideration of Pinnacle Landscapes Proposals for Irrigation System Additives ..... Tab 1
      - a. Rust Inhibitor
      - b. Wetting Agent
    2. Discussion Regarding Draft RFP for Landscape & Irrigation Maintenance
  - B. Landscape Liaison
  - C. Condo Assoc. Liaison
  - D. Master Assoc. Liaison
  - E. Chairman
  - F. District Engineer ..... Tab 2
  - G. District Counsel
    1. Discussion Regarding Letter Received Related to Sale of Land, Tract E-1 ..... Tab 3
  - H. District Manager ..... Tab 4
- 4. BUSINESS ITEMS**
  - A. Consideration of Draft Stormwater Inlet Protection Policy/ Procedures ..... Tab 5
  - B. Review and Discussion Regarding District Consideration of Hog Trapping Throughout Entire Community ..... Tab 6
  - C. Discussion Regarding Tree Removals ..... Tab 7
  - D. Consideration of Superior Waterway Proposal for Color Changing Lights at the Corner Feature Sign ..... Tab 8
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on September 25, 2024..... Tab 9
  - B. Ratification of the Operations and Maintenance Expenditures for the Month of September 2024..... Tab 10

**6. SUPERVISOR REQUESTS**  
**7. 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

# Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

# Estimate

Date	Estimate #
9/4/2024	4650

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

Description	Qty	Cost	Total
Supply and administer Rust Preventer through the irrigation injection system two times per year  This product breaks down iron oxide through a chemical reaction. This particular chemical is injected over a period of time to begin loosening stains on concrete, home sites, etc. This is an ongoing process that will be slowly injected over a period of 6- 12 weeks, depending on severity.		3,400.00	3,400.00
Come visit us at <a href="http://www.Pinnaclelandscapes.com">www.Pinnaclelandscapes.com</a> !!	<b>Total</b>		\$3,400.00

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

# Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

# Estimate

Date	Estimate #
9/4/2024	4651

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

Description	Qty	Cost	Total
Supply and administer Nonionic Wetting agent through the irrigation system once per year  The non-ionic wetting agent is a game-changer for soil moisture retention. By reducing the surface tension of water to minus 28 dynes/centimeters, it enables the soil to hold moisture for extended periods between each irrigation cycle. This compensates for the normal evaporation of moisture into the atmosphere, ensuring a more consistent soil field capacity during dry months.		7,600.00	7,600.00
Come visit us at <a href="http://www.Pinnaclelandscapes.com!!">www.Pinnaclelandscapes.com!!</a>	<b>Total</b>		\$7,600.00

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

# Tab 2



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**MEMORANDUM**

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TO:	Paseo CDD	FROM:	Frank Savage
COMPANY:	Rizzetta and Company	DATE:	October 16, 2024
COPY TO:	Kari Hardwick, Belinda Blandon	PROJECT NUMBER:	22168
RE:	Engineer's Staff Report – Board of Supervisors (BOS) Meeting – October 23, 2024		

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For the Paseo CDD BOS meeting scheduled for October 23, 2024, we offer the following updates under 3F. Staff Reports (District Engineer).

- The berm/swale exhibit for the northern (Esperanza) portion has been completed and identifies approximately 4,500 linear feet of ill-defined berm/swale spanning the northern portion; the exhibit is enclosed (via separate attachment) for review by the board and staff. If there are any questions from the board, we will be prepared for additional discussion of this topic during the board meeting.
- Supervisor Shimer, Kari Hardwick and Frank Savage met via MS Teams to discuss the ongoing inventory of CDD assets and where additional easements may be needed, with the initial focus on hardscaping improvements. A memorandum was prepared to summarize the findings of the meeting and is enclosed (via separate attachment) for review and discussion by the board and staff.
- The latest Fluid Spill exhibit, previously provided, captures all known spill locations communicated by District Management. The exhibit is being updated to propose minimum restoration limits and associated areas, in square feet, based on the spills captured, along with an Order of Magnitude cost opinion for the restoration work. Once completed, the information will be provided for review by the board and staff.

**PASEO**  
COMMUNITY  
DEVELOPMENT  
DISTRICT

9530 MARKETPLACE ROAD  
SUITE 206  
FORT MYERS, FL 33912

PHONE (239) 936-0913  
FAX (239) 936-1815

PROJECT DESCRIPTION

**PASEO**

PART OF SECTIONS 9 & 10  
TOWNSHIP 45 SOUTH  
RANGE 25 EAST  
LEE COUNTY, FLORIDA

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FILE NAME: 22168\_2024-09-24 PASEO NORTH BERM

LOCATION: J:\22168\DWG\EXHIBITS\

PLOT DATE: TUE. 9-24-2024 - 4:52 PM

PLOT BY: BRYCE ROCHA

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

NO.	DATE	DESCRIPTION

PLAN STATUS

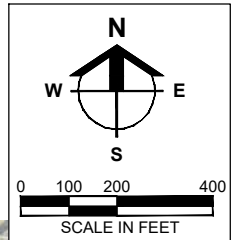
EXHIBIT ONLY  
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PASEO CDD  
BERM / SWALE  
EXHIBIT

PROJECT / FILE NO. SHEET NUMBER

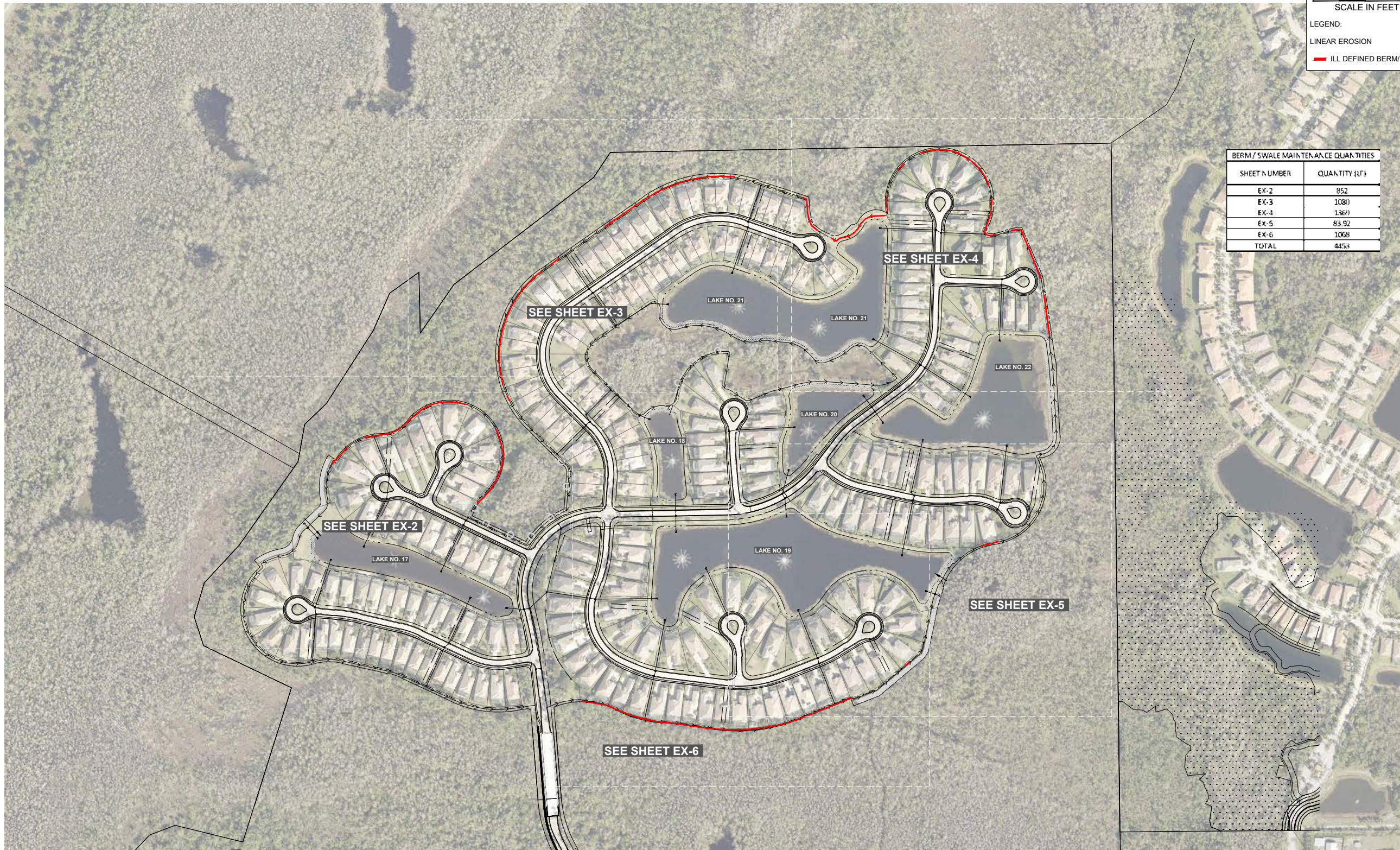
**22168**

**EX-1**

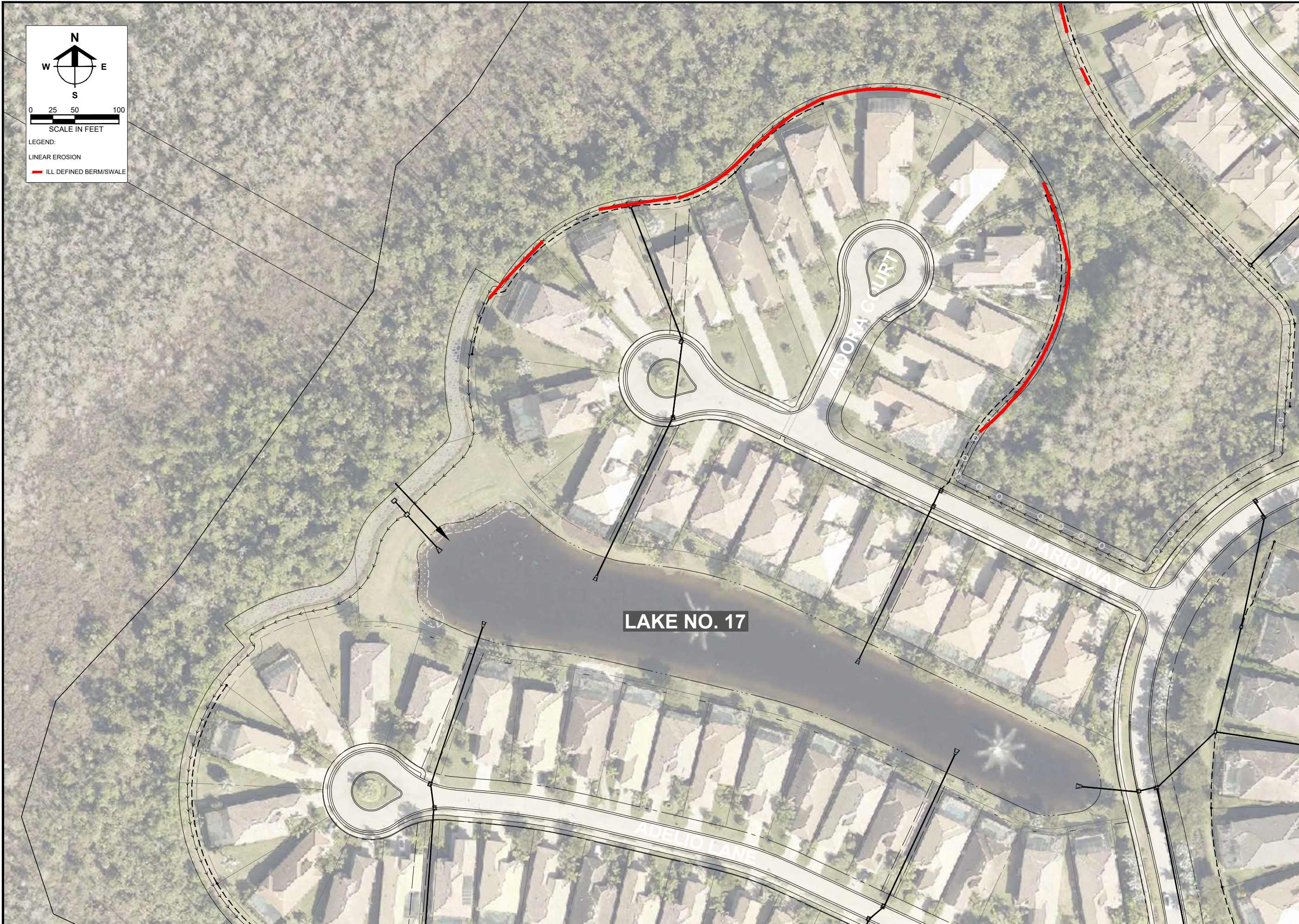


LEGEND:  
LINEAR EROSION  
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BERM / SWALE MAINTENANCE QUANTITIES	
SHEET NUMBER	QUANTITY (L <sup>2</sup> )
EX-2	852
EX-3	1080
EX-4	1369
EX-5	8392
EX-6	1068
TOTAL	4453



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**PASEO**  
COMMUNITY  
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9530 MARKETPLACE ROAD  
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LOCATION	J:\22168\DWG\EXHIBITS
PLOT DATE	TUE. 9-24-2024 - 4:52 PM
PLOT BY	BRYCE ROCHA

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

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PASEO CDD  
BERM / SWALE  
EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22168	EX-2

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## PASEO COMMUNITY DEVELOPMENT DISTRICT

9530 MARKETPLACE ROAD  
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FORT MYERS, FL 33912

PHONE (239) 936-0913  
FAX (239) 936-1815

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PLAN REVISIONS

PLAN STATUS

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### PASEO CDD BERM / SWALE EXHIBIT

PROJECT / FILE NO. SHEET NUMBER  
**22168 EX-3**





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PLAN REVISIONS	

PLAN STATUS  
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**PASEO CDD**  
**BERM / SWALE**  
**EXHIBIT**

PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>EX-4</b>



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 DISTRICT  
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PLOT BY	BRYCE ROCHA

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PASEO CDD  
 BERM / SWALE  
 EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>EX-5</b>



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LEGEND:  
 LINEAR EROSION  
 ILL DEFINED BERM/SWALE

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 PLOT BY: BRYCE ROCHA

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PASEO CDD  
 BERM / SWALE  
 EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
<b>22168</b>	<b>EX-6</b>

**MEMORANDUM**

TO:	FROM:
Paseo Community Development District (CDD)	Frank Savage
COMPANY:	DATE:
Rizzetta and Company (CDD Management)	September 24, 2024
COPY TO:	PROJECT NUMBER:
Kari Hardwick, Chris Shimer	22168
RE:	
CDD Hardscape Improvements – Potential Easement Needs	

A Microsoft Teams virtual meeting was held on Monday, September 23, 2024 at 10:30 am to discuss the potential easement needs over known CDD hardscape improvements, which was attended by the following:

- Mr. Frank Savage, Barraco and Associates, District Engineering
- Ms. Kari Hardwick, Rizzetta and Company, District Management
- Mr. Chris Shimer, Paseo CDD Board member

This memorandum has been prepared to summarize those hardscape improvements identified during the meeting as potentially needing easements, which are specifically described below and supported with aerial imagery.

It is also noted that this summary is not intended to inventory all hardscaping improvements owned and/or maintained by the Paseo CDD, but rather to identify known improvements that may currently be lacking sufficient dedication in favor of the CDD, either via real property ownership or separate easement agreement.

- There is a decorative fence running east-west along the southern boundary of the development, adjacent to Penzance Boulevard and generally on real property owned by the CDD. However, some portions of the fence appear to fall onto real property owned by the Paseo Condominium Association, Inc. near the southwest boundary of the development (Image 1), as well as near the site entrance (Image 2).



Image 1 – CDD fence near southwest development boundary.



Image 2 – CDD fence near site entrance.



- The Paseo CDD owns and maintains monument signage throughout the boundary of the development near the entrances to the single-family portions of the community and generally on real property owned by the CDD. However, two known monument signs appear to fall strictly onto private lots, specifically at 11751 and 11752 Rosalinda Court (Images 3 and 4). Additionally, a review of the associated plat reveals a 10' PUE, however the dedication language does not appear to be sufficient for the CDD, nor do the monuments appear to fall within the PUE limits.

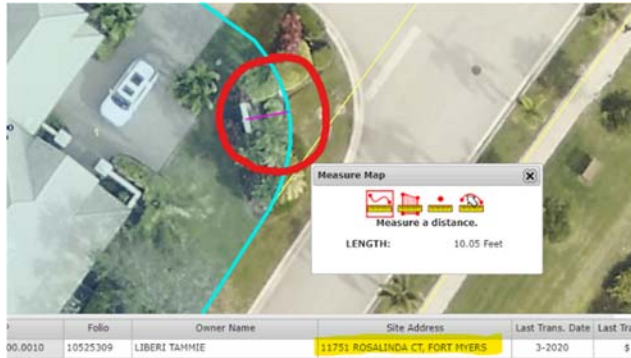


Image 3 – CDD monument at 11751 Rosalinda Court.

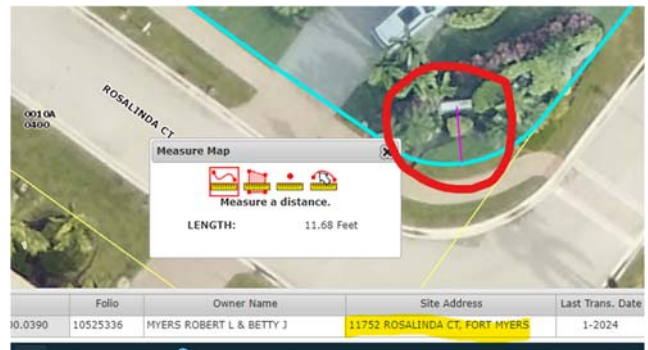


Image 4 – CDD monument at 11752 Rosalinda Court.

- The guard house near the site entrance is owned and maintained by the Paseo CDD as part of its ongoing commitment to monitor access within the public roadway system, however the parking space associated with the guard house appears to extend onto real property owned by the Paseo Condominium Association, Inc. (Image 5).



Image 5 – CDD guard house parking near site entrance.

- There is an extensive sidewalk system that extends throughout much of the community, which is a composite system owned and maintained by various entities, including the Paseo CDD. There are several components of the sidewalk system that may be considered the responsibility of the Paseo CDD but fall onto real property owned by others. Specifically, there is a fishing pier owned and maintained by the CDD however a portion of the walkway providing access to the pier is on real property owned by the Paseo Master Homeowners Association (Image 6).

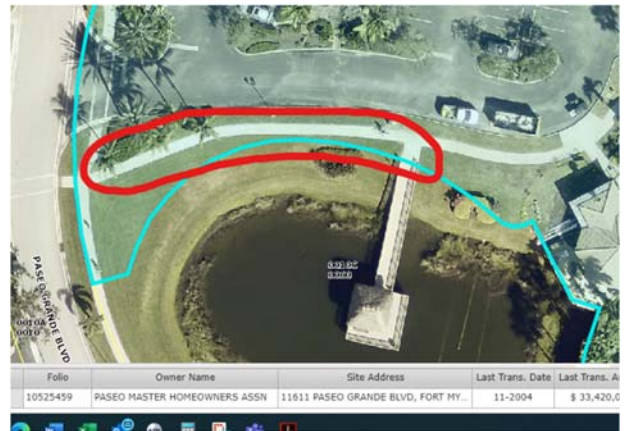


Image 6 – CDD fishing pier access near amenity.



Image 7 – Sidewalk near half basketball court.

Similarly, there is a walkway near the half basketball court that allows for pedestrian access between the Provencia Court cul-de-sac and Paseo Grande Boulevard, however a portion of the walkway is on real property owned by the Paseo Master Homeowners Association (Image 7).

# Tab 3

August 26, 2024

Andrew Cohen, Esq.  
Persson, Cohen, Mooney, Fernandez & Jackson, P.A.  
6853 Energy Court  
Lakewood Ranch, FL, 34240

Mr. Cohen,

I am working with a large group of concerned residents who reside within the Paseo Community Development District (District) in Fort Myers, Florida, a District which you represent as Counsel. I have been asked to correspond and negotiate with you and the District in the below matter. Collectively we will be known as the Paseo Community Land Bank.

Recently the District hired an appraiser to provide a best use and highest value appraisal for a portion of Tract E-1 within the District. This appraisal, which was performed by a District contracted appraiser, listed the value of the appraised portion of Tract E-1 as \$6,000 (USD Six Thousand). The District then informed the Paseo Master Association, which is seeking to purchase the appraised land, that they were willing to enter into a contractual obligation to sell the appraised land for the appraised value.

I have since been approached by a group of residents who would like to purchase the appraised land under the following conditions:

- The purchase price will be no less than \$6,600, a 10% premium above the appraised value and what the Master Association has indicated they are willing to pay, but may be higher, depending on discussions between both parties;
- The purchase price will be paid in cash;
- The sale will be completed within 90 days, or sooner if the District so chooses;
- There are no inspection requirements and no contingencies other than a clean title;
- The District's counsel will prepare all necessary legal documents;
- As part of the sale the appraised land will be deeded back to the District with a permanent conservation easement assigned;

As you know, the sale of this land is a contentious matter within the community, including a recent lawsuit filed in District Court. The residents making this offer believe it is in the best interest of Paseo for them to purchase the land and deed it back to the District as it removes the threat of litigation from the entire community; prevents a lot split and possible relocation of a storm sewer that the other sale would require; and, through the conservation easement, ensures that the residents of Paseo have full use and enjoyment of the land in perpetuity while protecting one of the very few greenspaces within the community.

We would like to enter into discussions with either yourself or District management as soon as possible so as to come to a mutually agreeable price for the purchase of the appraised land as well as a timeline to close this sale. We are looking to finalize this sale prior to the end of calendar year 2024 and believe this is entirely feasible. Therefore, as time is of the essence, we would ask that this matter be placed on the agenda for consideration by the District's Board of Supervisors at the next scheduled meeting.

Any correspondence can be sent via email to [steven@vestagroup.com](mailto:steven@vestagroup.com) and via US Postal Service to Paseo Community Land Bank, c/o Steven Brown, 11872 Rosalinda Court, Fort Myers, FL, 33912.

Thank you for your attention to this matter and we look forward to a quick and successful conclusion of this sale.

Regards,

Steven A. Brown-Cestero  
For and on Behalf of the Paseo Community Land Bank

# Tab 4



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** December 4, 2024
- **FY 2022-2023 Audit Completion Deadline:** Completed
- **Next Election (Seats 3,4, and 5):** November 5, 2024

**District  
Manager's  
Report**

October 15

**2024**

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**FINANCIAL SUMMARY**

**9/30/2024**

General Fund Cash Balance	\$ 974,809.00
Reserve Fund Investment Balance	\$ 1,100,995.00
Debt Service Fund Investment Balance	\$ 650,291.00
<b>Total Cash and Investment Balances</b>	<b>\$ 2,726,095.00</b>
<b>General Fund Expense Variance:</b>	<b>\$204,838 Under Budget</b>



**Financial Statement Notes:**

Paseo CDD Variance Notes			
Line Item	YTD Actual Expense	Variance	Notes
Guard Gate Facility Maintenance and Repair	\$ 51,731.00	\$ 23,369.00	Hands Free Service calls plus maintenance of the guardhouse. Resident gate arm replacement at the end of Aug. paid in Sept.
Utility Irrigation	\$ 49,331.00	\$ 17,257.00	Pump station usage is less during the rainy season.
Landscape Replacements Shrubs/Trees	\$ 63,800.00	\$ 23,800.00	Misc tree removals (non project), replacements, and installs.
Street Light/Decorative Light Maintenance	\$ 35,559.00	\$ 31,888.00	Additional repairs to poles 378-389. Spectrum repairs to pathway lights and purchases.
Capital Projects	\$ 266,956.00	\$ 36,796.00	Street sign and light post painting project completed.
* Items not included were reported in prior reports.			

**Landscaping RFP Review of Draft:** We have moved the review of the draft to the December meeting. As a result of Hurricane Milton, we need more time to work on the package.

**Insurance Renewal:** The renewal has been completed.



# Tab 5

# 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)

## **STORMWATER INLET PROTECTION**

### **POLICY & PROCEDURES**

Filter fabric (inlet protection) must be utilized during active construction to prevent loose material disturbed from construction activities, that would normally otherwise be stabilized, from entering into the storm sewer system. Filter fabric generally is woven in such a manner to allow water to pass through while retaining the loose material.

Filter fabric must be placed to protect **all** stormwater inlets in construction areas, including when a gutter system is removed from a roof, and must regularly be cleaned and adjusted as necessary.

When construction is completed in one area and then moves to another area, the filter fabric must be relocated to inlets located in the new area of construction within 48 hours.

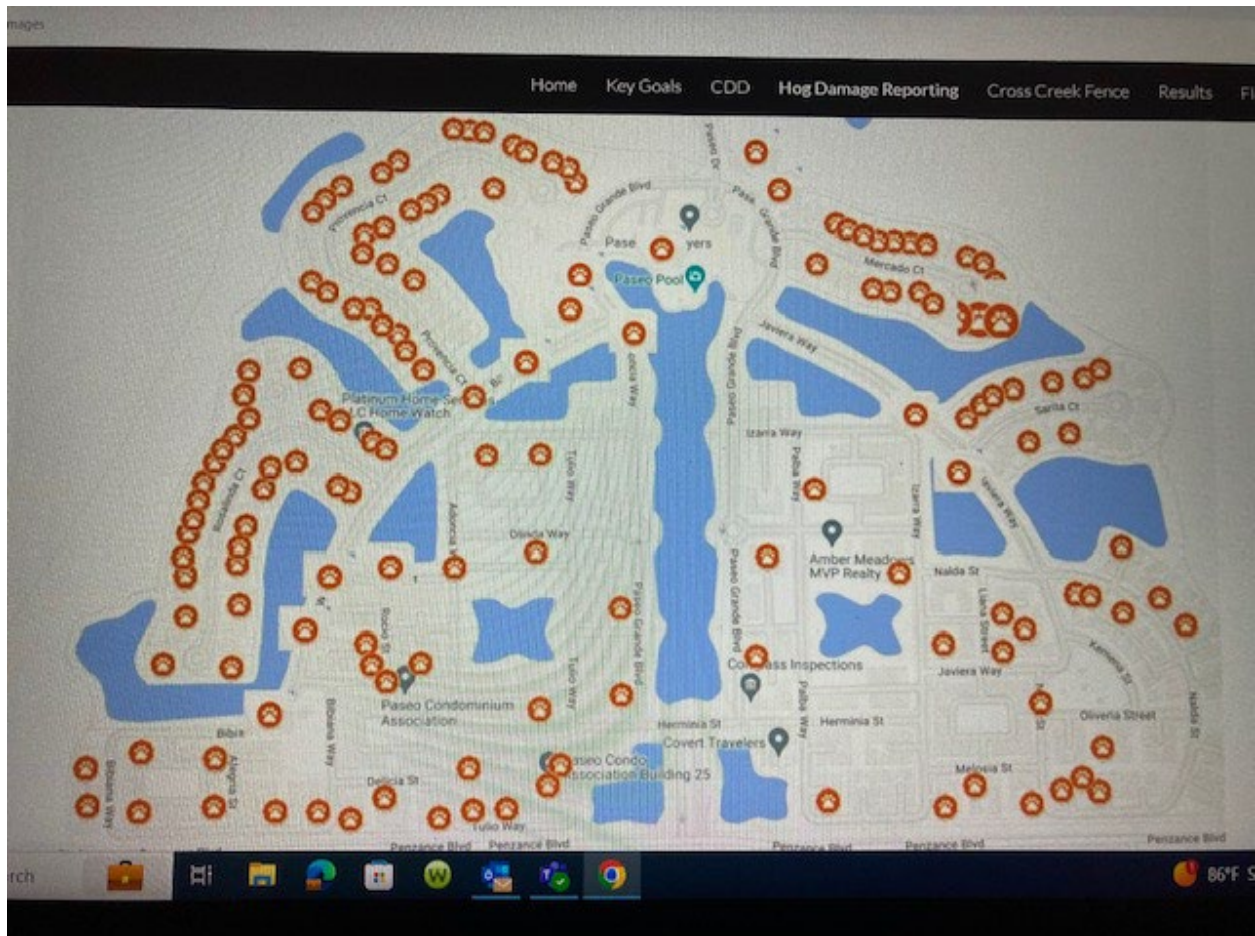
Prior to a weather event, Tropical Storm and/or Hurricane, the area surrounding the inlet must be cleared of debris that could wash into the stormwater inlet and the filter fabric removed to allow for stormwater runoff, as the system is designed.

# Tab 6

Good morning Belinda and Kari -

My name is Byron Pappas and I am the Chairperson of the Paseo Hog Task Force. Paseo has entered a hog trapping arrangement with Conserv for about two years now. For both years, the CDD has recognized this is an issue and has contributed 50% of the funding (2024 annual total cost of \$8,160; \$4,080 provided by CDD) required for this project. The current arrangement with Conserv ends in December. As stated, the CDD provides 50% of the funding and the five HOAs within Paseo supply the other 50% of the cost. I'm asking the CDD to consider funding the entire cost as a part of their operating budget. We have experienced hog sightings and damage for over 3 years now throughout Paseo. This is a community-wide issue. I've attached a map below showing evidence the condos are also impacted. Keep in mind, this point of reference is only based upon reported incidents. As I speak with property owners about this topic, I'm 100% convinced that not all incidents are reported. I'm also in the process of preparing an updated "heat map" of reported hog events. The feral hog problem is a safety issue to our community.

Please forward this request on to the CDD Supervisors for discussion at the October meeting. Thank you -Byron Pappas 11836 Rosalinda Court (330) 697-8271



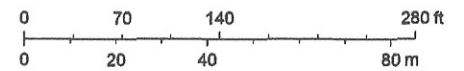
**Tab 7**

# Paseo CDD - ArcGIS Web Map



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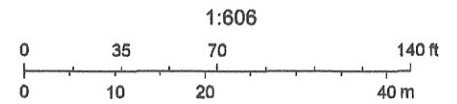
Lee County, FL, State of Florida, Maxar, Microsoft, Esri  
Community Maps Contributors, University of South  
Florida, County of Lee, FL, FDEP, © OpenStreetMap,  
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GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS,

PAI GIS  
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# Paseo CDD - ArcGIS Web Map



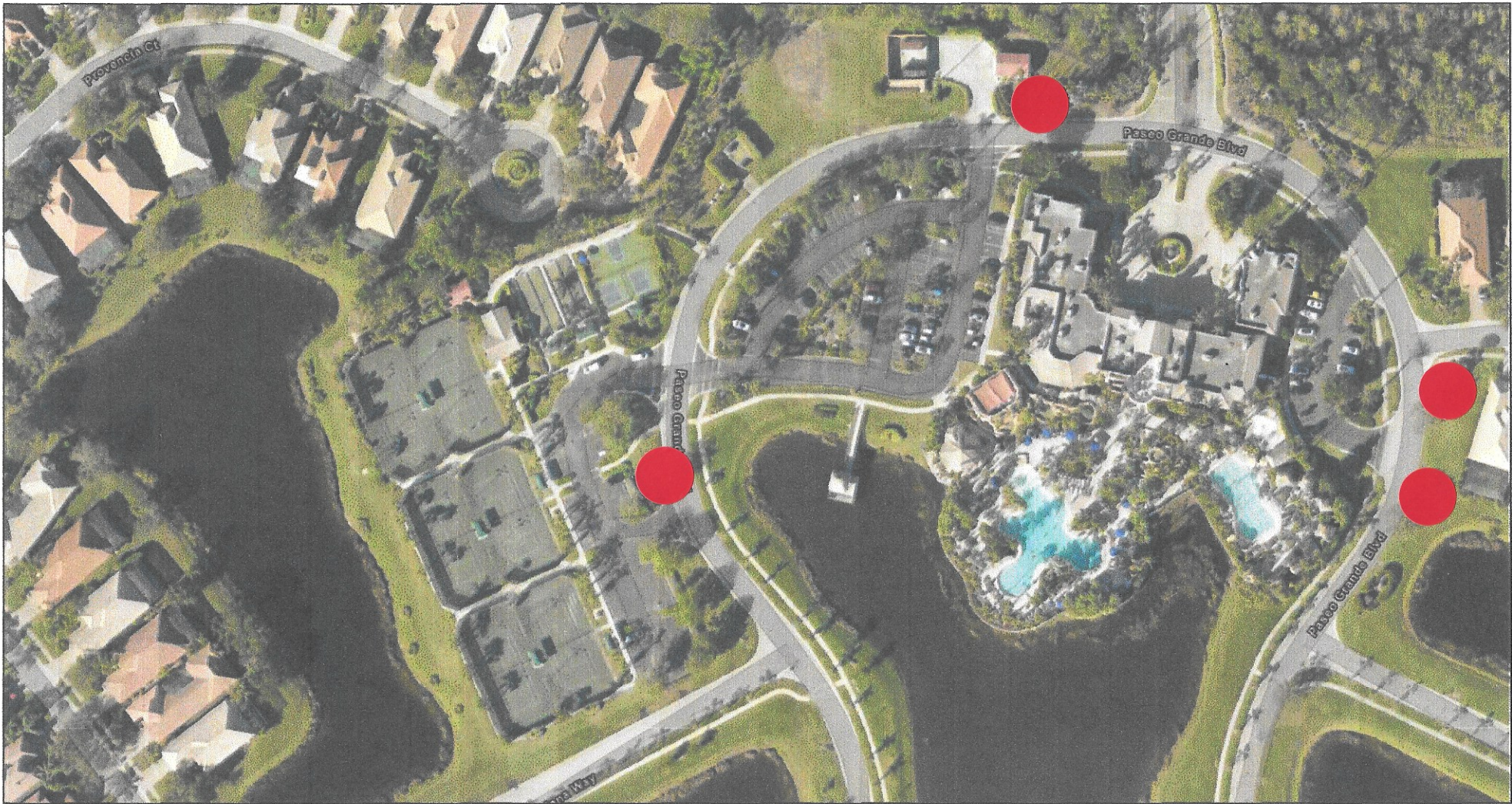
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Community Maps Contributors, University of South  
Florida, County of Lee, FL, FDEP, © OpenStreetMap,  
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GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

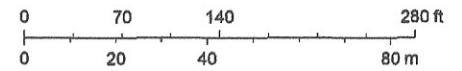
PAI GIS  
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# Paseo CDD - ArcGIS Web Map



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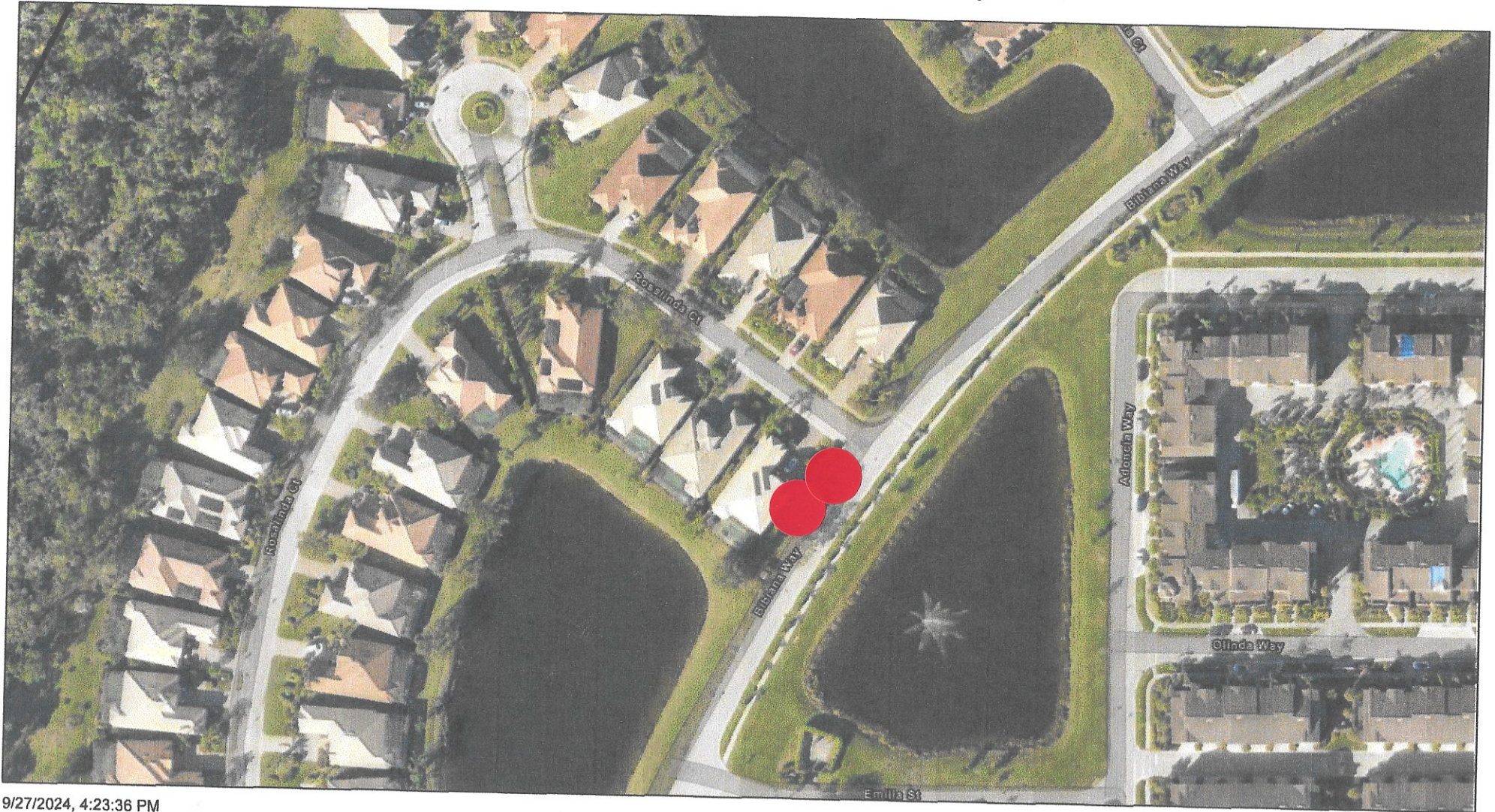


Lee County, FL, State of Florida, Maxar, Microsoft, Esri  
Community Maps Contributors, University of South  
Florida, County of Lee, FL, FDEP, © OpenStreetMap,  
Microsoft, Esri, TomTom, Garmin, SafeGraph,  
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

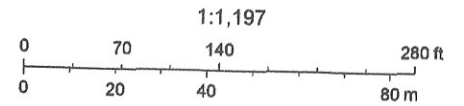
PAI GIS  
© Passarella & Associates, Inc.



# Paseo CDD - ArcGIS Web Map



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Lee County, FL, State of Florida, Maxar, Microsoft, Esri  
Community Maps Contributors, University of South  
Florida, County of Lee, FL, FDEP, © OpenStreetMap,  
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GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

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# Tab 8



**SERVICE AGREEMENT FOUNTAIN REPAIR**

October 8, 2024

Paseo CDD  
C/o: Rizzetta & Company  
9530 Marketplace Rd #206  
Fort Myers, FL 33912  
Attention: Keri Hardwick

**Terms:** Net 30 days

---

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Supply and install Aqua Master Color Changing LED (RGBW) F1 Water Feature	
Four (4) 40watts stainless steel RGBW LED light fixtures	
1 Custom RGBW Light Panel	
250 ft of 14/5 power supply cable	
	<b>Total: \$7,997.48</b>

**Warranty: Three (3) years on LEDs and ninety (90) days on labor**

**\*This offer is good for ninety (90) days from date of quotation**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications, and conditions are satisfactory and are hereby accepted.

By: \_\_\_\_\_

By: \_\_\_\_\_

Dated: \_\_\_\_\_

# Tab 9

**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, September 25, 2024 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:

David Cabell	<b>Board Supervisor, Chairman</b>
Debra Johnson	<b>Board Supervisor, Vice Chair</b>
Kent Gammon	<b>Board Supervisor, Assistant Secretary (via Teams)</b>
R. Chris Shimer	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>Sr. District Manager, Rizzetta &amp; Company, Inc.</b>
Kari Hardwick	<b>District Coordinator, Rizzetta &amp; Company, Inc.</b>
Dan Lewis	<b>District Counsel (via Teams)</b>
	<b>Persson, Cohen, Mooney, Fernandez &amp; Jackson, P.A.</b>
John Fowler	<b>Landscape Inspection Services, Rizzetta &amp; Company, Inc.</b>
	<b>(via Teams)</b>
Frank Savage	<b>Barraco &amp; Associates, Inc.</b>
Ted Galeano	<b>Pinnacle Landscapes</b>
Joe Green	<b>Pinnacle Landscapes</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Blandon called the meeting to order and called the roll.

On a Motion by Ms. Johnson, seconded by Mr. Shimer, with all in favor, the Board Authorized Mr. Gammon to Attend and Vote in the Meeting via Teams, for the Paseo Community Development District.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. Cabell opened the floor to audience comments.

Mr. Heather addressed the Board regarding the CDD assuming full financial responsibility for hog trapping and recouping the cost of gate damages.

44 Mr. Pappas thanked the Board for its leadership related to hog trapping and spoke  
45 regarding the CDD taking financial full responsibility for future trapping.  
46

47 Mr. Brown addressed the Board regarding hog trapping and suggested that the CDD  
48 should not cover the full cost of hog trapping. He further addressed the land sale letter  
49 contained within the agenda package as well as stump grinding of the Phase 3B Oak tree  
50 removals and storm drain protection.  
51

### 52 **THIRD ORDER OF BUSINESS**

### 52 **Staff Reports**

#### 53 54 **A. Landscape Inspection Services**

55 Mr. Fowler provided an overview of the September landscape inspection  
56 report and responded to questions from the Board. Ms. Johnson advised  
57 that she would like to attend the next inspection with Pinnacle; she  
58 expressed concern with the timing of reports as well as reporting on items  
59 that are a known concern or are being reviewed. Mr. Fowler advised that he  
60 would coordinate the next inspection with Ms. Johnson, he further advised  
61 that he is reporting what he sees when he is onsite. Mr. Cabell inquired as  
62 to the reason for the declining Oak trees along Penzance and Palomino.  
63 Mr. Galeano advised that he can have Mr. Green review the Oak trees.  
64

65 Ms. Blandon presented the proposals received from Pinnacle Landscapes  
66 for the irrigation system additives (Rust Inhibitor \$6,800 and Wetting Agent  
67 \$7,600). Ms. Johnson advised that she can see the advantages of the rust  
68 inhibitor but not the wetting agent. This item was tabled until Counsel is  
69 available to discuss.  
70

71 Ms. Blandon advised that the Landscape & Irrigation Maintenance contract  
72 is set to expire at the beginning of 2025 and so it would be appropriate to  
73 start the RFP Process. Mr. Fowler advised that he anticipates having the  
74 first draft of the RFP ready for Board review at the October meeting. He  
75 reviewed the RFP process for the Board. Ms. Johnson asked that Mr.  
76 Fowler include the updated mulch specifications in the RFP and also review  
77 the fertilizer scope. Mr. Fowler advised that the fertilizer is done by the  
78 vendor's recommendation. Mr. Cabell asked that Foxtail Palm fertilization  
79 be addressed in the RFP. Mr. Fower advised that he will be adding in a  
80 section to clarify that new Palms need a separate fertilizer program until well  
81 established.  
82

#### 83 **C. Landscape Liaison**

84 Ms. Johnson advised that she had no report, although she is hopeful  
85 following her meeting with Mr. Fay.  
86

#### 87 **D. Condo Assoc. Liaison**

88 Mr. Noy was not present.  
89  
90

91 E. Master Assoc. Liaison  
92 Ms. Johnson advised that she had no report.

93  
94 F. Chairman  
95 Mr. Cabell reviewed the current FL Class investments as well as proposals  
96 he has executed since the last meeting.

97  
98 G. District Engineer  
99 Ms. Blandon asked if there were any questions for Mr. Savage based on his  
100 report as contained in the agenda package. Mr. Cabell inquired as to the  
101 roadway damage due to condo construction. Discussion ensued regarding  
102 sealing of the roadways. Mr. Savage advised that is not something his office  
103 recommends.

104  
105 H. District Counsel  
106 Ms. Blandon advised that Mr. Cohen is unable to attend today's meeting  
107 and Mr. Dan Lewis is attending via Team in his stead. She asked the Board  
108 how they would like to proceed regarding the letter received related to the  
109 sale of tract E-1. The Board agreed to table this item until Mr. Cohen is  
110 available.

111  
112 I. District Manager  
113 Ms. Blandon reviewed the District Manager report as contained within the  
114 agenda package and advised that she will analyze the budget and make a  
115 recommendation for transfer to the reserve fund.

116  
117 Ms. Blandon further discussed the roadway damages and closures in the  
118 condo areas; she recommended sending a letter to the association so that  
119 the District can have in writing their acknowledgement that they, or their  
120 vendors, are responsible for roadway repairs. Ms. Blandon further advised  
121 that the Condo Association needs to be aware of, and adhere to, policies  
122 related to stormwater inlet protection and roadway closures. The Board  
123 agreed that the District Engineer should provide an exhibit of roadway  
124 damages and an estimate for repair, to include milling and repaving, and  
125 then Counsel will draft a letter to the Condo Association. The Board also  
126 advised that a roadway closure schedule needs to be provided by the  
127 Condo Association.

128  
129 Ms. Blandon reviewed the EGIS insurance renewal with the Board and  
130 advised that the property schedule will need to be updated to incorporate  
131 the motor sizes of the fountains as they are not all the same.

132

On a Motion by Ms. Johnson, seconded by Mr. Cabell, with all in favor, the Board Approved the EGIS Insurance Renewal Proposal for Fiscal Year 2024/2025, for the Paseo Community Development District.

133

134 Ms. Blandon reviewed the email received from Mr. Pappas requesting that  
135 the CDD take full financial responsibility for hog trapping. The Board asked  
136 that this item be added to the agenda for the next meeting.  
137  
138

139 **FOURTH ORDER OF BUSINESS**

**Update Regarding Security**

140  
141 Ms. Hardwick advised that she has not received any recent complaints related to  
142 security and/or security personnel and recommended against going out to bid at this time  
143 for security services. She advised that she meets monthly with the Account Manager from  
144 Weiser and has a great open line of communication with him as well.  
145

146 **FIFTH ORDER OF BUSINESS**

**Consideration of Proposals Received  
in Response to the RFP for Phase 3B  
Tree Removals (East Side Condos)**

147  
148  
149 Ms. Blandon reviewed the proposals received from AmeriScape, Anchor Tree  
150 Service, GreatView Lawn Care, and Joshua Tree for Phase 3B removals in the East Side  
151 Condo areas and along Penzance on the outside of the fence. Mr. Cabell inquired as to  
152 trees that are not listed. Ms. Hardwick advised that the trees included are those in the east  
153 side condo areas as marked by Supervisor Johnson. After discussion, Mr. Cabell will provide  
154 a map identifying the trees in question. Ms. Blandon advised that a change order can be  
155 done for the project.  
156  
157

On a Motion by Ms. Johnson, seconded by Mr. Cabell, with all in favor, the Board Accepted and Approved the Proposal from Greatview Lawn Care, in the Amount of \$35,000, Subject to Preparation of an Agreement by Counsel to Include that the Vendor call for Underground Locates, for the Paseo Community Development District.

158  
159 **SIXTH ORDER OF BUSINESS**

**Consideration of EGIS Insurance  
Renewal Proposal for Fiscal Year  
2024/2025**

160  
161  
162  
163 This item was reviewed and approved in the Third Order of Business, Item I.  
164

165 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-10,  
Adopting Goals, Objectives, and  
Performance Measures and Standards**

166  
167  
168  
169 Ms. Blandon provided an overview of the resolution and asked if there were any  
170 questions. There were none.  
171

On a Motion by Mr. Shimer, seconded by Mr. Cabell, with all in favor, the Board Adopted Resolution 2024-10, Adopting Goals, Objectives, and Performance Measures and Standards, for the Paseo Community Development District.



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**EIGHTH ORDER OF BUSINESS**

**Discussion and Consideration of LCSO Initiative Regarding Traffic Safety**

Ms. Bandon advised that Lt. Vaughn had reached out the Condo Association and Master Association in order to place signage at the entrance to the community, as a reminder to slow down and that was then provided to the CDD as the CDD owns the lake and surrounding property where the signage is to be placed. The Board agreed to the safety measure during season.

**NINTH ORDER OF BUSINESS**

**Discussion Regarding Placing Yard Flags, American Flags, Along Paseo Grande Boulevard for Specific Holidays**

Mr. Cabell reviewed the purpose for this agenda item. Discussion ensued. Ms. Johnson spoke regarding flag protocol and stated she is opposed to this idea. Further Board discussion ensued. The Board agreed not to move forward with this initiative at this time.

**TENTH ORDER OF BUSINESS**

**Review of Draft Stormwater Inlet Protection Policy/Procedures**

Ms. Bandon advised that Ms. Hardwick was tasked with drafting a policy related to stormwater inlet protection. Mr. Cabell advised that he would like to see timeframes for relocation of the protection. Ms. Johnson suggested forty-eight hours. The Board concurred and asked that a revised policy be on the next agenda for review and approval.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors Meeting held on August 21, 2024**

Ms. Bandon presented the Minutes of the Board of Supervisors meeting held on August 21, 2024 and asked if there were any questions, comments, and/or changes. There were none.

On a Motion by Mr. Shimer, seconded by Ms. Johnson, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on August 21, 2024, for the Paseo Community Development District.

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**TWELFTH ORDER OF BUSINESS**

**Ratification of the Operations and Maintenance Expenditures for the Month of August 2024**

Ms. Bandon advised that the Operations and Maintenance expenditures for the period of August 1-31, 2024 totaled \$163,913.97 and asked if there were any questions.

215 There were none.

216

On a Motion by Ms. Johnson, seconded by Mr. Cabell, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of August 2024, totaling \$163,913.97, for the Paseo Community Development District.

217

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

218

219

220 Ms. Blandon advised that before opening the floor to Supervisor requests, she  
221 would like to announce that Staff is monitoring the storm that is in the Gulf.

222

223 Mr. Cabell advised that he has reviewed the FL Class investment resolution and  
224 would like to change the appointment to designate Mr. Gammon for this item. Ms. Blandon  
225 recommended waiting until Counsel can opine on the subject as there may be signature  
226 requirements. She advised that she will also discuss with Mr. Brizendine.

227

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

228

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

231

232

On a Motion by Mr. Shimer, seconded by Mr. Cabell, with all in favor, the Board adjourned the meeting at 11:14 a.m., for the Paseo Community Development District.

233

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

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

# Tab 10

# PASEO COMMUNITY DEVELOPMENT DISTRICT

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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 September 2024 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2024 through September 30, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$247,480.55**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

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

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

## Paseo Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2024 Through September 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Roofing & Sheet Metal, LLC	100856	48911	Roof Repairs 09/24	\$ 4,895.00
CenturyLink	20240904-1	311416420 08/24 Autopay	Telephone Services 08/24	\$ 553.56
City of Fort Myers	20240919-1	1-015317-00 ACH 08/24	Compactor 11604 Paseo Grande Blvd 08/24	\$ 4,058.69
CounterStrike Security & Sound, Inc.	100857	5799	Conduit Installation 09/24	\$ 3,769.47
Crystal Clean Inc.	100858	N7134	Cleaning Services 09/24	\$ 1,125.92
David W Cabell	20240927-1	DC092524 ACH	Board of Supervisors Meeting 09/25/24	\$ 200.00
Debra Johnson	20240927-3	DJ092524 ACH	Board of Supervisors Meeting 09/25/24	\$ 200.00
Egis Insurance Advisors, LLC	100868	25111	Policy #100124649 10/01/24-10/01/25	\$ 48,213.00
Florida Power & Light Company	20240916-1	FPL Summary 07/24 ACH 300	FPL Summary 07/24	\$ 11,745.47
Florida Power & Light Company	20240916-2	FPL Summary 08/24 ACH 300	FPL Summary 08/24	\$ 11,781.61
Florida Power & Light Company	20240923-1	28467-91263 08/24 ACH	11170 Paseo Dr. #SL 08/24	\$ 42.55
Florida Power & Light Company	20240923-1	76250-95372 08/24 ACH	11047 Esteban Dr. #FNTN 08/24	\$ 593.74

## Paseo Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2024 Through September 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gannett Florida LocaliQ	100862	6641128	Legal Advertising 08/24	\$ 489.50
HomeTeam Pest Defense, Inc.	100863	103964787	Rodent Service 09/24	\$ 30.00
Hotwire Communications, LTD	20240925-1	30210660 09/24 ACH	Internet Services 09/24	\$ 229.99
Kent Gammon	20240927-2	KG092524 ACH	Board of Supervisors Meeting 09/25/24	\$ 200.00
Matthew J Facciolla	100869	7172-Final	West & East Section Final Payment 09/24	\$ 81,680.00
New IQ, LLC	100864	42735	Gate Repairs 09/24	\$ 590.00
Paseo CDD	DC 090924	DC 090924	Debit Card Replenishment 09/24	\$ 1,286.18
Paseo CDD	DC 093024	DC 093024	Debit Card Replenishment 09/24	\$ 604.83
Persson, Cohen & Mooney, P.A.	100865	5345	Legal Services 08/24	\$ 314.00
Persson, Cohen & Mooney, P.A.	100865	5346	Legal Services 08/24	\$ 2,983.00
Pinnacle Landscapes, Inc.	100850	16508	Monthly Maintenance 08/24	\$ 26,836.25
Pinnacle Landscapes, Inc.	100850	16550	Irrigation Repairs 08/24	\$ 2,229.00
Pinnacle Landscapes, Inc.	100866	16592	Tree Removal 09/24	\$ 1,310.00
Pinnacle Landscapes, Inc.	100870	16594	Plant Replacement 09/24	\$ 200.00

## Paseo Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2024 Through September 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pinnacle Pest Management Services, Inc.	100851	8898	Pest Control 08/24	\$ 72.00
Rizzetta & Company, Inc.	100847	INV0000093034	District Management Fees 09/24	\$ 12,194.17
Rizzetta & Company, Inc.	100848	INV0000093146	Personnel Reimbursement 08/24	\$ 2,358.01
Rizzetta & Company, Inc.	100854	INV0000093173	Cell Phone 08/24	\$ 50.00
Rizzetta & Company, Inc.	100855	INV0000093463	Amenity Management & Oversight and Personnel Reimbursement 09/24	\$ 3,555.95
Robert C Shimer	100871	RS092524	Board of Supervisors Meeting 09/25/24	\$ 200.00
Signarama - Fort Myers	100849	INV-3618	Traffic Signs - 50% Deposit 08/24	\$ 7,215.47
Solitude Lake Management, LLC	100859	PSI103745	Monthly Maintenance 09/24	\$ 2,367.87
Spectrum Nightscapes, LLC	100853	125	Transformer Pathway 08/24	\$ 575.00
Spectrum Nightscapes, LLC	100853	126	Pathlight Repair 08/24	\$ 3,450.00
Spectrum Nightscapes, LLC	100860	129	Transformer Pathway 09/24	\$ 450.00
Tim Amann Pressure Cleaning	100861	091724 Amann	Pressure Washing Services 09/24	\$ 650.00
Tower Compactor Rentals, LLC	100846	Rental-24-17650	Trash Compactor 09/24	\$ 333.90
Weiser Security Services, Inc	100852	1177401	Guard Weekly Billing 08/16/24-08/22/24	\$ 2,555.44
Weiser Security Services, Inc	100867	1178729	Guard Weekly Billing 08/23/24-08/29/24	\$ 2,555.44
Weiser Security Services, Inc	100867	1179528	Guard Weekly Billing 08/30/24-09/05/24	<u>\$ 2,735.54</u>

**Report Total**

**\$ 247,480.55**