

## MINUTES OF MEETING

*The following is a summary of the actions taken at the Laguna Lakes Community Development District (CDD) Board of Supervisors meeting.*

### LAGUNA LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Laguna Lakes Community Development District was held Wednesday April 24, 2019 at 4:30 p.m. in the Lakes Regional Library at 15290 Bass Road in Fort Myers, Florida.

#### **Present and constituting a quorum were:**

Jonathan Busa  
Ellen Young  
Joyce Judas  
Paul Rumbold, Jr.

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

#### **Not present was:**

Mark Wessler

Assistant Secretary

#### **Also present were:**

Calvin Teague  
Tad Kring  
Residents

District Manager  
Irrigation Specialists

#### **FIRST ORDER OF BUSINESS**

#### **Call to Order and Roll Call**

The meeting was called to order and the District Manager called the roll. All were present for today's meeting. Also present was Tad Kring from Irrigation Specialists.

#### **SECOND ORDER OF BUSINESS**

#### **Approval of the Agenda**

The Agenda was presented with additions as follows:

- 9. E. Notification of Registered Voters
- 5. B. i. Proposal # 61 from Irrigation Specialists
- 5. B. ii. Proposal # 62 from Irrigation Specialists

On MOTION by Supervisor Rumbold, seconded by Vice Chair Young, with all in favor, the Agenda was approved as amended.
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**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There being none, the next Order of Business followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Meeting Minutes**

**A. The Regular Meeting Minutes from March 27, 2019**

The Minutes were approved with two changes, one to line 62 and one to line 63.

On MOTION by Supervisor Rumbold, seconded by Chairman Busa, with all in favor, the Regular Meeting Minutes from March 27, 2019 were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Irrigation Discussion/Updates**

**A. Maintenance Updates**

Tad Kring was in attendance and reported that there were very few service calls. Mr. Kring stated this has been the quietest dry season they have had in years. He also reported that everything is going smoothly.

**B. Proposals (if any)**

**i. Proposal # 61 from Irrigation Specialists**

Mr. Kring recommended replacing one of the VFD's now and the other one in about a year to three years. This is for pump station number two, for one of the two pumps. The Board asked if this will help with the low water pressure issue and Mr. Kring responded that they already fixed that issue. However, this repair will help to eliminate that issue in the future.

On MOTION by Supervisor Rumbold, seconded by Chairman Busa, with all in favor, estimate # 61 was approved.

**ii. Proposal # 62 from Irrigation Specialists**

Mr. Kring explained that this is a proposal for a homeowner that JVM notified him has low water pressure. This estimate is for taking two zones and turning them into three zones, which would solve the problem of the water pressure concern.

The Board explained that years ago they had decided homeowners are responsible for the irrigation on their private lots of land. It is not the Boards responsibility that when that homeowner bought the lot, that is the irrigation that came with the lot.

What the Board agreed to do previously in situations like this was if an issue was discovered, the CDD would notify the homeowner and give him/her the opportunity to pay for his/her portion of the work. The only thing the Board would pay for in this situation is a new valve and a new decoder box. The Board requested that the homeowner at 15510 be notified that this work will be at his/her expense. The Board asked Mr. Kring to factor out the cost the owner would have to pay from the estimate presented and factor out the Board's cost for the valve and decoder box into two separate estimates. The Board agreed to conditionally approve the CDD's portion of the work that needs to be done, on the basis that the homeowner wants to pay for their portion of the work.

On MOTION by Vice Chair Young, seconded by Chairman Busa, with all in favor, the Board conditionally approves the CDD's portion of the work for a not to exceed amount of \$700 so long as the homeowner agrees to pay for their portion of the work.

The Board asked Mr. Kring to send a revised estimate for the Board to review and to present the homeowner with an estimate for their portion of the cost as well as explain to the individual the Board's decision. The Board recommended Mr. Kring get the homeowner to put a deposit down or pay up front if the project moves forward.

## **SIXTH ORDER OF BUSINESS**

### **Field Manager**

#### **A. Field Manager's Report for April**

The Field Manager's Report was reviewed with discussion as follows:

- The District Manager stated that the Field Manager identified the Spike Rush as becoming quite out of control, so Mr. Pepin is going to spray it.
- The Chairman got a call about the algae in Lake 8. However, the Chairman did not feel that it looked too bad when he went and looked at it. The District Manager explained that some algae are good and that the lakes will always have some algae.
- The Field Manager identified holes in one of the lake fountains and repaired them by filling in the holes. The District Manager was telling the Board that they might incur some charges for the labor and materials, but it shouldn't be too large of a cost.
- The Board expressed what a great job Mr. Pepin did on the storm drain markers.
- The Field Manager identified debris on the catch basins and offered to have them cleaned off for \$552. The Board approved this project.
- The Board expressed concerns regarding Mr. Ramirez. They were unhappy about the fact that he trimmed the Sable Palms and left the trimmings behind. Mr. Ramirez did not go back to clean up the trimmings, until the Field Manager spoke with him and asked him to do so. The District Manager assured the Board that the Field Manager does not approve any bills for payment unless the job is complete. Mr. Pepin was aware of this situation with Mr. Ramirez and will not release the bill for payment until Mr. Ramirez comes back and takes care of this cleanup.

- The District Manager discussed the Holly Trees identified on the Field Report. He stated that they are in bad shape and need to be removed. It would cost \$160 to remove both. The Board approved the Field Manager to remove these.
- The Board discussed the bench that is missing pieces of wood that the Field Manager identified in his report. They discussed if this needs to be replaced and decided to not take action on this item at this time.

## **B. Proposals/Work Orders**

There being none, the next Order of Business followed.

## **SEVENTH ORDER OF BUSINESS**

### **Old Business**

### **A. Erosion Repair Fiscal Year 2019**

The District Manager reported that this is supposed to begin in May before the rainy season.

### **B. Holly Tree Removal Update**

The District Manager notified the Board that this has been completed.

### **C. East Berm Tree Planting Needs**

The District Manager presented two proposals from JVM and Ramirez for the Board to consider. These are for 77 Cocoplum plants, 10 Wax/Crape Myrtle trees and 10 irrigation bubblers. JVM also gave an estimate for Gumbo Limbo trees but the Field Manager recommends against planting these in that area. The Board compared prices of the estimates from both companies. JVM's estimate was roughly \$400 cheaper. The Board discussed that one company listed Wax Myrtle trees on their estimate and the other listed Crape Myrtle trees on their estimate. However, they misspelled Crape as Grape. After some research and discussion, the Board decided they would like the company chosen to plant Crape Myrtle trees rather than Wax Myrtle trees. The Board voted to accept the proposals from JVM for 10 Crape Myrtle trees and 10 irrigation bubblers. The Board voted to accept JVM's estimate for 77 Cocoplum plants under the condition that JVM drops their rate down to \$16-\$18 per plant. If JVM is unwilling to drop their rate, then the Board will award the Cocoplum plants to Ramirez.

On MOTION by Vice Chair Young, seconded by Supervisor Judas, with all in favor, the Board approved the estimate from JVM for 10 Crape Myrtle trees and 10 irrigation bubblers. The Board also approved the estimate from JVM for 77 Cocoplum plants contingent on JVM bringing the rate per plant down to \$16-\$18 and if this is unagreeable, then the Board voted to award the Cocoplum estimate to Ramirez.

**D. Berm Cleanup Efforts**

The District Manager discussed this with the Board briefly. The Board decided that if homeowners have received two letters already, then the items are going to be removed from the berm by the CDD and placed on the homeowner's property. Supervisor Judas asked about charging homeowners for removal of the items and the Board decided not to do so as some items are difficult to determine if the homeowner originally placed the items there.

**EIGHTH ORDER OF BUSINESS****New Business****A. Replacement of Fountain Lights in Lake 1**

The Board discussed a proposal from Vertex to replace the LED lights in the fountain. They decided that even though this is a rather expensive project, they felt it was necessary as the lights needing to be replaced are the ones in the front of the fountain.

On MOTION by Supervisor Rumbold, seconded by Supervisor Judas, with all in favor, the Board approved the estimate from Vertex to replace the LED lights in the fountain.

**B. Remove Royal Poinciana Tree from the Berm Behind 8829 Spring Mountain Way**

The Board discussed this estimate from JVM and agreed to approve it as they were unsure who the tree originally belonged to.

On MOTION by Vice Chair Young, seconded by Chairman Busa, with all in favor, the Board approved the estimate from JVM for the removal of the Royal Poinciana.

**C. Installation of Retaining Wall for Catch Basin Behind 8839/8859 Spring Mountain Way**

The District Manager discussed the Conidaris estimate enclosed in the Agenda Packet for \$2,250 to do this work. The Board felt like they did not have enough information to move forward with this, especially considering it is rather costly. The Board decided to table this item until more information can be obtained.

**NINTH ORDER OF BUSINESS****Manager's Report****A. Financial Statements for period ending March 31, 2019**

Financial statements were presented and accepted.

On MOTION by Vice Chair Young, seconded by Supervisor Rumbold, with all in favor, the financials for period ending March 31, 2019 were accepted as presented.

## **B. Fiscal Year 2020 Budget Development**

The District Manager reviewed the budget with the Board briefly. He stated that none of the numbers have changed from the last meeting. The District Manager notified the Board that at the next meeting they will need to set a public hearing for the budget in August. Mr. Teague also stated that as there won't be any assessment increases, no public notices will need to be mailed. The Board will need to approve a tentative budget next month, to be sent out to the county sixty days before the public hearing.

## **C. Website ADA Compliance Update**

The District Manager reported that the Board should be able to access their new website and their email on their cell phones, once the website is completed. The District Manager also reported that the company has their first draft done and it is looking great. The completion date is still set to be around the end of July.

## **D. Follow-up**

There being none, the next Order of Business followed.

## **E. Notification of Registered Voters**

The District Manager notified the Board that Laguna now has 927 registered voters residing in the community.

## **TENTH ORDER OF BUSINESS**

### **Attorney's Report**

The District Manager received a letter regarding the authorization for reclaimed water being changed to a permit process. The Attorney is reviewing what was submitted and if there are any complaints or concerns, the District Manager will file them. The goal with this change is to make things easier.

The District Manager also notified the Board that the Attorney for the District is increasing his fees based on the cost of living, per his contract by 1.5%.

## **ELEVENTH ORDER OF BUSINESS**

### **Engineer's Report**

There being none, the next Order of Business followed.

## **TWELFTH ORDER OF BUSINESS**

### **Supervisor's Requests and/or Comments**

The Board discussed the lakes regarding the lake treatments. They would like to find out how well these treatments are doing. The Board would like to see the comparison of before the

treatments and after the treatments. They would like a comparison of the lakes receiving the treatment and the lakes not receiving the treatment. The goal is to find out how well these treatments are working and if they are working at all, before considering moving forward and using the treatment on the other lakes.

Although the Field Manager was not in attendance, Supervisor Rumbold wanted to express his gratitude for the record and tell the Board how great of an experience the ride along was, as Mr. Pepin is very knowledgeable about the community.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments (Limited to 3 minutes per speaker)**

There being none, the next Order of Business followed.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further Orders of Business and,

On MOTION by Supervisor Judas, seconded by Supervisor Rumbold, with all in favor, the meeting was adjourned at 6:01 p.m.

**Next Meeting: May 22, 2019 at 4:30 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair