

**MINUTES OF MEETING
BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

A Joint Regular Meeting of the Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District was held on Monday, April 30, 2018 at 2:00 p.m., at the Pelican Landing Community Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134.

For Bayside Improvement CDD:

Walter McCarthy	Chair
Bernie Cramer	Vice Chair
John Crew	Assistant Secretary
Jim Nicholson	Assistant Secretary

For Bay Creek CDD:

Nelson Glueck	Vice Chair
James Janek	Assistant Secretary
Donald McBride	Assistant Secretary
Robert Travers	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Dan Cox (<i>via telephone</i>)	District Counsel
Carl Barraco	District Engineer
Bill Kurth	SOLitude Lake Management
Gail Gravenhorst	Resident/Landscape Subcommittee
Charlotte McCarthy	Resident
Jack Lienesch	Resident/Chair of Landscape Subcommittee
Marvin Hancock	Resident/PLCA Board
Greg Keely	Resident/Pine Water Board and Ascot Community Representative

FIRST ORDER OF BUSINESS

Call to Order/Pledge of Allegiance

Mr. McCarthy called the meeting to order at 2:03 p.m.

All present recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Roll Call

Mr. McCarthy asked the Supervisors to state their names. For Bay Creek Community Development District, Supervisors McBride, Travers, Janek, and Glueck were present, in person. Supervisor McVay was not present. For Bayside Improvement Community Development District, Supervisors McCarthy, Cramer, Crew, and Jim Nicholson were present, in person. Supervisor Bill Nicholson was not present.

THIRD ORDER OF BUSINESS

Public Comments: *Agenda Items*

There being no public comments, the next item followed.

JOINT BOARD ITEMS

FOURTH ORDER OF BUSINESS

Staff Report: District Engineer (Both)

Mr. Barraco provided the following update:

- The berm maintenance on the eastern boundary of Heron’s Marsh is complete and a final inspection will occur tomorrow.

In response to Mr. McCarthy’s inquiry regarding the time of inspection, Mr. Barraco will check and inform the Chair, via email.

- The annual sluice gate inspections would occur on or about May 1.
- The National Pollutant Discharge Elimination System (NPDES) Report is due by October 1 and was on schedule.

Mr. Adams presented photographs of the berm project. Mr. Barraco pointed out that the black, silt fence will be removed when the project is finalized.

FIFTH ORDER OF BUSINESS

Lake Maintenance Report: *SOLitude Lake Management (Both)*

Referencing slides, Mr. Kurth reported the following:

- Algae is under control and the lakes look quite good.
- Herbicide applications were completed; Sonar was applied to all lakes.
- Follow up applications will occur.
- Spikerush was an issue in Lake E1.

- There were a few fish kills.
- An alligator head was found in Lake A28.
Discussion ensued regarding water levels.

SIXTH ORDER OF BUSINESS

Update: Hurricane Irma Recovery

In response to Mr. McCarthy’s inquiry, Mr. Adams stated that, thus far, no recovery funds were reimbursed; Management had not received any requests for additional information, which was a good sign. General Fund Unassigned Fund Balance was utilized for hurricane recovery and the CDDs could utilize the funds from its Uninsured Assets Fund for stopgap funding needs. Mr. McCarthy stated that the Boards should start contemplating what actions to take, should FEMA not adequately replenish the uninsured assets account. Mr. Adams stated the Boards could consider an increase to fund balance, which would result in an assessment increase, even if operating costs remained neutral. In response to a question, Mr. Adams stated that Bay Creek CDD was in a slightly better position than Bayside CDD. Mr. Cramer inquired about the tributary schedule. Mrs. Adams stated it was scheduled for May. In response to a Board Member’s question, Mr. Adams stated that the oak tree removal was a budgeted item, under Landscape.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Har-Tru Runoff Remediation Efforts from Tennis Courts to E Lakes

Mr. Adams secured proposals from M.R.I. Underwater Specialists (MRI) and Crawford Landscaping (Crawford), based upon the plan that was permitted by Post Buckley, in 2000. The MRI proposal was \$125,000 and the Crawford proposal was \$107,000; both were forwarded to Ms. Cheryl McFarland, at the PLCA. A Board Member requested the certified plans for the Colony Courts. Mr. McCarthy would try to find the plans.

EIGHTH ORDER OF BUSINESS

Updates: PLCA Landscape Committee

This item was addressed during the Joint Workshop with the PLCA Board.

NINTH ORDER OF BUSINESS

**Update: Consideration of Any Action
Items Resulting From Joint PLCA Board
& CDD Boards Workshop**

There being no action to take, the next item followed.

TENTH ORDER OF BUSINESS

Irrigation Reports (Both)

- A. High User**
 - i. Bayside Improvement CDD**
 - ii. Bay Creek CDD**
- B. Penalty Usage Summary**
 - i. Bayside Improvement CDD**
 - ii. Bay Creek CDD**
- C. Zero Consumption**
 - i. Bayside Improvement CDD**
 - ii. Bay Creek CDD**

These items were provided for informational purposes.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2018**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2018. Assessment revenue collections were at 94%. A Board Member questioned the “Repairs and maintenance (parts)” line item, under Landscaping, which was at 140%. Mr. Adams would check the general ledger and amend the statements. Discussion ensued regarding the street sweeper.

TWELFTH ORDER OF BUSINESS

**Approval of March 26, 2018 Joint
Regular Meeting Minutes (Both)**

Mr. McCarthy presented the March 26, 2018 Joint Regular Meeting Minutes and asked for any additions, deletions or corrections. Edits were submitted to the District Manager.

On MOTION for Bayside Improvement by Mr. Crew and seconded by Mr. Jim Nicholson, with all in favor, the March 26, 2018 Joint Regular Meeting Minutes, as amended to include edits provided to District Management, were approved.

On MOTION for Bay Creek by Mr. Travers and seconded by Mr. Janek, with all in favor, the March 26, 2018 Joint Regular Meeting Minutes, as amended to include edits provided to District Management, were approved.

THIRTEENTH ORDER OF BUSINESS

Action Items (Both)

Items 1, 2, 3, 4, 5, 7, 9, 11, 12, 13, 14, 15, 16, 17, 24, 25, 26 and 30 were completed.

Items 6, 8, 10, 18, 19, 20, 21, 22, 23, 27, 28, 29 remained ongoing.

Regarding Item 29, Mr. McCarthy asked Management to alert Mr. Kucera that a fence screen, just north of Bay Cedar Drive, fell and must be repaired.

FOURTEENTH ORDER OF BUSINESS

Old Business (Both)

There being no old business, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Staff Reports (Both)

A. District Counsel

There being no report, the next item followed.

B. District Manager

i. Monthly Status Report: Field Operations

Mrs. Adams presented the Monthly Status Report dated April 23, 2018.

Mr. Adams stated that he was currently coordinating with the Treviso Association regarding removing several green buttonwood trees damaged by Hurricane Irma. The property line was surveyed and 60% of the trees were on the preserve side of the CDD property line; therefore, it is a CDD responsibility. He consulted a few South Florida Water Management District (SFWMD) compliance professionals for removal and restoration advice and will provide an update at the next meeting. In response to a question regarding the flower changeouts, Mr. Adams stated that the fall change outs would be outsourced, going forward; it would be a supply

and install. Management would engage a reliable vendor. As to the warranty, Mr. Adams stated that it would be a general, 30-day warranty.

Ms. Gail Gravenhorst, a resident, asked if the vendor would provide the soil for the installations. Mr. Adams replied affirmatively.

ii. Number of Registered Voters as of April 15, 2018

o **Bayside Improvement CDD: 2,662**

Mr. McCarthy reported that there were 2,662 registered voters residing within the boundaries of the District as of April 15, 2018.

o **Bay Creek CDD: 803**

Mr. McCarthy reported that there were 803 registered voters residing within the boundaries of the District as of April 15, 2018.

iii. NEXT MEETING DATE: May 21, 2018 at 2:00 P.M

Mr. McCarthy stated that the next meeting will be on May 21, 2018 at 2:00 p.m., at this location.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Janek would like Mr. Kucera to inspect the berm at #3400, #3406 and #3412; the bushes were damaged from the hurricane.

Mr. Travers noted debris and a railroad tie in the lake by the Kayak Park.

Mr. Crew stated that the arboricola bushes, near 25171 Pennyroyal Drive, were protruding and blocking the line-of-sight. Management was asked to inform Mr. Kucera to inspect and trim them, if it is a CDD responsibility.

Mr. Cramer recalled discussion, at the previous meeting, about the Community Emergency Response Team (CERT) Program and felt that a Board Member or District Staff should become involved. Mr. Crew would undergo CERT training.

SEVENTEENTH ORDER OF BUSINESS

Public Comments: *Non-Agenda Items*

Mr. Marvin Hancock, a resident, stated that the generator behind the central gatehouse was tilted and asked District Staff to look into removing a stone to facilitate leveling the generator before hurricane season. Mrs. Adams would investigate.

Mr. Jack Lienesch, a resident, stated that two major cables were cut by the contractor that was finalizing the Heron Marsh Berm Project and asked if anyone discussed it with them. Mr. Adams stated that the cables were cut by Facilities Management and not the contractor. This was done to modify irrigation; the cables were hit twice, by accident, and would be rectified. Discussion ensued regarding the cables, plant demos, the easements and the berm.

Mr. Greg Keely, a resident, stated that the fincas looked great. Two islands on Pine Water Drive needed to be spruced up or upgraded. A Board Member stated that there were several requests to upgrade cul-de-sacs and upgrading islands, out of sequence, was a lower priority item.

Mr. Cramer asked if Management was aware of a SFWMD seminar on May 11 and if they planned to attend. Discussion ensued regarding the seminar.

EIGHTEENTH ORDER OF BUSINESS

Adjournment (Both)

There being no further business to discuss, the meeting adjourned at approximately 3:06 p.m.

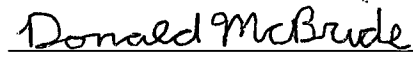
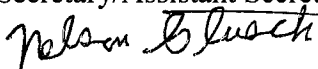
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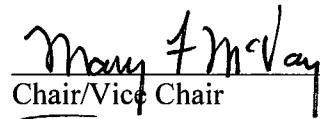
FOR BAYSIDE IMPROVEMENT:


Secretary/Assistant Secretary


Chair/Vice Chair

FOR BAY CREEK:


Secretary/Assistant Secretary



Chair/Vice Chair