

**MINUTES OF MEETING
TURTLE RUN
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Turtle Run Community Development District was held on Monday, May 21, 2018 at 6:00 p.m. at the offices of Governmental Management Services, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

Present and constituting a quorum:

Chris Kapish	Chairman
Lance Morgan	Vice Chairman
John Pfeiffer	Assistant Secretary
Skip Carney	Assistant Secretary
Zaida Karnegis	Assistant Secretary

Also present were:

Dennis Baldis	District Manager
Dennis Lyles	District Counsel
Jake Ozyman	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Kapish called the meeting to order and Mr. Baldis called the roll.

SECOND ORDER OF BUSINESS

Moment of Silence

A moment of silence was held.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Kapish led the pledge of allegiance.

FOURTH ORDER OF BUSINESS

Good News

Mr. Kapish: Anybody have any good news?

Mr. Carney: I have lots of good news. My daughter graduated from Liberty University with her Bachelors. She may be going back up for her masters, off to a baseball tournament this coming weekend for four or five days with Darrell. The week after that

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my son's Eagle Scout ceremony, Boy Scouts. The week after that heading to California heading to my granddaughter's high school graduation. There you go. That is good news. The next meeting I will go on and on.

Mr. Kapish: Zaida do you have anything?

Ms. Karnegis: No nothing new.

Mr. Kapish: John?

Mr. Pfeiffer: My brother and sister-in-law are ok, they were in an accident this morning. If they hadn't had air bags they would be in serious shape. So thank God for technology. Some 92 year old guy cut them off and they t-boned him. He is ok. They are bruised up and her car is totaled. Without those air bags they would have been in bad shape. So a little bad news good news there.

Mr. Kapish: Lance anything?

Mr. Morgan: It didn't rain today at least around here. Coral Springs, it didn't rain.

Mr. Kapish: All we need is the sun to come out and dry up the lakes. Dennis?

FIFTH ORDER OF BUSINESS

Public Comment

Mr. Kapish: Number 5 is public comment. There is no public here so we will move on.

SIXTH ORDER OF BUSINESS

Update and Discussion of Projects for the Bonds

Mr. Kapish: Number 6 is update and discussion of our projects for the bonds. I imagine Jake has most of it.

Mr. Ozyman: Yes a couple of updates. The roadway job, the contractor applied for the permit this morning. The sidewalks they applied last week. We should get the sidewalk permits sometime next week. He is on schedule to mobilize the first week of June and break ground. I guess the streetlighting we will talk about in a different category.

Mr. Kapish: It is all a part of the bonds.

Mr. Ozyman: The streetlighting, there is a change order in front of you guys number 5. This change order includes repurpose of 13 light poles and all the work that

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needs to be done and to locate them on Turtle Creek Drive, Turtle Run Boulevard and three light poles at Cypress Pointe. The contractor provided a detailed change order, itemized each dollar amount. I went over it with him. It seems like it is in accordance with his initial bid. It is in the amount of \$63,498.

Mr. Carney: What is that for?

Mr. Ozyman: He is going to install an additional 13 streetlights.

Mr. Kapish: What had happened Skip was in the field he spoke about it in the beginning of this that there might be some field adjustments. The overall map that we looked at, we added three light poles to Cypress Pointe. Then there was some other areas where there weren't any lights so we had to install them to continue the pattern that we were doing along the median. I don't know why they were missing. They just were and of course until you get out there and start to see the terrain or whatever, it needed some adjustments. It is actually saving us some money because Terrapin Lane and Creekside, the road is not done so we can't put poles in. The poles that were going to be in storage we are utilizing them and putting them in now so there won't be any storage fees to us. All we will have to do when those roads are completed, we will have to order some extra poles.

Mr. Carney: How does this fall in line with the budget in the bond? Does it fit in there somewhere?

Mr. Kapish: The budget of the lighting poles?

Mr. Carney: The additional light poles.

Mr. Kapish: Wasn't the budget for like a million something for lighting?

Mr. Ozyman: Since this contract was the low bidder we had some contingency in the budget numbers so we are within our budget. We have room.

Mr. Morgan: There is 13 extra poles you said?

Mr. Ozyman: Yes.

Mr. Morgan: What was that price?

Mr. Ozyman: \$63,498.

Mr. Kapish: That price would be standard price for any other poles?

Mr. Baldis: That is installed.

Mr. Morgan: That is the pole and installing it.

Mr. Ozyman: We already have the poles. It is just the installation. All the conduits.

Mr. Kapish: So we just need a motion on that.

On MOTION by Mr. Morgan seconded by Mr. Pfeiffer with all in favor accepting Change Order #5 for \$63,498 to repurpose 13 additional pole was approved

Mr. Ozyman: For the security walls, the one under the FP&L easement by Turtle Creek Drive, that has been approved by the City of Coral Springs so that project can start. I got a quote from PHI today. They said that some of the trees that are supposed to be removed is not removed yet.

Mr. Baldis: To my knowledge everything that was there is gone and stump grinded. Do you know any trees that we didn't take out over there Chris? We looked at that several times.

Mr. Kapish: By Turtle Creek?

Mr. Baldis: Yes.

Mr. Kapish: They didn't take down that one. It is not really a tree, it is a bush and then there was a fungus bush.

Mr. Baldis: I will get it out tomorrow. So it is bushes, not trees. I will get that done.

Mr. Ozyman: I told him to get with you. He asked us to stake it out. I don't want to stake it out if there is going to be any removal of stuff.

Mr. Baldis: It is just a matter of bushes.

Mr. Kapish: He was saying that the stakes were gone or somebody knocked them over.

Mr. Ozyman: Those stakes have been there for a few months.

Mr. Baldis: All the trees are gone. The big trees. All this is cleared out completely. There is some bushes.

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Mr. Kapish: They have a ficus hedge and that's the last bush that needs to be flushed out.

Mr. Baldis: I will get them over there.

Mr. Kapish: His permit is in right?

Mr. Ozyman: It is approved. He got the permit.

Mr. Kapish: Great. Let's break that ground. Is everything set with, do we have a deposit for him or something?

Mr. Baldis: They asked me for that today. It has to go through Jake in a requisition. We also have the bond so I can't just cut him a check.

Mr. Kapish: Ok, let's get that going too.

Mr. Ozyman: I will prepare that tomorrow and he could have his money shortly.

Mr. Baldis: You know what you could do, make requisitions for all of the remaining payments so that I'd them because they like to get paid because I don't know how long it is going to take for them to get around to cutting a check.

Mr. Ozyman: Basically what I do is engineer certification is that I will certify that this is a bond project.

Mr. Kapish: Is it going to take a long time to get a check?

Mr. Baldis: Sharyn sent them in so I can't speak for them.

Mr. Ozyman: Typically they get paid within a week or so.

Mr. Baldis: That is reasonable. Sometimes they walk in the door and say I want my check.

Mr. Ozyman: Some emergency stuff let's say if there is an application fee, Turtle Run can write the check and Turtle Run gets reimbursed.

Mr. Baldis: An application fee for what?

Mr. Ozyman: I am just talking in general. The School Board, I have a meeting set up next Wednesday with the gentleman, the engineer that reviewed the plans and rejected. I am going to sit down with him next Wednesday, May 30th.

Mr. Kapish: Ok. What time is that?

Mr. Ozyman: 9:30 a.m.

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Mr. Kapish: If all of his questions or concerns are answered, then once he is done with it, then it goes back to Leslie Brown or to the other guy?

Mr. Ozyman: It goes back to Leslie Brown I guess. If it satisfies the Building Department with technicalities and they say it meets state criteria, then it will go back to Leslie Brown to give us an easement which would have been the first thing to do. They are going to do it backwards.

Mr. Kapish: Let me know the results of that meeting.

Mr. Ozyman: I told him basically the reason I wanted this meeting is to go one by one, each item exactly what he is looking for and I will address it.

Mr. Baldis: The Cypress Pointe easement drawings?

Mr. Ozyman: Yes we have to locate the area so I will probably have that by Wednesday.

Mr. Baldis: Ok then the construction plans for the Estate sign.

Mr. Ozyman: That actually, I had it emailed to me tonight. I know I keep telling you that I am going to have it to you but I actually have it tonight.

Mr. Baldis: And he has the electric and everything.

Mr. Ozyman: All the structural yes.

Mr. Kapish: Do we have a rendering of that Estate sign?

Mr. Ozyman: I don't know, I have to talk to the architects.

Mr. Kapish: Well if you, tomorrow if you see Tamara Peacock in your office or something, I would just like to get, if she can send it to me in a text or email or something like that.

Mr. Ozyman: Alright I will talk to them.

Mr. Baldis: I sent Chris the location of the fence in front of Lowe's for your review. Did you get time to look at that?

Mr. Kapish: I didn't see that. Do you have it now?

Mr. Baldis: I can tell you where it is. It is five feet off, you know the five foot off of the right-of-way, and then another three feet. It is along the road. I sent it to you asking is

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this the right location because I thought we were putting it and tearing out the bushes and running it along the hill up and down those slopes.

Mr. Kapish: The lake is owned by Walmart.

Mr. Baldis: That is why I am asking you. Where exactly do you want it because it is down by the road?

Mr. Kapish: No if we could push it back further off and make the space much larger.

Mr. Carney: It is about five feet from the sidewalk right?

Mr. Baldis: Yes. The right-of-way is five feet and then it is there on Turtle Creek, I just don't think that is going to look nice.

Mr. Kapish: Put it as far back as you can.

Mr. Baldis: You look at it and call me and we will talk over the phone and I will tell Jonathan that he needs to put it back.

Mr. Kapish: He is from Lowes?

Mr. Baldis: No he is doing the plan. I don't want to send it to them unless it is in the right location and say this is where we are putting it and then they go, you didn't put it where you told me. I want to avoid that.

Mr. Kapish: Ok.

Mr. Baldis: I don't know if you or the Board members have had a chance to go out by the Target store. Around the lake that fence is being installed and it is going up rather quickly. They are going to be putting the fence across the street at the preserve. We are also going to have to look at the one on the FP&L easement where this wall is going because he has a permit to put the fence in. He is ready to do that. He is moving quickly. There is two permits that aren't approved yet. I am not sure why. I am going to go up there tomorrow and see if I can talk to somebody because there is no reason for these not to be approved. It is this section here, which is our property, and around this lake which is our property. They are the only ones that aren't approved.

Mr. Kapish: You don't have Turtle Run Shoppes or Burlington right?

Mr. Baldis: No not yet. We had these five that we started out with. Then we were doing Walmart and Lowe's. It will go quickly. We got held up because the plans showed

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the fence in locations where we had to resubmit. I just want to make sure when we do it that they are in the right place. The fence is going in quickly.

Mr. Morgan: It looks real good.

Mr. Baldis: Yes I like it very much.

Mr. Kapish: Anything else Jake?

Mr. Ozyman: That is all.

Mr. Kapish: Any questions for Jake about the project? Do you want to talk about the records request we got back? I had a chance to scan it over. Did you look at it because I have some feedback on it?

Mr. Baldis: I just glanced at it and saw a lot of repetition.

Mr. Kapish: We should make copies for everybody before they leave, but anyway it's basically, and Lance you looked at it too and maybe you can add to this this discussion. What was the number of times?

Mr. Morgan: The pavilion, which is at the park was used 58 times during the course of the year. This document which I am not sure the exact dates from when but up to May 16, 2018. The baseball diamond was used a total of 72 times. The baseball diamond is considered the baseball diamond plus the soccer field in conjunction. They didn't delineate from the two. You could probably figure it out by the names of the teams if you really looked at the list. Of course Glen Middle is on here a couple of times. Obviously they don't have a baseball team so you don't know if it is a soccer team or they had some type of maybe flag football or something like that. A lot of soccer teams use it. They use the outfield I guess for that. 72 times was the baseball diamond in these documents here.

Mr. Kapish: The multi-purpose field.

Mr. Morgan: Jake could you pull it up?

Mr. Kapish: The field was used 72 times for either baseball or soccer. That is not that much. Anybody have a different opinion?

Mr. Carney: That field in Coral Springs would be a last resort field. It is not a good baseball field in all honesty.

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Mr. Kapish: Here is the purpose of the discussion is that we have to argue this with the city, 72 times and of course they made \$2,000 off rentals.

Mr. Morgan: \$2,700 for the pavilion and I can't remember the figure for the baseball field.

Mr. Kapish: We don't get a dime of any of that.

Mr. Carney: We rent it for about \$40 without lights and more with lights.

Mr. Kapish: Can you read off some of those teams?

Mr. Morgan: Sure. SPO Florida, Fireline Apparel, South Florida Knights, USSA so I guess that is a soccer association, Soccershots, Soccershots, Weaver, Forest Glen, Happy Feet, Coral Springs Flag football, Future Stars, Federal League Athletics, Coral Springs Charter School and that is basically it. The pavilion was used 58 times during the course of the year. That can be continued to be used uninterrupted.

Mr. Kapish: It has the dates that it is rented.

Mr. Morgan: This goes back to about May 2017 so almost a complete year.

Mr. Kapish: Dennis asked for a year. So basically I guess their issue is a soccer field that is going to be for kids. Jake you drew the size of the soccer fields on that. Is that pretty close?

Mr. Ozyman: We compared it to other fields in Coral Springs.

Mr. Kapish: 80% of the whole park is basically the ball field. I did speak with somebody in the city this morning and they said that supposedly the mayor and the city manager is going to meet with Rick Engle and discuss this. It is kind of sad that we have to discuss this. Skip what is your opinion on the usage?

Mr. Carney: It is very minimal. I have a friend of mine that rents out fields up at Mullins. People that I know are moving to Tamarac and elsewhere because Coral Springs is so difficult to deal with.

Mr. Kapish: You mean like making the reservations?

Mr. Carney: They charge them for the field, then they charge them extra to open up the cages. They are just nickel and diming everybody.

Mr. Kapish: You say cages, you mean?

Mr. Carney: You can't use the batting cages for not an additional fee. When you rent the field you can't use the batting cages unless you pay more for them.

Mr. Kapish: How much do they charge?

Mr. Carney: A field is usually about \$40 to \$50, it's probably another \$10 or \$15.

Mr. Kapish: I am just wondering what the quality of this field is?

Mr. Carney: This is not a good field.

Mr. Baldis: The fields in Tamarac are a lot nicer too.

Mr. Carney: Coral Springs has good fields but not this one.

Mr. Kapish: Tamarac, when I worked in there they always put a lot of money into their fields and sports.

Mr. Morgan: What is the field in north Coral Springs which are like a cluster of four?

Mr. Carney: North Springs. That is Coral Springs.

Mr. Morgan: That is really nice.

Mr. Carney: They are considered the community parks as they always talk about not a neighborhood park. That is where most of the money goes to keep those parks up.

Mr. Morgan: Mullins has two good parks.

Mr. Baldis: There is a big park over in Parkland that is gigantic. It has lots and lots of fields. You could get lost in there.

Mr. Kapish: Well supposedly they are going to meet and discuss this this week. I can't wait to hear something from that. We will have to wait and see what happens with that discussion. We can't do anything else at the park right now because we are on hold with this. The extra square footage could change things. It could change the layout.

Mr. Carney: The other thing you will get is men's softball clubs. They will go in there at times.

Mr. Kapish: Ok Dennis do you have anything for Lux new?

Mr. Baldis: I wish I did.

Mr. Carney: What is up with these guys?

Mr. Baldis: It is in review with Broward County. These review things take forever.

Mr. Kapish: Where are we at with the street signs? The street signs that are on Turtle Run Boulevard Central, aren't those going to be approved for the new signs?

Mr. Ozyman: Yes that is part of our roadway package. Actually you got a set of comments from Broward County last week. It was very minimal. We revised the plans and submitted them back today. The street signs, the posts we included the plans and they didn't make a single comment about it.

Mr. Kapish: So what is the plan then for that roadway, are we going to order those signs and have them installed?

Mr. Baldis: One thing we were waiting for is the roundabout also. There is a lot of poles going in there. So once you know that you can place that order. We all know what the roundabout looks like.

Mr. Kapish: That is also tied into Lux.

Mr. Baldis: Yes it is taking forever.

Mr. Kapish: Did we get anybody to work on the stripping?

Mr. Baldis: I have that on my list. You want to talk about that now?

Mr. Kapish: Sure.

Mr. Baldis: It is a proposal, Jake gave it to me it from a paving company. It is to remove the stripping. It is \$2,700.

Mr. Kapish: Is that for the entire roundabout and anything coming out of it?

Mr. Ozyman: It is the entire roundabout. It is any bridged surface that has stripping.

Mr. Kapish: What company is this?

Mr. Baldis: I don't have the proposal. I got an email so I need the proposal if you are going to approve it.

Mr. Kapish: Jake what company is this?

Mr. Ozyman: This is called Atlantic Southern Paving. They are a good outfit, licensing, insurance, and bonded.

Mr. Kapish: Did they tell you how they would get the stuff off?

Mr. Ozyman: They said they were going to water blast it.

Mr. Kapish: Here is the thing, what I expect out of that is they're to be clean and you don't even notice that it was there. That is what my expectation is.

Mr. Ozyman: What they are saying is once they take it off, the color will be a lot lighter.

Mr. Kapish: I understand the color of the paver because it is protected.

Mr. Ozyman: You don't want any residue and all that stuff.

Mr. Kapish: Right.

Mr. Carney: They can achieve that?

Mr. Ozyman: They say they will. If they don't do it we won't pay them.

Mr. Carney: We don't want it to look like it is still there when it is done.

Mr. Baldis: We need to put that in the specifications. It is too small for a small project agreement but that needs to be that they meet our expectations.

Mr. Kapish: Just to speed this up because we are not going to have a meeting for a while until June 18th. So this doesn't get lost let's make a motion to give direction so that Dennis can review that and make sure that it fits the specs, that it is clean and needs to be a topnotch job.

Mr. Baldis: I agree with that.

Mr. Lyles: I think what you are doing is a motion to approve a not to exceed amount since we don't have an agreement in front of the Board. We will have an amount that you approved and the direction that is part of this discussion for the manager to ensure the standard of care for the contractor to exercise in removal of the stripping. I think that will do it.

Mr. Kapish: Does everybody agree with that?

Mr. Baldis: It is going to help because Lux is going to put his stuff in it. If that is all gone then it is a clean pallet.

Mr. Carney: When is that happening?

Mr. Baldis: It is being reviewed by Broward still. Evidently they have many items that they had to review throughout the county.

Mr. Carney: But it is going to happen.

Mr. Baldis: I think so.

Mr. Carney: Because I like the idea.

Mr. Kapish: Does anybody want to make a motion to that what Dennis outlined?

On MOTION by Ms. Karnegis seconded by Mr. Pfeiffer with all in favor authorizing a not to exceed amount of \$2,700 to remove stripping from the roundabout was approved.

Mr. Kapish: Anything else Dennis on the bonds?

Mr. Baldis: I guess this would be a bond item. Chris and I have been out there. We have been looking behind this sign and considering we are doing it for that sign so we can probably turn this in. This is our sign. If you walk back here there is the fence for the park is probably 25 feet off the back of our sign. There is just a large amount of debris, weeds and invasive stuff. There is a lot. We are talking about all the way up through here which is a lot of debris. I haven't been back there in a while and I was really surprised as to how much was there. So I asked to get a proposal from BrightView to clean that out and then look at what trees are there. It is hard to tell because of the situation. They gave me a proposal for \$4,200. Then again asked for that to be part of the bond.

Mr. Kapish: Well it is clearing all the vegetation in preparation for the new entrance features.

Mr. Baldis: Right.

Mr. Kapish: We actually have more room back there then we think we have.

Mr. Baldis: If you would like me to do that, the sooner you do it the less there is going to be. The growing season is going. It is literally a jungle back there.

Mr. Morgan: Where is this?

Mr. Kapish: Behind the western sign.

Mr. Baldis: This is the sign here and all along here, back in here there is a 25 foot span where Connie has a chain link fence and there is just everything growing. It is crazy in there. We want to clean it out.

Mr. Carney: So the chain link fence is about 20 feet behind the sign.

Mr. Baldis: In areas in some places it is further. The idea was to clean it out so when the sign comes in then you don't have to clean it out then because there will be enough action going on there. I wanted to clean it out and then look and see what trees are there. I know there are some unwanted trees in there but really the only way to determine what is there is to clean it out.

Mr. Morgan: Who is going to do the work Dennis?

Mr. Baldis: BrightView.

On MOTION by Mr. Carney seconded by Ms. Karnegis with all in favor accepting the proposal from BrightView for \$4,200 to remove debris behind monument sign was approved.

SEVENTH ORDER OF BUSINESS

Approval of the Minutes of the April 9, 2018 meeting

Mr. Kapish: Number 7 is the approval of the minutes of the April 9, 2018 meeting. Everybody has a copy of that in your iPads. If there are any concerns or clarifications needed otherwise a motion to approve the minutes as is.

On MOTION by Mr. Morgan seconded by Mr. Pfeiffer with all in favor the minutes of the April 9, 2018 meeting were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution #2018-02 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing

Mr. Kapish: Number 8 is the consideration of Resolution #2018-02 which is approving the proposed fiscal year 2019 budget and setting the public hearing date.

Mr. Baldis: You just have your proposed budget like we do every year. You are not accepting it, you are just accepting the proposed budget and we will come back later to approve it. You can always make it go lower not higher.

Mr. Kapish: It is basically the same as last years?

Mr. Baldis: It is. There is some changes there as far as when you see the bond how the assessments are. The commercial properties have a little higher assessment because their bonds weren't rated as high as the other ones. It is basically the same.

Mr. Kapish: Ok we need a motion.

Mr. Baldis: We need to accept the proposed budget and set a date for the acceptance of it. It is 60 days Dennis?

Mr. Lyles: At least 60 days between the approval of the proposed budget and its transmission in our case the city of Coral Springs before we can have the public hearing.

Mr. Baldis: So you have meetings July 9, July 30, August 13, August 27, and September 10.

Mr. Lyles: July 9th won't do it.

Mr. Baldis: You could do it July 30th.

Mr. Kapish: Everybody ok with that?

Mr. Pfeiffer: If all goes well.

Mr. Baldis: Do we have a motion to accept this budget?

Mr. Lyles: Or just a motion to approve Resolution #2018-02 with those contents.

On MOTION by Mr. Morgan seconded by Ms. Karnegis with all in favor Resolution #2018-02 approving the proposed Fiscal Year 2019 Budget and setting a public hearing date for July 30, 2018 at 6:00 p.m. was approved.

NINTH ORDER OF BUSINESS

Discussion of Inspection Report from Industrial Divers Corporation

Mr. Kapish: Number 9 is the discussion of our inspection report from Industrial Divers. Dennis last week mentioned that he had the report but he hadn't had the chance to review it. I think everybody has a copy of the report. Dennis I think you mentioned there is one spot on Central Road and that was it.

Mr. Baldis: I am happy to say that we only have one site that has any need for any recommendation for cleaning or repair. That is the one that I spoke to you about under Sample Road. The two big 72 pump pipes. If you look at that you will see that there is a hole in the pipe from directional boring. They actually directional bored through it and put the conduit in the pipe. I spoke with Broward County when I first got this and explained to him what was happening. I sent him a copy of the report and then when I got a copy of the proposal to do the repair I sent that to him. He hasn't responded to me but it is their pipe. It is not ours. The divers indicate from their experience that it will not inhibit the flow, it is just going to cause some sediment to start piling up there. With the amount of rain that goes through there I am not sure how much sediment is going to be left in there. I am really happy with that report. There is no need to spend any more funds.

Mr. Kapish: This proposal here.

Mr. Baldis: That is the one I sent to Broward County because it is their pipe.

Mr. Kapish: So they were charged \$4,800 or \$3,600?

Mr. Baldis: It is their choice. There is two options. I told Industrial Divers I am going to forward this to Broward County. If I was Broward County you have the guys that are in there just to do it. I guess they are going to have to figure out who put the conduit in there.

Mr. Kapish: The conduit is on the north side or the south side?

Mr. Baldis: It goes through the pipe. It is on the south side of Sample Road. You can see a picture of it. There is a drawing, it goes through the pipe.

Mr. Kapish: Oh wow. It doesn't go deep enough I guess.

Mr. Baldis: The guy that was doing the directional boring out there for months told me it wasn't him.

Mr. Morgan: Of course.

Mr. Baldis: It does need to be fixed because it is going to compromise it.

Mr. Kapish: Ok so I guess the question is, is there any questions about the inspection report for Dennis? We can move on.

TENTH ORDER OF BUSINESS

**Discussion of Procedures for
the General Election**

Mr. Kapish: Number 10 is a discussion to procedures for the general election. Dennis do you have that?

Mr. Baldis: There is a copy in your book describing the procedure. It is announcing the qualifying period for if someone chooses to run for a seat that is up for election for the CDD. It also tells you what seats are up for re-election and how to proceed doing that if someone is interested.

Mr. Kapish: Ok thank you for that information.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Kapish: Number 11 is staff reports. Dennis you are a sit-in.

Mr. Lyles. Hello everyone, nice to see you again. I don't have any particular legal matter to bring to the Board's attention tonight.

Mr. Kapish: Well we may have questions for you.

Mr. Lyles: That goes without saying.

B. Engineer

Mr. Kapish: Jake do you have anything else?

Mr. Ozyman: No I don't have anything.

C. Landscape Committee

D. Field Manager

E. Manager

Mr. Kapish: Landscape Committee, Field Manager and Manager report, that is all covered by Dennis.

Mr. Baldis: The only other item I wanted to report was that the pavers in the park have been repaired. Some child did trip in there and scrape her knee so they are talking to the insurance company about that.

Mr. Kapish: Ok so that is what it was. We finally know what it is about.

Mr. Baldis: Right. I talked to Rick Engle today and said can you tell me what this is about because the insurance company was asking me. The letter they sent is vague. He said some kid tripped and skinned their knees and that is what it is about.

Mr. Kapish: Did the discussion happen to include our plan to upgrade that and that area?

Mr. Baldis: No.

Mr. Kapish: Anything else Dennis?

Mr. Baldis: That is all I have.

Mr. Kapish: Anybody have anything for Dennis? These special assessment bonds here from Tamara Peacock, do we need to have these approved?

Mr. Baldis: They just need signatures. All the projects have been approved. I have just been given them to you so that you can review them, sign them and move them along on their way.

Mr. Kapish: Ok.

TWELVETH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Balance Sheet and Income Statement

Mr. Kapish: The financial reports and approval of the check register. If anybody has any questions or concerns otherwise we need a motion to approve.

ON MOTION by Mr. Morgan seconded by Ms. Karnegis with all in favor the check register was approved.

Mr. Kapish: Now we just have the balance sheet and income statement. If there is any questions or concerns otherwise we need a motion to approve that.

ON MOTION by Mr. Morgan seconded by Mr. Pfeiffer with all in favor the balance sheet and income statement was approved.

THIRTEENTH ORDER OF BUSINESS Supervisor Requests

Mr. Kapish: Supervisor requests. Skip do you have anything?

Mr. Carney: Nothing thank you.

Mr. Kapish: Zaida?

Ms. Karnegis: Nothing.

Mr. Kapish: John do you have anything for us?

Mr. Pfeiffer: Nothing further thank you.

Mr. Kapish: Lance?

Mr. Morgan: No.

Mr. Kapish: I have something that is kind of been bothering me at the roundabout pool. You go there and the tile looks atrocious. There is mold on it. Even some of the nozzles being played with by kids they need to be set.

Mr. Morgan: I straightened them the other day.

Mr. Kapish: The top of the tower looks horrible. I don't know what the answer is whether it is to hire another pool guy to get somebody out there to look at it but it is horrible.

Mr. Baldis: We got two people out to look at the tile. We also had People's Choice pressure cleaner try to clean it. I am being told that the tiles need to be replaced.

Mr. Kapish: Can you take a picture of that and bring it to the next meeting so we all can look at what I am talking about?

Mr. Carney: The only way tiles should be replaced at such a short period of time is if it wasn't chemically treated correctly. It shouldn't be that way.

Mr. Kapish: Also the other thing that I don't like about it is the brick is bleeding calcium. I know that calcium is in a lot of people's pool. If you treat it early you can stop it but this is calcium on the brick. I think if you could take pictures of that, the coping and the tile, bring it to the next meeting so we can look at it and discuss it. If we can get another opinion about it I think that would be very helpful.

Mr. Pfeiffer: It is a white color?

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Mr. Kapish: Yes it is white. You will see it every once in a while. On the edge of the tile it is dirty. It looks like mold. It looks a mess. It shouldn't. The roundabout is six years old.

Mr. Carney: It is not even used. It is not like you have suntan oil coming off of people.

Mr. Kapish: Talking to the company for the Hall Fountains, have they looked at it?

Mr. Baldis: Yes.

Mr. Kapish: What do they say about it?

Mr. Baldis: They tried to clean it. They are the ones that are saying that it can't be cleaned and it needs to be replaced. I will get someone else to look at it and I will bring the pictures in for the next meeting.

Mr. Kapish: Do they see that is the way other fountains are or is that their experience?

Mr. Baldis: I didn't ask them about that.

Mr. Kapish: If it is I just want to know. I do know I have seen entrance fountains they every so often they drain them, they clean them and all that stuff. You have that maintenance thing but I don't know has our pool guy ever drained it or ever really cleaned the fountain.

Mr. Baldis: It has been drained and cleaned yes. I am going to have someone else look at it and I will bring that all back to you.

Mr. Kapish: Ok because it is the centerpiece. I don't have anything else.

Mr. Baldis: Before you adjourn we need to decide on what we are doing with the June meeting.

Mr. Kapish: We talked about June 18th right?

Mr. Baldis: You have June 11th and June 25th. We will not have a quorum on the 11th.

Mr. Kapish: We cancelled that meeting.

Mr. Baldis: Correct.

Mr. Kapish: We were going to do the 18th and the 25th.

Mr. Baldis: That was the question. Do you want to do back to back meetings? One on the 18th and one on the 25th? The next will be July 9th.

Mr. Kapish: I would think after a month hopefully we have somethings to go over. I would expect to so I would schedule the 18th as a meeting.

Mr. Baldis: What you would be doing is scheduling a special meeting for the 18th and you need to identify what that special meeting is for.

Mr. Kapish: Why wouldn't we just be taking the meeting of the 11th and moving it to the 18th?

Mr. Baldis: Because this is what is advertised and you are changing it so if you change it, it is a special meeting.

Mr. Kapish: Ok. We have the playground stuff to follow-up on. I am sure that would be a good meeting for that.

Mr. Baldis: So we are going to do one on the 18th and the topic is discussion of playground.

Mr. Kapish: Yes I would actually even see if we can get the vendor to come to that meeting.

Mr. Baldis: Well one thing that you have to do with the playground equipment I think you need to pick the equipment so we can go get other pricing for similar equipment. I am just suggesting that maybe that meeting identify what your equipment is and what you want. I have packets I can give you of stuff that he sent. Let me get those for you. I didn't have these earlier because at the last meeting we said we were putting these on hold. You can take these. You can review that. He did send another picture. Would you like to see that also?

Mr. Kapish: The revised plan. Sure. Is it different than those?

Mr. Baldis: I would assume so. Sorry I didn't have these out.

Mr. Kapish: Has everybody seen this one with the 40-yard dash that they have. It is basically like a football field striped off and the time. So if you run, it actually gives you your time. The layout of it they had it behind the playground equipment so that it would be up against the field.

Mr. Pfeiffer: It is a cool look, I like it.

Mr. Kapish: I did ask him how much it is priced out. It is like \$20,000.

Mr. Morgan: For just the 40?

Mr. Kapish: Yes. I figured that hopefully we will have this settled with the city.

Mr. Pfeiffer: See what kind of square footage are we working with?

Mr. Kapish: What we will do is we will have a layout and unless anybody has any different ideas.

Mr. Pfeiffer: Are these the front runners Dennis?

Mr. Baldis: Those are the drawings. We have been talking to this vendor, no other vendor. The idea is to get an idea of what equipment you want, then go present it to different vendors and say this what we are looking for, what is your cost. They may have something you like better or not. I don't know if you plan on meeting the mayor again about this. If you want there is an extra packet. I would take the pricing and everything out of it, if you want to give it to him.

Mr. Carney: Would that be a grass underneath or would that be something else?

Mr. Baldis: No it is going to be the artificial grass.

Mr. Kapish: Whether we go with him or not, at least he can answer questions and discuss why they do things a certain ways, educate the Board.

Mr. Baldis: I will invite him to come. He does live in Turtle Run so it shouldn't be a hardship for him to get here. You are going to have to decide what you want sooner or later.

Mr. Kapish: Hopefully we will have an answer from the city by then.

Mr. Baldis: So you want him on the 18th?

Mr. Kapish: Right.

Mr. Carney: We need someone to give us a recommendation on what is being used and what is popular.

Mr. Kapish: He does know those things. He has some ideas.

Mr. Baldis: The special meeting is on the 18th so we can consider that just a workshop for playground equipment or do you want other agenda items?

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Mr. Kapish: No we can leave it at that unless something else comes up.

Mr. Baldis: It is the only way you are going to narrow it down to what you want by spending some time doing it, not 30 minute presentations from different people. Hammer it out.

Mr. Kapish: I would do that and if anything needs to come before the Board.

Mr. Baldis: I just need to tell Jennifer to advertise what it's for. There has to be a topic.

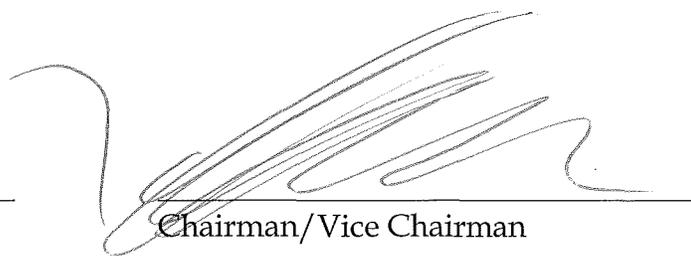
Mr. Kapish: Everybody agree on that? Alright that is it. We just need a motion to adjourn.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Morgan seconded by Mr. Carney with all in favor the meeting was adjourned.



Assistant Secretary/Secretary



Chairman/Vice Chairman