

Comments & Observations

{ Regular Meeting of 2020-09/24 }

- 1) As an alternative to Counsel's PROPOSED SAMPLE POLICY re: Solicitations on District Property, I customized an industry standard template and offer it for consideration as a more generalized form of Solicitation (or "No-Soliciting", if you prefer) Policy for both employees and non-employees (*i.e.*, general public). It is an expansion and clarification of the District's Employee Policy Manual, Section VI, Paragraph H; titled "*Solicitations/Distributions*".
- 2) Inclusion of "another" discussion of the VC-1 Parcel is intended to elicit ideas for its productive use; not serve as a platform for dictating what the use should be. To kick off the batting around of ideas, consider this option: Since \$1M for a dedicated, specially built, new Community Center facility is not in the offing due to budget constraints, what about a used, double-wide trailer, including setup and installation, for less than 1/10th of that (guesstimate cost is ≈\$60K)?
 - A. This would provide an immediate meeting place for the CDD, HOA, boy scouts, girl scouts, planning committees, and other community groups.
 - B. It would also provide a place for community "Special Events"; like maybe an old fashioned "Ice-Cream Social" [couldn't resist; would love to see it]?
- 3) I am discouraged that no update is available regarding a renewed agreement for the use of, and maintenance of, Central Bark. Philosophically, I still prefer that alternative to the construction of an entirely new dog park.
- 4) I believe that I asked this before: Exactly how many ADA based lawsuits have there been against CDDs in Florida (regardless of reason)? I have tried but can find no list of any such lawsuits. I would like to study their details. I am not interested in suits against any other form of local government; only CDDs! This all plays into the ongoing hysteria regarding the "compliance" of CDD websites. In my opinion, it smacks of a Mafia "protection racket" shakedown.
- 5) Pursuant to Counsel's analysis last month of **HB279**, it may prudent for the District to recognize that, in addition to a Field Services Operations Manager, it also needs a Field Services Office Manager with the necessary skill set to accurately document the District's expenditures & work performed. This would also address the concerns of **HB5003**, Section 108. I have tried to cite this need on multiple occasions, but the suggestion has been repeatedly dismissed.
- 6)
- 7)

Supervisor Requests

{ Regular Meeting of 2020-09/24 }

- **Future Facilities** **Building Escrow Fund** – Include **Placeholder** in **Budget!**
Make Yearly Contributions – **Starting** In Fiscal Year **2020!**
 { **Land Available** and **Streetlight Loan Payoff Done** }

- **Walking Pathway** **Behind Neighborhood F** – **Cost** to update; **funding** source?
 Would serve as **Feeder Path** to new **Boardwalks** and **Piers**.

- **Engineering Report** **2012 Version Outdated** – Need to **Correct Parcel Zoning!**
Exhibit-4 Map Wrong for BL1, H1, H2, O, VC1, & Others.

- **Street Names Map** **Font Size & Line Weight** – Should **increase** for readability.
Pond Colors – Change **Dark Blue** to make **ID's readable!**

- **Graphic Updates** **Version Availability** – Need to **Revise District Documents.**
Engineer to make **Fall Update** & add new **Neighborhoods**.

- **RC Camera Drone** **Buy ≥ 10 Mp HD camera** (**cost: helicopter system \approx \$1000**)
 CDD ownership **enables** on-demand facilities **monitoring**.
 { **View Fields, Trails, Boats, Docks, Lakes, & Ponds** }

- **Projector & Screen** **Buy 16:9 aspect ratio** (**cost: projector \approx \$500; screen \approx \$100**)
 CDD ownership **assures** equipment access & **availability**.
 { **Procurement May Become Critical With Developer Change** }

- **Resident Directory** **Resident Business** – Has Developer initiated an update?
Resident Names – Any possibility of a complete version?

- **Community Artwork** **Deteriorating Condition** – Beautification & liability **Issues:**
Ownership & responsibility now **clearly** assigned to **CDD?**

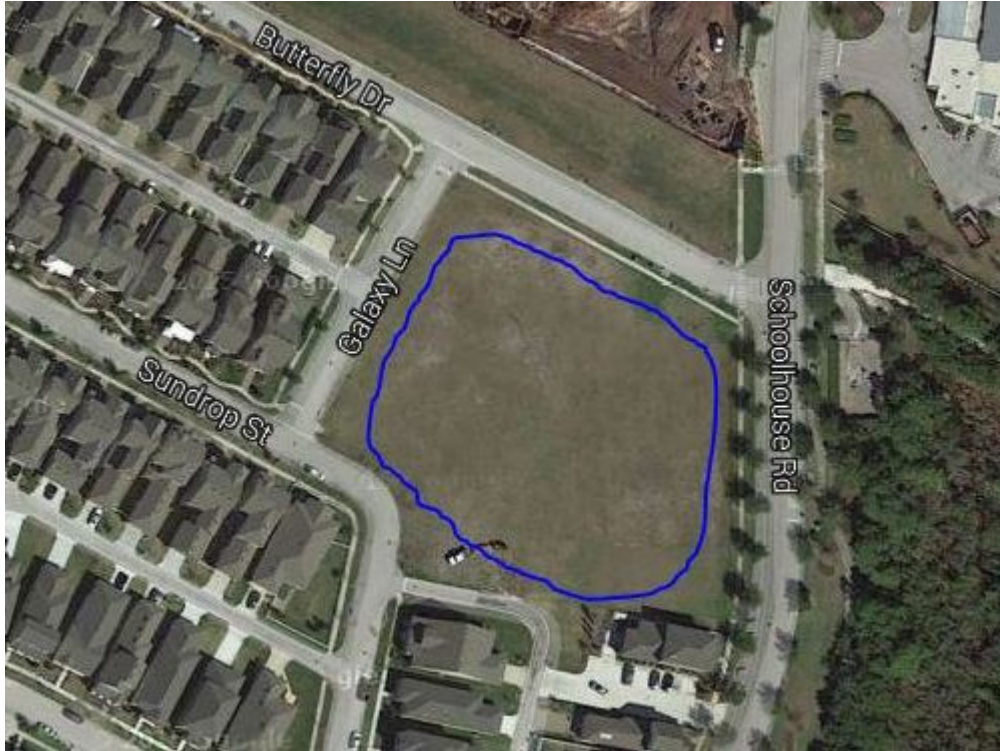
- **Developer Liaison** **Authorization** – Board member contact outside of meetings:
 Is member acting in that role designated to do so by Board?
 To **formalize** process, **Move** that **Chairman** be designated!

Supervisor Requests

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Undeveloped Tract

- Area Location Bounded by Schoolhouse, Butterfly, Galaxy, & Sundrop



- Area Ownership Currently Developer property! District acquire/share it?
- Utilization Limited Currently used for school and personal overflow parking
- Usage Deficiencies Grading & fill needed to support structural development?
- Plausible Alternatives Softball Field, Skateboard Park, or Swim Facility (original)
Land requires nothing – except a commitment to use it!
- Development Budget Would seem to be an appropriate place for investment
Any possibility of cost sharing by District & Developer?
- Engineer Plat Layout Same detailed drawing quality as supplied for pipeline
Need “OK for Playground” confirmation by Engineer