

**MINUTES OF MEETING  
VISTA LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Vista Lakes Community Development District was held Thursday, August 8, 2013 at 10:00 a.m. at the Vista Lakes Clubhouse, 8841 Lee Vista Boulevard, Orlando, Florida.

Present and constituting a quorum were:

|                 |                     |
|-----------------|---------------------|
| Ron Cumello     | Chairman            |
| Renee Hale      | Vice Chairman       |
| Gary Schuett    | Assistant Secretary |
| Frank Sebestyen | Assistant Secretary |

Also present were:

|               |                                       |
|---------------|---------------------------------------|
| Gary L. Moyer | District Manager                      |
| Scott Clark   | District Counsel                      |
| Brian Smith   | Severn Trent Services (Via Telephone) |
| Russ Simmons  | Field Staff                           |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Moyer called the meeting to order at 10:00 a.m. and stated all Supervisors were present with the exception of Mr. McCright.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the May 9, 2013 Regular and June 26, 2013 Budget Workshop Meetings**

Mr. Moyer stated each Board member received a copy of the Minutes of the May 9, 2013 Regular and June 26, 2013 Budget Workshop Meetings and requested any additions, corrections or deletions.

Mr. Cumello stated on Page 9 of the Budget Workshop minutes, Mr. Shelton was listed in the motion, but he resigned.

Mr. Moyer stated we will make this change.

There being no further additions, corrections or deletions,

On MOTION by Mr. Cumello seconded by Mr. Sebestyen with all in favor, the Minutes of the May 9, 2013 Regular Meeting were approved and the Minutes of the June 26, 2013 Budget Workshop Meeting were approved as amended.

### **THIRD ORDER OF BUSINESS**

#### **Discussion Item: Updated Reserve Study from Reserve Advisors**

Mr. Moyer stated we contracted with Reserve Advisors to undertake this work for \$2,900. They performed the original Reserve Study in 2007 and updated it in 2010. This is the year they recommended an update and we have done this and provided it to the Board electronically. I have a hard copy if anyone would like to see it. This document will be placed into the public record. The interesting part of this Reserve Study is they recommend we reduce our annual installment of \$96,000 in the Reserve Account to \$83,000. Those numbers were included in the budget, which is why I placed this item on the agenda before consideration of the final budget. They use a couple of approaches to determine the Reserve Fund requirement. One is based on a depreciation schedule while the other is based on a replacement schedule and cash flow analysis. They also identified the useful life of the assets the District is managing to come up with a schedule based on industry standards. The nice thing about Reserve Advisors is they actually come out to the property to meet with staff and look at what is there and whether the assets are aging according to industry standards. This is all factored into the Reserve Study clearly, with the big items we need to be sensitive to deal with roadways, drainage inlets and curbing. For some items, they recommend we set aside reserves. The items we maintain on an annual basis should be budgeted every year so we do not let them sit for five years. Landscaping is one of those items as well as fencing. We are currently working on a fence project. If you have any questions on the Reserve Study, get them on the table now because it will affect your budget if we increase it above \$83,000.

Mr. Cumello stated I think we need to have discussion about how we are going to manage the Reserve Fund. What I mean is items are scheduled or projected to be completed in a specific year and we may or may not complete them. For discussion purposes, how are we going to manage to make decisions on whether or not we need to spend the money or save it for a year or two or schedule these projects for Fiscal Year 2014?

Mr. Moyer responded if you recall, the docks and fishing pier repairs were not projected in the Reserve Study to be completed until some time later, but, because of concerns you brought

to the Board, we moved it up on the schedule. Obviously we had to deal with the fence issue, because it blew down. We need to use the recommendations from Reserve Advisors and timing so we know what we have to replace and when. However, this does not mean in 2018 we have to replace something because they said we have to and we determined it does not need to be replaced. Those monies can stay in the Reserve Account until such time as your Field Manager determines this work needs to be completed.

Mr. Cumello stated I understand, but I would like to be more proactive in some cases. In regards to the perimeter walls, the Reserve Study may say we have to set aside \$10,000 to \$15,000 to repair the wall caps due to wear and tear. I think we should have a program where we make these types of decisions. I recall discussion on having a review of the signature walls to determine which walls need work. I am trying to be more proactive as far as completing an analysis and making a determination.

Mr. Smith stated I think we should make a list and go through it every year and tie it to the budget of items to be done this year in order to see what needs to be done as the year progresses.

Mr. Cumello stated I always look at the budget as two separate budgets; an Expense Budget and a Capital Budget; which the Reserve Study represents. We made decisions in the past not to pull money from the Reserve Account because we had funds available in the Expense Budget. I am advocating we be more proactive. The District Manager needs to come back to the Board to say we have done this. You do not need Board approval to do something if it is in the budget, right?

Mr. Moyer responded right.

Mr. Cumello stated if it is something we need to use monies from the Reserve Account for, like for the fence, it needs to be brought before the Board. This is the first comment I have. The second is regarding non-capital items like landscaping, trees and shrubs. There has to be some lifespan to existing trees as many were planted 10 to 12 years ago. How do we fund the upcoming future loss of these trees?

Mr. Smith responded you have a line item for plant/tree replacement and there is adequate money available. You can have some heavy impacts on an annual basis. I will be meeting with the Agronomist, Mr. Larry Smith on Monday to look at each roadway, particularly the intersection of Chickasaw Trail and Lee Vista Boulevard where the walls need to be pressure

washed. There is some nice detail on those walls where we can bring out the metal panels of the Palm Trees and add some lighting to make this intersection look nice. This is where we would like to start.

Mr. Cumello stated I do not know whether or not \$55,000 is going to be adequate. It depends on the life of certain plants.

Mr. Sebestyen stated the Agronomist was asked whether \$40,000 for landscape improvements was enough and he said it would not even make a dent. He believed an amount above \$40,000 was needed to bring the landscaping back to standards.

Mr. Moyer stated keep in mind, it depends on the priority. Mr. Smith is saying he is going to take the high visibility areas first. We pay our Consultant to find things which are wrong. I am not objecting to this, but I do not think you should replace every plant in one year. I am not certain this is what he is recommending because it is not realistic.

Mr. Sebestyen stated no, but he does seem to imply, by not doing a certain amount of work, you lose plantings.

Mr. Smith stated you have sections on Lee Vista Boulevard where people driving by at 40 to 50 mph are not going to see them. In those areas, you should make the plantings much more detailed and organized by adding Bullnoses and sod. You do not have to expand it. The Agronomist prefers to expand the beds. In fact, we have to diminish some due to line of sight issues. I think we can make this \$55,000 go a long way. Some of the hedge rows along the walls are getting old and need to be replaced. From doing budgets in many communities, I believe \$55,000 will make enough impact.

Mr. Moyer stated we are budgeting \$55,000 for next year, but may actually spend \$33,000 this year. Therefore, you are looking at an impact of \$88,000, not \$55,000.

Mr. Sebestyen stated I suggest having the Agronomist give a presentation at a future meeting of what he thinks should be done.

Mr. Smith stated if we can start proceeding with the intersection of Chickasaw Trail and Lee Vista Boulevard, I plan to use the current dollar amounts for plantings and mulch. I just approved mulching at high traffic areas.

Mr. Cumello stated when we talk about the Reserve Study; we are talking about capital items. Over time we invested \$200,000 to \$400,000 in landscaping throughout the community and at some point in time, those plants are going to reach the end of their life. Our philosophy in

the past included replacement of dying plants, beautifying the Warwick entrance, installing irrigation on Chickasaw Trail and repairing the West fountain. Do we need to think about reserving for the eventual time period when these plants are going to die?

Mr. Smith responded you will not lose all plants at the same time. You will lose some here and there. As you lose them, you should replace them. Over the period of a year, you have plant replacements and the dollars we have available will pay for those plant replacements. You can extend their life by maintaining the landscape and beds as well as using the proper fertilization. You will not have to spend \$100,000 to replace all of the plants at the same time. What you do is slowly upgrade to plants surviving a long time. Some plants are frost prone so when you get a cold snap, you will lose them. We should try to replace those plants with ones which come back quickly if they burn.

Mr. Cumello stated what I am hearing is we do not need a recommendation to reserve more money for landscape and tree replacements.

Mr. Moyer stated not with the amount you are carrying in your budget.

Mr. Smith stated as far as the Reserve Study, we will add a line item for capital improvements and every year we will make a list of those capital improvements. For example, we can allocate funds in the capital line item for the fence behind Home Depot and the other fence repairs and include in the Reserve Study.

Mr. Cumello stated the Agronomist has a different philosophy than I do. His philosophy is to change the aesthetics.

Mr. Moyer stated two years ago, he recommended taking out perfectly good trees and replacing them with Palm Trees.

Mr. Smith stated his recommendation is to make a big impact and spend a lot of money to do so. I believe we should make slow improvements over time. The Agronomist is helpful and has extensive knowledge. We use the Agronomist's knowledge to make this slow improvement all over the property. It is a beautiful property.

Mr. Moyer stated we can change the ground cover type.

Mr. Smith stated I am removing plants, which should not even be there and adding sod. The Agronomist and I are working together to try to improve the property. He has a slightly different philosophy than I do, but you have a budget. I think we can live with what we budgeted and improve the landscaping.

Mr. Sebestyen stated you should tell the Agronomist, the budget is firm and this is what you are recommending.

Mr. Smith stated we are meeting again on Monday and will get on the same page. His philosophy is in his report.

Mr. Moyer stated you need to have realistic expectations on what the project will look like over time as it ages. I spent a lot of time in Celebration and still do and I remember the way it looked when all of the trees were planted. In my opinion, Celebration is so overgrown with trees. It is almost unattractive because there is so much landscaping and density, which takes away from the community. We will try to get the Agronomist at a meeting for a discussion with the Board and allow Mr. Smith the latitude to upgrade Chickasaw Trail and Lee Vista Boulevard with plantings and mulch if monies are available in this year's budget. I know the Board wanted to be informed of those projects before we started them because like the west entrance fountain, we did not want to end up being surprised at the final amount spent on the work.

Mr. Cumello stated I would like to add Pembroke and Amhurst signature walls to the Reserve list.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2014**

**A. Fiscal Year 2014 Budget**

Mr. Moyer stated the proposed budget was approved by the Board in May and a workshop was held in June. This budget is similar to the one we are currently operating under as we are not proposing to increase assessments, such that residents will actually receive a tax bill at the same amount as last year. It fully funds all of the items identified in the Reserve Study. We re-allocated some monies in this fiscal year based upon the above discussion to include mulching and plant and tree replacements. We made those adjustments, which affects your Carry Forward Surplus. We are projecting approximately \$111,000, which does exceed the budget this fiscal year for Reserves. Out of the \$111,000, \$94,000 was for the contribution to this year's Reserves. In terms of the Operations and Maintenance Budget, we are where we need to be. Are there any questions from the Board?

Mr. Cumello responded yes. On Page 10 for the Assigned Fund Balance, does the Operating Reserve reflect all of the items in the Reserve Study?

Mr. Moyer responded yes.

Mr. Cumello asked so the \$117,433 represents the amount of money in the bank for fence replacements?

Mr. Moyer responded correct.

Mr. Cumello stated I would like to take the items in the Reserve Study and the items listed under the Assigned Fund Balance and see the corresponding dollars. I would also like to see the total dollars to replace the fishing pier and dock, etc. For example, if there is \$772,398 in the bank, where are the other items we are reserving for?

Mr. Moyer responded at the end of next fiscal year, with the contribution of the \$83,000 recommended in the Reserve Study, you will have \$266,000 in unallocated funds. We can go back and allocate the \$266,000 to the list of Reserves. One schedule can identify a percentage of each item.

Mr. Cumello stated I do not care how you do it so long as the Board can see the amount spent to do the roads, docks and signature walls. We are assuming \$772,398 is the right number as it does not account for all of the items.

Mr. Moyer stated I will verify this and give you another schedule.

Mr. Sebestyen asked what is the connection if any, between the \$266,236 of Unassigned Cash and the \$738,312 on the previous page for the Reserve balance?

Mr. Moyer responded \$738,312 is for the year 2034. According to the Reserve Study, we should be at \$521,000 for 2014. We will actually be at \$1,045,000 at the end of 2014. However, \$273,000 goes to Working Capital, so you will be in the \$750,000 range, which is 50% higher than what they recommend. Based on Mr. Cumello's suggestion, I will take this money and allocate it to all of the items they identified, to come up with \$521,000. You will probably end up having \$266,000 remaining in Undesignated Fund Balance.

Mr. Cumello stated this is accumulated cash and not allocated funds.

Mr. Moyer stated correct.

Mr. Sebestyen asked on Page two, why is the amount projected for July 2013 for the Ending Fund Balance negative \$321,373?

Mr. Moyer responded the negative \$321,373 is what we anticipate spending from June until September. The year to date budget is \$1,185,839 and we spent \$736,500 and anticipate spending another \$352,000. Your overall expenditures will be \$1,188,839. Your Revenues will

be \$111,000 higher than the \$1,188,839. We will put this \$111,000 into the Fund Balance and allocate it to the Reserve Study.

Mr. Cumello asked under the Debt Service Budget, why is there a difference of \$428 between Revenues versus Expenditures?

Mr. Moyer responded you are correct, it should be balanced. We will balance it.

Mr. Clark stated before we open the public hearing, I would like to let the Board know I will be increasing my hourly rate from \$250 to \$260 as of October 1, 2013. \$260 is still our cheapest rate and is a four percent increase. The last increase was three years ago so I think this is modest. I did not ask Mr. Moyer to adjust the budget because I have been under budget for legal services and it will not increase your overall budget. I will send correspondence to Mr. Moyer's office, but I wanted to let the Board to be aware of this.

Mr. Moyer stated at this time, I will open the meeting for any public comment on the budget since this was advertised as a public hearing.

A resident stated in my community, we have a number of bushes, which need to be replaced. At our entryway, there is no landscaping. For several months, there has been a large amount of flooding in Vista Park. There is an area, which belongs to the HOA, but no one knew it belonged to the HOA. Our HOA President sent a proposal to Mr. Smith in October. Did STS take over this CDD for field management services in October?

Mr. Smith responded I took over in November.

The resident asked do you recognize this letter?

Mr. Smith responded no.

The resident stated the flooding started in July.

Mr. Smith asked is this HOA property and not CDD property?

The resident responded it belongs to the HOA. I just wanted to verify whether or not you received this letter.

Mr. Smith stated I did not receive it.

The resident stated the HOA Landscape Committee participated in a walk-through with the Agronomist and Landscaper and recommendations were made, but nothing has been done. I have some pictures showing the area. We have been discussing this matter for a long time and the area continues to deteriorate. My understanding is we have had many tight budgets and came out strong. I am a Realtor and starting to see a big increase in people moving outside of Vista



Lakes because it is deteriorating. This seems like a shock to me because I think this is a great community. Nothing looks taken care of. When plants die they are not being replaced and trees cut down after the hurricane and removed were also never replaced. There are holes in the middle of bushes where trees used to be. As a homeowner, you want your community to be preserved and want people to see the community. Lights are out at main entrances. The entrance wall going into Vista Lake is falling apart. My husband provided some photos to STS, but never heard anything back.

Mr. Smith stated I would love to meet with your Amenity Committee. We do not need to meet with the HOA. I can only concentrate on CDD areas. It is helpful for me to have homeowners provide insight to me. Some of these issues I am familiar with, but there are several areas we do not maintain next to CDD areas. My goal is to improve all of the CDD common areas. If the adjacent property is rundown, there is not much I can do.

The resident asked are you familiar with Amhurst?

Mr. Smith responded yes. We just updated some beds to make them look better.

The resident stated you cannot just remove three dead plants and not replace them. The whole grouping needs to be attended to and not replace them one by one.

Mr. Smith stated I would be more than happy to meet with you after the meeting to look at your pictures and discuss some ideas. We can set up another time for a drive-through.

The resident stated I appreciate you listening to our concerns.

Mr. Moyer asked is there any further discussion? Not hearing any further comments,

**B. Consideration of Resolution 2013-4 Adopting the Fiscal Year 2014 Budget**

Mr. Moyer stated if there are no other questions, Resolution 2013-4 by title is:

*“A RESOLUTION OF THE VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014 AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR.”*

This resolution adopts the budget. Staff will complete the blanks in this resolution on the District’s behalf to reflect the General Fund and Debt Service Fund.

On MOTION by Mr. Sebestyen seconded by Mr. Schuett with all in favor Resolution 2013-4 as stated above was adopted.

**C. Consideration of Resolution 2013-5 Levying and Imposing the Non-Ad Valorem Assessments for Fiscal Year 2014**

Mr. Moyer read the Resolution 2013-5 into the record, which by title is:

*“A RESOLUTION LEVYING AND IMPOSING A NON-AD VALOREM MAINTENANCE SPECIAL ASSESSMENTS FOR THE VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2013/2014”*

This is the resolution we send to the Tax Collector along with the assessment roll for 2014 to merge onto the County’s real estate tax bills.

On MOTION by Mr. Cumello seconded by Mr. Schuett with all in favor Resolution 2013-5 as stated above was adopted.

**FIFTH ORDER OF BUSINESS**

**Manager’s Report**

**A. District Manager**

**i. May and June Financial Statements**

Mr. Moyer stated through June 30, 2013, we collected most of our non ad-valorem assessments. There is still \$30,000 outstanding, which will be collected through the tax certificate process. On the expense side, we are \$200,000 under budget, but this will decrease by \$80,000 based upon the mulching and plant replacement at the end of your fiscal year.

**ii. Check Register and Invoices**

Mr. Moyer stated the check register and invoices were provided to the Board. After the Board’s review, I request a motion to approve.

On MOTION by Mr. Cumello seconded by Mr. Sebestyen with all in favor the financials and check registers for May and June were approved.

**iii. Discussion of May and June Action Item Lists**

Mr. Moyer stated the Action Item Lists for May and June was provided to the Board. Some items have been completed while others are ongoing. We will add to this list about meetings with the HOA Landscaping Committee.

Mr. Cumello asked what is the status of the fencing?

Mr. Smith responded the first repair started on Tuesday behind the school because there is access on both sides and the Principal is allowing access.

Mr. Cumello asked will it take three weeks to complete?

Mr. Smith responded it depends on the weather. I am anticipating six to eight weeks for completion of all fences.

Mr. Cumello stated we talked before about the Home Depot fence. What is the cost?

Mr. Smith responded I obtained some proposals. It will cost around \$12,000 to do what I would like to do. My goal is to get started on this project in the next month. I want to fix the structural portion first and then correct some aesthetic issues on top. Then we will get the entire wall painted.

Mr. Cumello asked is the wood fence south of the masonry fence being done now?

Mr. Smith responded yes. As soon as they get to the two sections on either side of the school, they are going to start on the south end and work backwards.

Mr. Cumello asked is the Home Depot repair cost in the budget?

Mr. Smith responded there will be sufficient funds in the budget at the end of the year. Otherwise, Reserve Funds could be used. I think I can stay within budget.

Mr. Cumello asked have we heard from the Army Corp. of Engineers regarding access? I heard they started some work.

Mr. Clark responded the last communication from them was several months ago when we assigned access to one piece. I have not had any other communication with them. However, there was something in the news about the Army Corp. of Engineers picking up the school site.

I would like to add "*Recommendations for the Reserve Study*" to the Action Item List.

**iv. Consideration of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year 2013**

Mr. Moyer stated a copy of the Engagement Letter for the fiscal year ending September 30, 2013 was provided to the Board in the agenda package. This is a standard form letter, which outlines the scope of the audit work. They are proposing a fee of \$5,500, which is in line with what we paid previously for audits and the marketplace amount for a CDD with a bond issue.

On MOTION by Mr. Cumello seconded by Mr. Schuett with all in favor Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year 2013 was approved.

**v. Consideration of Fiscal Year 2014 Meeting Schedule**

Mr. Moyer stated each year we need to publish a meeting schedule at least one time in the newspaper. This is pursuant to Chapter 189 of the Florida Statutes. We propose keeping the

same meeting schedule we are currently operating under, which is the second Thursday of November, February, May and August. If we need to meet more frequently as the business requires it, I will get everyone together and advertise a special meeting. There is a procedure for doing this, which is seven days prior to the meeting.

On MOTION by Mr. Sebestyen seconded by Mr. Schuett with all in favor the meeting schedule for fiscal year 2014 as stated above was approved.

**vi. Report on the Number of Registered Voters – 3,555**

Mr. Moyer stated this is an informational item, which has no impact on the District. Our enabling legislation, Chapter 190 requires us to obtain the number of registered voters within the District. According to the Supervisor of Elections, there are 3,555 registered voters. This is only significant when there are more than 250 voters and six years in the lifecycle of the District as you transition from landowner elections to registered voter elections. We are well past this threshold. However, there is nothing stopping us from obtaining this information so we continue to request it.

Mr. Cumello asked do we have any elections this year?

Mr. Moyer responded no, only on even numbered years in November. It is the same as a County or City Commission where you will go down to the Supervisor of Elections office and qualify to run. To be placed on the ballot, you will be asked to pay \$25 or provide petitions from your neighbors and appoint a Campaign Treasurer. Then you are placed on the ballot unless no one runs against you, at which time, you are automatically elected.

**B. Field Operations**

- i. Field Management Report**
- ii. Agronomist Report**
- iii. Lake Maintenance Report**
- iv. Fountain Report**

Mr. Smith stated I provided a Highlight Report to the Board. If you have any questions, I would be happy to answer them. The rest of my items were covered in earlier discussions.

Ms. Hale stated I live in Pembroke and the area along Lee Vista Blvd. is mowed weekly, but the area behind houses is only mowed every other week. The grass is high and some of my neighbors are complaining.

Mr. Simmons stated this is our mowing schedule.

Ms. Hale stated the fence also needs to be repaired.

Mr. Smith stated we drove around the community last week and noticed several areas needed Bahia mowing because they were missed, such as the slope behind the school. I guess it was not part of the Landscaper's original scope. He will include this. If you notice any other areas like this where there needs to be mowing or broken lights or signage; please call our Orlando field office and speak to Ms. Rosemary Tschinkel, the CDD Administrative Assistant. We will have someone out within two days. I have an on-staff Electrician who performs a light review once a month.

Ms. Hale stated they used to mow everything at one time. Now it is every other week.

Mr. Smith stated field mowing and edging is every two weeks.

Ms. Hale stated I am talking about behind houses.

Mr. Smith stated it is supposed to be every week.

Mr. Simmons stated we usually mow from 2:00 P.M. to 3:00 P.M., but some days it has rained.

Mr. Schuett stated there is a mosquito problem at the big lake. Some new treatment of the turf was done at Vista Park. Has this been done in our area?

Mr. Smith responded treating mosquitoes is done by Aquatic Maintenance staff. I will speak to them. If you see a problem, call to let us know.

Mr. Cumello stated I noticed a few fountains are not working. What are the issues? Many of them are brand new. We spent over \$30,000 to install these fountains.

Mr. Smith stated the only one we are having a problem with is the east feature fountain. It needs a pump replacement because the pump is starting to fail. We repaired the pump on the Gentry Park fountain, but there is an electrical issue. My Electrician changed out all of the breakers, but when I was out there today, the breakers tripped again so my Electrician is going back out there today to do an entire diagnostic check. There may be some wicking in a wire, which is causing the breakers to trip. The rest of the fountains seem to be operating well, although occasionally you get a breaker trip. Staff is good about letting us know when a fountain is not working.

Mr. Cumello asked do you know if the fountain in Vista Lake by Warwick is on?

Mr. Smith responded I do not know. I believe it is working.

Mr. Cumello stated there was supposedly a leak on Vista Park Boulevard. What caused it?

Mr. Simmons responded I received a call on Saturday. There was a main line leak in the irrigation system, which will cost \$215 to repair.

Mr. Cumello asked was this an irrigation line for reclaimed water?

Mr. Simmons responded yes.

Mr. Cumello asked was it turned off?

Mr. Simmons responded yes.

Mr. Cumello stated I noticed we have a lot of invoices for Labor Finders. What did we use them for?

Mr. Smith responded I hired them to pick up panels blown off from the fence, which were in residents' backyards. I use three men from Labor Finders. They show up on time and work hard. These guys are only making \$8.00 to \$8.50 an hour and we are paying \$12 to Labor Finders. It is a good resource. I am probably going to use someone from Labor Finders to pressure wash the walls. You will see an occasional invoice from them. It is better than hiring a full-time employee. They do a good job for us.

### **C. Attorney's Report**

Mr. Cumello stated we signed an Access Agreement with Adams Agreement to put a sign on their property for one year. I drove to the property the other day and noticed they are doing spec building on 10 lots. I am not sure if the lots are sold. We should ask them about the removal of their sign since it has been over a year.

Mr. Moyer stated if the agreement expired, we will put them on notice.

Mr. Cumello stated I do not think we need to renew them for another year, just month-to-month. I just want to make sure they remove the sign. There is a line-of-sight issue at the school with Fan Palms on the west side. Do we have a plan to resolve this issue?

Mr. Smith responded yes. I am going to speak to the Agronomist about this on Monday. We are going to remove them so drivers have a clearer sight.

Mr. Simmons stated we are looking at removing the Palms and transplanting them. We did the same thing for the line-of-sight issue coming out of Avon.

Mr. Schuett asked why is there a Vista East sign?

Mr. Cumello responded this is not new. The boundary of Vista East is from Narcoossee up Econ Trail to 417. We should probably look at upgrading the signage at some point. There is one sign missing by Vista Park Boulevard. Some kids were knocking the caps off of the fishing pier. This is not the first time this happened.

Ms. Hale stated we caught them.

*The record will reflect Ms. Hale left the meeting.*

**D. Engineer's Report**

Mr. Clark asked did we have any issues from the torrential rains?

Mr. Cumello responded I did not hear of any. However, according to the minutes from the May meeting, there was discussion about drainage problems in the Remington cul-de-sac. There is another area behind the Waverly gates, which tends to get six to eight inches of water during heavy rains. It causes people to drive up on the sidewalks to get past the water. We talked about the storm system in the past and how it needs time to drain the water. Those are the only two areas I am familiar with. I am not aware of Remington Court having another flooding issue.

**SIXTH ORDER OF BUSINESS**

**Supervisors' Requests**

There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

A resident stated Sharon is handing the Vista Park signage issue. I would like to have a community message board.

Mr. Smith stated Pembroke West has nice reader boards at their gates.

Mr. Clark stated there is an issue with the City if we wanted to put one in a right-of-way.

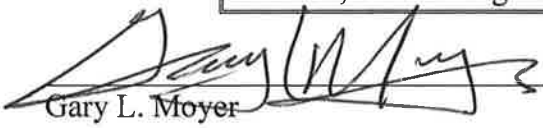
Mr. Smith stated we can put one at the Recreation Center.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Cumello seconded by Mr. Sebestyen with all in favor, the meeting was adjourned.



Gary L. Moyer  
Secretary



Ron Cumello  
Chairman