

**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, March 23, 2015 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
John Crew	Vice Chair
John Kaiser	Assistant Secretary
James Patterson	Assistant Secretary
Bernie Cramer	Assistant Secretary

**For Bay Creek CDD:**

Fred McAuley	Chair
Nelson Glueck	Vice Chair
James Janek	Assistant Secretary
Mary McVay	Assistant Secretary
Jesse W. Lawrence	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Dan Cox ( <i>via telephone</i> )	District Counsel
Carl Barraco	District Engineer
Wes Kayne	Barraco & Associates
Nolan Norris	Clarke Aquatic Services
Frank Toner	Resident
Bob Bish	Resident
Jack Lienesch	Resident
Rich Blazak	Resident
Ellen Barr	Resident
Ben Needler	Resident
Bill Engleson	Resident
Dennis Anderson	Resident
Anne Cramer	Resident
Charlotte McCarthy	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Pledge of Allegiance**

Mr. McCarthy called the meeting to order at 2:00 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 Bayside Improvement Community Development District, Supervisors Cramer, Patterson, Kaiser, Crew and McCarthy were present, in person. For Bay Creek Community Development District, Supervisors Janek, McVay, Lawrence, Glueck and McAuley were present, in person.

**THIRD ORDER OF BUSINESS**

**Public Comments (*Agenda Items*)**

Mr. McCarthy asked the Board Members to waive the rule for agenda items and allow questions from the floor during Items 4, 5, 6 and 7.

**JOINT MEETING ITEMS**

**FOURTH ORDER OF BUSINESS**

**Staff Report: Engineer (Both)**

This item was addressed during the Fifth Order of Business.

**FIFTH ORDER OF BUSINESS**

**Update: Drainage System Performance Review/Modifications Status Update (Both)**

Mr. Barraco reviewed a slide presentation and indicated that the information will be placed on the website.

Mr. Barraco explained that, ten years ago and last year, the wet seasons resulted in high water in portions of the District. The Board requested an investigation and a plan was developed. During times of high water, or when there is water in the system and a significant weather system is approaching, precautions can be taken to lower the water levels within the District so that, when the rainfall begins, excess water can be stored to prevent a threat to homes.

Mr. Barraco reported that approval was granted by the City of Bonita Springs to proceed with construction and verbal approval was received from the South Florida Water Management

District (SFWMD). Mr. Barraco anticipated receiving written approval from SFWMD before construction begins.

On the next slide, Mr. Barraco noted the operation rules approved by SFWMD, which dictate when the sluice gates may be opened and closed. When waters are high and a significant storm event approaches, water levels in the lakes must be lowered; therefore, a series of gates will be introduced, along with additional pipes, to remove water.

Mr. Barraco explained that, when the system is functioning as designed, the gates remain closed. When water levels are high and a storm approaches, the gates will be opened and lake levels will be lowered. The system was designed and modeled so that, when the gates are opened, no one downstream will suffer the brunt of the additional water.

Mr. Barraco called attention to a slide of the areas that were studied and noted that the areas outlined in red denoted general areas studied and those in blue were the areas studied more closely.

On the next slide, Mr. Barraco indicated that the areas in green will receive a direct benefit from the improvements and those in blue will receive an indirect benefit. He explained that last year's significant flooding originated in the green area. The water was so high that it overflowed into the blue area; therefore, when the gates are opened, water will leave the green area and prevent flooding in the blue area.

Mr. Barraco pointed to the two worst areas that will be impacted during construction. He noted where a pipe will be installed, in the green area, to move water out of the system. Any vegetation disturbed during construction will be replaced by the contractor. Staff will be on site to locate a path for the pipe, in the field.

Mr. Barraco noted another green area and advised that, when the pipe is installed in the road, detours will be necessary but access will remain open. The installation should only take a few days. He identified other areas where pipes will be installed and construction will occur.

Mr. McCarthy requested audience comments.

Mr. Frank Toner, a resident, recalled speaking with Mr. Barraco, at a previous meeting, about deferring water from Long Lake to Lakes C-1 and C-2, and back, during high water levels. He advised that C-1 and C-2 are not fed by any other lakes and are always low. Mr. Toner recalled that Mr. Hancock brought this issue to Mr. Barraco's attention at a previous meeting. Mr. Toner voiced his understanding that approval was granted by the Boards and this was to be

incorporated into the plan; however, the plan does not reflect pipes going from Long Lake to Lakes C-1 and C-2.

Mr. Barraco recalled the conversation and advised that the situation referred to by Mr. Toner occurs under dry conditions and the plan is related to wet conditions. He confirmed that he looked into the problem and spoke with groundwater hydrogeologists and well experts and there were concerns; however, since the situation is related to dry conditions, it is not related to the plan and a different contractor would be utilized if repairs are necessary.

Mr. McCarthy recalled that, last month, the first staff gauge elevations were presented, for a period of three to four months, and the lake elevations were at, or just below, control elevation; therefore, the lakes are performing as they should and there is no special phenomenon occurring. He advised that the changes to the well system should be beneficial to the lakes because water is no longer drawn from the Upper Hawthorne aquifer, immediately adjacent to Long Lake Village.

Mr. Toner acknowledged that this is the first year that the lake level is significantly higher. He recalled that the plan was to remove excess water from the large lake, when it rains, and fill Lakes C-1 and C-2.

Mr. Barraco indicated that staff gauges were installed to monitor the lake levels. In addition, the hydrogeologists advised that low levels were most likely attributable to the irrigation wells drawing down the lakes. If the lakes are at control elevation and wells were not used, the theory is confirmed.

Mr. Barraco advised that, if the lakes are at control elevation, nothing else can be done, particularly at this time of year

Mr. Crew asked to continue with gauge monitoring and recording and assessing lake levels. Mr. Adams clarified that someone in the neighborhood takes the readings and provides them to Mr. Lowe, the UOC Representative, for dissemination to the Boards and Staff. Mr. Barraco noted that, if the readings continue at control elevation, not much can be done; however, if fluctuations are identified, Mr. Barraco suggested hiring a hydrogeologist, through Barraco & Associates.

Mr. Bob Bish, a resident, indicated that Longlake Village spent money to re-landscape around the pond because the lake levels were so low. Mr. Bish questioned whether the data was being read or if anyone was paying attention to the lower levels. Ms. Crismond confirmed that Mr. Bish was referring to Lakes C-1 and C-2. Mr. Barraco clarified that, based on the readings,

water levels are at or around control elevation. He noted that at least a 2' difference should be expected between the wet and dry season.

Mr. Jack Lienesh, a resident, asked how many gates will be installed. Mr. Kayne confirmed that ten locations will be modified and 15 gates will be installed.

Mr. Rich Blazak, a resident, asked when the project will be completed. Mr. Barraco advised that plans were completed, reviewed and approved for construction. Bids were received; however, the bid amounts were not as expected. A contractor must be selected and the intent is to complete the project before the lake levels begin to rise.

Mr. McCarthy noted that the Districts have authorization from SFWMD to utilize pumps to discharge water to prevent flooding.

Ms. Ellen Barr, a resident, expressed a concern about the lakes being lowered prior to a rain event. She recalled that, the last time the levels were high and rain was forecasted, the rain did not occur. Ms. Barr pointed out that weather forecasts in Southwest Florida are not always correct.

Mr. Barraco referred Ms. Barr to the protocol for opening the gates authorized by SFWMD. He advised that lowering the lake levels in advance of a storm and opening the gates will only occur during the wet season when there are daily or almost daily rainfalls. Mr. Barraco confirmed that, if the lakes are 2' above control and a large storm is approaching, protocol allows the Districts to lower lake levels to control elevation. If there is no rain during rainy season, lakes will be at the level of the average wet season water table.

Mr. McCarthy explained that flooding occurred twice in the history of the community, in 2001 and 2013. Lakes will not be routinely lowered and will not be lowered below control elevation. Mr. McCarthy stressed that flooding is taken very seriously by the Boards and Staff, as flooding is a threat to property.

Mr. Barraco referred to the Stormwater Management Gate Operational Rules and Stormwater Management Gate Operational Procedures and noted a provision whereby, if needed, lakes may be 1' over control. Mr. Barraco stressed that the gates will be locked and the District Manager will have a key; the rules contained in the permit must be followed with regard to opening the gates.

Mr. Ben Needler, a resident, voiced a concern regarding the location of Gate #5, which lies between homes. He noted the maturity of the existing landscaping and asked if it will be replaced with similar landscaping, as there are several high palm trees that would be difficult to

replace. Mr. Barraco explained that, according to the permit, any vegetation that is removed must be replaced with similar vegetation. Staff will walk from “Point A” to “Point B” with the contractor and install stakes in the ground, in the field, to avoid as much vegetation as possible.

In response to a question from a resident, Mr. Barraco confirmed that the contractor will return areas to their original condition.

Mr. Bill Engleson, a resident, noted that the system is designed for an impending storm, if the lakes are at a high water level. He asked about the amount of time necessary, prior to the arrival of a storm, for the system dynamics to work. Mr. Barraco advised that the system was modeled for a minimum of 24 hours; however, the timing will be determined by the amount of water in the lakes, the type of storm and the degree of certainty. If the lakes are full and it looks as if a storm will hit, Staff will lower the lakes to control elevation. If a condition appears to be worse, the lakes may be dropped slightly lower. The District has flexibility but approval must be obtained from SFWMD.

Mr. Cramer noted a recent Long Lake Village meeting where residents had many questions regarding timing. He stressed the importance of communicating with residents living in the Sweet Gum and Black Rush areas and any other areas where disruption will occur. Mr. Cramer recommended a single point of contact so that residents and Board Members are comfortable with the process. He thanked residents for their questions.

Mr. McCarthy stressed that the Board and Staff understand the residents’ concerns and will work as closely as possible with all residents of Pelican Landing.

Mr. Barraco pointed out that those who live closest to the operations will be inconvenienced for one or two weeks.

Mr. Kaiser recalled Mr. Barraco’s statement about the protocol being a 24-hour lead time for lowering the lakes. He questioned the number of hours it would take for the water levels to drop. Mr. Barraco indicated that the modeling shows that, to drop the level 2’ of control takes two days; therefore, lowering the lakes 1’, which is significant, takes one day. When the gates are not open, the water management system will continue to function as it has since the beginning.

Mr. McCarthy recalled that, during emergency pumping, a 7,500-gallon per minute pump was operated for slightly less than 48 hours and the elevation dropped about 8”.

**SIXTH ORDER OF BUSINESS**

**Consideration of Award of Contract for  
Drainage Remediation Project Sluice  
Gate Fabrication Services**

Mr. Barraco indicated that the sluice gate fabrication project is ready to proceed; however, a contractor must be located. He stated that five contractors were asked to bid by invitation and, initially, all were receptive. Since then, three contractors were awarded other contracts and one full bid and one partial bid were received. The partial bid included only the pipe work and not site restoration. Mr. Barraco indicated that the bids were high. As a result of the poor economy, all contractors are at low staffed; there is enough work to keep the staff busy but prices are increasing.

Mr. Barraco noted that one bid was high and the threshold of \$325,000 cannot be exceeded without using a sealed bid process; therefore, the options are to go through the sealed bid process or negotiate with one or more contractors and perform the work in two parts.

Mr. Adams felt that a sealed bid process was required; however, he deferred to Mr. Cox.

Mr. Cox was not comfortable with a bid higher than \$325,000 and suggested modifying the scope to reduce the price.

Mr. McCarthy referred to the one complete bid that was received and noted that almost 80% of the costs were in areas five and nine. He suggested proceeding with the gate installation, which would allow Staff to manually control the gates and downstream flows. A separate contract for the major excavation and piping could be negotiated for areas five and nine.

Mr. Barraco stated that he and Mr. Kayne discussed separating the contract and it is a possibility.

Mr. Kayne stated that the system was modeled so that, if all gates were opened during a 25-year event, no one downstream would be further impeded.

Mr. Glueck asked if Mr. Barraco worked with either bidder. Mr. Barraco replied affirmatively. He indicated that, if sealed bids are requested, the lowest responsible bidder will be chosen.

Mr. McCarthy advised that, if the contract is divided, an estimated cost of each portion would be required. He felt that the total would be under \$325,000.

Mr. McAuley noted previous problems with the last lake before the sluice and asked if the Lakemont Cove communities will have flooding issues. Mr. Barraco replied no, not if Mr. McCarthy's recommendation is followed.

With regard to area five, Mr. Janek asked how deep the pipe will be buried. Mr. Barraco indicated that the top of the pipe will be about 8' below the ground.

In response to a question from Mr. McAuley, Mr. McCarthy suggested that Staff renegotiate and provide real numbers, separating areas five and nine. He advised that the overall bid submitted by Stevens and Layton, Inc., was \$532,070; of that, area five was \$210,550 and area nine was \$201,330. Mr. McCarthy voiced his preference for firm numbers before appropriating funds.

Mr. Crew asked if areas five and nine would go out as a sealed bid package if those areas are separated. Mr. Barraco explained that, if areas five and nine are separated from the scope, they may be addressed at a future time, using a sealed bid or invitation process, depending upon the cost.

Mr. Dennis Anderson, a resident, stated that he heard many conversations during the drainage remediation process and recalled that, when he asked why the water was so much higher in one area than another, he was advised that much of the problem had to do with the original design, which goes back to WCI. Mr. Anderson asked who will pay for the project.

Mr. Adams stated that it is a CDD project; however, based on initial discussions with WCI representatives, there was an indication that WCI would be willing to participate in the cost, recognizing that some of the design and follow up, after home sites were developed, was inadequate.

Mr. McCarthy confirmed that the Districts met with WCI and WCI asked the Districts to obtain firm numbers before another dialogue takes place.

Mr. Lienesch noted it appears that one of the new pipes will go over empty land and the other will replace an existing pipe. Mr. Barraco clarified that both pipes would be new and both would be placed over vegetated vacant land. The capacity of the pipes would be increased to move water from "Point A" to "Point B".

Mr. Needler indicated that area five cannot be completed without area nine. Mr. Barraco replied, it would help.

Mr. McCarthy stated that, in 2013, when pumping took place, there were no downstream effects and water was pumped at 7,500 gallons per minute. He indicated that the design is sound, to ensure that the system works when the gates are open. Water may be lowered manually by making adjustments based on the actual downstream total.



Mr. Needler pointed out that, in 2013, there was water on the Sweet Gum roadway. Mr. Barraco advised that someone will be monitoring any time the gates are open; statistically, the gates should not be opened more than once every ten years.

A resident asked who will decide when to pump, if the modification is not completed by the summer. Mr. Barraco advised that the same process would be followed as last year; he must first call SFWMD to request approval to turn on the pumps.

Mr. McCarthy stated that, in 2013, when the storm was approaching, SFWMD was contacted and approval was granted, information was communicated to the Board Members and the CDD worked with the PLCA to send an e-blast to the residents.

Mr. Patterson voiced a concern about the northeast corner, where the roads were flooded during the last event. He recalled that there are nine lakes north of Long Lake and all flow into Long Lake at the same control level; therefore, it is essential that the gates below Long Lake are functional. Mr. Patterson expressed that it might be more advantageous to the northeast corner if areas five and nine are not operational because there is less flow going into the large lake, at the south end. He suggested taking the water directly off of the reserve and going south, at that location, rather than east.

Mr. Barraco indicated that, if the system is working properly, more water is being added to the lakes but it is leaving faster, which should be beneficial to Long Lake.

Mr. Kaiser asked if there is a maintenance schedule for testing the gates. Mr. Barraco advised that the permit contains a maintenance schedule of testing once per year.

Mr. Lienesch stated that, two years ago, he and Mr. Patterson toured the area when it was flooded. He was told that the control elevation for Heron Marsh was 1' or 2' higher than the control elevation for Long Lake; therefore, water was flowing into the 12.6 area. Mr. Barraco indicated that, by lowering the elevations, overflow should be prevented; he acknowledged that there is little difference between the two elevations, which was part of the problem.

A resident noted the location of his home, which is surrounded by water, and asked where the water drains. Mr. Kayne explained that the water channels through the lake downstream and there is a gate on the control structure to move water out sooner.

Mr. McCarthy explained that the berm controlling Heron Marsh was constructed too low so, when the level in Heron Marsh exceeded the control elevation, it also breached the berm and flooded Waterside, Long Lake and other neighborhoods. He advised that the modifications

would proactively keep the elevation from reaching the berm elevation and keep the water from crossing.

Mr. Toner asked if the gate will be at a lower elevation than the existing control structure at the end of Long Lake. Mr. Barraco indicated that the gate will be below the control structure but a rod and weir will be visible.

Mr. McCarthy pointed out that the actual size of the discharge pipes, in areas five and nine, are substantially larger than on the preliminary plan. He acknowledged that the larger pipe should discharge more water but asked if there were other options, in terms of cost.

Mr. Barraco stated that the modeling criteria was 48 hours; therefore, he would have to look at adding additional time to the 48 hours, which is why the pipe size was increased. Mr. McCarthy advised that he would like Staff to consider other options if it will substantially impact the cost.

Mr. Barraco was in favor because a contractor knows that he must negotiate and perform the work or the project will go to sealed bids might be willing to lower the prices.

Mr. Barraco noted that Mr. McCarthy was suggesting completing a portion of the work now and the other portion at a later date. Mr. Barraco asked Mr. Cox if the Districts have the option to separate the project into two or three pieces and negotiate with several contractors, in order to complete the work at one time. Mr. Cox indicated that the statutes frown on separating a project and hiring different contractors but, if funds are not available, the work can be performed in phases.

Mr. Crew advised that areas five and nine are different in scope than the gate installations and the two areas can be separated, based on project expertise and skill.

Mr. Patterson asked Staff to review the flow from the gate out of Long Lake to the lake behind the central entrance, when remodeling is being considered. He stated that Long Lake and the nine lakes that flow into it are at the same control level and the drop in control level is only 1', between Long Lake and the next lake, downstream. He asked if a 1' drop in level is enough to handle the flow in 24 hours. Mr. Barraco indicated that nothing being proposed will directly drop the water elevation in the lakes. The remedy is that the lakes will no longer receive water breached from other areas.

Mr. Crew pointed out that preventing Heron Marsh from intruding into the Long Lake system should alleviate flooding.

Mr. McCarthy suggested directing the District Engineer and District Manager to reconsider the project as two or three phases, with the sluice gates purchased separately, and the goal of presenting phase one, next month, for the purchase of the sluice gates, modification of the control structures and installation of the sluice gates. Simultaneously, Staff will research options for pipe sizes, routings, etc., and keep areas five and nine moving forward, in a separate context.

The Board Members concurred with Mr. McCarthy’s recommendations.

Mr. Crew asked if there was a benefit or risk to purchasing the gates now. Mr. Barraco stated that the only risk would be if the project did not move forward, which he did not anticipate.

Mr. McCarthy expressed reluctance to appropriate the funds “piece meal”. He indicated that the project should be discussed with WCI, once the costs are obtained. The Board Members concurred.

This item will be placed on the next agenda.

**SEVENTH ORDER OF BUSINESS**

**Discussion: RFP Results for Drainage  
Remediation Project On-Site  
Construction Services**

This item was discussed during the Sixth Order of Business.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Updated NPDES Report**

Mr. Kayne explained that this is Year 3 of a seven-year cycle. Every seven years, a pollutant loading analysis is required to be performed in Year 3, which was included in the report. Some of the criteria changed so a new report was designed, based on reviewing the land use for the entire development. Mr. Kayne noted that the area was divided into two basins.

Mr. Kayne advised that the results were slightly different from the last Year 3 pollutant loading analysis because new research, conducted over the last seven years, changed the values.

Mr. Adams pointed out that the agreement between the CDDs and PLCA, for roadside drain box cleaning, was included in the report and continued progress in this area is very positive. With regard to past Illicit discharge issues, it was reported that tennis court operators took action to mitigate illicit discharges and these actions appear to have a positive effect. In

comparison to the information in the prior report, where the issues were ongoing, this was appositive comment.

Mr. Glueck referred to the graphs and noted improvement in all but total suspended solids, which were much higher than in the previous year, and questioned why. Mr. Kayne explained that Lee County's monitoring stations were used, which are not exactly situated at the outfall; therefore, there may be contributing factors, perhaps from upstream or adjacent, and solids fluctuate frequently.

Mr. Adams stated that it was important to note that Lee County reporting stations were utilized, which are generally in flow ways where there are multiple communities that a larger part of the watershed is contributing to. Short of testing at specific locations, the results are part of a larger analysis. Mr. Glueck wanted to ensure that a problem was not being addressed. Mr. Adams confirmed that it was not.

Mr. Kayne stated that the Districts are co-permittees to Lee County's permit and the county is using the same monitoring information.

Mr. Patterson recalled that last year's report noted the illicit discharges and asked if Mr. Adams was sure that enough progress was made so that reporting the discharges this year is not required. Mr. Adams stated that, in everyone's mind, the discharges were resolved; however, it was indicated in the report that the Districts continue to monitor closely. Mr. Adams stressed that the PLCA and Pelican Landing have taken actions to help resolve the illicit discharges.

Mr. McCarthy referred to Page 12 of 17, Part III.A.7.g. "Illicit Discharges and Improper Disposal – Limitation of Sanitary Sewage Seepage", and pointed out that the name of the owner of the sanitary sewer system is Bonita Springs Utilities and/or Lee County Utilities. He stated that none of the system lies in Lee County Utilities and suggested striking it. Mr. Adams advised that the second half will be removed.

Mr. McCarthy referred to Page 16 of 17, Part II.A.7, "Illicit Discharge Detection and Elimination", and suggested that, after "Strengths: Gated entrances reduce risk", add "an active inspection program by CDD".

**On MOTION for Bayside Improvement by Mr. Patterson and seconded by Mr. Kaiser, with all in favor, the updated NPDES Report, as amended, and authorization for the Chair to execute, were approved.**

**On MOTION for Bay Creek by Mr. McAuley and seconded by Ms. McVay, with all in favor, the updated NPDES Report, as amended, and authorization for the Chair to execute, were approved.**

**NINTH ORDER OF BUSINESS****Lake Maintenance Activities Report  
(Both)**

Mr. McAuley stated that Bay Creek is pleased with LakeMasters and their report.

Mr. Nolan Norris, of Clarke Aquatic Services (Clarke), reported on lake maintenance activities in Bayside. He indicated that the lakes and ponds were observed and all look good. Mr. Norris stated that the shoreline grass season recently began, where torpedo grass and alligator weed rapidly grow, from the fringe of the shoreline. Clarke began targeting these grasses.

Mr. Norris referred to photographs and recalled that, at the last meeting, Clarke was asked to look for Wedelia on the shoreline of Lake A-12; upon inspection, no Wedelia was observed. Native and non-native species were identified, such as alligator weed, road grass and torpedo grass, some of which were on the verge of being invasive versus beneficial. Mr. Nolan stated that Lake A-12 is due for shoreline grass treatments, which will commence soon.

Mr. Patterson noted filamentous algae along the shoreline, particularly at the west end of Lake A-12, and the yellow plant he previously inquired about is still present at the east end. Mr. Norris advised that rain water runoff adds nutrients to lakes and ponds, which algae feed on; their filamentous algae will be targeted.

With regard to Lake B-3, Mr. Norris explained that herbicide is sprayed on foliage and then transfers to the roots; shoreline grasses will not uptake herbicide if the shoreline is mowed and foliage is cut away. Grass treatments may be postponed to allow for re-growth.

Mr. Norris reported a lot of filamentous algae on Lake A-2, which resulted from hot weather conditions, nutrient loads and sunlight. The lake was raked and sprayed and algae is no longer present.

Mr. Norris advised that the ponds had resistant algae that rise to the surface. This week, Clarke will begin implementing special bacteria enzymes to combat stubborn algae and will continue to rake algae and return, if it reaches unacceptable levels.

Mr. Norris referred to a map and noted the area east of Goldcrest Drive and Pelican Colony Boulevard. He indicated that six to eight ponds in this region contain more nutrients than normal and new treatment strategies were discussed.

Mr. Norris advised that, in Long Lake Village, the normal protocol is to treat algae and, if necessary, darken the ponds to lessen sunlight penetration. Mr. McCarthy commented that the levels in C-1 and C-2 are significantly higher than in the past.

Mr. Lawrence asked about the brown water in Lake A-11. Mr. Norris acknowledged that the water color is due to a form of algae. This week, the pond will be shaded with blue dye to prevent sunlight penetration.

Mr. Lawrence asked who to contact regarding algae. Ms. Crismond advised him to contact her.

**TENTH ORDER OF BUSINESS**

**Irrigation Reports (Both)**

**A. High User**

- i. Bayside Improvement CDD**
- ii. Bay Creek CDD**

**B. Penalty Usage Summary: *Bayside Improvement CDD***

**C. Zero Consumption**

- i. Bayside Improvement CDD**
- ii. Bay Creek CDD**

Mr. McCarthy called attention to a new accounts receivable report entitled “Penalty Applied Register by Customer”. Mr. Adams indicated that the register appears to show past due amounts with an additional penalty; he will inquire about the report.

Mr. Patterson noted a large amount owed by the Lakemont Cove HOA and asked if it is typical for an HOA to pay late. Mr. Adams explained that Lakemont Cove had several months of large bills due to a broken line and asked Staff to perform a review. Mr. Adams reviewed the history and provided a one-time, one-month relief, billing the total amount consumed by the base rate only.

Mr. McCarthy referred to the Penalty Usage Summary and noted that there were 19 customers in Tier 5, 30 customers in Tier 4 and 46 customers in Tier 3, out of 993, meaning about 10% were contributing 50% of the revenue. He commented that the problem is not as great as it appears; the revenue is enormous but the number of contributors is small.

Ms. McVay concurred with Mr. McCarthy that some residents appear on the list every month. She pointed out that the Long Lake Village and Reserve HOAs are not over their usage; they are paying minimum.

**ELEVENTH ORDER OF BUSINESS**

**Approval of February 23, 2015 Joint Regular Meeting Minutes (Both)**

Mr. McAuley presented the February 23, 2015 Joint Regular Meeting Minutes.

The following change was submitted to Ms. Crismond:

Line 363: Change “McAuley” to “McCarthy”

**On MOTION for Bayside by Mr. McCarthy and seconded by Mr. Patterson, with all in favor, the February 23, 2015 Joint Regular Meeting Minutes, as amended, were approved.**

**On MOTION for Bay Creek by Mr. Janek and seconded by Mr. Glueck, with all in favor, the February 23, 2015 Joint Regular Meeting Minutes, as amended, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Other Business (Both)**

• **Action Items**

Mr. McCarthy presented the action items and asked if the Board Members wanted to review them.

Mr. McAuley stated that, since the items are about one-third completed, the action items should be accepted, as is.

**THIRTEENTH ORDER OF BUSINESS**

**Old Business (Both)**

Mr. Crew recalled that, several meetings ago, he requested to begin touring the neighborhood to observe the live oaks and provide an assessment, prior to the review by The Davey Tree Expert Company (Davey).

Mr. Crew advised that he completed an initial review and identified about 13 areas on Pelican Landing property with too many trees in one confined space. He felt that not many oak trees could be removed in order to maintain the characteristics of the community.

Mr. Crew suggested more “robust” trimming, elevating the trees and thinning from within. Mr. Adams recommended discussing this item during budget deliberations.

Mr. McCarthy suggested meeting with Davey prior to budget discussions to better understand the cost.

Ms. McVay expressed thanks to Mr. Crew for his efforts.

In response to a question from Mr. Lawrence, Mr. McCarthy indicated that the Districts are exempt from the PLCA with regard to tree removal. Mr. Adams pointed out that the Districts are exempt, under Florida law; however, the Districts maintain the landscaping as an agent to the PLCA.

Mr. Lawrence noted an area where shade from oak trees is preventing growth but replanting continues. Mr. Crew confirmed that he is reviewing obvious clusters of oak trees, for removal.

Mr. McCarthy encouraged Mr. Crew to continue reviewing the oak trees.

Mr. Cramer advised that he and Mr. McCarthy attended a Board of Directors meeting, where a presentation was given by Mr. Lienesch to the start-up group of residents and the Board. At the meeting, Mr. McCarthy discussed funding and how the Districts are involved in planting. Mr. Cramer stated that the Board of Directors and the remainder of the Design Review Committee (DRC) will form a group and what the Districts are implementing will continue to be a part of these efforts. He advised that Mr. McPherson indicated that he did not realize what could or could not be done and Mr. Cramer felt that Mr. McPherson wanted to understand what everyone wants to accomplish and will try to work together, as a community.

Mr. McCarthy stated that he tried to emphasize that amazing things can be accomplished by working together.

Mr. McCarthy stated that he received calls from residents who were not in favor of xeriscaping on Blue Sage Court, which he was a proponent of. Mr. McCarthy indicated that the plant material does not look like it did when it was planted and asked Mr. Kucera to give the area attention. He now has misgivings about xeriscaping because most of the residents are not natives and do not have an appreciation of native plants. Mr. McCarthy asked Mr. Adams and Ms. Crismond to revisit the pallets used in the roundabouts, for future work, and to focus more on color. He commented that xeriscaping is great if it is attractive.

Mr. Adams advised that the cul-de-sacs are proposed to have coloring varieties such as fire cracker, blue plumbago and bougainvillea.



Mr. McCarthy asked Staff to revisit Blue Sage Court.

Mr. Lawrence pointed out that, looking south, from the South Gate, small shrubs were planted but there is no color and the area receives full sun. He asked who determined what was planted.

Mr. McAuley explained that 19 flowering trees were planted and it will take time for them to develop. He noted that three shrub trees are flowering on Pelican Nest Drive and others will flower this year. Mr. McAuley advised that the copper plant is beginning to recover and grow.

Mr. Patterson observed that Mr. Crew reviewed areas that are not privately owned and, on most roadways, the trees are privately owned. He indicated that WCI planted approximately one live oak on every lot, which causes a lack of shade on almost all of the roads.

Mr. Patterson commented that The Brooks has open space on the roads and the open space gives beauty and the grass has an opportunity to grow; Bayside and Bay Creek will not have that unless some of the trees are removed. He explained that the reason that oak trees are not removed is because the DRC's policy states that oak trees are part of the design of the neighborhood; the DRC will not allow an oak tree to be cut down, if it can be prevented.

Mr. McAuley noted comments about the canopy over the roads created by the oak trees in The Brooks. Mr. Adams indicated that The Brooks asked Staff to begin trimming the oak trees in a manor to develop a canopy.

Mr. McCarthy agreed that there are too many oak trees in Pelican Landing.

Mr. Janek commented that he walks his dog about six miles per day and appreciates the shade. He noted that the South Gate needs time to grow and Staff shared good advice on color.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports (Both)**

**A. Attorney**

There being no report, the next item followed.

**B. Manager**

**i. Approval of Unaudited Financial Statements as of February 28, 2015**

Mr. McCarthy presented the Unaudited Financial Statements as of February 28, 2015. He noted a discrepancy in the amount of revenue received from each of the revenue sources and asked Staff to ensure that the allocations were correct. In response to a question from Mr. McAuley, Mr. McCarthy called attention to the assessment levy amounts of 92% on Page 2, 92%

on Page 6, 95% on Page 9 and 94% on Page 11. He questioned Fund 401, General Fund 101 and Fund 451.

On Page 2, Mr. Patterson recalled that, last month, he pointed out that “Other contractual services: wetlands” appears twice; only one line item should appear and “(BS)” and “(BC)” should be removed, which Mr. Adams was to have corrected.

Mr. McCarthy remarked that there was “something wrong with the numbers”, as there were charges against some and none against others.

Mr. Patterson pointed out that “Other contractual services: lake” are now combined; therefore, the performance of one versus the other is no longer indicated and Accounts 001 and 101 are not shown separately. Mr. Adams indicated that a budget amendment will be provided to reallocate the amounts.

Regarding the check register, Mr. McCarthy stated that, previously there was no office operations budget but now, “everything that happens becomes an office operation”, such as tags for the new truck.

Mr. McCarthy referred to Page 7 and noted that two checks were written for the same amount on the same day, for pension contributions, and asked if this was a duplication. Staff will confirm.

**ii. Savings & Money Market Account/Investment Snapshot as of 3/17/15**

This item was presented for informational purposes.

**iii. Monthly Status Report: Field Operations**

Ms. Crismond’s monthly status report was provided for informational purposes.

**iv. NEXT MEETING DATE: April 27, 2015 at 2:00 P.M.**

Mr. McCarthy advised that the next meeting will be held on April 27, 2015 at 2:00 p.m.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests (Both)**

Mr. Patterson inquired about palm tree trimming. Mr. Adams advised that the work should be completed in one-and-a-half weeks.

Mr. Crew reported that the fence around the lift station is leaning. He requested clean up of debris to the left of the pathway leading to the Spring Creek and new stakes for the silt barrier at the south end of the tennis courts.

• Mr. Kaiser inquired about installing grating over the rocks on the right-hand side, entering the canoe park, to prevent tripping. He asked Staff to review the area near the racks in

the back, as the ground is very low, making it difficult to reach the canoes. Mr. Adams pointed out that the grass is lower on one side; fill will be added to build it back up.

Mr. Lawrence noted that, across the street from Pelican Landing, where the cart paths lead to the golf courses, and in the area close to the butterfly garden, oyster plants are growing and Driftwood Nursery indicated that these plants are invasives and should not be planted. Mr. Zimmerman advised that it is PLCA property. Ms. Crismond will discuss the plants with Mr. Kucera.

**SIXTEENTH ORDER OF BUSINESS**

**Public Comments: *Non-agenda Items***

Regarding plantings, Mrs. Anne Cramer, a resident, indicated that she was looking forward to Mr. Lienesch’s group and the PLCA working together in a more cohesive manner.

Mrs. McCarthy thanked Mr. Cramer for setting up the room with a microphone, as it was good for the residents; she noted that 18 residents were in attendance. Mr. McCarthy concurred and advised that Mr. Cramer prevailed on the PLCA to send an e-blast regarding the CDD meeting.

Mr. Cramer thanked Management for addressing the electrical issues on Greenview Drive within 48 hours and for having the lights on Magnolia Place, which were not grounded, repaired. Mr. Cramer observed that the strip between Bay Creek and The Point was only partially maintained but the traffic circle on Greenview Drive is being kept low, which is much safer. He commented that “the Management company does an outstanding job”.

Ms. McVay concurred and expressed appreciation.

**BAYSIDE IMPROVEMENT ITEMS**

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment: *Bayside Improvement***

There being no further business to discuss, the Bayside Improvement meeting adjourned at 3:30 p.m.

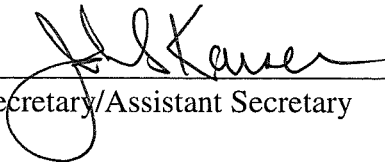
**BAY CREEK CDD ITEMS**

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment: *Bay Creek***



There being nothing further to discuss, the Bay Creek meeting adjourned at 3:30 p.m.

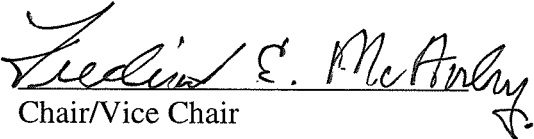
**FOR BAYSIDE IMPROVEMENT:**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair

**FOR BAY CREEK:**

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Secretary/Assistant Secretary  


  
Chair/Vice Chair