

**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, January 25, 2016 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
James Patterson	Assistant Secretary
Bernie Cramer	Assistant Secretary
John Kaiser	Assistant Secretary

For Bay Creek CDD:

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

Also present were:

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Dan Cox	District Counsel
Carl Barraco	Johnson Engineering
Bill Kurth	LakeMasters Aquatic Weed Control, Inc.
Clyde Knowles	PLCA Liaison
Drew Townsend	First Class Aerials
Gail Gravenhorst	Resident
Jack Lienesch	Resident
Charlotte McCarthy	UOC Representative – Pelican Landing

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 stated that all Board Members of Bayside Improvement Community Development District and Bay Creek Community Development District were present, in person. A quorum of each Board was ensured.

THIRD ORDER OF BUSINESS

Public Comments: *Agenda Items*

There being no public comments, the next item followed.

JOINT BOARD ITEMS

FOURTH ORDER OF BUSINESS

Staff Report: Engineer (Both)

Mr. Barraco reported that record drawings from the contractor were received, reviewed, approved and returned. Mr. Barraco and Mr. Adams will continue to work on gate fabrication so that the gates are available, once a contractor is chosen.

Mr. Barraco advised that all contractors who originally submitted proposals were contacted but only Denko was interested in bidding. Denko's bid increased from \$224,400 to \$246,400. When the pipe work was removed, the project changed, somewhat, and smaller contractors could be utilized. Mettaur Environmental (Mettaur) bid \$98,762. Mr. Barraco and Mr. Adams worked with Mettaur, in the past, on smaller projects in other CDDs. Mr. Barraco explained that Denko is a much larger company and very busy. Mettaur does not do pipe work but is very capable of the "scaled down" project, without the pipe. Mr. Barraco recommended authorizing Staff to proceed with a contract with Mettaur.

Mr. McCarthy asked how much to appropriate for the project. Mr. Adams estimated \$140,000, including the gates. Mr. Adams pointed out that WCI contributed \$100,000 toward the project.

Mr. Glueck suggested that the Districts allocate \$150,000 for the gates and installation. \$100,000 will be appropriated from the WCI contribution and the balance will be from Fund 401 and Fund 451 reserves.

Mr. McAuley asked who would perform the pipe work. Mr. Barraco advised that the first phase of remediation does not require pipe work.

Mr. Barraco noted that the bids were informal, rather than competitive. Since Mettaur's bid was so low, prior to executing the final contract, all items will be reviewed, in case something was missed. He felt that \$150,000 would be sufficient.

On MOTION for Bayside Improvement by Mr. Kaiser and seconded by Mr. Patterson, with all in favor, authorization for Staff to negotiate a contract with Mettaur Environmental for the first phase of the remediation and appropriating a not-to-exceed amount of \$150,000 for the project, were approved.

On MOTION for Bay Creek by Mr. Janek and seconded by Ms. McVay, with all in favor, authorization for Staff to negotiate a contract with Mettaur Environmental for the first phase of the remediation and appropriating a not-to-exceed amount of \$150,000 for the project, were approved.

BAYSIDE IMPROVEMENT CDD ITEM

- **Consideration of Agreement with Hyatt Equities, LLC, Governing Discharges into Surface Water Management System**

****This item, previously the Ninth Order of Business, was presented out of order.****

Mr. Barraco attended several meetings with South Florida Water Management District (SFWMD) regarding the Hyatt Equities, LLC (Hyatt) expansion and the salt water used in Hyatt's system. A permit was issued by SFWMD for the expansion. The permit contains a special condition indicating that, if Hyatt's discharge causes any issues, downstream, Hyatt is responsible for correcting them. The other concern was that Hyatt had the opportunity to discharge bulk water out of the pool into the wetlands. A private agreement was reached whereby, all bulk discharge from that system will be pumped into a CDD lake, rather than the wetland; however, Hyatt must abide by a detailed urban stormwater management plan that is part of the permit.

Mr. McCarthy was actively involved in negotiating the agreement, which protects the Districts' stormwater system and prevents direct discharge into the wetlands. Staff must be notified 72 hours in advance of any discharge and the discharge terms and conditions will be monitored.

In response to a question from Mr. Patterson, Mr. McCarthy indicated that the discharge will flow to Lake A-27.

Ms. McVay recalled last month's discussion about stormwater drainage. Mr. McCarthy stated that the PLCA is considering a plan for discharge across and on PLCA land, which is outside of the Districts' purview.

On MOTION for Bayside Improvement by Mr. Cramer and seconded by Mr. Kaiser, with all in favor, the Agreement with Hyatt Equities, LLC, Governing Discharges into the Surface Water Management System, was approved.

▪ **Engineer's Report (Both)**

Discussion returned to the Engineer's Report.

Mr. Barraco recalled that the Bayside Board considered documents from WCI regarding conveyance of the Cielo water management lake and transfer of the SFWMD permit for the Cielo water management system from the Developer to the District. The documents were reviewed and, from an engineering surveying standpoint, were in order.

Mr. Adams stated that, as a result of the District Engineer's review, he executed the transfer request application. Mr. McCarthy advised that the application was approved, contingent upon the District Engineer's review.

Mr. Barraco indicated that the National Pollutant Discharge Elimination System (NPDES) annual report will be presented at the next meeting.

Mr. Barraco reported that the county will now require on-site specific testing in the CDD's water management system. In the past, some CDDs were permitted to go upstream or downstream, in the county system, and use the county's test. Next year, the tests must be from within the CDD's system. Mr. McCarthy asked if the Districts' testing was in compliance. Mr. Barraco felt that it was close to compliant.

Mr. Cramer asked if the change pertained to the legislative work that Mr. Cox may be reporting on or if it only pertained to the city and county. Mr. Barraco replied that it originates in the state; it is the Municipal Separate Storm Sewer System (MS4) permit, which the county is responsible for. All other municipalities, such as cities and CDDs, work with the county.

BAY CREEK ITEM**■ Conservation Easement Improvements**

******This item was an addition to the agenda.******

With regard to the Sabatino Bocce Ball Courts, Mr. Barraco met with SFWMD concerning the modification, which was also for the adjacent lot. SFWMD identified the canoe launches in another area and provided information that changed the options for the bocce ball courts. Mr. Barraco was under the impression that this was a minor modification to the permit; however, SFWMD advised that it is a major modification because there are improvements in a restrictive conservation easement. Mr. Barraco was working from the plat recorded in 1999 but, in the meeting, SFWMD presented an easement that was recorded in 2000, after the plat. Rather than a 25' setback, the area was converted into a conservation easement; therefore, some of the improvements are in a conservation easement and keeping the improvements requires a major modification. The bocce ball courts may remain but it becomes a major modification to the Environmental Resource Permit (ERP) and more detailed work is required. The small area where the courts lie must be carved out and a passive conservation easement must be recorded, which involves minor improvements in that area. The canoe launch is also in a conservation easement. If the launch remains, a passive conservation easement around that area must be recorded and SFWMD must sign off on it. Additional work will be necessary, such as legal descriptions for both, to create passive conservation easements, along with minor documentation. Mr. Barraco convinced SFWMD that a new launch was beneficial because, with a passive conservation easement, access would be limited.

Mr. Barraco stated that a decision must be made about whether to proceed with a major modification for one or both, or remove all of the improvements from of the conservation easement and only perform mitigation.

Mr. McAuley asked if Mr. Barraco was referring to The Pointe canoe park. Mr. Barraco stated that it is behind multi-family buildings. Mr. McAuley inquired about the amount of time and money involved. Mr. Barraco advised that the application fees will increase by several thousand dollars. Signs would be needed to show where the passive conservation easement is located. The most expensive cost would be to prepare, review and record legal descriptions. SFWMD already agreed to low level mitigation plants to preserve the view.

Mr. Barraco asked if the Board was in favor of a major modification and whether to proceed with passive recreation easements for the bocce ball and canoe launch areas. With regard to timing, SFWMD will not issue any violations, since they are aware that the District is attempting to resolve the issues. If the Board chooses not to proceed with the major modification, SFWMD will require removal of the courts and the canoe park from the conservation easement. Mr. Barraco recommended either proceeding with both passive easements or neither, since the application fees are the same.

In response to a question from Ms. McVay, Mr. Barraco indicated that the concrete pad, on the lot next to the Sabatinos, must be removed. Ms. McVay asked if Mr. Sabatino could be charged for his portion of the legal paperwork. Mr. Barraco recalled that Mr. Sabatino agreed to pay for his portion of the work. Mr. Barraco had no communication with the owner of the adjoining lot or those responsible for the canoe launch.

Mr. Cox indicated that the person who was buying or selling the house with the concrete pad was in favor of removing it. Ms. McVay agreed. Mr. Barraco noted that the owner did not agree to pay for the removal. Mr. Cox suggested contacting the owners of the canoe launch to determine whether they would pay their portion of the costs.

Mr. Barraco will contact Mr. Sabatino about his payment and confirm the amount.

Ms. McVay recommended contacting The Pointe. Mr. Cox added that The Pointe should be notified of the permit violation.

Mr. Janek stated that the canoe launch issue arises every five years and the District has documentation indicating that the launch was approved by Lee County. He recalled that it was built by the builder. Mr. Janek will follow up with The Pointe.

Mr. Barraco clarified that, currently, there is no violation; it is a potential violation, if the issue is not addressed.

FIFTH ORDER OF BUSINESS

Update: Drainage Remediation Project

This item was discussed during the Fourth Order of Business.

SIXTH ORDER OF BUSINESS

**Lake Maintenance Activities Reports:
LakeMasters Aquatic Weed Control, Inc.
(Both)**

With regard to Bay Creek, Mr. Kurth reported that Sonar applications were completed in early December. Since then, grass and algae treatments were completed and Lake D-7 was raked, as requested at the last meeting. Most of the lakes look good, with the exception of Lakes D-15 and B-5. Lake B-5 was treated several times and was raked today. Lake D-15 had a lot of bladderwort and there may be some flow that is not visible. Multiple treatments were performed and the bladderwort floated up but is not gone. The crew was moved to Lake D-15, which should correct the problem.

Mr. Cramer advised that the lake at The Pointe looks better.

Referring to a handout, Mr. Kurth noted some whitening in the arrowhead leaves, due to the Sonar application. Selective weed control has begun.

Mr. Kurth stated that, since LakeMasters is now working in both CDDs, an additional applicator was hired. The Assistant Manager for the southern portion of the Fort Myers region will provide onsite supervision of the entire crew, each week, and conduct additional quality control inspections.

With regard to Bayside Improvement, Mr. Kurth referred to a handout and noted varying results in the entire northern and eastern sections of the community. Every lake is full of bladderwort, slender spike rush and chara. Sonar was applied about two weeks ago. In the next few weeks, the lakes that look bad will be re-evaluated. The torpedo grass and shoreline weeds in the lakes were sprayed. Results from the grass treatments may not be visible because some methods take three weeks.

Mr. Kurth reported significant beneficial plant damage, which was present before LakeMasters took over. Chara was present in every lake. Most of the lakes with grass carp are doing well. The two worst lakes, A-7 and A-8, continue to be problematic. The grass carp died and a permit for restocking must be obtained. Lake A-7 appeared significantly better on Friday.

Mr. Kurth noted a concern about bulrush in Lake A-19. All of the lakes in the northeast section have bulrush mixed in with the plantings. He confirmed that bulrush may remain in the wetland but should be removed behind residences and on the golf course side, if it affects play. Mr. Kurth indicated that Lake E-16 has a section of brown bulrush and asked if he should continue to treat it. Ms. Crismond advised him to remove it.

Mr. Kurth explained that, with lake management, if the submersed vegetation is not aggressively attacked, sometimes, the lakes appear better, initially, because the plants on the

bottom are absorbing nutrients; however, once treated, the vegetation floats up. He anticipated much brown vegetation in Long Lake. Although the cold weather hampers control of submersed vegetation, there should be vast improvement in the next month.

Mr. Crew stated that Lakes A-7 and Lake A-8 do not have aeration and the Pelican Nest Golf Course is willing to cost share installation. Ms. Crismond advised that the quote requested at the December 7, 2015 meeting is on the agenda, for consideration. Mr. Kurth recommended aeration in Lakes A-11 and A-12, as there is no water flow into Lake A-11. Lake A-11 flows into Lake A-12 and then into Lake A-13 and is much more stagnant than the other lakes. Ms. Crismond pointed out that there is a \$50,000 line item in the budget; the proposal is \$23,000. Quotes for Lakes A-11 and A-12 will be obtained and presented for consideration at the next meeting.

Discussion ensued regarding brown lines.

SEVENTH ORDER OF BUSINESS

Irrigation Reports (Both)

A. High User

i. Bayside Improvement CDD

ii. Bay Creek CDD

These reports were provided for informational purposes.

B. Penalty Usage Summary: *Bayside Improvement CDD*

This report was provided for informational purposes.

C. Zero Consumption

i. Bayside Improvement CDD

ii. Bay Creek CDD

These reports were provided for informational purposes.

BAY CREEK CDD ITEM

EIGHTH ORDER OF BUSINESS

Consideration of Proposal from Bentley Electric Co., for Modification to Streetlights in The Ridge Neighborhood

Mr. Lawrence discussed a request to lower 13 streetlights to 12' instead of 22'. Most of the streetlights are in the trees and cannot be seen. The CDD would have to trim the trees, which

is an expense. The CDD replaced a streetlight near his house without the 10' extension and the residents thought that the appearance was favorable. An e-mail was sent to residents of The Ridge and there were only positive comments. The cost would be \$1,950 to lower ten lights.

Mr. McAuley viewed the area prior to the meeting and, of the ten lights, three are on during the day because the growth above makes it dark. He pointed out that the trees were planted closer to the road than in many other communities. Ms. McVay stated that Bay Creek has the shorter fixtures and felt that the lower streetlights make more sense because they emit more light.

On MOTION for Bay Creek by Mr. Glueck and seconded by Ms. McVay, with all in favor, the Bentley Electric Co., proposal for Modification to Streetlights in The Ridge Neighborhood, in a not-to-exceed amount of \$2,300, was approved.

Mr. Cramer viewed the area and felt that the lighting was unique, with nice decorative fixtures. He advised of other streets in the community with the same problem. Soon, Mr. Crew and Mr. Lienesch will make a presentation on the trees in the common areas and Mr. Cramer looks forward to the opportunity to consider this type of lighting because lighting is a key element of the community. When the trees are discussed, he suggested reviewing the common areas where up-lighting may be necessary.

Mr. McCarthy stated that the question was whether the poles are too high or the trees have not been trimmed. The trees are on private property and the issue of trees engulfing the light fixtures exists throughout the community and he questioned whether additional requests would be honored for other neighborhoods because residents allowed the trees to grow too high.

Further discussion ensued.

Mr. Patterson felt it premature to make a decision at this time.

On MOTION for Bayside Improvement by Mr. Crew and seconded by Mr. Kaiser, with Mr. Kaiser in favor and Mr. McCarthy, Mr. Crew, Mr. Patterson and Mr. Cramer dissenting, the Bentley Electric Co., for Modification to Streetlights in The Ridge Neighborhood, in a not-to-exceed amount of \$2,300, was not approved. (Motion failed 1-4)

Mr. McCarthy felt that Bay Creek paying for the changes was setting a bad precedent. Mr. Patterson felt that The Ridge should pay for the improvements in their neighborhood.

On MOTION for Bay Creek by Mr. Lawrence and seconded by Mr. Glueck, with Mr. Lawrence, Mr. Glueck and Ms. McVay in favor and Mr. McAuley and Mr. Janek dissenting, authorization for Bay Creek Community Development District to pay for the modification to the streetlights in The Ridge neighborhood, was approved. (Motion passed 3-2)

▪ **Irrigation Reports (Both)**

Discussion returned to the irrigation reports.

Mr. Patterson expressed concern about the blacklined entries. Mr. Adams explained that the costs were not deleted; certain entries do not belong so those entries are blacklined. Reports were requested in different ways and the software program is not capable of generating them accurately so the reports are updated, manually, for accuracy.

BAYSIDE IMPROVEMENT CDD ITEMS

NINTH ORDER OF BUSINESS

Consideration of Agreement with Hyatt Equities, LLC, Governing Discharges into Surface Water Management System

This item was discussed following the Fourth Order of Business.

TENTH ORDER OF BUSINESS

Discussion: Bellagio Lake Request to Convey Ownership of Lake to the CDD

Mr. Adams stated that the Bellagio lake is the only lake in The Colony with no adjacent construction. It has a large water feature on the west side and Mr. Adams advised Bellagio that Bayside is not interested in assuming the water feature because the benefitting properties must be assessed. Bellagio removed the water feature. From a liability perspective and, based upon what Bayside should own, Mr. Adams recommended accepting ownership of the lake. He explained the additional work required and that Bellagio will incur the cost.

Mr. McCarthy wanted to be sure that the District has clear, unencumbered access to the lake maintenance easement, from the street, prior to acceptance. Referring to a map, Mr. Adams noted the access locations.

On MOTION for Bayside Improvement by Mr. Patterson and seconded by Mr. Cramer, with all in favor, the Bellagio lake request to convey ownership of the lake to the CDD, subject to confirmation of aeration, clear and open access to the lake maintenance easement from the street and the removal of the water feature from the request, was approved.

JOINT BOARD ITEMS

ELEVENTH ORDER OF BUSINESS

Presentation: First Class Aerials - Aerial Wetland Monitoring by Drone

Mr. Drew Townsend, of Naples Studio and First Class Aerials, presented an aerial photo of a wetland, taken on December 17, 2015. The drones were flown manually to show that, if the drone moved around the parcel, the land and trees would be visible. Mr. Townsend advised that not every parcel can be flown with a static shot. The drone was flown at an altitude of about 200' and at 15 to 20 miles per hour (mph).

Mr. Townsend explained that home televisions are usually 1080p and the drone is flown in 4k resolution; 4k is four times the size. A computer will permit the viewer to zoom in for a detailed image of anything within the tract of land. Year after year, the property can be flown using the same angle and look, for comparison.

Mr. McAuley asked why smaller preserve areas, next to communities with high rises and mid rises, were not photographed. Mr. Adams stated that, if the program moves forward, there is an involved notification process for flying drones next to residential areas. The PLCA, security and the golf course superintendents were notified; however, residential notification was not required.

Mr. Crew noted that aerials would not be necessary for every wetland; some could be walked and observed.

Ms. McVay wondered if aerials of all wetlands would be beneficial for historical documentation.

With regard to cost, Mr. Adams stated that, for the initial setup, ____ points must be established, for future overlays.

Mr. Cramer agreed with Ms. McVay’s suggestion to photograph all wetlands.

Mr. Adams recalled that, based on 167 acres of wetland, the first flight cost approximately \$6,000 and subsequent flights would be \$4,700, based upon one flight per year. It was noted that the 23 acres in Bay Creek were not included. The initial flight will cost approximately \$7,000 and subsequent flights will cost \$5,300 to \$5,400.

Mr. Cramer was in favor of a one-time contract.

Mr. Adams stated that the drone will not be flown during season.

Mr. McCarthy requested a proposal based upon actual acreage.

Mr. McAuley asked if the PLCA was in favor of drone usage and would pay part of the cost. Mr. Knowles replied affirmatively to the use of drones, as long as residents are notified, in advance. Mr. Knowles felt that aerial photographs made good sense.

TWELFTH ORDER OF BUSINESS

Approval of December 7, 2015 Joint Regular Meeting Minutes (Both)

Mr. McCarthy presented the December 7, 2015 Joint Regular Meeting Minutes and indicated that corrections were provided to Ms. Crismond.

Mr. Kaiser pointed out that he was attributed with making several statements but was not present at the meeting. Corrections were submitted to Ms. Crismond.

On MOTION for Bayside Improvement by Mr. Patterson and seconded by Mr. Crew, with all in favor, the December 7, 2015 Joint Regular Meeting Minutes, as amended, were approved.

On MOTION for Bay Creek by Mr. Janek and seconded by Mr. Lawrence, with all in favor, the December 7, 2015 Joint Regular Meeting Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS

Other Business (Both)

Mr. Jack Lienesch, a resident, gave a slide presentation on behalf of the Landscape Subcommittee. The subcommittee was given a charter to inspect and study the Pelican Landing

Community Association (PLCA) common grounds landscaping and make recommendations for areas within the Pelican Landing gates. The subcommittee will recommend a procedure for keeping the community looking renewed and fresh.

Mr. Lienesch recalled discussing the common grounds landscaping, on December 8, 2014, and that all Board Members were in favor of moving forward; however, the CDDs' position was that it was PLCA property and the PLCA felt it was the CDDs' responsibility. On April 15, the PLCA board approved the group acting as a subcommittee of the Design Review Committee (DRC). In July, the committee requested to hire two independent landscape architects to assess and evaluate the common property and make a verbal presentation.

Mr. Lienesch advised that two landscape architects were chosen; Mr. Michael Spencer, who writes a column for the Naples News, and Ms. Helen Getz, who has worked in Pelican Bay and other areas. On November 9, each architect presented their findings. Those findings indicated that the live oak canopy is an asset but brings management challenges. The understory plantings, beneath the canopy, tend toward monotony and the plant materials are unimaginative and common. The architects observed "high maintenance" plantings in low visibility areas. The "old Florida" landscape theme is in danger of being compromised.

With regard to strengths, Mr. Lienesch noted the mature tree canopy. He stated that Pelican Landing has unique natural areas, such as ponds, preserves and wetlands, which provide a special quality. The view scapes of the lakes, the preserve and the golf courses can be very appealing. Highway 41, south of the South Gate and south of the entrance, down to Spring Creek, is very attractive. The architects observed good maintenance practices by the CDD's maintenance staff; the plants are not diseased and are fertilized and maintained. The "old Florida" feel is unique.

Mr. Lienesch advised that the landscaping in the common areas of Pelican Landing is worth between \$10 million and \$15 million. He contacted the county appraiser and was advised that the total taxable value of the assets inside the PLCA is \$1.3 billion.

Mr. Lienesch reported that both architects pointed out that there is no master plan. There is an "old Florida" theme and some unique changes could be made, for impact. The right plants are needed in the right places. The view scapes could be good but there are plants in front of them so they cannot be seen. Color, texture and diversity are necessary improvements. Both architects indicated that there are too many canopy trees and that the community must be

aggressive with its trimming and pruning program for the larger trees. Some of the landscaping can be removed, which will save money. Mr. Spencer viewed the entrances and changes are required.

Mr. Lienesch stated that the PLCA does not have a review process for the common grounds. He referred to slides of view scapes on Pelican Colony Boulevard, Greenview Drive and Pennyroyal Drive. In one area, Mr. Spencer counted four or five different plants between the curb and the fence and there was no theme. Mr. Lienesch noted the large amount of Indian Hawthorne in Pelican Landing that is old and has reached the end of its life cycle. Both landscapers indicated that a plant palette must be established. The three entrances need work; tree trimming, pruning and removal are necessary and diseased woody hedges should be removed and replaced with other plants. The entire common area must be considered and a five or ten-year plan must be established. Funding must be provided, based on priority.

Mr. Lienesch stressed that someone must fund and retain a professional landscape architect, develop a comprehensive plan, define a palette, design the critical complex landscape projects, conduct periodic assessments and evaluations and provide advice and guidance. The Landscape Subcommittee suggested that all landscape projects be approved by the DRC, excluding routine maintenance.

Mr. Kaiser inquired about the estimated cost. Mr. Lienesch indicated that Mr. Spencer estimated about \$100,000 to redo each gate. The PLCA did not budget for landscaping.

Mr. Lienesch requested that the CDD and PLCA Boards work together to devise a plan to move forward and fund a portion of the work.

Mr. Patterson assumed that the PLCA would begin to reserve funds for the landscaping project, as they do for other projects in the community, so that money would be available over a ten-year period. The CDDs have traditionally taken the position that, if someone requests major changes, the group making the request funds the changes and the CDDs take responsibility for maintenance. Each project should be funded by the PLCA.

Mr. Cramer saw this as an opportunity for the CDDs and PLCA Boards and the Landscape Subcommittee to work together, cooperatively. He suggested that the subcommittee core group become independent and hold a workshop with PLCA management and the CDDs, to discuss financing and responsibility and develop an agreement.

Mr. McCarthy stressed the importance of the welfare and interests of the community and felt that the Districts should react accordingly and view the issue objectively.

Mr. Crew emphasized the need to determine responsibility and that professional assistance is required for landscaping design and to identify how to proceed.

Mr. McAuley agreed that the PLCA and CDD Boards should meet to determine responsibility and create a master plan, rather than small groups making decisions.

Mr. Adams suggested a meeting with a delegate from each CDD Board, Staff, himself, Mr. Cox, the PLCA and a landscape architect. Mr. Crew advised against including a landscape architect, as the purpose of the meeting would be to set policy.

Mr. McCarthy suggested that Mr. Crew represent Bayside. Mr. McAuley indicated that Mr. Glueck would represent Bay Creek. Mr. Adams will serve as coordinator.

Mr. Patterson felt that responsibility for paying for improvements would keep those requesting the improvements from “going overboard”, regardless of who makes the decision.

Mr. McCarthy noted that The Colony should be included in the discussions.

Ms. Gail Gravenhorst, UOC Representative – Pelican Landing, indicated that the CRC approved retaining a landscape architect to inspect The Colony, on a regular basis, to make recommendations and assist with budgeting.

- **Action Items**

Mr. McCarthy presented the action items.

With regard to item 2, Ms. McVay stated that she and Mr. Cramer will meet with Ms. Simmons.

Items 1, 2, 3, 4, 5 and 6 will remain. Items 7, 8 and 9 will be removed.

FOURTEENTH ORDER OF BUSINESS

Old Business (Both)

Mr. Adams recalled that, several months ago, Mr. Caldwell presented a spreadsheet with tracts of land outside of The Colony and asked the CDDs and PLCA to determine who the tracts should be conveyed to. Mr. Adams referred to a map and identified the five tracts that the CDDs previously agreed to accept ownership of. He requested approval to finalize the documents to transfer ownership.

On MOTION for Bayside Improvement by Mr. Kaiser and seconded by Mr. Patterson, with all in favor, authorization for Staff to finalize the documents transferring ownership of five tracts of land from the developer to the Districts, was approved.

On MOTION for Bay Creek by Mr. Lawrence and seconded by Ms. McVay, with all in favor, authorization for Staff to finalize the documents transferring ownership of five tracts of land from the developer to the Districts, was approved.

FIFTEENTH 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 December 31, 2015

The Unaudited Financial Statements as of December 31, 2015 were provided for informational purposes.

ii. Monthly Status Report: Field Operations

Ms. Crismond presented a \$20,000 proposal to install aeration in Lakes A-7 and A-8, due to the fish kills.

iii. NEXT MEETING DATE: February 22, 2016 at 2:00 P.M.

The next meeting will be held on February 22, 2016 at 2:00 p.m., at this location.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Requests (Both)

Mr. Cramer recalled that Walden Center Drive was dedicated to the CDD. About one week ago, a Waste Management truck destroyed a storm drain. Mr. Adams advised that WCI is responsible for repairs, as conveyance was not finalized.

Mr. Kaiser commented that the traffic circles look very good and the program is working well.

Mr. Crew reported that, after the last significant storm event, he toured the major roads in the community and removed palm fronds from the roadways. He felt it was a good idea to have

staff on site for that purpose, even on weekends. Mr. Adams confirmed that staff was on site the following morning and the holiday morning.

Mr. Crew met with Mr. Kucera and Mr. Dave Richardson, tennis center Manager, about landscaping needs at the tennis center. He suggested scheduling heavy maintenance activity during the week that half of the courts are closed for resurfacing, in late September or the first week of October, every year.

Mr. Crew asked why the street sweeper travels in the wrong direction. Mr. Adams explained that the truck does not have dual brooms so it is intentional.

Mr. Crew noted that The Colony has a separate tax rate, due to different levels of activity, and asked if the tax allocation could be reviewed for The Tides. Mr. Adams pointed out that the residents utilize the stormwater system, street lights, landscaping, etc., and the benefit is comparable to the rest of Pelican Landing.

Mr. McCarthy requested that Mr. Kucera thank the staff that worked over the holiday weekend.

Mr. McCarthy recalled that, several months ago, in response to a complaint from Heron Point residents, he and Mr. Kucera viewed the oak trees on top of the berm along Pelican Colony Boulevard. The trees created a safety hazard in the back yards. Mr. McCarthy asked Staff to obtain a proposal to remove three trees, as complaints continue and Mr. McCarthy feared liability issues.

Mr. Crew noted that two of the five oak trees at Pennyroyal Drive and Pelican Nest Drive should be removed.

Ms. McVay reported that several Bay Creek residents complained of line-of-sight issues outside of the gated area. The bushes on the right, heading toward Pelican Nest, obscure vision.

Mr. McCarthy stated that there were two issues, the height of the shrubs and the traffic markings. He advised that the traffic markings for the roundabout are not in compliance with the standards. WCI did not want to place signs on private property; therefore, the only notification of the roundabout is a yield sign. Mr. McCarthy acknowledged the hazard and the potential liability issue.

Mr. Knowles indicated that the PLCA approved a professional traffic study at the last meeting. Mr. McCarthy asked that Mr. Knowles ensure that signage is included in the study.

SEVENTEENTH ORDER OF BUSINESS

Public Comments: *Non-Agenda Items*

Ms. Sharon McCarthy, a resident, commented that the flowers selected by the CDDs are “absolutely beautiful” and held up through the bad weather. She noted that old Florida rock was used in the roundabouts and a number of residents are very happy with the installation. Ms. McCarthy suggested using odd numbers of rocks, in the future.

Ms. McCarthy asked who owns the aerial drone photos once they are taken. Ms. Crismond replied the CDDs.

Mr. Janek reported that the first street light on Burnt Pine is not working. Mr. Adams advised that WCI owns the street lights and is in the process of conveying them to the City of Bonita Springs.

Mr. Janek recommended pursuing conveyance of the lake in The Pointe to the District.

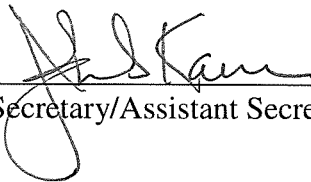
Mr. Knowles reported that, on Friday, the PLCA received a letter from Mr. Paul Earhart, of WCI, regarding the turnover, which included plans. He asked the Boards to review the information. Additional information will be disseminated to Pelican Landing residents.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 4:45 p.m.

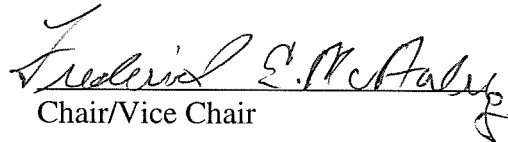
FOR BAYSIDE IMPROVEMENT:


Secretary/Assistant Secretary


Chair/Vice Chair

FOR BAY CREEK:


Secretary/Assistant Secretary


Chair/Vice Chair