

**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, July 24, 2017 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
Bernie Cramer	Vice Chair
John Crew	Assistant Secretary
Jim Nicholson	Assistant Secretary
Bill Nicholson	Assistant Secretary

For Bay Creek CDD:

Mary McVay	Chair
Nelson Glueck	Vice Chair
James Janek (<i>via telephone</i>)	Assistant Secretary
Robert Travers	Assistant Secretary
Donald McBride	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Dan Cox	District Counsel
Wes Kayne	Barraco & Associates
Gail Gravenhorst	Landscape Subcommittee
Jack Lienesch	Resident/Landscape Subcommittee
Marvin Hancock	PLCA Liaison
Jeff Dever	LakeMasters Aquatic Weed Control, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Pledge of Allegiance

Ms. McVay called the meeting to order at 2:00 p.m.

All present recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Roll Call

Ms. McVay asked the Supervisors to state their names. For Bay Creek Community Development District, Supervisors Travers, Glueck, McBride and McVay were present, in person. Supervisor Janek was attending by telephone. For Bayside Improvement Community Development District, Supervisors McCarthy, Crew, Jim Nicholson, Bill Nicholson and Cramer were present, in person.

On MOTION for Bay Creek by Mr. Travers and seconded by Mr. Glueck, with all in favor, authorizing Mr. Janek's attendance and full participation, via telephone, due to exceptional circumstances, was approved.

THIRD ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

▪ **PCLA Landscape Committee Updates**

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

Mr. McBride stated he would email his report. He reported that the Landscape Subcommittee and Mr. Michael Spencer, Landscape Architect, identified 50 trees for removal, in the Pelican Landing, Phase I common area landscape. Mr. Spencer was working with American Farms on selection of flowers for the fall flower program in Pelican Landing. Mr. Spencer provided a plant list, which consists of 93 plant species, specifying usual height and light requirements for each plant listed. This would be a useful tool for the Phase I, interior land design. Regarding plant species apportionment, the number of different plant species would be reduced to achieve a more cohesive and unified appearance, throughout the community. Once the plant materials and related issues are refined, Mr. Spencer would engage the Landscape Subcommittee to provide input on the project's design and plan.

Discussion ensued regarding potentially adding funds for mulch in the Landscape Committee's Fiscal Year 2018, budget, as a lot of mulch would be removed when plants are taken out. Mr. Adams stated that mulch replacement would not occur until fall.

JOINT BOARD ITEMS

FOURTH ORDER OF BUSINESS

Staff Report: District Engineer (Both)

Mr. Kayne stated that he had been provided with the easement and authorization to proceed with Resource Conservation Service (RCS) and Bonita Springs Utilities (BSU) to modify the water permit and pursue permits for RCS connection. The permit application fee check was received this morning. Correspondence was received from the environmental consultant regarding the Sabatino Canoe Launch Environmental Resource Permitting (ERP) permit that was approved last fall. Barraco and Associates (Barraco) recently followed up with Mr. Sabatino to verify that his portion of the work related to the restoration planning was completed so the permit could be closed out. As discussed during the last meeting, topographical samples were taken of the northern portion of Heron Marsh, on the eastern boundary. An exhibit was presented showing the portions of the berms with deficiencies. Contractors will be contacted to gauge interest and obtain quotes.

Mr. Cramer asked for the average of the deficiencies. Mr. Kayne replied that the average was approximately 8 to 12” and approximately 25%, of the berm had deficiencies. The worst portion was the area that Mr. McCarthy pointed out, when the water levels were high; that area should be repaired immediately. The other areas were below the Districts’ permit elevation.

Mr. Adams stated that small equipment may be required. The response to a question from Ms. McVay, Mr. Kayne stated that the area was either too dry or too wet to grow sod; therefore, it was difficult to estimate the cost, right now.

Mr. Bill Nicholson asked about the status of the permit. The plans were prepared, the permit fee transmitted and the engineer would be submitting this week. Mr. Adams stated that the District was waiting for RCS to solidify their agreement. Mr. Adams stated that RCS and BSU solidified their agreement and all parties were comfortable with moving forward with the permit process.

FIFTH ORDER OF BUSINESS

Continued Discussion: Har-Tru Runoff Remediation Efforts from Tennis Courts to E Lakes

Mr. Adams presented an overview and stated that the workshop was very productive. Mr. Greg, the landscape architect, took the lead on reviewing the run-off issues and had

quantified the storage capacity and what rainfall event could be retained onsite, which is about 1”.

Discussion ensued regarding the issues and repair options.

SIXTH ORDER OF BUSINESS

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

Mr. Jeff Dever, of LakeMasters Aquatic Weed Control, Inc. (LakeMasters), stated that, prior to the meeting, he toured the property. With the rain and heat, the algae and grass grew rapidly. New bacterial treatments were applied to reduce the muck on the bottom of the lakes, which seemed to be working on some of the lakes. In other lakes, the algae seemed to change to another unfamiliar form and LakeMasters was trying to figure out how to treat it effectively. Grass clippings were a big issue, on the Pelican Nest Golf Course lakes, since last month; every lake was full of grass clippings. Unless the lakes have carp, the grass clippings would remain in the lakes, decompose and produce algae. A lot of the Sonar submersed treatments were lost due to the heavy rains in early June.

SEVENTH ORDER OF BUSINESS

Discussion: Fiscal Year 2018 Proposed Budget Actions Resulting from July 21, 2017 Budget Workshop

Mr. Adams stated that everyone attended the workshop on Friday, at which, the following changes were made and needed to be approved and finalized:

Add “Selective tree removal” line item, for “\$40,000”

Other line items were reduced to fund the new line item

Mr. Adams stated that assessments would remain the same year-over-year. The reclaimed water expense must be added to the Bay Creek Enterprise fund. Discussion ensued regarding assessments and PLCA notification to residents about the tree removal program.

EIGHTH ORDER OF BUSINESS

PCLA Landscape Committee Updates

▪ **Public Comments: Agenda Items**

This item was presented following the Third Order of Business.

NINTH ORDER OF BUSINESS

Irrigation Reports (Both)

A. High User

i. Bayside Improvement CDD

This report was provided for informational purposes.

ii. Bay Creek CDD

Ms. McVay, noted for Bay Creek that there were 22 overusing water. They are using the old rate so the card needs to be changed to reflect the current irrigation rate and what that amount would be. She thought it would be \$49.80, instead of \$31.80; therefore, 11 were actually overusing water, not 22.

B. Penalty Usage Summary

i. Bayside Improvement CDD

ii. Bay Creek CDD

These reports were provided for informational purposes.

C. Zero Consumption

i. Bayside Improvement CDD

ii. Bay Creek CDD

These reports were provided for informational purposes.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2017

Ms. McVay presented the Unaudited Financial Statements as of June 30, 2017.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes (Both)

A. June 26, 2017 Joint Workshop with Landscape Subcommittee

Ms. McVay presented the June 26, 2017, Joint Workshop with Landscape Subcommittee Minutes.

On MOTION for Bayside Improvement by Mr. McCarthy and seconded by Mr. Bill Nicholson, with all in favor, the June 26, 2017 Joint Workshop with Landscape Subcommittee Minutes, as amended to include edits provided to District Management, were approved.

On MOTION for Bay Creek by Mr. Glueck and seconded by Mr. McBride, with all in favor, the June 26, 2017 Joint Workshop with Landscape Subcommittee Minutes, as amended to include edits provided to District Management, were approved.

B. June 26, 2017 Joint Regular Meeting

Ms. McVay presented the June 26, 2017 Joint Regular Meeting Minutes.

On MOTION for Bayside Improvement by Mr. McCarthy and seconded by Mr. Bill Nicholson, with all in favor, the June 26, 2017 Joint Regular Meeting Minutes, as amended to include edits provided to District Management, were approved.

On MOTION for Bay Creek by Mr. Glueck and seconded by Mr. McBride, with all in favor, the June, 2017 Joint Regular Meeting Minutes, as amended to include edits provided to District Management, were approved.

TWELFTH ORDER OF BUSINESS

Action Items (Both)

Items 8, 9, 10 and 11 were removed.

THIRTEENTH ORDER OF BUSINESS

Old Business (Both)

There being no old business, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Staff Reports (Both)

A. District Counsel

There being no report, the next item followed.

B. District Manager

i. Monthly Status Report: Field Operations

This report was provided for information purposes. A Board Member asked about the landscape target date. Mrs. Adams would obtain the information.

ii. NEXT MEETING DATE: August 28, 2017 at 2:00 P.M.

A next meeting will be held on August 28, 2017 at 2:00 p.m., at this location.

FIFTEENTH ORDER OF BUSINESS

Public Comments: *Non-Agenda Items*

There being no public comments, the next item followed.

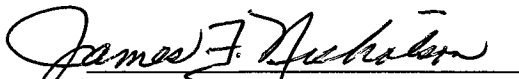
SIXTEENTH ORDER OF BUSINESS

Adjournment (Both)

There being no further business to discuss, the meeting adjourned at 3:00 p.m.


[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

FOR BAYSIDE IMPROVEMENT:


Secretary/Assistant Secretary


Chair/Vice Chair

FOR BAY CREEK:


Secretary/Assistant Secretary


Chair/Vice Chair