

**MINUTES OF MEETING  
BAYSIDE IMPROVEMENT AND BAY CREEK  
COMMUNITY DEVELOPMENT DISTRICTS**

The Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District held a Joint Regular Meeting on March 25, 2019 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 |
| William J. Nicholson | Assistant Secretary |

**For Bay Creek CDD:**

|                   |                     |
|-------------------|---------------------|
| Mary McVay        | Chair               |
| Nelson Glueck     | Vice Chair          |
| Robert Travers    | Assistant Secretary |
| Donald J. McBride | Assistant Secretary |
| James Janek       | Assistant Secretary |

**Also present were:**

|                  |   |
|------------------|---|
| Chuck Adams      | District Manager                          |
| Cleo Adams       | Assistant Regional Manager                |
| Jason Olson      | Assistant Regional Manager                |
| Dan Cox          | District Counsel                          |
| Wes Kayne        | District Engineer                         |
| Bill Kurth       | SOLitude Lake Management                  |
| Marvin Hancock   | Resident and PLCA Board                   |
| Cathy Avenatti   | PLCA Property Manager                     |
| Gail Gravenhorst | Resident/Landscape Committee              |
| Clyde Knowles    | Resident                                  |
| Steve Jean       | Resident and Sandpiper Isles Board Member |

**FIRST ORDER OF BUSINESS**

**Call to Order/Phone Silent Mode/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 Bay Creek Community Development District, Supervisors Janek, McBride, Travers, Glueck, and McVay were present, in person. For Bayside Improvement Community Development District, Supervisors Cramer, Bill Nicholson, Jim Nicholson, Crew and McCarthy were present, in person.

Before opening public comments, Mr. McCarthy explained that the Boards are required to adhere to their Rules of Procedure, with regard to meetings, and would only address public comments relating to agenda and non-agenda items under the appropriate order of business. In order to conduct business efficiently, the Boards would not address public comments during a specific agenda item.

**THIRD ORDER OF BUSINESS**

**Public Comments: *Agenda Items***

Mr. Marvin Hancock, a resident and PLCA Board Liaison to the CDDs, referred the Eighth Order of Business and reiterated his request made last August to spruce up the unsightly central fountain landscaping at the end of Pelican Landing Parkway, adjacent to Lakemont Drive, which is a key intersection in the community. He asked the Boards to review a section of The Resident's Handbook, regarding the logo, which he believed looked great.

Mr. Steve Jean, a resident and Sandpiper Isles' Board Member, referred to the Fifth Order of Business and stated that there were persistent algae problems at Lakes #E-4 and E-5. He acknowledged that SOLitude Lake Management (SOLitude) was doing a great job, going above and beyond to mechanically remove algae from the lakes. He referred to SOLitude's website and asked that a nano-bubbler system be installed and possibly using the phoslock product to seal the bottom of the lakes, in addition to SOLitude's recommendations. Mrs. Adams was commended for her responsiveness to his communications.

**JOINT BOARD ITEMS**

**FOURTH ORDER OF BUSINESS**

**Staff Report: *District Engineer: Barraco & Associates, Inc. (Both)***

Mr. Kayne highlighted the following:

- The Annual Sluice Gate inspection, associated with the environmental permit, was scheduled to commence and be completed before the May 1<sup>st</sup> deadline. The Report would be presented.
- Maintenance to improve the Lake F-11 outfall was completed last week, which involved removing obstructions and vegetation and re-grading the area. The area looked great; District Staff should periodically review when water levels come up, to ensure proper drainage.
- His firm was contracted by The Treviso Association to make improvements to its parking garage drainage.

**FIFTH ORDER OF BUSINESS**

**Lake Maintenance Report: *SOLitude Lake Management (Both)***

Regarding the prior public comments about Sandpiper Isles Lakes #E-4 and E-5, Mr. Kurth recalled suggesting that it was time to consider installing nano-bubbler systems in all the lakes in that section; however, SOLitude's Regional Manager, Mr. Dougherty, had a different opinion. Since Lakes E-1 and E-2 were not as problematic, Mr. Dougherty preferred installing nano-bubblers in Bayside Lakes D-2 and B-7 but Mr. Kurth believed the particular section of Lakes, E-1, 2, 3, 4, 5 and A-18 have been problematic for several years for a variety of reasons and nano-bubblers should be installed in those lakes. In reference to the phoslock treatment, which was the application used years ago, at a great discount from the manufacturer and had results that lasted 15 months, he stated that it was no longer cost effective, as the current cost was \$20,000 per month, per lake. His firm was researching other technology from outside the country, which may be available; however, the focus was to use the nano-bubbler system as it continues to provide favorable results by increasing oxygen levels that prevent muck and breaking down inorganic and organic materials.

- **Consideration of Nano Bubbler Aeration System Annual Contract**

Mr. Kurth presented the Nano Bubbler Aeration System Annual Service Contract, which is for monthly service, with maintenance included, for six smaller and quieter units. This option was preferred over a lease program and before making any long-term investments because it would take about six months to see a significant impact in the quality of the lakes.

- The grass carp permit was being worked on.

Mr. McCarthy asked the Boards if they wanted to address the nano-bubbler since Mrs. Adams included an outline of those costs in her Monthly Status Report.

Mr. Crew stated, before exploring other technology to address the lake system within Sandpiper Isles, he suggested Mr. Kucera consult with the Landscape Contractor for Sandpiper Isles and confirm their crews were implementing and in compliance with Best Management Practices (BMPs) regarding fertilizing, mowing towards the lake line, etc. Mr. Hancock, as PCLA Chair, offered to coordinate those efforts.

In response to Mr. Jim Nicholson's question, Mr. Kurth confirmed that, once Lake A-18 was cleared last year, the nano-bubbler system was moved to Lake E-3 and would now be moved to Lake E-5, once the location of the electrical supply has been determined. SOLitude scheduled a live, interactive Webinar for May 1<sup>st</sup> to present the success of using nano-bubblers in Lakes A-18 and E-3.

Mr. McCarthy stated his only concern was the complaints about noise from the machine that caused it to be shut down and that, by installing them elsewhere, it could create a new problem. Mr. Kurth would submit the decibel level readings to Mr. and Mrs. Adams, confirming that the smaller nano-bubbler's levels were significantly quieter than the current ones.

Mr. Cramer stated before moving forward with this contract, the Districts should confirm the ambient noise level and that the landscaping company is adhering to BMP's and provide Sandpiper Management with the information and advise that all issues were resolved.

The Boards approved Mr. Kurth's directive for SOLitude to perform a nutrient analysis of Lakes #E-4 and #E-5 to establish a baseline for future use. This would be added to the next agenda.

**SIXTH ORDER OF BUSINESS**

**Consideration of Johnson Engineering, Inc.,  
Water Quality and Muck Monitoring  
Proposal for 2019**

Mr. Adams recalled the amount of information discussed last month and stated part of the Lake Health Program is to reduce muck. Four lakes have shown significant amounts of muck, which impacts the water quality. The addition of aeration systems helps reduce muck layers, which is a long-term benefit. If the Districts do not take some sort of action, it will end

up having to dredge the lakes. The use of current technology, such as the nano-bubbler, for aeration and the addition of bacteria would help reduce muck.

Mr. Adams presented the proposal, which included Mr. Denisen's recommendation to add lakes D-13, A-16 and A-1, to the program. Water quality samples would be taken during the wet season and sediment samples would be taken once during the dry season, under the defined parameters. Mr. Denisen would identify the specific months that samplings would occur.

**On MOTION for Bayside by Mr. Cramer and seconded by Mr. Bill Nicholson, with all in favor, authorizing Staff to engage Johnson Engineering to perform sediment and water sampling, at a not-to-exceed cost of \$9,431, was approved.**

**On MOTION for Bay Creek by Mr. Glueck and seconded by Mr. McBride, with all in favor, authorizing Staff to engage Johnson Engineering to perform sediment and water sampling, at a not-to-exceed cost of \$9,431, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Uniform Collection  
Interlocal Agreement with Lee County  
Property Appraiser**

**A. *Bayside Improvement CDD***

Mr. Adams presented the Uniform Collection Interlocal Agreement. This is a standardized agreement used for all taxing authorities within Lee County that have assessments on the property tax bill.

**On MOTION for Bayside by Mr. Bill Nicholson and seconded by Mr. Jim Nicholson, with all in favor, authorizing the Chair to execute the Uniform Collection Interlocal Agreement with the Lee County Property Appraiser, was approved.**

**B. *Bay Creek CDD***

**On MOTION for Bay Creek by Mr. Janek and seconded by Mr. McBride, with all in favor, authorizing the Chair to execute the Uniform Collection Interlocal Agreement with the Lee County Property Appraiser, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Update: PLCA Landscape Committee (PL Phase 1) and Request for Third Flower Rotation in 2019**

Ms. Cathy Avenatti, the PLCA Property Manager, asked the Districts to remove the Brazilian pepper trees and fallen branches from the Butterfly Garden. Mr. Adams recalled requests at the last meeting and the discussions that followed. He spoke to Mr. Kucera to find out if the Districts ever performed maintenance at the Butterfly Garden and was told that, beyond the initial clean up of putting the sprinkler system back together, the Districts only mulched on an annual basis and picked up cuttings. Mr. Adams researched prior minutes to find any discussions relating to the Butterfly Garden and distributed those portions of the December 8, 2008 and January 26, 2009 meeting minutes at which the Butterfly Garden was discussed. Ultimately, after the initial cleanup and irrigation system, it was noted that the Districts would agree to maintain the park; however, there was no formal motion. Mr. Lerew's request, in the April 27, 2009 minutes, was to remove this item from future agendas as the Butterfly Garden was completed. The only other item the Districts do, besides providing mulch, when needed, and picking up clippings, was trimming the mangroves off the walkway, out to Spring Creek.

Mr. Jim Nicholson asked what it would cost if the Districts complied with Ms. Avenatti's requests and whether the work be done in-house. Mr. Adams stated the work could be done in-house and would not significantly impact the budget.

Ms. McVay stated she supported this reasonable request, as she does not expect an amenity to cut down trees, especially since the PLCA considers the garden and the fishing pier an amenity, and, it too, has overgrown mangroves that need to be trimmed. She believed, since it is an amenity to Bay Creek, they too, should be involved in the voting process. Ms. Avenatti stated they would only make requests when the area becomes hazardous.

Mr. Crew agreed and stated, in addition to this request, the dead pine tree limbs on the walkway leading into the garden needed trimming, as it was hazardous when trying to access the boat ramp.

Mr. Crew stated, since the Districts, were responsible for maintaining the parks and common areas, he too requested the removal of several dead pine tree limbs in the Lakemont Cove Park with the gazebo, of Pelican Landing, along the pathway to the fishing dock, as it is hazardous.

Mr. Cramer stated that he toured the area with Ms. Avenatti to better understand. One of the reasons he attends every Board meeting, whether or not he holds a seat on the Board is to be educated and informed. He believed the PLCA misrepresented him, as not caring, in their note to the CDD Boards. The Boards have a fiduciary duty and, rather than making uneducated decisions, he preferred, since the area is environmentally sensitive, involving horticulturalists or experts, since, during his tour, there was a lightning rod located at the top of the tree that needed to be addressed.

Mr. McCarthy stated if the Districts are responsible for maintaining it, they should comply and it is up to Staff to do so; this did not need a vote. He deferred to Staff to take care of it. There were no objections.

Mr. Adams stated they would move forward with the tree work based upon the agreements discussed in the 2008 and 2009 minutes.

Ms. Gail Gravenhorst, a resident and Pelican Landing Landscape Chair, stated that the PLCA acknowledged the Pelican Landing Landscaping Committee's request to resume the annual flower rotation to three times per year, rather than twice a year. She presented photographs of spring and summer plantings to replace the flowers that do not hold up well in the summer. She asked the Boards to work with the Landscape Committee, through the Pelican Landing Board, to remediate some of the flower beds so that they achieve better results. Mr. and Mrs. Adams were asked to review the flower program and identify and include those costs during the Fiscal Year 2020 budget preparations.

Before changing any budgetary items for Fiscal Year 2020, Mr. Crew requested that Ms. Gravenhorst present the PLCA's formal motion. Ms. Gravenhorst explained the reasoning for presenting recommendations to the Pelican Landing Board, rather than through a Committee Member. Mr. Cramer stated that the comments could be confirmed with the Workshop with The Colony which was held last month. Mr. Travers stated the geraniums around the monuments, particularly the Ridge, were dying. Mrs. Adams will have Mr. Kucera check the

geraniums at monuments. Mr. Crew stated Coventry contacted him to see if they can participate in the Flower Program; he provided them with Mr. Kucera's contact information.

**NINTH ORDER OF BUSINESS**

**Update: Colony Landscape Committee**

Ms. Gravenhorst stated The Colony hired Mr. Scott Windham as its Landscape Architect and she expects to receive plans, shortly. Their flower rotation is three times per year. She confirmed that the flowers would most likely not be the same as in Phase 1 of The Colony.

Mr. Crew recalled discussions about initiating a verticut program on the turf in The Colony and he was concerned about it being an additional budget item. Mr. Adams confirmed that the project was not new; it was performed annually and, since the Districts own the equipment, the only cost is for labor. He was working on that schedule and expected to notify residents of the project commencing after Easter. He would provide an update on the weed remediation in Phase 1, next month, have the golf cart pins that were installed at Lakemont removed for wheelchair accessibility and inform SOLitude not to pass through that area.

**TENTH ORDER OF BUSINESS**

**Discussion: District Counsel and Potential to Explore Other Options**

Mr. Bill Nicholson stated this topic was discussed in prior meetings and, due to circumstances changing, the Boards should consider updating suppliers and contracts. Since District Counsel's contract was executed in 2014, he wanted to open discussions about evaluating and soliciting proposals from other legal alternatives. Mr. McCarthy asked him to explain the reason for this request now. Mr. Bill Nicholson stated he was disappointed in how certain legal items were handled and that District Counsel attends meetings via phone and not in person, which appears to be part of the problem, since follow up items are not addressed timely or accurately.

Mr. McCarthy explained that the Agreement with Mr. Cox was that he would attend meetings when his presence was required; otherwise, he would participate by telephone. Mr. Bill Nicholson voiced his opinion that it would be beneficial to engage a local Attorney who is familiar with the politics, policies and procedures of the Village of Estero and Bonita Springs. Mr. Janek stated the Districts caused this issue and it became more of a problem since newer Board Members never see Mr. Cox; however, the work he has done and the background he has

with the various cities cannot be matched. Mr. McCarthy agreed, as they might not find one in the local area with as much experience.

Mr. Cox stated he serves at the pleasure of the Boards. The Districts are not bound by any of the typical procurement provisions of Statutes because the attorney selection is not subject to the Consultants' Competitive Negotiation Act (CCNA). The Boards can have certain attorneys identified and interviewed separately and do not have to go out to the open market. He provided 21 years of experience working within the community and has been through a lot of growing pains with the Districts. He discussed his involvement in CDD matters.

Ms. McVay asked if Mr. Adams works with Mr. Cox in other CDDs. Mr. Adams replied affirmatively. Mr. Cramer stated, as a fiduciary duty, it was the Boards' responsibility to decide whether not to have Staff re-establish themselves. Mr. Crew stated he was comfortable with the services rendered by Mr. Cox and, at this point, would not support seeking and entertaining other proposals. Mr. Travers stated, from what was discussed, he would need significant reasons to look for other counsel. Mr. Bill Nicholson provided further details of how, in his opinion, things were mishandled.

**On MOTION for Bayside by Mr. Bill Nicholson and seconded by Mr. Cramer, with Mr. Bill Nicholson in favor and Mr. Crew, Mr. Jim Nicholson, Mr. McCarthy and Mr. Cramer dissenting, authorizing Staff to solicit proposals for District Counsel services, was not approved. [MOTION failed 1-4]**

The Bay Creek Board did not entertain a motion.

**ELEVENTH ORDER OF BUSINESS**

**Discussion: CDD Landscape Maintenance Agreement**

Mr. Cox referred to Mr. Hart's letter in the agenda regarding the Butterfly Garden. Mr. Adams stated the Boards addressed that item but still need to address the Landscape maintenance agreement. Ms. Gravenhorst, under the PLCA Board's direction, was working on a revised Landscape maintenance agreement, which he would review. Mr. Crew stated there should be no discussions until a motion is presented, as this item was tabled.

**TWELFTH ORDER OF BUSINESS**

**Discussion: Annual Initiatives**

Mr. Adams highlighted the following items:

- Populating the Maintenance Tracking System continues. On-site training was scheduled for May 1<sup>st</sup>, with June 1<sup>st</sup> as the official roll out date.
- Review of budget items, such as flower rotation and staffing, would be in April.
- The Federal Emergency Management Agency (FEMA) reconciliation would be discussed later in the meeting.
- To secure and provide reclaimed water to Bayside, a regional pressurized system was being developed, which could take five years.
- Work continued with SOLitude and MRI to ensure the stormwater drainpipe systems are clear and nutrient levels are monitored.
- Staff was being cross-trained in various areas.
- The first quarterly newsletter was sent; the topic focused on the CDDs and their responsibilities.

Mr. Adams stated Board Members should provide topics for the newsletter; the next one is scheduled for June. The customer service email address will be added to the newsletter and the PLCA resident directory.

- Did not obtain the Initial Assessment Report from the recently hired Horticulturist.

**On MOTION for Bayside by Mr. Cramer and seconded by Mr. Bill Nicholson, with all in favor, authorizing District Staff to terminate the Agreement with the present Horticulturist and proceed with sourcing another Horticulturist and engaging them under the same terms and scope of services, in not-to-exceed amount of \$5,000, for inside and outside, was approved.**

**On MOTION for Bay Creek by Mr. Janek and seconded by Mr. Travers, with all in favor, authorizing District Staff to terminate the Agreement with the present Horticulturist and proceed with sourcing another Horticulturist and engaging them under the same terms and scope of services, in not-to-exceed amount of \$5,000, for inside and outside, was approved.**

Mr. Adams stated this will be an April agenda item. Mr. McCarthy stated that, to avoid recent situations, he suggested annual Staff evaluations in October. Mr. Adams would provide sample evaluations to create a framework for discussion at the next meeting.

- Fiscal Year 2020 Budget Preparation: Mr. Kucera would provide material costs for the in-house Landscape Program and service provider costs for electricians, etc.
- BossLM cloud-based Business Management Software Tracking Program Roll Out: Staff will be able to input work and document their time on projects. Mr. Adams would include the District Map in his presentation to The Colony.

Regarding outparcels, Mr. Adams spoke to treasury personnel to streamline the Fiscal Year 2020 budget and, because FEMA funds were received, he did not think assessments would increase.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion: Staffing Levels Versus Budget**

Mr. Adams stated they were down one crew member as of last Friday; but, already has a replacement, just waiting on their drug test results. Base staff consists of 28 personnel and includes the additional five personnel that is split between Phase 1 and the Colony. Three extra personnel were assigned to Phase 1 and two to the Colony.

**FOURTEENTH ORDER OF BUSINESS**

**Discussion: FEMA Reimbursement Analysis  
(Hurricane Irma)**

Mr. Adams presented the FEMA Reimbursement Analysis Report. FEMA reimbursement funds, booked under the miscellaneous line item, would be transferred to the uninsured assets fund. Mr. McCarthy and Ms. McVay commended Staff in their efforts to obtain the best amounts possible from FEMA.

**FIFTEENTH ORDER OF BUSINESS**

**Discussion: PLCA Property Maintenance  
Adjacent to Hyatt**

Mr. Adams spoke with PLCA Board Member, Tom Dryden, regarding the condition of the property adjacent to the Hyatt being used as a staging area. The PLCA spoke with the Hyatt and, once initial cleanup is done, they will consider maintaining that area, since they regularly use that parcel.

**SIXTEENTH ORDER OF BUSINESS**

**Irrigation Reports (Both)**

- A. High User**
  - i. Bayside Improvement CDD**
  - ii. Bay Creek CDD**
- B. Penalty Usage Summary**
  - i. Bayside Improvement CDD**
  - ii. Bay Creek CDD**
- C. Zero Consumption**
  - i. Bayside Improvement CDD**
  - ii. Bay Creek CDD**

These reports were included for informational purposes.

Mrs. Adams stated Paul was reviewing the high usage charge for 24887 Bay Cedar. Mr. Crew was told their irrigation system was never directly connected to Bonita Springs.

**SEVENTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of January 31, 2019**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2019 and highlighted the following:

- FEMA Funds would be transferred over to the Uninsured Assets Fund.
- “Water management - Other contractual services: culverts/drains” line item: It was high because the work was delayed until October and booked in Fiscal Year 2019, rather than Fiscal Year 2018, as originally planned.

Mrs. Adams stated this year’s inspections were underway and, due to flooding from recent storms, required cleaning two drains.

- “Landscaping - Personnel services” line item: Prorated projections jumped from 34% to 45% due to deliberate overstaffing to catch up on projects, resulting in the year-to-date to be 47%, collectively. Now that the projects were caught up, staffing would revert to the original rotation schedule. Hard cuts would commence in May or June.
- “Insurance” line item: Property-related insurance increased due to restructuring the policy in lieu of Hurricane Irma, which lowered the wind deductible to help offset the slight increase in premiums and included coverage for the Americans with Disability Act (ADA) coverage.

In response to an insurance related question, Mr. Adams stated the ADA coverage was related to the District's website, not sidewalks, since the District does not own sidewalks. He heard rumors of the sidewalk from the south entrance to US 41 being extended and adding a fence and landscape improvements, but nothing else. The financials were accepted.

**EIGHTEENTH ORDER OF BUSINESS**

**Approval of Minutes (Both)**

**A. February 25, 2019 Joint Workshop**

Mr. McCarthy presented the February 25, 2019 Joint Workshop Minutes.

**On MOTION for Bayside by Mr. Cramer and seconded by Mr. Jim Nicholson, with all in favor, the February 25, 2019 Joint Workshop Minutes, as amended to include any edits provided to District Management, were approved.**

Mr. Travers stated his name was omitted from the minutes as an attendee. He was directed to provide a note indicating he attended the Joint Workshop to Mrs. Adams.

**On MOTION for Bay Creek by Mr. Glueck and seconded by Ms. McVay, with all in favor, the February 25, 2019 Joint Workshop Minutes, as amended to include any additional edits provided to District Management, were approved.**

**B. February 25, 2019 Joint Regular Meeting**

Mr. McCarthy presented the February 25, 2019 Joint Regular Meeting Minutes.

**On MOTION for Bayside by Mr. Bill Nicholson and seconded by Mr. Jim Nicholson, with all in favor, the February 25, 2019 Joint Regular Meeting Minutes, as amended to include any additional edits provided to District Management, were approved.**

**On MOTION for Bay Creek by Mr. Travers and seconded by Mr. Glueck, with all in favor, the February 25, 2019 Joint Regular Meeting Minutes, as amended to include any additional edits provided to District Management, were approved.**

**NINETEENTH ORDER OF BUSINESS**

**Action Items (Both)**

Mr. Adams distributed an Action/Agenda Items list, which differed from the one in the agenda. The document would be reformatted into categories to be more useful and efficient.

Item #2: Mr. Crew to confer with Pelican Nest Greens Committee regarding fertilizer applications on the golf course. Mr. Adams would include water quality testing.

Items 26 and 33: These items were duplicates; Item #33 would be removed.

**TWENTIETH ORDER OF BUSINESS**

**Old Business (Both)**

There being no old business, the next item followed.

**TWENTY-FIRST ORDER OF BUSINESS**

**Staff Reports (Both)**

**A. District Counsel: *Dan Cox, Esq.***

There being no report, the next item followed.

**B. District Manager: *Wrathell, Hunt and Associates, LLC***

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

Mrs. Adams presented the March 25, 2019 Monthly Status Report. She presented proposals from the Longlake community to refurbish its monuments. Since the District owns the monuments, they budget and expend minimal funds to clean and paint them. Mr. McCarthy did not think the District should undertake reconstructing and remodeling them and the Design Review Committee (DRC) should standardize them for all neighborhoods.

Mr. Crew stated he reviewed the easement, which states the District is responsible for reconstruction or to vacate the easement, either way they need to be reviewed throughout the community since the HOA owns some of them too. Mr. Adams stated most of the monuments were obtained through Plat dedications and some were through easements and, because of the age of the monuments, the Districts need to begin thinking about these types of projects. Longlake just took the lead to start the discussions.

Mr. Cramer stated a group of Longlake's residents put together a group to create landscaping requirements for the community. The Chairman plans to move forward with the concept and obtain proposals and feedback from the 150 units at the next meeting before

bringing it to the DRC, or any applicable communities, and then to the District. He would advise them that the District has not yet made any decisions to their request.

**ii. NEXT MEETING: April 22, 2019 at 2:00 P.M.**

The next meeting will be held on April 22, 2019 at 2:00 p.m.

**TWENTY-SECOND ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Janek stated the Landscape Committee has yet to tour the outside edge of the community, which needs attention. He offered to accompany them. He recognized Mr. Kucera and his crew for doing a fabulous job. Mr. Travers also recognized Mr. Kucera for doing a great job and always being responsive. Ms. McVay stated that, since the last meeting was rushed, she asked Mr. and Mrs. Adams to send the agendas to the PLCA to prevent further interruptions and requested setting aside three hours for Districts' meetings. She stated the fishing pier area needed trimming and asked if another map would be provided. Mrs. Adams stated there was a lot of information and work involved in creating the map but one would eventually be provided.

Mr. Crew stated he gave a presentation of the roles and duties of a CDD at the Pelican Landing Eco Club. Since they were specifically interested in irrigation water consumption, he thought they would be a good partner to help with reinforcing rain sensors and with outreach to the HOAs to keep water usage by individual houses down, as well as contacting the homeowners.

**TWENTY-THIRD ORDER OF BUSINESS**

**Public Comments: *Non-Agenda Items***

Mr. Clyde Knowles, a resident, stated he attended to support Ms. Avenatti, since he was not at the last meeting. He too was concerned about the Butterfly Park, since residents have worked really hard to maintain it. He thanked the Boards for their support in approving the maintenance items and stated the residents would appreciate it. Although the Boards did not make any decision last month, he believed this matter would have been better resolved with a phone call rather than having both sides incur attorney's fees.

Ms. Gravenhorst stated the information on the CDDs' website was beneficial and suggested the PLCA Directors and the CDDs schedule a tour of the entire community, which would help them recognize the vast amount of work the CDDs are responsible for.

**TWENTY-FOURTH ORDER OF BUSINESS**

**Adjournment (Both)**

There being no further business to discuss, the meeting adjourned at 4:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**BAYSIDE IMPROVEMENT  
& BAY CREEK CDDS**

**March 25, 2019**

**FOR BAYSIDE IMPROVEMENT:**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair

**FOR BAY CREEK:**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair