

**MINUTES OF JOINT WORKSHOP
BAYSIDE IMPROVEMENT AND BAY CREEK
COMMUNITY DEVELOPMENT DISTRICTS**

A Joint Workshop with Pelican Landing Community Association Board of Directors and Boards of Supervisors of the Bayside Improvement Community Development District and Bay Creek Community Development District was held on Monday, August 26, 2019 at 12:00 p.m., at the Pelican Landing Community Association Offices Center, 24501 Walden Center Drive, Bonita Springs, Florida 34134.

For Bayside Improvement CDD

Walter McCarthy	Chair
Bernie Cramer	Vice Chair
Jim Nicholson	Assistant Secretary
William J. Nicholson	Assistant Secretary
John Crew	Assistant Secretary

For Bay Creek CDD

Mary McVay	Chair
Bob Travers	Vice Chair
Donald McBride	Assistant Secretary

For Pelican Landing Community Association

Jean Hicks	PLCA President
Tom Dryden	PLCA Vice President
Ron Gould	PLCA Board Member
Joanne Ribble	PLCA Board Member
Nina Landon	PLCA Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Dan Cox	District Counsel
Steve Backman	PLCA General Manager
Gail Gravenhorst	Resident/Landscape Committee
Cathy Avenatti	Resident/Landscape Committee
Peaches	Resident/Landscape Committee

FIRST ORDER OF BUSINESS

**Call to Order/Phone Silent Mode/Pledge of
Allegiance**

Mr. McCarthy called the workshop to order at 12:00 p.m.

All present recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Roll Call

For Bayside Improvement Community Development District, all Supervisors were present, in person. For Bay Creek Community Development District, Supervisors McVay, Travers and McBride were present, in person. Supervisors Janek and Glueck were not present.

THIRD ORDER OF BUSINESS

**Continued Discussion: CDD/PLCA
Landscape Maintenance Agreement**

Mr. McCarthy stated he hoped to have an open dialogue relative to what the issues might be so that every CDD and PLCA Board Member could voice their opinions. He presented the Landscape Maintenance Agreement draft and solicited comments. Mr. Cramer noted that there were no dates on the Agreement and expressed his opinion that time-stamping the document should be the first order of business as part of the rules of engagement. Mr. Adams suggested adding "Version 9, August 21, 2019" on the top corner.

Mr. Backman stated that he was recently appointed the PLCA Liaison to the CDDs and, as he is still new to the community, he would appreciate everyone's input, especially Ms. Gravenhorst, who is very experienced with the landscaping in the community. He felt that the CDD and PLCA Boards working towards common goals for the beautification and safety of the community was very beneficial. Residents enjoy living in the community because it is beautifully-maintained and safe, yet affordable, and residents were counting on all Board Members to keep the status quo and manage the Districts' funds responsibly. The community has an interesting bifurcated system where the PLCA is responsible for installing plants and the CDDs are responsible for maintenance. The PLCA is endeavoring to create a master plan, with a master strategic planning task force, which will focus on the amenities, including a new pickleball complex, buildings, beach enhancements, gatehouses, monuments, branding and

landscaping; a consulting firm was engaged to offer guidance. The master plan may require increases in the PLCA and CDDs' budgets; therefore, it was imperative that all entities continue to communicate and work closely in that regard.

Discussion ensued regarding the CDDs' budget process, the editorial changes and the strikeouts on the Preamble and the Recitals of the Landscape Maintenance Agreement. The Boards and their Staffs reviewed the agreement. The following changes were made to the redline version:

- Page 1: Insert "Facilities" into the preamble to include irrigation and other items relating to the landscaping
- Page 1, Item B: Keep the last sentence intact and change "plan" to "program"
- Page 1, Item C and throughout: Change "operate, manage and maintain" to "manage, operate and maintain" and delete "a long term" and include an exhibit that defines all "monuments and walls" that are listed under "Facilities"
- Insert paragraph regarding the services of a Landscape Architect and Horticulturist
- Page 2, Item 3: Change "including" to "such as" after "Practices"
- Page 2, Item 4: Indicate "quarterly walkthroughs or more often as needed" instead of physical tours of the common property
- Page 2, Item 5: Mr. Cox would insert language indicating that the PLCA will select the January plantings in relation to the square footage of all flower beds and pay the deficit.

Mr. McCarthy felt that the Agreement should state that the PLCA should be responsible for replacing plants that reach their useful life and not the CDDs.

Discussion ensued regarding aged-out plant material, Indian Hawthorns, the Pennyroyal berm, Horticulturalist and Landscape Architect input regarding life expectancies of different plant species.

Mr. Cox called attention to the 2:00 o'clock hour and suggested that the workshop meeting be continued in September in order to finalize the Agreement.

FOURTH ORDER OF BUSINESS

**Discussion: PLCA Landscape Enhancement
Project Anticipated Timing/Costs**

**A JOINT BUDGET WORKSHOP FOR
BAYSIDE IMPROVEMENT & BAY CREEK CDD**

August 26, 2019

This item was not addressed.

FIFTH ORDER OF BUSINESS

**Discussion: Hurricane Preparedness and
Recovery**

This item was not addressed.

SIXTH ORDER OF BUSINESS

**Discussion: Relationship Strengthening
Between the CDDs and PLCA**

This item was not addressed.

SEVENTH ORDER OF BUSINESS

Other Topics of Joint Interest

No other topics were discussed.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the workshop adjourned at 2:00 p.m.

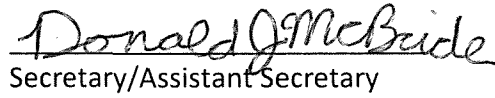
A JOINT BUDGET WORKSHOP FOR
BAYSIDE IMPROVEMENT & BAY CREEK CDDS
FOR BAYSIDE IMPROVEMENT:

August 26, 2019


Secretary/Assistant Secretary


Chair/Vice Chair

FOR BAY CREEK:


Secretary/Assistant Secretary


Chair/Vice Chair