

HERON ISLES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Heron Isles Community Development District was held Thursday, November 6, 2014 at 10:30 a.m. at the Compass Group Conference Room, 961687 Gateway Blvd., Suite 201M, Amelia Island, FL.

Present and constituting a quorum were:

Greg Matovina	Chairman
Don Borstein	Vice Chairman
Ricky Rowell	Supervisor
William Howell	Supervisor

Also present were:

Dave deNagy	District Manager
Jason Walters	District Counsel (by phone)
Cheryl Graham	Leland Management

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 10:30 a.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 10, 2014 Meeting

Mr. deNagy stated included in your agenda package is a copy of the minutes of the September 10, 2014 meeting. Are there any additions, corrections or deletions?

Mr. Matovina responded on page 22 in the second paragraph the word "if" should be "is." Then on page 26 where it says Mr. Howell stated I would like to make a comment that was really stated by Mr. Lyons.

On MOTION by Mr. Rowell seconded by Mr. Matovina with all in favor the minutes of the September 10, 2014 meeting were approved as amended.
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FOURTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Walters stated some of you may recall a few months ago we were approached by FDOT considering doing some roadway projects and were considering digging in the path along the roadway. We spoke with DOT and provided them with some information that the area that they were looking to dig in are conservation easements. They have since then withdrawn the request.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. deNagy stated I did have some communication with Gale Smith of Heron Isles. Greg is aware that they have an issue with their cable. This is not a CDD or HOA issue. I think Cheryl has been spending a great deal of time on this issue. Apparently, the cable is not up to par to what they would like.

D. Property Manager – Monthly Manager’s Report

Mr. deNagy stated you should have a handout that I have given you. This is an update to what was included in your agenda package.

Ms. Graham stated there have been no acts of vandalism since we had the initial one in January. I continue to speak to contractors about getting proposals to repair the closing of the doors for the men’s restroom. I will present it as soon as I have something in writing. I have been checking around for the rubber mulch that we discussed at the last meeting. The first quote came in at \$18 a square foot based off of the dimensions. The total came to 46,000 for mulch, which I feel is extremely high. I am going to talk to other companies because that seems so high.

Mr. Matovina stated the landscapers told me that you never put mulch right up against concrete because when it rains it just runs out onto the concrete. This guy would go in and tear

out all of the mulch that was adjacent to concrete and he would put a strip of sod. Our simple resolution to this issue may be where we have mulch next to concrete, to maybe put two rows of sod in there.

Ms. Graham stated ValleyCrest is out there today, so I can talk to them about that today. ValleyCrest was approved as the landscape provider. They have already mowed and trimmed the shrubbery. They will be working on fertilizing today. They will be working on the lake banks tomorrow and then they will be trimming up the trees after that.

Mr. Matovina asked are they going to come to these meetings in the future?

Ms. Graham responded they can if you want them too.

Mr. Matovina stated I would like them too.

Mr. deNagy stated I can reach out to them.

Ms. Graham stated for janitorial services, based on the rates, we had contractors tighten up their quotes, since they had exceeded what was originally. All Seasons provides their services two times a week during certain periods of the year and then once a week during other periods. What you see on your sheet shows once a week service. Dust Buster's monthly rate for once a week service is \$160. The annual rate would be \$1,920. The rate would just double if you chose to have them out here twice a week. Moore Janitorial was \$130 a month and it would be \$1,560 a year. Rowell Janitorial's rate is quoted at twice a week was \$600 a month but it also included the rate for cleaning up the lake banks, which has become an issue, which was a service that was being provided by All Seasons. Their monthly rate is \$1,100 and \$13,200 a year.

Mr. deNagy stated our budget is \$7,200 a year for janitorial service. Trash removal is \$6,000, so \$13,200 for both of those services.

Mr. Matovina asked what do we think those supplies are going to be?

Ms. Graham responded disinfects and paper products. I drive thru the community about twice a week. I don't think we are going through the products as quickly now.

Mr. Matovina asked so \$100 a month?

Ms. Graham responded maybe.

Mr. Borstein stated from what you just said, you just came up with the \$13,200 figure and Rowell Janitorial came up with the same figure. Is that apples to apples?

Mr. Matovina responded the supplies are not included.

Mr. Rowell stated if you look at my quote, I am providing a whole lot more than these other quotes. I am also providing pressure washing services for pressure washing services for the building and the sidewalk and the playground equipment once a month or as needed. I am also going to be providing any handyman services that she needs in the community. The labor is included but the material will be invoiced.

On MOTION by Mr. Matovina seconded by Mr. Howell with Mr. Rowell abstaining from the vote & Mr. Borstein voting aye for the Proposal from Rowell Janitorial was approved.

Mr. deNagy stated, "Ricky, I will send you a Form 8B, which just explains the reason why you are abstaining from the vote."

Ms. Graham stated the next item is fence repairs. I have three proposals. They are from Best Fence, Creative Services and DeLoach Fence. This is to repair some of the panels and replacing some that are missing. Those costs are inclusive of everything. I spoke to each company about securing the foam tops on top of the brick columns, so both Best Fence and Creative Services included the cost to do that but DeLoach separated it out because they offer two different types.

Mr. Rowell asked which one is your recommendation and have you dealt with any of these people before?

Ms. Graham responded through the years I have worked with all three companies. Creative Services is here on the island. Best Fence is out of Jacksonville and DeLoach is out of St. Mary, Georgia.

Mr. Borstein asked does Creative tell us how they are going to put the caps on?

Ms. Graham responded it just says labor and material to re-secure existing stucco using concrete adhesive.

Mr. Borstein asked what do we have on there now?

Ms. Graham responded the crowns are just a flat stucco surface that were adhered to with some type of adhesive.

Mr. Matovina stated the problem is there is not enough weight.

Mr. deNagy stated our budget for repairs and replacements is \$10,000.

EIGHTH ORDER OF BUSINESS

Next Meeting Scheduled for Thursday, February 5, 2015 at 10:30 a.m. at the Compass Group Conference Room, 961687 Gateway Blvd., Suite 201M, Amelia Island, FL

Mr. deNagy stated the next scheduled meeting is February 5, 2015 at 10:30 a.m. at this location.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rowell seconded by Mr. Howell with all in favor the meeting adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman