

MINUTES OF MEETING
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Heron Isles Community Development District was held on Wednesday, September 9, 2020 at 10:30 a.m. using *Zoom* communications media technology pursuant to Executive Orders 20-52, 20-69 and 20-193 issued by Governor DeSantis, including any extensions and supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Ricky Rowell	Chairman
Don Lyons	Vice Chairman
Robert Martyn	Supervisor
Kathy Blessing	Supervisor
Wayne Couch	Supervisor

Also present were:

Ernesto Torres	District Manager
Jason Walters	District Counsel
Cheryl Graham	Property Manager

The following is a summary of the discussion and actions taken at the September 9, 2020 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 10:31 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Greg Watson, 85078 Furtherview Court, stated I drive by Heron Isles Parkway almost every day and I really didn't think about it during the last meeting, but that pond is the nicest thing we have going for us on Heron Isles Parkway and the more I think about it, I personally would hate to see it covered up. The other thought is if we are going to put a fence and we don't put those brick columns to hold the fence up then it's going to look out of place and if you're doing 750-feet of fence without anything, it's eventually going to get torn down I think.

THIRD ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Income Statement

Mr. Torres stated at the last meeting I asked the Board to table any consideration of the wells until I had a better understanding of the financial status of the District. Based on communications I had with the District Accountant and others in the office, the District is pretty strong. If you look at your financials on page three, you'll see we have a capital projects improvement line that we funded at \$57,500. Out of that, we've only spent \$13,700. I think it's safe to say we can commit the remaining funds, which is approximately \$43,000, to the project. We also have some additional funds in our capital reserves if needed. When you look at your expenditures on the same page, you'll see that the prorated amount of expenditures at this point is \$349,000. We've only spent \$301,000 so there may be some additional funds that trickle into the general fund to assist with this purchase. We do have some landscape contingency that we may be able to dip into for some of the shrubbery or fence.

B. Check Register

Mr. Torres stated the check register totals \$26,894.57 and then the auto payments total \$6,627.77.

On MOTION by Mr. Lyons seconded by Mr. Rowell with all in favor the check register was approved.

FOURTH ORDER OF BUSINESS Consideration of Proposals

A. Irrigation Well

Mr. Torres stated Cheryl has worked with Watercare Irrigation and Well on a proposal for two wells. The estimate is \$41,943. At the last meeting we discussed a proposal totaling about \$84,000 for four wells so we figured it was going to come in around the 50% mark by going to two wells. It is recommended we continue with this project and perhaps fund the other two wells next year.

Mr. Lyons asked if the sprinkler system would be fully connected to the irrigation wells with no further need for the use of city water.

Mr. Torres stated it's my understanding the contractor recommends four wells so this will essentially only power a few zones and you'll still need to use city water in other areas.

Ms. Graham stated the two zones that use the most amount of water are by the restroom facility and then further down by the second park, which fuels all of the irrigation needs on the western end of the community. The other two would service more of the eastern end and on the opposite side of the roadway. Because of the way the zones are situated, with only going with two wells you will have to bore underneath the roadway to be able to do that connection and they're not in favor of doing that since they don't know where all those connections are so he's proposed with the two that would provide the greatest savings of water and the other two next year he can submit the proposal and it can be considered for the 2021-2022 budget.

Mr. Couch asked do we have any drawings or information related to costs of labor and costs of material? If we're spending \$41,000 I would like to have a lot more information than these four lines of zeroes.

Ms. Graham stated a lot of the vendors don't provide the hourly rate that they pay on the labor, they just include that in with the time and materials that it would take them to install all those components. We can certainly ask them for more details.

Mr. Couch stated I don't want to hold anything up, I just want to understand the process.

Mr. Martyn asked are the pumps going to be protected or are they just going to be in the open?

Ms. Graham responded it is going to be up to the District to put in a buffer of some sort such as shrubbery to keep it from being out in the open.

Mr. Lyons stated I'd like to have it fenced, just like the lift stations.

Ms. Graham stated I can ask Watercare for their recommendation.

On MOTION by Mr. Rowell seconded by Mr. Couch with all in favor the proposal from Watercare for installation of two irrigation wells and extra funds for enclosing the equipment was approved for a total amount not to exceed \$47,000.
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B. Fence Along Heron Isles Pkwy

C. Swallowtail Shrubby Buffer

Mr. Torres stated at the last meeting we received a comment about a few areas of the community requiring some further inspection from the engineer. We've also engaged with an engineering firm to give us an estimate on how much these repairs were going to be. With the

damage at Bass and Commodore Point and other underdrain system issues at Graylon Drive, asphalt depression on Coral Reef and another issue with Breezeway Court and the same at Starfish Drive, I'd like the Board to understand we have some issues that are going to require some repairs and we're currently looking at a very rough estimate of \$10,000-\$15,000.

Ms. Graham stated it could be more depending on if once they dig down something else is discovered that they're not anticipating.

Mr. Torres stated these repairs can be paid out of capital reserves, but as you know, this is our first year making a good contribution to that capital reserves account. The good news is we have enough funds to cover it, but some of these expenditures could also be paid out of the landscape contingency. I just want the Board to understand when we're considering further proposals that are more for aesthetics.

The Board agreed to hold off on considering a fence or shrubbery buffer.

Mr. Torres stated I didn't have a chance to put this one the agenda because we were awaiting the results of Mike Yuro's inspection of the area, but it sounds like there are some severe areas such as a hole near the road that could cause some safety concerns. How much is staff authorized to spend outside of a meeting for emergency repairs?

Mr. Walters stated sometimes we have a resolution that will set a specific limit; I don't think we've done that here. We could also do it in conjunction with consulting with the Chair if we have those type of emergency needs but in the meantime if there are interim steps that can be taken and there are truly safety concerns, whether it's markings or taping around it and things like that to make sure someone is aware there is a hazard I think that would be helpful but if we truly need to get certain things done due to emergency and/or safety conditions I think we would need to consult with the Chair and go ahead and take those actions and bring it up for ratification so long as the Board is okay with that.

Mr. Torres stated one of the five issues we need to address promptly, so I can work with Ricky and we can ratify it at the next meeting. Anything that is not a concern to public safety we can bring to the Board's attention in November.

FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Audience Comments

Mr. Greg Watson stated I mentioned two or three meetings ago about the skid plates bending up on a lot of the sidewalks. Can we possibly remove them completely or are we every going to get new ones? It's more of a safety hazard now than without the skid plates.

Ms. Graham stated they can be removed. I actually found a supplier that keeps them in stock. A company I spoke with said they're not installing them anymore; they're making the concrete rough because they do wear out and it turns into a constant replacement issue. We don't have that luxury in some areas, and you have to have something to prevent the wheelchairs and anyone that is handicap from slipping.

Mr. Torres stated let's get the true code for those and we can come back and discuss that.

Ms. Debra Tardiff, 96358 Commodore Point, stated I'm at the very end of Commodore Point and the end of Commodore has now been fixed. They did it yesterday and they did a great job.

Mr. Martyn stated the only thing I was disappointed with was they couldn't move those signs because we didn't have signposts and they didn't put up the turnaround sign.

Ms. Debra Tardiff stated Cheryl said she was going to purchase two poles and they will reuse the signs and get them installed. Cheryl has to order the turnaround sign.

Supervisor Requests

Mr. Martyn stated there were a couple people complaining about the looks of the kiosks as you come into the neighborhood. I know we don't have the money to do anything, but a lot of those bricks are falling off and it looks bad.

Ms. Graham stated I have some proposals coming for those so by the next meeting I should have no less than three of them for you.

Mr. Couch stated looking at the website I see the minutes and agendas are there starting November of 2017. Is there anywhere you can find earlier agendas?

Mr. Torres stated I have it all.

Mr. Couch stated somebody asked me why the fire station is cut out of the CDD's footprint. Apparently back in 2017 there was an issue and the CDD was initially responsible for it and the whole thing just died in 2017. I was looking for some background.

Mr. Rowell stated the fire department had nothing to do with the CDD. That was in the agreement with Mr. Matovina when all of this started, and it was a handshake and something they did before the CDD even existed. I think what you're referring to in 2017 is they renewed the contract to give the County a little more time to build the fire station.

Ms. Graham stated just to add to that, the area of land just north of Heron Isles Parkway and Chester Road on the north side of that intersection going towards phase 3B, which is Breezeway Court, that area is not part of CDD land. The wetland section is by the park area, but there's a section of land that runs along Chester Road that actually was owned by Matovina & Company or one of their development entities.

Mr. Torres stated if you ever need any kind of record beyond what you see on the website, please contact me.

SIXTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Torres stated the next meeting is scheduled for November 5, 2020 at 10:30 a.m. We will advertise the meeting to be held either in person or virtually, but if we're able to hold it in person we will try to confirm with FSCJ. We will let you know for sure as we get closer to that date.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rowell seconded by Ms. Blessing with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman
Assistant Secretary