

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 Tuesday, April 9, 2019 at 10:30 a.m. at the Compass Group Conference Room, 961687 Gateway Blvd., Suite 201K, Amelia Island, Florida.

Present and constituting a quorum were:

Ricky Rowell	Chairman
Don Lyons	Vice Chairman
Kathleen Blessing	Supervisor
Robert Martyn	Supervisor
Justin Blessing	Supervisor

Also present were:

Ernesto Torres	District Manager
Jason Walters	District Counsel (by phone)
Mike Yuro	District Engineer
Cheryl Graham	Leland Management

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres 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

Update on Landscaping

Ms. Graham stated there are a number of landscape proposals that have been provided by Martex Landscaping and the overall plan is to give some color and emphasis to the common areas in the community with a large focus on the corner of Chester Road/Heron Isles Parkway, the center medians along Heron Isles Parkway, and a lot of focus on the playground; a lot of the junipers are old. For the playground there's also a proposal for the mulch that is needed because right now the children are landing on dirt so they need to have something appropriate for the area. Proposal 4443 is for the playground mulch. There is also a proposal from Mulch Masters

that came in at \$3,120 and with Martex being the landscape provider for the community theirs is at \$1,663.98 and they install it.

Mr. Torres stated many of these items that you see are items that really should be part of your general fund and if you'll recall last year was the first year when the budget was adopted that we started making contributions toward a capital reserve fund. On the adopted FY19 budget we placed \$30,000 on the repair and replacement line and that is where items that are not part of your annual general fund would be funded from, along with any kind of repairs that you've had throughout the year or repairs that have been unforeseen up to this point. While these items may be something we would like to have they are improvements, not truly repairs. Anything along these lines I would recommend we think about in FY20 as we move towards the process of approving and adopting the FY20 budget. Many communities have a landscape contingency line and those items are things that are out of the norm of your landscaping agreement that you have with Martex; items such as these. As you consider these proposals keep in mind that these would come from your current repair and replacement line that as of today we have spent \$2,073 out of \$30,000.

Ms. Graham stated in the memo section I kind of touched base on a few of the key areas along with the playground mulch. Number 4447 is for replacement of the juniper and plants at the playground area since it's high visibility. Proposal 4448 is to fill the voided areas of the viburnum hedges along the Parkway. We had asked Martex about that a while back because we have spots where plants have died and we have open areas. Proposal 4451 is for replacement of the boxwood shrubs along the outside of phase 3C, which is the newer area north of Heron Isles Parkway because with the delay in the irrigation system working properly the shrubs that were planted there just kind of died. The others are items that would be very nice to have. The property owners association has also offered to help contribute in some areas but it's CDD common area so it has to come to the board first for consideration.

Mr. Martyn asked is this the first park with the gazebo?

Ms. Graham stated yes where the playground is.

Mr. Martyn asked and you want to put roses in there?

Ms. Graham stated knockout roses. One of the thoughts on one of the proposals is because the little island when you pull into the parking area is a half moon, right now the landscape that is in that area needs an update so the thought was to put in some knockout roses,

crape myrtles and red mulch to put in some color and make it a place that you want to bring your children to play or have a picnic.

Mr. Martyn stated I was just thinking roses are thorny with kids at a park.

Ms. Blessing stated they're less like to go through it. Roses are pretty hardy too and don't die easily. They grow nicely and get bigger. I think that's a good idea.

Mr. Blessing stated we all agree we need the playground mulch in the first proposal for the kids, number 4443 you said Martex is the one you would go with?

Ms. Graham stated yes it's the same quantities and they are our landscape provider.

Mr. Blessing asked on 4447 how much is the homeowners association willing to kick in?

Mr. Lyons stated that's a slippery slope isn't it? Because ultimately it's our responsibility and they can pitch in I guess.

Mr. Torres stated I'll let Jason answer that. I have communities that for certain items or events once a year the CDD may receive a contribution from the HOA. Similar to what we've done here where the HOA contributed to the replacement of the lock. I don't know if it's a slippery slope.

Mr. Walters stated you can structure it however you'd like but these are District contracts that we are responsible for controlling so I think if we're going to do that it's simply a contribution towards that maintenance and not the right to make decisions about the contract or select upgrades or things like that where it becomes very cumbersome to manage that. If it's simply we want to be good neighbors and pitch in and help towards the upkeep of the community I think that's perfectly fine.

Mr. Torres stated so it's still the board's decision as to which of these you approve as far as which plans you choose but as Jason said it will be a contribution that the HOA can make. Usually the District will invoice the HOA and receive payment.

Mr. Martyn stated on the playground mulch, proposal 4443, we will need barriers around it, right, to keep the mulch in the area?

Ms. Graham stated at one time it was just mulch from the equipment all the way to sidewalk and every time it rained it washed all over the sidewalk and then through discussions of trying to figure out the best way to keep it in the appropriate area it was recommended to put a screen of grass around the ring to where it would filter it and keep it from washing out although through time the grass has started to diminish so we either have to put in a new ring of grass or

put in a raised barrier similar to what is around the second playground. The second playground has that heavy duty plastic, it's APS, I don't know what that stands for, but proposal 4874 has a cost to install a barrier around that area for a total of \$2,419.35 in addition to the mulch.

Mr. Lyons asked the border itself is \$2,000?

Ms. Graham stated yes sir.

Mr. Lyons stated holy cow.

Mr. Rowell stated I'll make a motion to go ahead with the playground mulch and I think we should table the other ones. I have some concerns about some of the pricing in some of these like on 4446 we're paying almost \$750 for one tree. That seems kind of high to me. Proposal 4445 shows \$380 for a debris container. Are they bringing in a dumpster to put that in or are they just loading it on the trucks and taking it away like I've seen them do in the past?

Ms. Graham stated they wouldn't be responsible for taking the debris away.

Mr. Rowell asked okay so why are they charging us for a debris container?

Ms. Graham stated if everything were approved it would be a container to keep everything in a central location as they are cleaning up.

Mr. Rowell stated that's what I was asking if they were going to drop a container there and leave it for them to put their stuff in and then have it removed.

Ms. Graham stated yes.

Mr. Torres stated in conversation with Mike, when you consider any kind of barrier to be constructed along the playground keep in mind you have to consider ADA accessibility and codes. Even with just slapping down some 4x4s on the ground to try to build a barrier there are some standards you have to consider.

Mr. Yuro stated the CDD is a public-owned facility and the playgrounds are CDD property so they have to be accessible. If you have a raised border now it's no longer accessible so I caution before you approve a border to hold mulch in place I would make sure any type of border would provide ADA accessibility and there are different ways to achieve that. There are certain ramps that can bridge that gap but I don't want to see you guys spend \$2,000 on a border and all of the sudden you have an issue with ADA accessibility.

Mr. Torres stated that's along with what I wanted to tell the board is staff hasn't really had time to review the proposals and we really haven't gone into deep research, even as far as funding and prioritizing goes so I want to make sure you're aware of that as well.

Mr. Martyn asked are we in violation with the borders on the other park?

Ms. Graham stated it's open at one end and has the ramp that leads into it.

Ms. Blessing asked what if we put some kind of material in there instead of re-mulching every year? Maybe tire products or something like that. How much would that cost?

Ms. Graham stated I can get quotes and have those at the next meeting.

Mr. Lyons stated there is the stuff that moves around, which can be thrown, or there is a complete covering that is rubber-like and very soft, which is what I would prefer but I think it's costly. Over time however we would probably see a savings from it.

Ms. Blessing stated I know every playground I went to with my granddaughter everything was soft and there wasn't mulch. It was nice to walk on and if they feel it didn't really matter.

Mr. Rowell stated I will retract my motion. Can you have that for our May meeting so we can get something moving forward on this? We should table the rest so staff can advise on our budget.

Ms. Graham stated absolutely.

Mr. Lyons stated the last note that you have about the pine straw; he just stated what it cost last year. Can you get an update on what he is anticipating it will cost this year?

Ms. Graham stated that's been our annual fee because it's the same location so it would be the same amount but I will get that confirmed with you.

Mr. Rowell asked but if we went the other way we would save that \$2,480, correct?

Mr. Lyons stated this is the pine straw around the bushes.

Mr. Rowell stated right but we're talking about putting mulch in there.

Ms. Graham stated yes this is the pine straw that they put along the Parkway along the fence area. If you opted to mulch then that pricing structure would change.

Ms. Blessing stated pine straw is probably less money.

Ms. Graham stated it is.

Mr. Blessing asked should we continue with the pine straw.

Mr. Lyons stated if that's the cost of that I don't see any problem with approving that.

Mr. Rowell asked that's already in the budget, correct?

Mr. Torres stated I don't think it's built into Martex's annual cost.

Ms. Graham stated it's separate from their contract.

Mr. Torres stated we don't have a landscape contingency so it would come out of your capital outlay or your repairs and replacements. Currently in your capital outlay you've put \$6,000 in there and we've only spent \$500 so you have enough to cover it but again if we're going to do pine straw every year we really need to put it on a budget line and dedicate that instead of taking out the reserves that we're trying to build.

Mr. Martyn asked before we put the pine straw down wouldn't we need to approve replacing the hedges and stuff or can you do that later because we're talking about putting pine straw along places we're talking about replacing some of it, like some of the boxwood shrubs.

Ms. Graham stated if you chose to install them they would just move it out of the way and push it back around because it's still in that vicinity.

Mr. Lyons stated I think we table the boxwood for right now. Will you get some more information on the alternate to the mulch? Maybe we can go ahead and approve that pine straw.

On MOTION by Mr. Lyons seconded by Ms. Blessing with all in favor pine straw installation in the amount of \$2,480 was approved.

Mr. Rowell stated I'd like to make a note that we add the pine straw to the budget.

Mr. Torres stated we will table the rest of the items.

FOURTH ORDER OF BUSINESS

Update on Mail Kiosk

Ms. Blessing stated I contacted two different general contractors; Short Break, Inc. who is actually the general contractor that did the renovations and rebuilding of the restroom facility and did a good job there, as well as Andersen Contracting and Alden Contracting. I asked each for a design that would blend, not exactly like the pavilions that we have already onsite at the recreation area but something similar for the mail kiosk and nothing has come back from any of them so I searched online for a design thinking if I gave them a picture and the dimensions and let them work with it, it would help them. I think it would look nice and it would blend. It doesn't have to be cedar, it could be pressure treated and painted a color that would still blend with the community signs. I still haven't gotten any prices from any of them yet.

Mr. Torres asked is there any other guidance from the board regarding the mail kiosk?

Mr. Lyon stated no it sounds like she's on top of it.

FIFTH ORDER OF BUSINESS

Update on Additional Parking at Park

Mr. Torres stated I'll turn it over to the District Engineer, Mike Yuro. Again, I apologize to the board. When I spoke to Mike about the expansion of the parking I directed him towards the current parking and gazebo area so he did not consider the parking by the soccer field where there is no current parking. We looked at it on Google Earth and he's going to go by there today and look at it as well.

Mr. Yuro stated as you can see I show the existing parking lot and what is proposed if you wanted to go that route. There are currently four spaces, one kind of looks like it's supposed to be an ADA space but it's not currently adequately marked as an ADA space and I didn't see a sign out there. It looks like you could get about 8 additional spaces for a total of 12 spaces with one being a handicapped space. I kept the current design and expanded it a little bit on both sides. There are some constraints at two ends, that being the existing light poles that we would want to avoid so if the board wanted to move forward with this I would recommend we get a survey to accurately locate those existing features that we need to avoid but based on the Google Earth images and my field visit I think we could expand to twelve spaces. I'll look similarly at the other area Ernesto showed me today and for the next meeting try to come up with a similar sketch on an aerial to show you potentially what I would recommend.

Mr. Lyons stated one thing we discussed on that other area was angled parking right along the edge so you don't have to cut too far in. You might have to move the sidewalk back a little bit.

Mr. Yuro stated that's something that could be looked at for sure. I assume this Boulevard is CDD owned?

Mr. Torres stated the roads coming into the community are community roads but this is a county owned road.

Mr. Yuro stated being a county road it wouldn't be quite as easy only because now it would have to be signed off. You would have to get the permit from the county anyway but I think a permit for a single access into a parking lot potentially is easier than the angled parking but I could have a conversation with them.

Mr. Torres asked would that keep the costs down rather than building an entry and expanding to a parking lot?

Mr. Yuro stated I think it certainly would because it would be much less curbing and asphalt.

Mr. Torres stated I think that would be an option then.

Mr. Yuro stated I'll start with a conversation with the county to double-check the requirements and make sure there's nothing that would prohibit us from proceeding in that direction and then we can look at that.

Mr. Lyons stated our next meeting is next month. Do you think you could have something by then?

Mr. Yuro stated I'm going to try.

Mr. Lyons stated I like 12 parking spots and it doesn't cut too far into the ground and then see what you can do on the other side. Any additional parking over there would be a big help.

Mr. Torres asked does the board want to do both parking lots all at once or are we going to phase it? We will approve the budget in May so any chance that we could get some rough numbers as to how much the district needs to budget for?

Mr. Yuro stated yes I will provide a cost estimate with any sketch that I provide.

Mr. Torres stated I will work with Mike throughout the month and when he comes up with that number I will have different scenarios on the budget for you to consider if the board wants to pursue this in 2020.

Mr. Lyons stated my preference would be to get it done all at once but it comes down to what we can do with financing.

Mr. Yuro asked is there a target number of spaces you guys are looking for with the new parking area by the soccer fields?

Mr. Rowell stated I think 10 or 11.

Ms. Blessing stated 10 to 12 would be good.

Mr. Torres stated I think they were looking into turning in and then having a parking lot so maybe with both scenarios the maximum amount of spaces we can get to avoid a long driveway type of scenario. We will discuss the budget scenarios at the May meeting.

Ms. Graham stated we do have a handicap sign. Somebody knocked it down and it's behind the restroom facility so I will make sure that gets put back up. On the parking expansion

by the playground are there any guidelines like the minimum distance you can be from a play area where you're pulling into a parking space and children might be playing?

Mr. Yuro stated not that I'm aware of.

Ms. Blessing stated many times they have a fence around the playground area like a split rail fence to keep the kids from running out.

Mr. Yuro stated typically you would have the flat type of curbing, which is considered a barrier. In a neighborhood you typically have what they call a Miami curb. It's easy to drive up on if you pull up to your driveway. In a parking lot like this you would want to have the verbal six to eight inch high curb so that acts as somewhat of a barrier than a flat curb.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Pressure Washing Services

Ms. Graham stated in your packets I have proposals from three contractors for pressure washing - Krystal Klean, ProServices and SG Maintenance Services. This is for the common areas, sidewalks and the playground, including the playground equipment, restroom facility, and the common areas along Coral Reef and Commodore Point. I put in a map of the community to show where the areas are.

Ms. Blessing asked have we used any of the vendors in the past?

Ms. Graham stated we've used SG Maintenance Services for the last couple years for pressure washing the fencing and sidewalks. We have not used ProServices or Krystal Klean previously but I have used them at other locations.

Mr. Lyons asked there again this falls into the same budget doesn't it?

Mr. Torres stated yes it does.

Ms. Blessing asked when is the last time we pressure washed?

Ms. Graham stated 2017.

Mr. Blessing asked we don't have this money in the budget though right; this is the same thing we ran into with the landscaping. So on the next budget we obviously need to increase what we're going to spend. If you're making a personal budget you don't spend money on things you didn't budget for. I would like to table this until we can make a new budget and give ourselves new room personally.

Ms. Graham asked does this not fall into the repairs and replacements category?

Mr. Torres stated yes that's where it would come from. What I'm thinking is your mail kiosk that we don't have an estimate for would come out of that same amount. The mulch that you just approved is going to come out of the capital outlay. If you had a sinkhole or some sort of structure that collapsed your roads right now you would have to pay for it.

Ms. Graham stated we currently have an area that I'm getting a proposal for that reason.

Mr. Torres stated if you're using your reserves for items that are general fund type of items and they should be programmed and budgeted each year but the board makes the decisions as you see fit.

Ms. Graham stated we have a hole that's formed on Graylon Drive from a storm drain causing erosion.

Ms. Blessing asked can we make an insurance claim on that because of the faulty drain system?

Ms. Graham stated I don't think it's going to fall into that area given the timeframe unless when they take it apart it looks like something was missing.

Ms. Blessing stated it's not old .

Ms. Graham stated no this is the newer section, if you're heading towards Black Rock Road the Graylon section on the right-hand side of the Parkway.

Mr. Torres stated looking at the proposals they are very similar in nature so I would assume we are comparing apples to apples in all of these and if that's the cost of it, perhaps in FY20 planning for it and then maybe programming to do it every other year but there is certainly funding available to do it right now if you decided to.

Mr. Lyons stated but not the mail kiosk.

Mr. Torres stated we don't know how much that is yet.

Mr. Rowell stated we've already approved the mail kiosk

Ms. Graham stated you gave an amount not to exceed \$4,000.

Mr. Rowell stated I think we should table it to the next meeting.

Mr. Torres stated maybe by then we will have a better idea of what the mail kiosk is going to cost.

Mr. Lyons stated at the next meeting when we have estimates on the parking are we going to have some financing options to consider also?

Mr. Torres stated yes I will explore that. There is a cost associated whenever you're considering financing so we will have to weigh it out if that's beneficial.

Mr. Lyons stated but the money can't come from anywhere else.

Mr. Torres stated the other option would be assessments.

Ms. Blessing stated we could have a special assessment, right? Maybe a one-time charge.

Mr. Lyons stated whether we finance it or have an assessment either way it's going to increase.

Ms. Blessing stated but it would come and go. It wouldn't be like the everlasting tax. I think parking spaces up there are worth it.

Mr. Rowell stated right now they're parking wherever they want.

Mr. Lyons stated I agree. I think we should table it.

Mr. Torres stated the proposed budget that I will bring to you will have additional lines; more of a maintenance contingency line for items like pressure washing, a landscape contingency line for shrubs and mulch and pine straw.

Mr. Lyons stated frankly these column caps are a constant thorn in our side. We have to do something every year so you might as well put in a line item for that.

SEVENTH ORDER OF BUSINESS Discussion of Meeting Venue

Ms. Graham stated I know for the past few years the annual meeting has been held over at the Residence Inn and it seat quite a few people but it gets a little crowded when you get a turnout and I think we're going to get more and more owners showing up. One of the locations I use for community meetings is the Nassau Room over at FSCJ Nassau down State Road 200. It can accommodate 200 people, you can get a microphone and they set up everything and it's \$143 whereas I don't know what it is you're paying for the Residence Inn.

Mr. Torres stated we budget \$1,300 annually and that covers this space and the other one.

Ms. Graham stated it's a large area and it has a lot of parking. The hotel is great and I use that location as well but it can have limited parking if they have a lot of guests staying at the hotel at the same time so I just wanted you to be aware that it's an option for a meeting space.

Mr. Blessing stated if it's cheaper then let's just go with that. We'd have to figure out what the cost on the Residence Inn meeting room is.

Mr. Lyons stated but you're talking about \$143 every time.

Ms. Blessing stated well for the August meeting in the evening.

Mr. Torres stated I could see that would be a cost savings.

On MOTION by Mr. Rowell seconded by Mr. Blessing with all in favor using FSCJ as an alternate meeting location for the budget adoption meetings was approved.

EIGHTH ORDER OF BUSINESS

Discussion on the Fiscal Year 2020 Budget

Mr. Torres stated I've already discussed enough of that and I think everyone is clear.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Ms. Graham stated just looking at the budget for 2019 that was approved there are three line items under contract services that were originally slated in case the pool had gone through, which is \$21,000 right there that is in your budget.

Mr. Torres asked which line items are you talking about?

Ms. Graham stated pool maintenance, pool chemicals.

Mr. Torres stated you're looking at a different draft. With the budget that was adopted in August we took those lines and made them repairs and replacements and capital outlay so this was the beginning of our capital reserves contribution.

Audience Comments

A resident stated I just wanted to bring up that at that second playground the ADA ramp that they have there has two stakes on each side that stick up about eight inches. Kids have been walking on it and if they fall they could hurt themselves on the stake so I don't know if that can be corrected.

Mr. Torres asked like metal rods?

A resident stated yes, to hold the ramp down but they're sticking up on either side.

Mr. Torres asked Cheryl can you look at that?

Ms. Graham stated I will.

Mr. Bill Harvey, 97529 Albatross Drive, stated the first thing is I'd like to ask the board's permission. The HOA is fixing to do a mailing and I'd like to do a survey concerning the pool because I've had many residents come to ask me about a pool, compliance issues with an above

ground pool, stuff like that but they would like to see a community pool put in and I think if we revisit we will get a majority for or against it.

Mr. Torres stated I still have the survey results from the last survey we did in 2017 and I'll be happy to share those with you. We had an abundance majority that did not support it.

Mr. Rowell stated it was two-thirds negative.

Mr. Torres stated if I can get your email address I'll be happy to give you all of the information that we received and if you still want to pursue something beyond that.

Mr. Harvey stated its presidentatheronislesoa.org. I have two more things. One is the landscaping. What is the concern in allowing the association to pay for these improvements and two, pine straw rots very quickly and is gone within two to three months whereas red mulch once you get a base will stay around for a very long time and it's much less cost effective. My board has already approved paying for it. Of course you guys have to approve it but we're willing and able to pay everything except for the playground mulch and we will even pay for that. I just want to know what the concern is and why you want to table it again and kick the can down the road instead of letting us pay for it and get it done and over with. There's money in the association and we have a plan to recoup that money.

Mr. Lyons stated we can't plan on your money. It's yours. We can't say yeah you go ahead and do it. We have to consider what's in our budget and act on that.

Mr. Harvey stated all you would be responsible for is maintenance in the future, which is on your contract with the company that you pay for currently.

Mr. Torres stated I think what Don is trying to say is you saw the way this was laid out. I think if we had received a document from the HOA saying we will make this contribution then the board whenever they looked at these proposals could have worked that out. We didn't receive any kind of information that the HOA was going to make a contribution for these items.

Mr. Harvey stated we spoke about this at the end of the last meeting and I've also been in contact with Cheryl and she said she's been in contact with you and that you guys were okay with the association doing that.

Mr. Torres stated there is no problem but we'd have to work out the details on how we can receive those funds. I would like to see some sort of formal letter saying our landscape contribution for Heron Isles CDD is 'X' amount and let the board make those decisions at the next meeting.

Mr. Harvey stated I will email that to you today.

Mr. Lyons stated as far as I'm concerned since we've tabled it, if they want to go ahead and pay for it I don't see anything stopping them.

Mr. Rowell stated we have to give them permission.

Mr. Torres stated, Jason, we went through the proposals and the board approved only the pine straw based on our current budget. We have the president of the HOA in the room that is saying there's really no reason to kick the can down the road so to speak until the next meeting if the HOA is willing to make that contribution. Can we make a motion to approve the proposals as submitted under the condition that we receive the funds from the HOA?

Mr. Walters stated we can approve those proposals contingent upon receiving the funds. I think that's appropriate if the board wants to do that. The only caveat I would say is it's not a contingent contribution or anything like that; the HOA is willing to provide those funds for those specific improvements and it's as simple as that. I don't think there's any issue with that.

Mr. Torres stated so the order would be, we invoice the HOA for the contribution and then enter into an agreement with the vendor that proposed?

Mr. Walters stated correct and I think it would be appropriate and we could draft a simple letterform or something but we need to make it clear that it's not a loan that has to be repaid or anything like that and that it's simply a contribution. Maybe that could be by HOA resolution. I don't know when their next meeting is.

Mr. Rowell stated Jason you are our attorney. Can you draft the letter for us?

Mr. Walters stated I'm happy to do that.

Mr. Rowell stated then we can present that to the HOA and they can sign it and we can move forward. I don't see any proposals for the mulch down the fence line though and I thought that's what we were originally talking about before.

Mr. Harvey stated with each individual proposal it will say the flowers and then red mulch, the quantity and how much it costs. The proposals are done by each section that they are going to be replacing. I spent hours and hours on this. I have another proposal, which wasn't quite as much as this one so I think that seeing as Martex is the landscape company now I think we need to probably go with them and they will probably warranty the plants better than if we went to an outside company to get another quote but at the end of the day each quote has what they're going to do, the red mulch in that area. Personally, I think pine straw looks atrocious.

Black Rock has it in there and it just looks horrible. I think red mulch will add a lot of color to the community. The red roses and crape myrtles will add color and it will be more appealing for people to come by homes, which will increase your property value. I think it's going to be a win-win all the way around if we do this and like I said, the association is ready to do it.

Mr. Rowell stated that's what I was asking earlier before we voted on the pine straw. Are you not as familiar with these contracts as he is or what?

Ms. Graham stated Bill has been very involved with the conversations and the mulch is included in each area where they want to enhance the landscaping.

Mr. Rowell stated we need to retract the pine straw motion because it's going to be replaced in these contracts so we don't need to spend the \$2,480.

On MOTION by Mr. Lyons seconded by Ms. Blessing with all in favor to rescind the motion in which a proposal to replace pine straw was approved.

Mr. Rowell stated I still recommend we table the playground mulch because I would like to see how much the rubber is going to be.

Mr. Harvey stated I've talked to Martex about sharpening their pencil a little bit and he is working on that with these quotes.

Mr. Rowell stated yes because \$700 for a crape myrtle is ridiculous.

Mr. Harvey stated but you have to remember that is not a 10-gallon crape myrtle it is a very mature crape myrtle.

On MOTION by Mr. Rowell seconded by Mr. Lyons with all in favor the Martex proposals for landscape improvements totaling \$29,445.29 was approved subject to a contribution from the HOA.

Mr. Torres stated I will work with Bill when the letter comes in from Jason. We will invoice you for the amount once you receive the letter and then we will work with Cheryl to execute the proposals.

Mr. Harvey stated the other thing is I want to let you guys know for the bathrooms the HOA has installed a new key-access program that only the homeowners will be able to access. If the renters want access they have to get it from their homeowners and the homeowners are going

to have to sign a release stating they will be responsible for all damages incurred in the restroom by their tenant. Everyone gets one card and if they want an additional card they will be \$25 for a replacement or \$50 a card and I believe you guys will have to have a special hearing on that.

Mr. Torres stated yes that would be an amendment to our district policies. Any time we charge a fee, you are correct it requires a public hearing for which we have to notify the public and adopt it as a rule. If you have some drafted language I can put it in the agenda packet and it will have to follow those steps.

Mr. Wayne Couch, 97502 Albatross, stated I have a couple of quick questions. Are all of the landscape designs on the website where the residents can look at them?

Ms. Graham stated they are not but they could be I guess if you want them on the website. I don't know about on the District website but on the HOA website.

Mr. Harvey stated I can give you a copy.

Mr. Couch stated I just think other people might be interested to see what kind of landscaping we're thinking about.

Mr. Harvey stated now that the board has approved it you will be getting a letter on what's going to happen and where you're money is spent.

Mr. Couch stated you guys were talking about the mail kiosk design. If you go to Courtney Isles Apartments they have a really nice one over there if you want to get an idea for a possibility. That's where I moved here from. The last thing I was going to note was you guys were talking about ADA signs for the parking lot. There was one there a few months ago and it was torn down. It was actually thrown behind the bathroom.

Ms. Graham stated yes it's back there; I just saw it.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Torres stated our next scheduled meeting is May 2, 2019 at 10:30 a.m. at this location. We will have the budget on the agenda, an update on the mail kiosk, we will have Mike's update on the parking areas, I will give you an update on the landscaping and letter with the HOA, and we will also discuss the special hearing for the rules.

ELEVENTH 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