

MINUTES OF MEETING
INDIGO EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Indigo East Community Development District was held on Tuesday, August 20, 2019 at 9:20 a.m. at the Circle Square Commons, Cultural Center, 8395 SW 80th Street, Ocala, Florida 34481.

Present and constituting a quorum were:

John Gysen	Chairman
Frank DiPiero	Vice Chairman
Terry Solan	Assistant Secretary
Donald G. Barnes	Assistant Secretary
Harold Brouillard	Assistant Secretary

Also present were:

George Flint	District Manager
Rachel Wagoner	District Counsel
Lynette Vermillion	On Top of The World Communities
Philip Hisey	On Top of The World Communities
Robert Stepp	On Top of The World Communities
Residents	

FIRST ORDER OF BUSINESS

Mr. Flint called the meeting to order. All of the above listed Board Members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We have public hearing on the budget, so if you have public comment on the budget it would be appropriate to bring it up at that time. This public comment period would be for anything other than the budget you would like to bring to the Board's attention. Hearing none, we will move to next item.

THIRD ORDER OF BUSINESS**Notice for Meeting**

Mr. Flint: The notice of the meeting was provided to you in your agenda packet. The affidavit of publication for the Audit Committee and the budget hearing as well as the Board meeting. It was advertised in the Ocala Star Banner.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the May 21, 2019 Meeting**

Mr. Flint: Did the Board have any comments or corrections?

On MOTION by Mr. DiPiero, seconded by Mr. Gysen, with all in favor, the minutes of the May 21, 2019 meeting were approved, as presented.

FIFTH ORDER OF BUSINESS**Public Hearing****A. Consideration of Resolution 2019-06 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations**

Mr. Flint: We will open the public hearing and the Board will need to take public comment before you take any action. Before we take public comment, it might be helpful for me to walk through the budget with the Board, if the Board is amenable to that. The CDD as government entity is required to adopt an annual budget. They approve a proposed budget in the spring and set the date, place, and time of the public hearing. Typically, it occurs in August. The proposed budget that the Board approved contemplated that there would be \$151 dollar annual increase in the per unit assessment amount. As a result of that, we did a mailed notice to all the landowners within the District letting them know the date, place and time of the public hearing to consider the final budget. As I touched on before the Audit Committee meeting, the two main reasons that there is this proposed increase is number one is the fact that the landscape maintenance for the southern portion of Indigo is now going to be the CDD's responsibility. At the time we did the proposed budget we did not have proposals, but we do have proposals now that we will be going over. And then the other issue is the fact that, up to this year, we've been assessing 705 units. Now that the Indigo South Development is platted and we know how many units there are going to be, that number has been brought down to 605. So, the combination of taking on the additional costs associated with the southern portion of the Development in

conjunction with the reduction in the number of units has spread those costs across has pushed the per unit amount from \$296 a year to \$447 a year. The administrative costs for the District remain fairly flat over time. Those cover the District Manager, the Attorney, the Audit, the website costs, printing and binding, legal advertising, and those sorts of administrative costs. Again, those remain fairly constant over time. The maintenance costs include a small amount for property insurance, some utility expenses, water and electric, irrigation repairs, landscape maintenance of retention ponds and right of way maintenance, plant replacement, tree trimming, pressure washing, well maintenance and repairs. So those costs are proposed to increase by about \$45,000, and the majority of that is because of the landscaping costs. Does the Board have any discussion before you take public comment? Hearing none, we will go ahead and take public comment. If you would step to the microphone and state your name and address and try to limit your comments to three minutes, if possible. The Board will entertain any comments or questions.

Lou Simmons, 8811 SW 77th Terrace: The lawn maintenance, do we have competitive bidding for such?

Mr. Flint: Yes, actually in the agenda we've got two or three proposals and Phil Hisey is going to go over those and present those to the Board. So yes, they've been competitively bid.

Roger Schwartz, 8196 SW 81st Loop: So, what you are saying is, the \$147 increase is not just for the retention ponds but also because of the decrease from 705 to 605?

Mr. Flint: Right, when we initially did the proposed increase, we had the units still at 705 and we had estimated the landscape maintenance costs. That was back in May timeframe, so we didn't have bids on the landscape maintenance yet. In the interim between then and the public hearing we bid out landscape maintenance costs, the bids came in lower than our original estimate, but we also became aware that the total number of units within Indigo East had been reduced to 605. So, if that unit reduction hadn't taken place, we would have been able to bring these assessments down, based solely on the landscape costs had come in lower than our original estimate. But the fact that we have 100 less units now has required us to tighten up the rest of budget as well.

Mr. Schwartz: So, for all intent and purposes, assuming that there is no increase for anything for next year, the year 2021, then the \$447 will stay the same?

Mr. Flint: Yes it should. It's a very tight budget on the operational side. But the per unit assessments have not changed in a number of years. We try to keep it flat, so we are not coming back and doing mail notices and changing it. But there's not going to be any additional landscaping areas coming on, or pond areas coming on. This includes everything that we ultimately believe we are going to be maintaining. So, the only reason there may be an increase in the future would be inflation, or to fund some capital costs, or something that was unforeseen.

Mr. Schwartz: Can I bring up the wells?

Mr. Flint: Sure.

Mr. Schwartz: You are creating two wells?

Mr. Flint: They are already in place. What we did last year, there was a significant expense associated with the irrigation, and what we did last year is we installed two wells. One in the northern section, and one in the southern section. The Developer has been paying the landscape maintenance costs and the well costs up to basically September 30 because we did not take into account on the current year budget those maintenance costs so we told the Developer that they're going to have to continue to bear that expense until the Board can take it into account in the budget. The ultimate result of installing those wells is that it has brought those cost down versus having to pay. But it's brought those costs down below what we would have to have paid Bay Laurel Center.

Mr. Flint: Any other public comments?

Mike Underwood, 7875 SW 80th Place Road: When they set up the design for the maintenance, all the flowers, all the trees, all that stuff does our Board get to approve that? Who designs that? Most of it is things that take a lot of upkeep, and I notice this on the houses they build. They build the houses and they do all this beautiful yard work, which is a lot of upkeep for people. Do they get to approve or choose what it looks like? The new entrance on the south end, there's a lot of stuff down there, there's a lot of maintenance work. Do we need that? Or should we put in plants that are going forward on their own year to year. They don't have to be replaced every six months.

Mr. Flint: Going forward the Board has some discretion because the contracts are going to be in the Board's name, the Board owns the land. Initially, we typically are conveyed what is constructed. So, the Board does not have a lot of input in the design and original installation because the Board's not paying that cost at this point. Going forward maintaining that area if the

Board wanted to make changes like pulling out annuals and putting in perennials, they would have some discretion in doing that. We can look at all those things in the future, but at this point they have to accept what is conveyed to them, then if they want to change it going forward, they can do that.

Mr. Underwood: You pull out flowers that are dead and everybody's having to replace them. It would be easier if they would just put in plants you wouldn't have to mess with them.

Mr. Flint: That is something they can consider down the road.

Philip Becker, 8153 SW 80th Terrace: I just have one quick question. I didn't notice in the budget if there is a maintenance expense for the streets or roadways throughout the community, because I noticed where I live the north part a lot of deterioration of the asphalt. Gravel sweeping it up and so on. Whose responsibility is that?

Mr. Flint: We have a capital reserve fund. It's on page 9. We currently are projecting to have \$508,000 in that. That fund would be used for the northern roads. The northern section roads were constructed in two phases. So, our plan is we would mill and resurface those when the time comes, and they would be funded out of the capital reserve. It will probably be done in two different phases.

Mr. Becker: So, it's actually resurfacing, I thought maybe a little sealant might work.

Athena, 8157 SW 78th Terrace Road: I'm relatively new to the area, we've been living here a year. So, I'm not quite sure how the billing of this happens. Our CDD bond was paid when we bought the house, so how's an individual billed for this?

Mr. Flint: This goes on your property tax bill. It's already been on there, so if you look at last years you will see the \$296 on there. When you get your tax bill in November, or if you have it escrowed with your mortgage company, they just escrow the money to pay the assessment. There's not a separate bill that gets mailed.

Mr. Barnes: There are two parts, they have two taxing entities on there for Indigo East, one is for operations which is what you are talking about right now. The other one is to pay off the original loans for the infrastructure. I believe quite a few folks have already had that paid either for them or it was included in the price of the house. The older folks like us we still have to pay it so we have two things on our tax bill.

Paul Pogosec, 8274 SW 78th Circle: I was looking at your increase in the CDD. Now at \$296, if you divide that in half your increase for that CDD is more than 50% higher for the coming year. I understand an increase; I don't understand why it increases by over 50%. I know it's included in my taxes. Probably amounts to less than 50 cents a day. However, it is the 50% increase, so it's going to be 1/3 higher in the coming years. When does that stop? When does that end? I know there's going to be increases because well everything will increase. When is it going to sit still? So, how many more increase are we going to see? That's a hunk of change.

Mr. Flint: I've addressed the questions as each one has come up. Normally we take all the comments and then we try to answer them all at once, but I've already explained that this is a situation where we're trueing up the number of units from 705 to 605. And you are adding on a whole new phase of the Development. So, as a result of that, we've got this one-time jump. We don't anticipate they'll be significant increases in the future because the community is built out, we now know the number of units and all the areas that we are intending to maintain we currently we would have maintenance responsibility for. So, there are no unknowns out there that would cause other increases of this magnitude.

Mr. Pogosec: I understand the 100 unit difference. However, I don't see where the 100 units difference comes up with the 50 % increase in this bill. That's where I'm coming from.

Mr. Flint: It's the 100 unit increase or decrease plus the additional maintenance costs. Other public comments?

Terrance Fleck, 8062 SW 81st Loop: I'm a lot confused. According to what we pay on our HOA we pay into the neighborhood association. And according to the last year HOA dues we're being part of the neighborhood association, we're paying for a lot of things that are being included in the maintenance costs on this increase. Such as electric, water, plants and mowing. What are we paying for in the HOA that this is different?

Mr. Flint: The CDD owns the roads, right of ways, and the storm water ponds. So, when you see an electric and water for the CDD, it's associated with the road right of ways and the ponds, irrigation, the monumentation. When you see electric and water for the HOA, I'm assuming it's also affiliated with irrigation, but of the irrigation of land the HOA owns, as well as the clubhouse. And they are mutually exclusive, there's no overlap in what you're paying for with the CDD and what you're paying for with the HOA.

Mr. Fleck: What's the deal with the neighborhood association, it says we are paying for management service fees including, but not limited to, water, sewer, electricity, and real estate tax, landscaping maintenance.

Mr. Flint: The HOA owns the clubhouse they also have common area that they maintain that's different than what the CDD has.

Mr. Fleck: This is all separate from here what we are paying for?

Mr. Flint: Correct. Totally separate.

Dan McGinnis, 7741 SW 86th Loop: Can someone explain the difference in the number of units 605 to 705. And looking at the budget the \$56,000 increase, it's in retention ponds and road maintenance, and I guess you referred to it as landscaping. But the bulk of that increase for next year, \$56,000. The number of retention ponds has not changed, correct?

Mr. Flint: The number of retention ponds has changed and what we maintain.

Mr. McGinnis: So, it's just that you are incurring more expense to maintain them because of the density of the area?

Mr. Flint: The first one, the 705 units, when the community was originally planned before any plots were platted, the Developer believed they could construct 705 homes in Indigo. When they issued the bonds, and an assessment methodology was prepared, it was prepared based on 705 homes. As the Developer built out the community, and I haven't had this conversation with them, but I'm assuming he might have decided the demand was for larger lots. There may have been some environmental reasons he couldn't build all 705. Ultimately, he's got 593 homes, and 12 planned units on that 5-acre undeveloped piece. So those together add up to 605 units. He's paid the debt off on all the lots in the southern piece so it didn't really affect the debt service. He's been paying based on 705 lots up until now. So, going forward because all the lots are platted now, everyone's going to be paying them what's actually platted which is 605. And then on the landscape and right of way maintenance costs, the southern portion of Indigo was undeveloped up until recently. There's a map, we are going to go over that shows all the new areas, because we bid out the landscaping associated with the new areas. As a result of the new ponds, the new entrance on the south, the landscaping along the rights of way for the roads in the southern section, those have all increased our landscape right of way maintenance costs. We are doing the best we can to make sure we are bidding everything out and doing the best we can from an expense side. But there are new costs for areas that were not in the previous budget.

DC Carson, 8336 SW 79th Circle: My concern is with what he asked earlier about the change in homes built. When was this decision made? When I bought my home the lots were pretty well planned out and everything so I kind of felt like I should've known this when I purchased my home. Not suddenly a year later get told I got to start paying more.

Mr. Flint: I don't know when the decision was made on the ultimate density. We became aware of it this fiscal year. If we had become aware of it last year, the likely hood is this increase would have gone into effect earlier. Instead, the Developer continued to pay based on the 705 units, so they were paying for 100 more units than what ultimately ended up being developed.

Mr. Carson: I understand that, I was just wondering when that time frame was?

Mr. Flint: I don't know from a development approval perspective when that decision was made, we are not really privy to that. When the lots end up getting platted, we become aware of it at that point. We are not involved in the development side of it. When they are platted, and then the property appraisers sends us the assessment roll, that's when we learn how many units are actually available.

Mr. Carson: Thank you.

Resident (Unidentified): My understanding is these roadways in Indigo East are throughways, open throughways. That being the case for anybody to drive through coming through the gate from 90th Street or 80th Street. If they are open to the public, what was granted at the time that that was done to allow that to happen, and that being the case, why are we the residents of Indigo East responsible for the maintenance on these roads?

Mr. Flint: The CDD is a government entity and because we are a government entity, we own the roads. The roads are, by default, public roads.

Resident (Unidentified): Why are the gates on there then?

Mr. Flint: There is a term called "soft gates" where you are allowed to have gates, but there either has to be a manned gate or you have to be able to gain entrance. So, in the case of Indigo when you pull up to the gate it opens up. You only have to have one staffed gate. We are looking at potential options with that. But the issue is the CDD as a government owns the roads therefore, the roads are public. There are some public access issues we've got to deal with. It's different than Candler. Those roads are privately owned by the HOA.

Resident (Unidentified): If 80th Avenue and the other ones are public roads open to the public, we maintain that with taxes?

Mr. Flint: Yes they are city roads that are within a County that you pay, to maintain city roads. There are County roads, there's state roads, there is also CDD owned roads.

Resident (Unidentified): So, the roads Indigo East are CDD, not County sponsored roads?

Mr. Flint: Correct. That's correct. All the roads within Indigo East, yes.

Resident (Unidentified): It doesn't make sense to me that the whole world can use our roads, but we're responsible to maintain them and take care of them. That's crazy.

Mr. Flint: If you are visiting another city somewhere, or you are driving from here to Orlando, you may be driving on other County roads that you don't pay taxes for that are maintained by someone else, but you are driving on them. The same situation here.

Resident (Unidentified): The federal tax goes to these different areas to maintain roadways and what not, so in a sense, we are paying it paying federal tax.

Mr. Flint: Yes, there is gas tax, you are right.

Janet Sanborn, 8077 SW 78th: My question is, can a cap be set for O&M assessments because a 51% increase is very large? Also, can significant increases like this be a graduated increase so that we are not hit with large assessments?

Mr. Flint: There's no cap for government entities on increases. Sometimes HOA's have caps in their docs that limit the percentage that can increase each year. There aren't any statutory caps on the amount of increase. Again, I don't foresee another substantial increase like this in the future. This is kind of a one-time situation where you are dealing with a true up of the number actual units, plus the addition of the final area to be maintained. In the future, any increase would be probably inflation, barring some unforeseen circumstances. But the answer is no, there can't be a cap. The legislature could always change state law, they could impose caps. The CDD can't impose a cap on themselves. If the CDD has a legal obligation to maintain something, then it can't defer the increase over time. The only thing I might be able to do is use cash on hand to subsidize the budget for a period of time. We actually did that in 2019. The budget was balanced with \$13,000 in cash on hand versus increasing it last year. Other comments?

Linda Clark, 8251 SW 78th Circle: I don't know if it's the purview of this Board, but what is the use of the gates if we have public roads throughout. We have three entrances all with gates, two gates each. Quite frequently one or the other is up. They require a lot of maintenance. Obviously, we are paying that one way or the other. Perhaps, it's through Homeowners, I'm not

sure where the line item appears. But could we have a discussion about these often-nonfunctional gates, I wonder why we even have?

Mr. Flint: The District actually entered into a licensed agreement with the HOA to allow the HOA to own and maintain the gates. So, the gates are not owned by the CDD so the conversation about whether we should have them or not, or whether they are working really, would be an HOA conversation. I'm not trying to pass the buck on that, but there's actually an agreement between the CDD and HOA that allows the HOA to put the gates there. So, short of the CDD cancelling or amending that agreement somehow, it really is an HOA issue. Other comments?

John Clark, 8251 SW 78th Circle: You are saying 605 units? Is there any plan of expanding Indigo East in any shape or form that would add more units and make us responsible for more territory?

Mr. Flint: I'm not aware of any. I can't speak for the Developer if there was any plan to expand the CDD. The owner of the land that they wanted to include in the District would have to come to the Board. The Board would have to file a petition with Marion County to amend the boundaries of the District.

Mr. Clark: The new area they are building is going to be right outside the gate. I wondered if that was going to be included?

Mr. Flint: I'm not aware of that.

Mr. Brouillard: I had a resident come to me and complained about the bushes along his back line. I went checking with some people and they said they weren't outside the fence, and because the resident was entitled to trim anything that grew through the fence. Turns out the bushes are on the inside of the fence. So, questions are they our bushes or are they the resident's bushes? Second question is who is responsible for trimming that? Some of our residents, myself included, are too damn old to up on a ladder. Third, is there a specific height because we could add 6 ft, 5ft, and somebody don't like it they can rip them out.

Mr. Flint: I'm going to defer to Philip Hisey if he's available to comment on that.

Mr. Hisey: Good Morning, I'm Philip Hisey with On Top of the World Community. The hedges you are speaking about, they are on the Master Association property and there's a fence line that borders Indigo East and there's a fence line that borders the is a neighborhood association, so these are not CDD issues, these are HOA and Master Association issues. To your

question, there is a vertical property line, so the contractor does not go on the homeowner's property to maintain inside the fence. The hedges on the outside of the fence they maintained on the outside of that fence.

Mr. Brouillard: Ok. So, then the homeowner, if you don't like them you can just tear them out?

Mr. Hisey: They are on the outside of the fence. If the hedges are on the inside of the fence then it's the homeowners' hedge.

Mr. Brouillard: It's on the inside of the fence?

Mr. Hisey: Then it's the homeowner's hedge.

Mr. Brouillard: Okay, thank you.

Mr. Hisey: The 80th street fence as you are heading east and west, there's a hedge that's on the outside of the fence in the HOA property. Where you are speaking of is on the north and south fence line that backs up to the cow pastures, I believe? And all of those hedges are actually tied to the HO irrigation, then it's the HO hedge. So, if the HO wants to remove them they can with modifications, I should say. They would need to apply for modification with the HOA.

Mr. Flint: Any other comments?

Athena, 8157 SW 78th Terrace Rd: In light of that property issue where trees and bushes are, we have a green space between us and the dog park and there's trees there that have limbs that are dead, that we see as a hazard coming forward in storms. They could land on another tree or a homeowner's house. Who's responsible for trimming them?

Mr. Hisey: That's an HOA issue as well. I know we had issues there, but we will take a look at that again. We had Barkley's tree Service out there to remove some trees.

Mr. Flint: Ok, other public comments? Hearing none we will close the public comment. Board discussion? Hearing none, I would ask for a motion to approve.

On MOTION by Mr. DiPiero, seconded by Mr. Barnes, with all in favor, the Resolution 2019-06 Adopting the Fiscal Year 2020 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2019-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: This next resolution imposes the assessments with the budget you just approved. The budget is attached as well as the assessment roll which shows each of the parcels and how much the per unit assessment amount is. The Board will close the public hearing.

On MOTION by Mr. Solan, seconded by Mr. DiPiero, with all in favor, the Resolution 2019-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for Fiscal Year 2019

Mr. Flint: The Board sat as the Audit Selection Committee and ranked Grau & Associates #1. Is there a motion to accept the Audit Committee's rankings?

On MOTION by Mr. Brouillard, seconded by Mr. Barnes, with all in favor, the Acceptance of the Audit Committee Recommendation and #1 Ranked Firm to provide auditing Services for Fiscal Year 2019, was approved.

SEVENTH ORDER OF BUSINESS

Review of Proposals and Selection of Firm to Provide Retention Pond and Landscape Services for Indigo South

Mr. Flint: Are you prepared to present the proposals for landscaping?

Mr. Hisey: Yes I am. You have before you in your agenda items the map we had created, and this hopefully will clarify some of the confusion that's out there. We had the map created for this reason because we knew it would create some confusion. The areas you see there in yellow are your CDD retention ponds. So, there are several of those, and we did have a landscape architect go through this plan, so we could get actual contract bid numbers that way we could compare everything apples to apples across the board. The areas that are in the pink color here are the HOA owned properties. The HOA properties that are maintained through the HOA. So, you have two separate areas we bid for the purpose of this CDD meeting. The numbers for the CDD maintained areas you have roughly \$594,000 and it's for 66,000 square yards of bahia area that's being maintained and 4,985 square yards of bed area. If you look at the bottom left of the screen it says multi use path and see the yellow and the pink, you really can't see on the map the

area between the sidewalk and the back of curb as highlighted. You can see that area is CDD property, not HOA property. Then you have the areas where your walking trails and all of that are associated on that map. And you have the area where the walking trails go behind all these houses is all HOA property. To the gentlemen's point about the roadways being public access, the sidewalks are not public access. That's something that we wanted to keep exclusive for our Indigo residents. So that is why that is in the HOA. It is all maintained through the Indigo East HOA or the CDD based on this map.

Mr. Flint: You want to comment on the areas that appear to be black?

Mr. Hisey: Yes. The areas that appear to be black, that is because of the heavy line work that's there with the architect, because this is the landscape plan just blown up, reduced in scale. Because of the heavy line work, you cannot see that that is yellow, but it is yellow on the computer screen. There was a question, if I may, concerning the installation of the project. The County has specific requirements for developers to install Florida Friendly Landscaping which that's basically drought tolerance species, low maintenance species, things of that nature. The architect that we hired for this project has worked with us on several other projects and he understands that concept. There was also a great deal of trees we had to cut back on this project because we have to replace 1 tree per 3,000 square feet. There were over 100 acres on this project. At the end of the day we had 800 trees we had to plant because the County wanted tree replacement canopy. The areas where we do have the entry features, we wanted to match our other entries that are also in CDD. So, you have an entry here, and then you have an entry over here on 80th street. Those all have annuals, that was something that was adjusted probably 4 years ago. We added annuals in those areas so that's why you have annuals here as well as having something that the homeowners previously wanted, so that's why we have certain areas where there are annuals for color. As a CDD if you guys want to change that you have that opportunity.

Mr. Flint: Any other questions from the Board?

Mr. Schwartz: So, you are saying that the black areas there are really yellow, so starting on 90th Avenue in front and going to towards Lowes, that's all CDD?

Mr. Hisey: Because of the online work, that is pink. That is HOA owned property out there.

Mr. Schwartz: So, the area that fronts 90th is all HOA?

Mr. Hisey: Yes. That is all HOA as well.

Resident (Unidentified): Can I ask a question? There is a proposed commercial area that is excluded, why are we maintaining the tree in front of the proposed area?

Mr. Hisey: That is actually outside the fence and that is the HOA property. We have no current plans on that area. And there's also the HOA amenity area here that is not included that's a separate item that we have in the map. We wanted to make sure it was a map that the CDD could easily back into for their maintenance costs.

Mr. Flint: Any other questions?

Nancy Miller, 7832 SW 86th Loop: On the Lowes side, there's a fence and every so often the trees on the other side of that, one fell awhile back and took the fence down. I'm not sure you are aware of that. Is that something that gets serviced from time to time to figure it out. That encroachment, is that the dividing line or what?

Mr. Hisey: That is a dividing line and like we spoke earlier, with the vertical property line. That is the vertical property line limb hangs over the fence and it snaps and damages the fence, we own the fence, we fix the fence. The landscape contractor who is here today, they actually send me pictures every once in a while saying, "Hey you've got a fence down, tree down on the fence, when you going to fix?" Then I send it to our fencing contractor that then makes the repairs. We do try to get that fixed/repaired often. So, if you look there's a density of landscape right in this area. That is a County requirement for dense landscaping specifically for the commercial/residential separation. When this line begins here you have the residential to residential separation. So, the density of landscape is less.

Resident (Unidentified): How often is the grass supposed to be mowed in those retention areas?

Mr. Hisey: Well with the rain we've been having, it's not been as often as we'd like. The bottoms are soggy they tend to stay wet we try to get the bottoms mowed as often as we can, but the sides should be mowed weekly.

Resident (Unidentified): The sides are not being mowed weekly. And the grass is growing almost chin level. The trees aren't being maintained. A lot of time the grass around trees, that's all blown away. So, they're all bare. There's no weeding taking place around those trees. So, I'm just wondering what's going on?

Mr. Hisey: We have the contractor here today. Earthscapes has been with us for several years, they have been here for 14 years and that's the first contractor that shows up to hear the homeowners speak. I will follow up with them.

Resident (Unidentified): At the rate of speed that they are mowing, there is just no way you can cut that grass. In most cases, it's just being chopped or flattened down. It's not being maintained the right way.

Mr. Hisey: Understood. Thank you.

Kenneth Coleman OTOW, 8445 SW 80th Street: I want to point out that this is a CDD meeting and it's inappropriate to talk about HOA matters in a CDD meeting, to mix it up like that. So, I would just ask that all comments be to be directed to the Chair, people don't speak out of turn, and that we keep to the CDD business. Thank you.

Mr. Flint: Any other public comments? Philip do you want to go through the 3 proposals we've received?

Mr. Hisey: Yes sir. So, you have before you a proposal from Earthscapes Unlimited. They provided unit costs for the bahia maintenance, the bed area maintenance, and the irrigation system maintenance, as well as the annual planting. Their total bid was \$55,872 annually. And again, this is for the project we are speaking of in this map. We currently have them maintaining the Indigo East portion. So, we will call it the North end of the project. The next bid we received was from Facility Resources. This is another vendor that we've used on other projects inside Candler Hills. They as well have provided unit costs for the bahia, and bed area maintenance, and the irrigation and annual installation. They came in at \$63,091.05. The final bid we received was from Tri-County Landscape. They again bid all the unit costs the same bid format and they came in at \$83,751.24. It would be my recommendation to go with Earthscapes. George asked me what my recommendation would be, based on price and the previous experience I would recommend Earthscapes.

Mr. Flint: Any comments or discussion from the Board on the landscape proposals?

On MOTION by Mr. Gysen, seconded by Mr. DiPiero, with all in favor, the Proposal for Earthscapes to provide Retention Pond and Landscape Services for Indigo East, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

1. Approval of Check Register

Mr. Flint: You have the check register from May 14th through August 13th totaling \$39,973.32. Does the Board have any questions.? Hearing none is there a motion to approve?

On MOTION by Mr. Barnes, seconded by Mr. Solan, with all in favor, the Check Register totaling \$39,973.32, was approved.

2. Balance Sheet and Income Statement

Mr. Flint: No action required. If the Board has any questions, we can discuss those.

3. Approval of Fiscal Year 2020 Meeting Schedule

Mr. Flint: We prepared a schedule in your agenda that has you meeting in November, February, May, and August at this location at 9:00 a.m. on the indicated dates. This would be consistent with when Candler meets. Of course, you can meet more often or another time if you choose to do that. I would like to see the November one moved earlier, further up into the month. Does the Board want to move November? It's listed as November 19th, which is the 3rd Tuesday. Candler set it for the 19th already. I know we've had limited success on the phone, but we can try again. If the Board want to keep it as is, is there a motion?

On MOTION by Mr. Barnes, seconded by Mr. Gysen, with all in favor, the Fiscal Year 2020 Meeting Schedule, was approved.

4. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: The Arbitrage Rebate Calculation Report indicates we have a negative rebate requirement of \$2,888. That's pretty close. Any questions on the report? If not, is there a motion to accept?

On MOTION by Mr. Solan, seconded by Mr. Gysen, with all in favor, the Arbitrage Rebate Calculation Report, was approved.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there any other business the Board would like to discuss that's not on the agenda? Hearing none,

TENTH ORDER OF BUSINESS

Supervisors Request

Mr. Flint: Are there any Supervisors Requests? Hearing none,

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Mr. Barnes, seconded by Mr. Gysen with all in favor, the meeting was adjourned.



Secretary / Assistant Secretary



Chairman / Vice Chairman