

TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Turnbull Creek Community Development District was held Thursday, April 12, 2018 at 2:00 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

Present and constituting a quorum were:

Brian J. Wing	Chairman
Lee Clabots	Vice Chairman
Chuck Labanowski	Supervisor
Wil Simmons	Supervisor
Aage G. Schroder, III	Supervisor

Also Present were:

Dave deNagy	District Manager
Jennifer Kilinski	District Counsel (by telephone)
Ernesto Torres	GMS, LLC
Mike Yuro	District Engineer
Mark Insel	Vesta/Amenity Services Group
Lourens Erasmus	Vesta/Amenity Services Group
Frank Roeber	Aquagenix
Jamos Beierle	Aquagenix
Josh lundy	DRI/Aquagenix
Six Residents	

The following is a summary of the actions taken at the April 12, 2018 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the special meeting to order at 2:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Venezia stated the pond in San Marino is awful. There is all sorts of growth and it is not clean. I don't want to see my property value go down.

Mr. DelBene stated I don't believe it is right to have this special meeting in the middle of the day. We have more than sufficient time to discuss this issue without having a special

meeting at 2:00 p.m. on a workday with very little notice to the homeowners. The agenda was not posted on the website until the beginning of this week. In regard to the pond bank repair that is proposed for a quarter million dollars isn't a permanent fix with already identified Phase 1 destruction from the previous construction I think we need to scrap this idea and look for a more permanent solution.

Mr. Torres stated I will read the comments we received electronically. Kathy Venezia, how much money was allocated in the budget for this phase of pond bank repair that were identified in 2014, 2015? Will those pond bank areas with bales of hay repaired in 2015 and 2016 be repaired first? Via Facebook from Matt Seaman, who is responsible for filling holes near the paths and playgrounds? The weeds are terrible. Chris DelBene, leaving community tonight by main entrance on S.R. 16 sprinklers are on after it rained all day. Does our system have sensors? Jim Randolph replies and says, ours went on Saturday and we have sensors so not enough rain on Friday. Diane Samonas, can someone please tell me when this will be cleaned up? I have been waiting patiently and watching it get worse each day. Are other ponds looking this bad and she attached a photo of a pond I'm assuming is in her backyard. Dorothy Ames, thank you for posting. Shay Wallace writes it will die and fall to the bottom he won't come back to get it out. Diane Samonas, good to know, thanks there is much less floating on top today. Kathleen Venezia, here is a list of recommended vegetation to help with erosion per St. Johns River W.M.D. written by University of Florida erosion experts. There is additional information stating the height of the specific vegetation to ensure the community maintains its beauty as well. When are the drains going to be cleared and there is a picture of a drain with algae around it.

THIRD ORDER OF BUSINESS

Consideration of the Aquagenix Pond Bank Remediation Proposal

Mr. Wing stated this meeting was to move a project along that had begun last summer. The CDD put out bids for pond repair, we received four bids, selected a contractor, that contractor withdrew his bid due to too much other work so we went back and re-solicited bids and we only received one bid. We had just received it at the last meeting. Because we are now on an every other month meeting schedule I asked for the special meeting in order to move this along so we can get the work started before the rainy seasons. This bid is slightly higher than the bid we accepted originally but it is the only bid we have.

The board discussed with the representatives of Aquagenix the cost of different types of repairs, retaining walls and rip rap, different causes of erosion, planting of desirable vegetation, cost of maintenance of undesirable plants, and the possibility of a continuing relationship, after which the board took the following action.

On MOTION by Mr. Clabots seconded by Mr. Labanowski with all in favor the contract for the pond bank repair was awarded to Aquagenix in the amount of \$182,990.00 and staff was authorized to work out the agreement with the contractor.

Mr. Wing asked the attorney to expedite the process so that the work could begin before the rainy season.

Mr. Clabots asked the contractor to come back with a proposal for a longer-term relationship and longer term solution to problems that would be considered in the budget process?

Mr. Roeber stated we will do that.

FOURTH ORDER OF BUSINESS

Funding Analysis for Pond Bank Work

Mr. deNagy gave an overview of the funding analysis for the pond bank work, copy of which was included in the agenda package.

Mr. Clabots asked once the contract is signed will you notify the residents via the newsletter or other means of the work that will be done and provide a map?

Mr. deNagy stated we will do that.

FIFTH ORDER OF BUSINESS

Other Business

Mr. Wing stated there is one thing that was added a couple days ago and that is the map in front of you. A homeowner wishes to build a pool and is asking for permission from the CDD to allow the contractor to cross the common area to get to his house.

Mr. deNagy stated the address is 309 N. Bellagio Drive and there is nothing behind the house except grass.

Mr. Clabots stated we called a special meeting for a special purpose. Can we bring up other agenda items at that meeting?

Ms. Kilinski stated we should not take formal action on it but we wanted to get feedback from the board before we spent any legal time or effort in working on this project.

Mr. deNagy stated since this was not included on the agenda I want to ask the audience if they have any questions. This is basically a variance request of a property owner at 309 N. Bellagio Drive to cross district property so they pool contractor can get in and build a pool in their backyard.

Ms. Venezia asked how much damage is it going to create?

Mr. deNagy stated we don't know but the agreement we are talking about with the district would be that the damages would all be taken care of by the homeowner it would not be on the district.

Mr. Labanowski asked since this is a special meeting I would like to make a motion that we do not accept compensation for this meeting.

Mr. Clabots stated I will second it.

Ms. Kilinski stated just so it is abundantly clear everybody is entitled to compensation by law and you can individually turn it down, but I want to be clear it doesn't have to be all or none.

Mr. Wing stated I suggest that it not be a motion but we can individually say yes or no.

All supervisors individually waived compensation.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Clabots stated I think we ought to reconsider whether we meet every month. I do not think it provides a practical way to address ongoing issues as they arise. I think it was penny wise and pound foolish to do that and I would like us to reconsider that.

Mr. deNagy stated just for the board's reference the only meeting we don't have for the remainder of the year is July, every other month we meet.

Mr. DelBene stated you brought up permanent maintenance from Aquagenix. If you are talking about expanding the budget for them to look at other areas why aren't you also talking to them about putting down the permanent plants on those pond banks they are fixing now so they are planting vegetation and we don't have to look at it again? Why is that not part of the bid?

Mr. Wing stated I think it may be a little odd in areas where you have a homeowner on either side and they do not want those plantings. If we are going to go the vegetation route we need to give people in the community a chance to think about it and look at the different types.

Maybe try to get some kind of general agreement on what it might be and do sections at a time but they are just going to be fixing small areas under this contract.

Ms. Venezia stated we have a list of vegetation from the University of Florida and it gives the height and type of vegetation for erosion control that can go on the edge and the pond bank.

Mr. Clabots stated I hope Aquagenix comes back with a long-term proposal that it includes a section related to that.

Ms. Vicki Venezia stated plants are great, weeds are not. They are horrible growing out into the water and there are patches of them and it looks terrible. We don't have a problem with you putting plants all around that would be great, but I would like to understand what you are going to do about the weeds in the meantime.

Mr. Wing stated right now what the board has directed the pond management is to continue to spray for algae, spray weeds but not right up to the water's edge, they are going to be out ten feet or five feet in small ponds. It is to mitigate that wave action. We could do plantings on the pond banks, but I have no idea what it would cost but I'm sure it would be very costly and that is going to be in your fees. Kathy has done research on this I don't know if she has looked into what grants might be available. We might be able to approach the university or the agricultural department or our state representative and see if there is anything we might be able to qualify for.

Ms. Venezia stated when Gail Henson was here the university was going to partially fund it and the students would actually do the planting as part of their project. They were willing to do that 2 ½ years ago. I'm not sure what their position would be at this point. I can get in touch with her again if that is what the board wants or give you her number.

Mr. Schroder stated I suggest Lourens or Mike get with the Samonas' and look at their situation. I think I saw in the photograph gatorweed and we used to spray that and kill it and by killing it off it created that wind/wave action and that drop off so we have changed the way we deal with pond maintenance and we don't spray right at the edge because that vegetation does help. If we do that we have to maintain it properly and if it gets too wide we need to mechanically remove it. There is a purpose for leaving some of that vegetation.

Ms. Venezia stated when they mowed this morning they mowed so close to the water's edge so that now we have dirt and a big indentation and it looks like shelving is going to start at that level.

Mr. Schroder stated we need to talk to Duval about that.

Ms. Venezia stated there are residents who do not water the pond banks and there is so much sand the grass is not there and one of the main reasons was on the first round of pond bank reconstruction when the sod was laid down, Austin Outdoor mowed too soon. You can still see the track marks all the way down and grass will not grow there.

Mr. Schroder stated it may have been too soon to mow today after the rain we had yesterday.

Mr. Erasmus stated we have had this conversation a lot of times. I don't know why they don't discuss it with me in the morning where they are going to mow. I don't have an answer.

Mr. Wing stated I suggest he be here at the next meeting and know he will be asked how he is going to address this.

SEVENTH ORDER OF BUSINESS

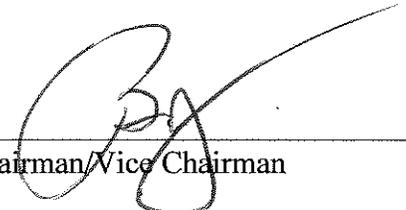
Next Scheduled Meeting – May 8, 2018 at 6:00 p.m.

Mr. Wing stated our next meeting will be May 8th at 6:00 p.m.

On MOTION by Mr. Clabots seconded by Mr. Labanowski with all in favor the meeting adjourned at 3:09 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman