

MINUTES OF MEETING
TURNBULL CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Turnbull Creek Community Development District was held Tuesday, May 17, 2022 at 6:30 p.m. at the Murabella Amenity Center, 101 Positano Avenue, St. Augustine, Florida.

Present and constituting a quorum were:

Chris DelBene	Chairman
Diana Jordan-Burks	Vice Chairperson
Brian J. Wing	Supervisor
Chuck Labanowski	Supervisor
Jeremy Vencil	Supervisor by telephone

Also Present were:

Jim Oliver	District Manager
Jennifer Kilinski	District Counsel
Steve Collins	District Engineer by telephone
Jim Schieszer	Operations Manager
Erick Hutchinson	Amenity Manager
Melissa Dobbins	Rizzetta & Co.
Carol Brown	Rizzetta & Co.
Josh Fletcher	Trimac Outdoor
Robert Jones	Trimac Outdoor

The following is a summary of the actions taken at the May 17, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Venezia stated I'm curious to know how much money has the CDD made with the social events?

Mr. Hutchinson stated I do not have the numbers tonight.

Ms. Venezia stated when we have the soccer games we have issues with parking. Can the soccer games be held January and February instead of later in the year when folks are using the pool?

Maybe we should stop outside organizations from utilizing our social events. All social events for this community are paid for by the residents in this community and they should have access to it and others should not be inconsiderate because they cannot utilize the pool or the gym due to the excessive events.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Manager (Presenter: Trimac)

1. Inspection Checklist

Mr. Fletcher gave an overview of the inspection checklist that included all the routine maintenance that took place during the month.

Mr. DelBene asked where are you placing the 800 bales?

Mr. Fletcher stated on the back berm on 16 basically the back side of the berms that are unfinished.

Mr. Wing asked do we have it in the u budget?

Mr. Oliver stated you do have landscape contingency.

On MOTION by Mr. Labanowski seconded by Mr. DelBene with all in favor the \$5,200 for the 800 bales of pine straw was approved.

On MOTION by Mr. Wing seconded by Mr. Labanowski with all in favor the proposal to trim the Live Oak trees in the amount of \$9,520 was approved.

Staff will send the proposal along with a payment request to the county to cover the cost of trimming the live oak trees in the right of way.

B. Engineer (Presenter: JMT)

Mr. Collins stated with respect to the pond bank repairs, we have been coordinating with the contractor, with Jennifer and the JMT counsel looking for a way forward and I think we are

there in terms of the district being able to release the deposit to the contractor so that the project can proceed. I think progress is being made.

Ms. Kilinski stated I had a call with Steve and JMTs counsel yesterday regarding the district's position on paying for the geogrid material. Just a brief recap, we had geogrid onsite and based on the manufacturer the material is not appropriate for the erosion control project we are doing now. The value of the material is right around \$18,000. JMT is willing to credit the district the difference in cost for the geogrid materials and credit that amount against their outstanding bills. I have a form of release we were discussion yesterday and essentially we would sign a release, the release would only be related to the geogrid issue itself. In order for us to sign that release they would then give the district a credit of about \$18,000 from their outstanding bills. We would then pay the contractor the full amount for the geogrid materials the district would be made whole on that issue.

There is another part of that release that says the geogrid would then belong to JMT and they would be working with the contractor to find a place to store that material. They wanted to keep it onsite for up to 180 days and I told them that is not a good idea for all kinds of reasons. They were agreeable to working with the contractor to find a place to secure that material by the time the project is completed. What has been holding up the project in part is the existing contract does not require the district to make a material deposit for grass but the contractor is requiring a \$24,000 deposit for the material but we wouldn't accept that until we dealt with the geogrid. The geogrid has been holding all of this up. If the board is comfortable on this particular issue what we would be looking for is a motion that capsulates the authorization to make the grass deposit, authorization for the district to execute this release so that JMT can pay the district for the amount of the geogrid material. We just got some of this material today including but not limited to comments to the second addendum to the contract about an hour before the board meeting so I haven't got a chance to really look at it in great detail but and I would like to get a board member designated to work with me on finalizing that and authorization for that material to stay onsite until they can secure a place to store that but no longer than the end of the project.

Mr. DelBene stated my only comment about the credit of the invoice is a credit of the invoice mutually agreeable invoice between the parties, not the invoice we just saw from JMT.

Ms. Kilinski stated understood. I did talk to their counsel about that yesterday and said my concerns when we saw the invoice is that there may be objection to some of the bills that have

been incurred by the district, we will not waive any rights to at least be able to dispute some of those charges.

Mr. Wing stated I will volunteer to work with Jennifer to finalize all that. They need to understand that material is sitting in a parking lot, we don't have the ability to protect it and if it walks it cannot be our responsibility.

Ms. Kilinski stated that is exactly what we discussed yesterday.

Ms. Burks asked how much longer do they have on the project?

Ms. Kilinski stated once we make the grass deposit, Steve and the contractor represented that it should be finished within three-weeks. I know there was some discussion yesterday about the contractor taking a position that if it continued to rain he may need to regrade and there would be additional costs and I said from the district's perspective the delay has not been caused because of the district. That is why I didn't want the release to run to anything besides the geogrid material. My hope is that it doesn't rain, we will get the deposit made tomorrow, get this release signed, get the project done. If something else happens we are not going to waive that right.

Mr. Vencil stated one of the takeaways from the last meeting was that I was going to confirm the debris has been removed. No such attempt has been made since our last meeting.

Mr. DelBene asked Steve, you haven't walked the pond banks yet regarding the actual quality of the sand, correct?

Mr. Collins stated no, we were waiting to make sure that the deposit is going to be released and we wanted to do it right before they plan to move forward with that. Also, they were looking for authorization from you for us to attend that walk through and we had provided you an estimate.

Mr. Vencil stated that was an email that went to me that said, let's do a walk through but no one has been to the site to remove anything since I have been out there and collected my bucket of exhibits we looked at last time. I'm not going to walk through a site that I already know needs to be cleaned up and I don't appreciate being asked to walk it when I know no one had been out there since I was out there and pointed out it was still an unacceptable amount of debris. It needs to be cleaned up before I'm asked to validate that it is clean again.

Mr. DelBene stated on the plus side the contamination survey came back clean.

Mr. Collins stated correct, Universal said they collected ten samples and they composited it into two samples, there were 13 tests on each of the two samples and they did find trace levels of various metals, but nothing was anywhere near the cleanup threshold and the fill was clean.

Mr. Wing stated when we talked about testing you gave us an estimate of \$400 or \$500 and it came to about \$2,300. How could you be so far off on your estimate?

Mr. Collins stated what I recall saying is that it was a balance on his hours for tests. I wasn't sure what we needed the tests for. It depended on what you wanted to test for and when I talked to the Universal Engineer scientists they said there are 13 basic things that they test for that are part of a STEP recommended sweep of contaminants. If you look at their estimate for contamination each of their samples was about \$550 for 13 tests on two sample and the rest was their time to collect the samples and process them.

Mr. Wing stated I'm disappointed that you didn't tell us the whole story or didn't realize how much it actually costs.

Mr. Collins stated I think there must have been a miscommunication because we thought we were doing you a service by not collecting the samples ourselves, which would have been much more expensive for us to do that.

Mr. DelBene stated I already emailed you on this issue, if there was a misunderstanding then Brian and I have the exact same misunderstanding. That means the misunderstanding happened between five different board members and yourself.

Mr. Collins stated it sounds like I shouldn't have told you anything and that is probably how I will proceed in the future, I will simply get quotes and give you the quote first.

Mr. DelBene stated I'm okay with Brian working with Jennifer on the release and settlement. I would like to see in the release that it is upon mutually agreeable invoice from JMT and the block billing currently in their invoice is not acceptable.

Ms. Kilinski stated we did talk about that yesterday.

Mr. Collins stated I have been working on that just a few hours before this meeting, the line item list with hours associated with that. I have been going through emails and I can change the descriptions to beef them up based upon what we did and I can provide a revised invoice that has hours associated with each charge and a longer description of what was done for these charges if that is what you would like us to do.

Mr. DelBene stated that is exactly what I would like to see. On top of it I want to make sure you are not billing us for reviewing bills. I don't want to see a charge for changing it from block billing to itemized billing. This needs to be cleared up this fiscal year. It is either current outstanding bills or cash to the district.

Ms. Burks stated if you are saying they should be finished in three weeks everything should be cleared up anyway.

Ms. Kilinski asked Steve, is that correct in terms of the timeline once they get the deposit?

Mr. Collins stated the last time I talked to the contractor he said that the sod contractor had been reaching out to him and still said they are ready to go. As far as I know that is still the case.

Mr. DelBene stated as of right now we can't approve the release because we haven't seen a final version of it but that is what Brian is tasked to do. Anything else that we currently have to vote on in regard to the \$18,000 and the engineer.

Mr. Collins stated I can provide a second invoice but I want to follow-up, I feel that you think there is an extra fee in here that a lot of our time charged has been related to the geogrid issue and I can show you that is not the case.

Mr. DelBene stated as soon as we get that invoice we will be able to evaluate it, we can't do that under the current invoice.

Mr. Collins stated there is \$25,000 related to the encroachment analysis that we provided to you at your request, \$5,000 for the weekly inspections we provided at your request, we can provide these.

Mr. DelBene stated the weekly inspections. How did we retain a Jacksonville based engineering firm and a Seminole County engineer is charging for travel?

Mr. Collins stated I was not aware that you didn't realize that we were based in Seminole County.

Mr. DelBene stated we didn't select the engineer we selected the firm. We want to know why we are being charged for Seminole County travel when we retained a local engineering firm.

Mr. Collins stated I'm not charging you mileage nor am I charging you my disappointing dinners I have when I go to your meetings.

Mr. DelBene stated it is the difference of 1 ½ hours of travel in each direction at an engineer rate versus no travel at a local rate.

Mr. Collins stated which is why when we did the inspections at your request that I sent a junior engineer and not myself.

Mr. DelBene stated I'm asking why are we sending an engineer from Seminole County or Central Florida when JMT has engineers locally?

Mr. Collins stated we do not have engineers in the Jacksonville office. We have a lot of staff that work on CDDs in our Tampa office and me and other engineers are in our Seminole County office.

Mr. DelBene asked is there anything else on the engineer's report?

Mr. Collins stated yes, we submitted the storm water inventory to Jim and I believe he forwarded that on to you. I just wanted you to know it was submitted and you now have it for review.

Mr. DelBene stated it is not on the agenda tonight, it is going to be on the agenda next month.

Mr. Wing stated you can sign off.

Mr. Collins left the telephone conference at this time.

Mr. DelBene asked what are the notice requirements in the contract, 30 or 60 days?

Ms. Kilinski stated probably 30 but you have to go out with an RFP.

Mr. Labanowski stated just make sure we get our credit.

FOURTH ORDER OF BUSINESS

Update Regarding Pond Bank Repairs

This item taken earlier in the meeting.

FIFTH ORDER OF BUSINESS

Update Regarding Stormwater System 20-Year Analysis Report

This item reported on earlier in the meeting.

SIXTH ORDER OF BUSINESS

Update Regarding Encroachment Matters

Mr. Oliver stated a couple of months ago 21 letters were sent to residents who appeared to be encroaching, some are confirmed as encroaching. There was generally a favorable responsive phone calls and emails with the residents we have not received back any of the signed releases. The letter essentially said the district is not going to make you remove any of these improvements, however, it has the right to do so if it needs to and also if you are going to add future improvements you should contact the district first to go through the process. They have not provided back to us any releases.

Mr. DelBene stated we did that for the purpose of notice.

Mr. Wing asked does it make any sense to send them a follow-up and say if you don't sign this, we could require you to make these changes?

Mr. Oliver stated the first paragraph in the letter said that the district is not going to remove any of your improvements, however if you sign this release this will not be held against you.

Mr. DelBene stated we are not going to survey each property, we gave notice to the homeowners, we have alleviated the district's burden.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-06 Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing for Adoption

Mr. Oliver stated Resolution 2022-06 approves the proposed fiscal year 2023 budget and sets the public hearing for August 9, 2022 at 6:30 p.m. in accordance with your regular meeting schedule.

Ms. Kilinski stated if you anticipate increasing assessments you have an option A and an option B.

Mr. Oliver stated all you are doing now is approving the budget to formally start the budget process required by Florida Statutes to approve a budget by June 15th each year then have a public hearing no sooner than 60 days after that. You are jump starting the process by doing this at your May meeting as you did last year. You can refine the budget at your June 14th meeting and after that meeting you will know what amounts to notice in preparation of your August 9th public hearing and adoption of the budget. Once the budget is adopted they will certify an assessment roll and send that to the tax collector and that will be on the property tax bills that go out November 1st.

The budget before you does not have a great difference in the expenditure side of the budget. On page 2 are the total expenditures you will see a reduction in expenditures from \$1.311 million to \$1.3 million, about an \$11,000 delta, they are actually going down. The biggest part of that is what we discussed earlier about the landscape contract. You budgeted \$350,000 for landscaping for fiscal year 2022 but after you went through contracting process shortly after we adopted the budget you got more favorable pricing, I think it came in about \$289,000, a significant savings. That is the biggest difference in the budget. You will have other line items that have slight increases and decreases. For instance in the administrative budget at the top, you just changed management companies and you will see that line drop from \$45,000 to \$43,000, you will

see the assessment roll drop from \$5,000 to \$4,800 and other increases most in the 5% to 6%. The biggest difference maker in this budget even though there is an \$11,000 difference in expenditures the one line I have plugged at zero right now is carry forward surplus. I always want to give you the worst-case scenario then the board can give us guidance of what you want to do with that. This district for the past four years has used carry forward surplus to balance the budget, however, also each year you have not executed the budget fully so you always have surplus. Unlike many state and federal budgets this is not a use it or lose it budget. Any savings you have by not fully executing the budget you retain as unassigned reserves and you can use that to fund the next year's budget, kind of a rainy-day fund. The budget you see now has about \$87,000 worth of carry forward surplus that would be the same assessment rate that you had for FY22. I didn't know what the board wanted to do with that. I wanted to give you the worst-case scenario upfront. You can make a decision tonight and go to the high side and then whittle that down at the June 14th meeting before you go out with mailed notice sometime in July in preparation for your August 19th hearing.

On MOTION by Mr. DelBene seconded by Ms. Burks with all in favor Resolution 2022-06 approving the proposed fiscal year 2023 budget at the higher amount and setting the public hearing of August 9, 2022 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Agreement with Rizzetta & Co. for District Management Services

Ms. Kilinski stated there are a couple small change we sent out fairly minimal.

Mr. DelBene stated I had a question with Kyle and I couldn't follow-up with him. I have never saw indemnification language included for intentional wrongful acts.

Ms. Kilinski stated no, that is the provision we were discussing yesterday about taking out.

Mr. DelBene stated that is an important term in the indemnification language.

Ms. Kilinski stated it is and I don't know that we would be covered from FIA's perspective on that. I don't know if they sent out the wrong version, but I don't think that is the right version we discussed yesterday. The exclusions we agreed to is, there will be a sub paragraph 8 that says, to the extent the district manager or his offices, partners, employees, contractors, subcontractors, invitees, representatives or agents are serving as a district employees, officers or agents pursuant to the terms and conditions or requirements of this contract, that is going to be an exclusion from any of the indemnification so basically, the district manager is acting as an officer it won't be

indemnified from any wrongful acts. The idea is to work with FIA we have been working with all the district management companies to make sure that the district's indemnification is reflective of the insurance endorsement that they are going to give for the district manager.

On MOTION by Mr. Wing seconded by Mr. DelBene with all in favor the agreement with Rizzetta & Co. was approved in substantial form as revised subject to final approval by the chair.

Mr. DelBene was authorized to work with staff to write a letter of whatever documentation is necessary to enable Rizzetta & Co. to open bank accounts.

NINTH ORDER OF BUSINESS

Discussion of Parking and Recreational Leagues

The following items were discussed with regard to parking issues caused by soccer practices: how to better manage the parking, coordination of both organizations as to times of practices, utilize both fields for practices, Pescara field not always useable, practice schedules from both organizations will be given to staff for approval prior to the start of the season, limit the number of teams practicing at one time,

TENTH ORDER OF BUSINESS

Discussion of Out of Service Elliptical Machine

Mr. Erickson stated the elliptical machine is back in service, the technician said there are other parts that are aging and he wouldn't be surprised if they went out sooner than later. We might get nicked and dined on that machine and because it is one of the originals it is my recommendation is to replace it.

Staff was directed to repair present elliptical until it no longer makes sense to repair it then replace it with a stepper.

ELEVENTH ORDER OF BUSINESS

Staff Reports (Part 2)

A. Attorney – (Presenter: Jennifer Kilinski)

1. Fee Letter

Ms. Kilinski stated in addition to the other items we discussed in the agenda package we have a proposed fee increase letter. This has come about in part because our fees haven't been

increased in quite a few years. We have hired a number of new attorneys so we have different categories of attorneys and a number of paralegals as well. You will see a fee proposal where we have junior associates, more senior associates, junior partners and senior partners billing rates. I understand any fee increase is not exciting to a district so I'm proposing to project that over a multi fiscal year period to get us closer to our current rates. This district is my lowest billing rate by far and we do get shopped with some frequency, but I know you have had a lot of issues pending and didn't want to increase rates until we had some of these matters behind us. My sincere hope is that by October 1, 2022 this pond bank project will be completed and you will be back to regular operational considerations.

Mr. DelBene asked what does the flat rate for meetings include?

Ms. Kilinski stated it is travel to and from the meeting, reviewing meeting minutes, doing agenda preparation, it is meeting specific work. Drafting an agreement for the agenda is different but for reviewing what is in the agenda and attending the meetings.

Mr. DelBene stated you heard my comment earlier about JMT and travel.

Ms. Kilinski stated yes, I plan to be here, having said that, we have opened Tampa offices and we are looking at opening a Jacksonville office. I actually have an offer out to an attorney that is relocating from Orlando to Jacksonville and would be in Jacksonville fulltime. Part of the meeting attendance is travel, I do live in Tallahassee primarily. Your meeting has typically been scheduled on days where I have other meetings in the area so the travel has been split between three or four districts. We can do without a flat fee for meeting attendance. There are only three districts we offer that to, usually it is a cost savings over the period of a year because as you are preparing for agendas, there are agenda calls, you can have just the meeting agenda materials to review, it usually comes out as a wash. I'm happy to drop that and just do an hourly charge if you prefer that.

Mr. DelBene stated no, the reason I'm bringing it up and it is not a knock against you or your services, after the issue with JMT and having to review the board minutes regardless if the fact that you were actually at the meeting, I'm trying to figure out the value of you being at the meeting if an issue arises if you have to review the minutes to begin with.

Ms. Kilinski stated we review the minutes for accuracy not in preparation for the board meeting but we review for accuracy because we have had minutes be used in litigation where the minutes are incorrect and they say this is what you said. If a recording goes wrong and you have

meeting minutes that are inappropriate or misrepresented then that would be a problem. A lot of districts do summary minutes, you have fully transcribed minutes.

Mr. DelBene stated the \$1,700 includes the services in reviewing those minutes or is that part of the actual billing?

Ms. Kilinski stated the flat fee includes reviewing minutes from the meeting and sometimes your minutes are 40 pages.

Mr. DelBene asked who transcribes our minutes?

Mr. Oliver stated we have a transcriptionist, we do it remotely.

Ms. Kilinski stated we can also keep what I call a dummy matter open where we can compare which one is more advantageous to you over a period of time. It is not meant to be a money maker it is meant to be something you can accurately predict every month.

Mr. DelBene stated I'm trying to figure out a way that we can offset the increase. I think it is a 13% increase across the board and at least some of us are trying to look at the budget. I'm trying to figure out a way that we can have cost savings to the district but not actually hurt the district.

Ms. Kilinski stated if you had good audio visual we can attend by phone. We do that with some meetings but it is usually people who have projector or Zoom set up where you can meaningfully engage in dialog. With Covid we found a lot of benefits to virtual attendance. There are probably a quarter of our meetings where we are able to do that successfully. If you have somebody that is local and this person relocates here and I can introduce you and if it is a good fit that would be a 10 minute drive that may be an option to cut down. There are so many issues that come up at meetings that you see how much I talk and I try to be a value and not being able to participate meaningfully in your meeting may slow down a process.

Ms. Burks stated when Rizzetta presented to us we were told that we were going to have a good Zoom that they could have a Zoom meeting set up.

Ms. Dobbins stated that is a possibility and we work with districts that have staff that sets that up. We are not preparing that for you automatically, that is something we can look into and staff can provide assistance with that onsite, but that is not something we would automatically provide.

Ms. Burks stated maybe it is my misunderstanding but that was one of the things I liked and I thought that was something that was going to be forthcoming for us.

Ms. Dobbins stated I clearly remember saying yes, we work with districts that do and Heritage Landing does provide something like that, but it took a long time for them to set that up. They had to get a sound engineer in, certain equipment but it is something the staff and district had to look into and it took time to work out the kinks.

Mr. DelBene asked is it possible for you to provide staff the cost that Heritage Landing went through so we can start to evaluate that as a board?

Ms. Dobbins stated yes.

Mr. Vencil stated I have a recording studio in my house and I can definitely help with this.

Ms. Dobbins stated I also want to point out that we provide summary minutes, we don't transcribe minutes in our firm. If you want to continue to do that we can sub it out but we provide summary minutes so what Jennifer is reviewing will be a fraction of what she has to look at going forward.

Mr. Wing stated I for one would like the full minutes, not summary.

Mr. Labanowski asked do you keep the recordings?

Ms. Dobbins stated yes, we record all our meetings. The attorney general said the minutes are just what they are, they are just actions of the board and I have been through some experience of litigation where they have taken verbatim minutes and pointed out as abuse in a case against a district and it is very uncomfortable. We are very careful to not put out there that someone is saying something that is not accurate. We try to keep it to the actions and basics of the meeting.

Mr. DelBene stated if you ever looked at our actual minutes, this is not transcribed minutes. They give block summaries of comments. This is not a transcript.

Mr. Oliver stated they are not intended to be.

Mr. Wing stated but you get a full flavor of the meeting opposed to very summarized minutes, like the HOA does that really doesn't tell you anything about a discussion.

On MOTION by Ms. Burks seconded by Mr. Wing with all in favor the request for a fee increase from KE Law Group to take place over multiple years was approved.
--

B. Manager – (Presenter: Jim Oliver)

1. Report on Number of Registered Voters 2,130

A copy of the letter from the supervisor of elections indicating there are 2,130 registered voters residing within the district was included in the agenda package.

C. Operation Manager – (Presenter: James Schieszer)

1. Memorandum

Mr. Schieszer stated vandalism is a big problem and it is ongoing, kids are jumping the fence and throwing furniture and umbrellas into the pool they broke the fan, they ride motorcycles jumping the berms, I don't know what we can do except broadcast it to everyone they need to keep an eye out, call the police, have a talk with your kids. They were throwing a football across the pool and their mothers were there. It is up to the parents to have a talk with their kids and let them understand they are paying the price of the damage. They trashed the bathrooms.

Mr. Hutchinson stated I will have some security proposals for the next meeting.

Mr. DelBene stated communication about community issues needs to go to all board members, not just the chair.

2. Trimac Proposal for Bales of Pine Straw

This item taken earlier in the meeting.

3. Trimac Proposal for Tree Trimming

This item taken earlier in the meeting.

D. Amenity Center Update (Presenter: Erick Hutchinson)

This item taken earlier in the meeting.

TWELFTH ORDER OF BUSINESS

Public Comments and Supervisors Requests

Ms. Randolph asked has someone checked out the bank and the washouts along South Sorrento Hills Road?

Mr. DelBene stated they haven't been walked again by the engineer and by Jeremy. There are two more inspections that are going to occur once we get the release finalized.

Ms. Randolph stated at the last meeting you mentioned getting no parking signs. Are they ordered, are they on hold, what's the story?

Mr. Wing stated we were supposed to get 15-minute parking.

Mr. Hutchinson stated we will deal with it.

A resident asked what sod are they using to repair my yard?

Mr. Labanowski stated the yards will be St. Augustine the banks will be Bahia.

I requested an item but it didn't make the agenda. The Pescara track we need to look at that whole area. We had numerous engineers look at it and nothing has been done with the drainage as well as some of the track itself. San Marino is the same way with the drainage and has been looked at by three engineers. We need to put it on the agenda to take action or no action. Also, the whole area down Verona was supposed to have been taken care of this past season and has not yet been done. We need pricing to seed it or whatever. If we can add those items to the agenda, I would appreciate it.

Mr. Schieszer stated I had a proposal from Trimac. You need to resod the park.

Mr. Wing stated we had a proposal from Duval to do that.

Mr. DelBene stated the problem with San Marino is that it doesn't drain. What is the proposal to fix the San Marino area?

Mr. Labanowski stated two engineers came back and said a drain line needs to be run and dumped into the main drain. We probably need a new quote for that work.

Mr. DelBene stated you are talking about vie or six years ago.

Mr. Labanowski stated we keep putting it off.

Mr. DelBene stated let's add this to the agenda so we have a reference invoice and maybe we can send that invoice to another engineering firm or contractor who can do the work. Jim, will you look for the invoice and see if we can identify the estimates for the San Marino project?

Mr. Oliver stated I will try to find them.

Mr. DelBene stated if a board member asks for something to be on the agenda, it does not require anyone's approval.

Mr. Oliver stated I don't recall it being requested.

Ms. Burks stated I wanted to ask a question about being on our own out here. Cars are parked all day every day on both sides of the road and you can't see if kids are running out. What are we going to do about that?

Mr. DelBene stated call the non-emergency sheriff's line. You are talking about county roads.

THIRTEENTH ORDER OF BUSINESS

Approval of Consent Agenda (Presenter: Jim Oliver)

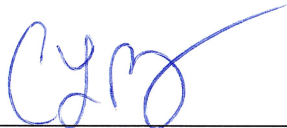
- A. Approval of Minutes of the March 8, 2022 Meeting and April 12, 2022 Special Meeting**
- B. Balance Sheet as of March 31, 2022 and Statement of Revenues & Expenditures for the Period Ending March 31, 2022; Month-to-Month Income Statement; Assessment Receipt Schedule**
- C. Approval of Check Register**

On MOTION by Mr. Labanowski seconded by Mr. Wing with all in favor the consent agenda items were approved.
--

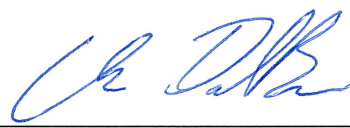
FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 14, 2022 at 6:30 p.m.

The meeting adjourned at 9:10 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman