

CDD Meeting Highlights

February 3, 2021

The official minutes will be posted on our website after they have been voted on and approved by the CDD Board.

Audience Comments:

Jim Estel addressed the Board with the ongoing paver issues at the front entrance.

Board Supervisor Requests and Walk on Items:

Ms. Edwards inquired about the CDD meeting time changes. Mr. Sailer reviewed the meeting times with the Board. No additional changes were made.

Consideration of ACPLM Change Order #1:

Ms. Dobson presented and reviewed ACPLM's Change Order #1. She stated that the change order is in the amount of \$5,673.00 due to the unforeseen number of damaged pavers. The Board of Supervisors approved ACPLM's Change Order #1 (\$5,673.00) with a deadline for Completion of March 1, 2021.

District Counsel's Report:

Mr. Vericker inquired with the new Board members if they had any questions on the packet that his office sent to them. There were no questions.

District Engineer:

Mr. Woodcock presented an update on the areas of erosion near Caliente Blvd. and Night Heron Drive. Ms. Dobson requested an animal trapper to review the areas with erosion near Caliente Blvd. and Night Heron Drive. The Board of Supervisors approved the animal trapper reviewing the areas with erosion.

Mr. Woodcock stated that Resilient Pavers, Site Masters, and Sun Pavers will be assessing the pool deck and campus pavers for repairs. Ms. Dobson noted that a section of pavers between the Fitness Center and the Lodge was removed from the assessments and proposals as it required emergency repairs. Mr. Woodcock informed the Board that Site Masters is in the process of repairing the pavers along with Red Tree Landscape addressing the tree roots and adding a root barrier.

Landscaping Report:

Mr. Lucadano presented his reports and updated the Board on the landscaping throughout the community. He mentioned that they had the second frost of the year. Discussion ensued regarding the mowing along Caliente Blvd. Ms. Dobson was directed to contact the developer of the new community and discuss the mowing from the entrance of the community to Ehren's Cutoff with emphasis on the responsibility of mowing the outbound lane right-of-way.

Discussion was held regarding the 2-year contract extension to also include the Night Heron Drive/Caliente Blvd. berm restoration and replanting of trees, plants, Bahia sod and irrigation repair at no charge to the District. The Board of Supervisors approved extending the RedTree Landscape contract for two years.

Lodge Manager's Report:

Ms. Edwards inquired about why the dog classes in the screened area are no longer. Ms. Dobson stated that the instructor left the area. Ms. Edwards also inquired about adding an agility instructor and course during the next Yappy Hour. Ms. Dobson confirmed that she would add the suggested activity to the upcoming event.

Ms. Dobson spoke about the new maintenance work order software that is currently being tested with the Maintenance team.

Ms. Dobson provided an update on the trial of Clean Republic's cleaning and sanitizing products.

Update on Dog Park Survey:

Ms. Dobson reviewed the votes with the Board. There was a total of 171 votes with 29 for and 142 against. The Board will no longer consider adding a Dog Park to WLP, this matter is closed.

Consideration of Proposals for Pool Resurfacing:

Ms. Dobson presented and reviewed the proposals for resurfacing and tiling of the pools. A discussion ensued. The Board would like the pool resurfacing and tiling to begin with the Lap Pool in the winter of 2021 and then transition to the Lagoon Pool. The project to be considered in July/August, with the work to begin in late December 2021 and/or January 2022. Ms. Dobson to communicate the resurfacing plan with the vendors. Ms. Dobson will obtain quotes to asphalt two sections of pavers at the front entrance of the community (1st sections of the inbound and outbound lanes). To also request a timeline and specifications for turning over the sections to Pasco County for paving.

Consideration of the Minutes of the Board of Supervisors' Meeting held on January 6, 2021:

The Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on January 6, 2021, as amended.

Consideration of the Operation & Maintenance Expenditures for December 2020:

The Board of Supervisors approved the Operation & Expenditures Report for December 2020 (\$153,994.08).

District Manager's Report:

Mr. Huber presented the Financial Statements for December 2020 and the Reserve Study Report.

Mr. Sailer requested the District Engineer's overages need to be monitored. Ms. Edwards discussed a Request for Qualifications for the District's engineering services.

Mr. Huber presented his report.

Budget Workshop:

The Board agreed on holding a budget workshop on April 15th at 9:30 a.m.

Supervisors Requests:

None put forth.

The next CDD Meeting is scheduled for Wed., March 3, 2021 at 6:30 p.m.