

## Summary Minutes for CDD Board Meeting 9/23/2020

3:30 pm via Zoom

*(post on website until official minutes are approved)*

*Attendees: Frank Ingrassia, Armand Houze, Tami Cashi, Lauren Kessler, Ernst Ruppert (of the CDD Board), Bob Nanni and Dave Wenck (of Inframark), Robert Dvorak (JMT Engineering), and several UP residents, including Ric Romanoff, and Loni Zeichner.*

Minutes of the August 26, 2020 meeting were approved, with a few clarifications; the Check Register and Invoices, and the Audit Proposal for FY2020 were similarly approved and accepted.

Engineer Robert Dvorak spoke about the swale drainage issues for the last house on Spring Marsh, next to the Cooper Creek gates. Robert has determined that a drain under the swale will resolve the problem, and estimated costs of about \$3,500 for construction, plus Engineering \$ time. As this swale is on HOA property, director Lauren, who is also the HOA President, related that the HOA Board had already approved a budget for this repair of \$5,000 which should more than cover the costs. The work will be done by our Engineer (who will bill us, then we will forward to HOA for reimbursement) and the construction will be done by Site Masters, who will bill HOA directly.

In addition, there were several swales that are slow in draining, and several sidewalk areas that have sunken and produce standing water when it rains. Robert Dvorak (Engineer) will be onsite and will walk through the property (separately) with Armand and Tami to identify the problem areas and solutions.

The Board ratified purchase of a new License Plate Reader at the Cooper Creek entrance, approved as an emergency expense by Mr. Nanni of Inframark on our behalf.

Bob Nanni then went through the open items Task List:

1. Parking Enforcement will continue to be carried until the HOA modifies their rules and bylaws to address parking in the streets of UP;
2. Community-wide Drainage is an ongoing task, using the Engineer's Priority list that David W. will continue to track;
3. A new Email system for the board to use (replacing Go Daddy) is under evaluation by staff and we should have recommendations from them soon;
4. Finalize Duval contracts – Attorney David is working on that now;
5. Pressure Cleaning the Sidewalks & Culverts, to include Rust stain removal, is being contracted for now, to be completed in time for the end of year holiday season.

Armand expressed some serious concerns about the quality of the workmanship of Duval lately, and their unresponsiveness personnel-wise. He raised the question of whether we should continue to move forward with the contracts or fall back to TLC or someone else. Frank expressed concern that the board must quickly reach a comfort level with Duval, best achieved by talking to senior management in Jacksonville. Lauren will arrange the call in a few weeks, and suggested that all board members submit questions that they wish Duval to answer, which will be compiled by Mr. Nanni and circulated as a complete set to the group. When the set of question is set, then Mr. Nanni and Armand will make the conference call to Duval and seek answers. Forwarding the questions to them in advance will make the answers more complete.

If the board is still reluctant to move forward after that call, then we will have to take quick steps to avoid non-support for these two important areas, to be discussed at the October Workshop.

Loni Zeichner noted that people are mowing their lawns and blowing the grass clippings into the storm drains and sewers on the block. Lauren will put a note in the next HOA newsletter warning that this will cause clogging and algae growth and harms the community.

Other routine business was also discussed.

The Board meeting was adjourned at 5:00 pm

Next Workshop is on 10/21 at 4:30 pm (via Zoom)

Next Board Meeting is on 10/28 at 4:30 pm (via Zoom)

Respectfully,

Frank J Ingrassia

UP CDD Chair 9/23/20