

Forest Creek CDD News of Note

August 9th, 2020

Fiscal Year 2020-2021 Budget

Next year's budget was adopted at the CDD August 4th meeting. There is no increase over last year's CDD non-ad valorem assessment. The adopted budget will be posted on the CDD's website.

Fiscal Year 2020-2021 CDD Meeting Schedule

Next year's CDD meeting schedule was approved at the CDD August 4th meeting and will be posted on the CDD's website.

Monthly Financial Statements

Monthly CDD Financial statements are now going to be posted on the CDD's website under Financial Documents.

Reserve Study

- The reserve study is accomplished every 2 or 3 years. The study is accomplished by Reserve Advisors, a certified engineering company and recommends the recurring annual contribution to the Reserve Fund for anticipated major repairs or replacement of CDD property. The study contains no funds and is completely separate from the Reserve Fund. Nothing lasts forever, the study covers the next 30 years and forecasts property will need to be replaced every so often thus the annual contributions will be made every year and is planned to avoid large assessment spikes. The most recent Reserve Study was completed in early 2019 however, the FY 2018-2019 recommended contribution was erroneously double counted in the study.
- The study assumed a Reserve Fund balance of \$186,873 on January 31st, 2019, which was the actual Reserve Fund balance on that date, a balance that already included the \$131,000 deposit which was made on December 31st, 2018.
- However, the study erroneously added the \$131,000 to the \$186,873 and thus the FY 2018-2019 anticipated year-end balance was incorrect, which affected all future-year anticipated/predicted balances also. Only a single \$131,000 contribution was made to the Reserve Fund as budgeted in FY 2018-2019.
- This Reserve Study error was discussed at the August CDD Board and it was decided not to have the vendor amend the study since another study is scheduled for early 2021.

Reserve Fund

- The Reserve Fund (technically part of the General Fund) was audited in the most recent audit, which is posted on the CDD's website [here](#), and no issues were found - **all Reserve Fund account money is accounted for**. The Reserve Fund balance, reported in the June 30th, 2020 unaudited Financial Statement was \$219,164.

Kayaks, Canoes and Boats storage at the main lake.

Watercraft stored at the Main lake must be registered with the Operations Manager and secured on the rack. If it will not fit on the rack, it cannot be stored on the grass and must be removed. Non-registered or unsecured watercraft are subject to removal and disposal.

US301 Entrance Monument Damage

Approximately 2:30 AM on July 29th, a vehicle being pursued by the police crashed into the east monument at the main entrance. An insurance claim has been submitted and several quotes are in process.

Club House

- Due to containing COVID-19 protocols, current Pool/SPA and Fitness Center days and hours will remain unchanged into Fiscal Year 2020-2021. Amenity operations will change when federal, state, local, and insurance company guidance allows.
 - Egis, the CDD Insurance Company issued COVID-19 guidance to CDDs for Phase 1, Phase 2 and Fitness Centers.
 - Reopening Phase 1: [Page 1](#), [Page 2](#), and [Page 3](#)
 - Phase 2 Guidelines: [Page 1](#)
 - Reopening Gyms and Fitness Center Considerations; [Page 1](#), [Page 2](#), [Page 3](#), [Page 4](#), [Page 5](#)
 - The guidance is for CDD staff to accomplish CDC cleaning and sanitization of CDD facilities.
- New plants were purchased for many of the clubhouse planters and an automatic drip system installed at the clubhouse. The Ladies Tea Group donated new pots and planters for the clubhouse entrance.
- The pool/SPA lightning detector has been permanently mounted on a sign which describes the alerts and directions to follow.
- The wifi coverage in the pool/spa area has been enhanced and has the same password as the clubhouse wifi.

Updated Forms

Three CDD forms have been updated for clarity and ease of use. All forms are posted on the CDD's website under [Community Documents](#).

- [Parking Lot Overnight Parking Permit Request Form](#)
- [Club House Amenities Access FOB Purchase Form](#)
- [Residential Vehicle Gate Access Windshield Tag Purchase Form](#)

Extreme Weather Response Plan

The plan was approved at the August 4th, 2020 CDD Board meeting. The plan details the roles and responsibilities of CDD staff before, during and after extreme weather events to protect CDD property and reduce liability risks to the CDD. The plan will be posted on the CDD's website.

Universal Four-Digit Gate Code

- Effective September 30th, 2020 the four-digit universal access code will be suspended. Widespread knowledge of the code outside of Forest Creek, inability to rapidly and securely distribute code changes, and excessive wear and tear on the call-box key pad were factors in this decision. Temporary signs have been posted at the call boxes and all entrance about the suspension.
- Residents are encouraged to use windshield tags for access and to make sure their contact phone number is accurate in the call box for visitors. Contact the Operations Manager by email (include your full name and phone number) to confirm your 3-digit gate call box code and the phone number it will call you for visitor access.
- Non-residents can gain entry by either using a resident's three digit code or by calling the operator at the gate call box. The three digit code for the operator is now posted at the call boxes.
- CDD and HOA vendors will be provides unique 4-digit codes for business hours access. Residential vendors serving a signifiant number of residents can request a unique business-hours code from the Operations Manager.
- Law Enforcement, Fire Department, First Responders and Manatee County personnel have 24/7 access at all entrances using government controlled access devices.

CDD Signage

- At the August CDD Meeting, the Board approved replacement of all street names signage which should start later in August or early September. The Reserve Study identified street name signs for recurring replacement thus the Reserve Fund will be used for this.
- No On Street Overnight Parking signs have been posted at each of the four entrances as a reminder.
- No overnight parking in parking lots without permit signs have been posted at the parking lots. Residents can request a permit for overnight parking in the parking lots via a form on the CDD's website [here](#).
- No loitering signs were posted at the clubhouse and main lake dock parking lots.
- Per CDD insurance company recommendations, wildlife hazards signs are being posted at CDD ponds. The signs are short and will be placed near the pond edge and should not be visible until the edge of most pond banks.

Communications

- Use the contact form process on the CDD's website [here](#) to send questions, suggestions, or comments to the Distract Manager that you want to be brought before the CDD Board for consideration.
- Do not reply to MailChimp email blasts as that account is only used to send emails and is not monitored.

- Note all electronic communication with the CDD is public. Communication using fictitious contact information or containing derogatory comments may be forward to Manatee County Sheriff's Office.
 - Per [FL Statute 838.021](#): "Whoever threatens unlawful harm to any public servant or to any other person with whose welfare the public servant is interested shall be guilty of a felony of the third degree, punishable as provided in s. [775.082](#), s. [775.083](#), or s. [775.084](#)."
- If you notice something that needs repaired, maintenance, or immediate attention, please contact the Operations Manger at 813-541-1276 or at forestcreekom@gmail.com.

Contact CDD Management if you have questions.

The past 20 CDD emails are available [HERE](#).

Thank you