

MINUTES OF MEETING

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT CONTINUED BOARD OF SUPERVISORS' MEETING

Wednesday, August 16, 2017 at 9:08 a.m.

Offices of Cassidy Homes

346 East Central Ave.

Winter Haven, FL 33880.

Board Members present at roll call:

Andrew Rhinehart	Board Member	
Lauren Schwenk	Board Member	
Scott Shapiro	Board Member	
Rennie Heath	Board Member	
Joel Adams	Board Member	(via phone)

Also Present:

Jane Gaarlandt	Fishkind & Associates, Inc.	
William Viasalyers	Fishkind & Associates, Inc.	
Roy Van Wyk	Hopping Green & Sams, P.A.	(via phone)
Bob Gang	Greenburg Traurig	(via phone)
Todd Amaden	District Engineer	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order. The Board Members and staff in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There are no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of Bids for Phases 4B and 4C Construction Services

Mr. Amaden provided summary sheets as well as a suggested points schedule to the Board members and explained that he prepared a bid comparison and found all three bidders qualified, responsive, and equal in most categories. He noted that it came down to price and prorated the points for price based on the final numbers. Mr. Amaden noted that Tucker Paving was the most responsive bidder, they had the best price and their bid

seems to properly cover the plan and recommended awarding the Construction Contract to Tucker Paving. Mr. Van Wyk asked about the issue related to the fill and Mr. Amaden explained that each bidder had a different number for fill dirt. He discussed with the Engineer, the ability to raise or lower the pads if there was too much export or too much import and Tucker Paving had an export but noted it is a lump sum bid and it is their price to perform the work as represented on those plans. Mr. Heath noted that the spreadsheet shows that Tucker does not have any import or export and neither does RIPA. RIPA said that if the site is lowered 10" then they can make the site balance without import but they had import but did not give him an import number. Mr. Amaden left those as zero to be a similar comparison. Tucker said that there was export but they were not charging the District to export the fill off the site. Mr. Van Wyk requested a motion to accept the proposed rankings of the District Engineer with Tucker Paving receiving 100 points, RIPA & Associates receiving 95 points, and Central Site Development receiving 94 points.

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, the Board Accepted the Proposed Rankings of the District Engineer and authorized staff to enter into an agreement with Tucker Paving, Inc..

Mr. Van Wyk will send the Notice of Intent to Award to Tucker Paving today and then the District will wait for the 72-hour appeal period to run.

FOURTH ORDER OF BUSINESS

Consideration of Additional Security Measures at Pool Area

Ms. Gaarlandt noted that First Coast Security is the same company that is being used at Highlands and Lock Down Security Group is a business belonging to a resident of Highland Meadows II. Ms. Gaarlandt noted that the contact person for First Coast Security is a resident of Ayersworth in Highlands CDD and the District has had good experience with having a resident providing security because they patrol much more outside the assigned hours and they have a personal interest in the security for that District. Lock Down Security is charging \$15.00/hour for unarmed and \$20/hour for armed security. Mr. Shapiro recommended not using armed security and asked that District staff confirm that they are licensed and insured. Mr. Heath asked if this is in the budget and Ms. Gaarlandt responded that it is not in the budget for the current year but the District has \$12,000.00 in the budget for security for the upcoming year. Mr. Shapiro suggested starting the security now and prorating the amount for the next 45 days until the start of the new Fiscal Year. A discussion took place about a not-to-exceed amount of \$1,000.00 per month and the time of Security including alternating the hours of security each week.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board approved a proposal from _____ the Additional Security Measures at the Pool Area for a not-to-exceed amount of \$1,000.00 per month.

FIFTH ORDER OF BUSINESS

Staff Reports

District Counsel – Mr. Van Wyk asked Ms. Gaarlandt to send the proposal so he can draft an agreement.

District Engineer – No Report

District Manager – Ms. Gaarlandt explained that Ms. Stocksick confiscated a keycard that a resident had given to a non-resident to use. According to the current policies the Board can confiscate the keycard, restrict their use of the Amenity, Suspend, or Terminate their use of the Amenity facilities. Mr. Heath suggested suspending the residents Amenity privileges for 30 days and recommend that the second offense result in termination of privileges. Mr. Adams requested that District staff get more detail about the incident before the Board starts restricting access. Ms. Gaarlandt said that the resident has not had her card for several weeks because Ms. Stocksick has been holding on to it and waiting for the Board's decision. Ms. Gaarlandt explained that the resident gave her key card to a non-resident so she could take her own children to the pool. The current rules state that privileges at the Amenity Facilities can be subject to suspension or termination by the Board of Supervisors if a patron permits unauthorized use of a keycard and to allow use of it to a non-patron is unauthorized use. Mr. Heath requested a 30 days suspension dating back to the confiscation of the card.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Board approved a 30-Day Suspension of the Amenity Facilities for the Resident who violated the Amenity Policy by Permitting Unauthorized use of the key card.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no Supervisor requests.

SEVENTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

ON MOTION by Mr. Heath, seconded by Mr. Shapiro, with all in favor, the Board of Supervisor's for Highland Meadows II Community Development District adjourned the August 16, 2017 Board of Supervisors' Meeting.


Secretary / Assistant Secretary


Chairman / Vice Chairman