

**MINUTES OF MEETING
TURTLE RUN
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Turtle Run Community Development District was held on Monday, July 29, 2024, at 6:00 p.m. at the Coral Bay Recreation Center, 3101 South Bay Drive, Margate, Florida.

Present and constituting a quorum:

Skip Carney	Chairman
Zaida Karnegis	Vice Chairman (via telecommunication)
Lance Morgan	Assistant Secretary (via telecommunication)
Barry Winfree	Assistant Secretary
Rob Shipe	Assistant Secretary

Also present were:

Julio Padilla	District Manager
Michael Pawelczyk	District Counsel
Pat Szozda	Governmental Management Services
Patrick Burgess	GMS (via telecommunication)
Kyle Whitmire	Flock Safety
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Carney called the meeting to order, and Mr. Padilla called the roll.

SECOND ORDER OF BUSINESS

Moment of Silence

Mr. Carney led a moment of silence.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Carney led the Pledge of Allegiance.

FOURTH ORDER OF BUSINESS

Good News

Mr. Carney: Does anybody have any good news? It was nice to have natural water to water everything. Everything looks beautiful. Pat, you are looking awful good this month.

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FIFTH ORDER OF BUSINESS **Public Comment**

Mr. Carney: Public comments, Debbie, do you have anything?

Ms. Devlin: No.

Mr. Carney: Thank you for being here. We appreciate that. Ken?

Mr. Ken: No sir, I am good.

Mr. Carney: Thank you also. Victoria?

Ms. Pruitt: I have a question. Last meeting it was discussed about cameras for the area so I was wondering if there is someone that can make sure that those cameras won't be obsolete within a couple of years and that that they are updated and that there is something in the contract that says that if they have to be changed because of upgrades and updates that there is a discount or something.

Mr. Carney: You have a very good point because our roundabout camera has always been an issue. As far as Flock I am not really sure how all that works. We are in the very pre-planning stages of that, so we haven't gotten that far yet. Just real quick. I am trying to talk with the City to see if we can partner up with them because they use them at every entrance and every exit in Coral Springs. I talked to one of the law enforcement guys over there. They have them everywhere. I think they should put them in Turtle Run too.

Mr. Shipe: I have seen a lot of them since that presentation. I have started to notice them on the streets of Coral Springs.

Mr. Carney: I was told every exit and every entrance.

Mr. Winfree: Into or out of the city, not every development.

Mr. Pawelczyk: I have a District in Palm Beach Gardens and they are putting them at the entrance to the District or somewhere in the District right-of-way. That is in the preliminary stages as well, but the CDD is not going to have to pay for it.

Mr. Carney: That is what I am going to try to do. Instead of just writing a check we are going to see what we can do. Victoria, thank you, and thanks for being here. We appreciate that.

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SIXTH ORDER OF BUSINESS Presentation

Mr. Carney: I have here presentation, what is that?

Mr. Padilla: No presentation.

Mr. Carney: Ok, thank you.

**SEVENTH ORDER OF BUSINESS Approval of the Minutes of the
May 20, 2024 and June 24, 2024
Meetings**

Mr. Carney: We have the approval of the minutes. I have been told by Mr. Winfree that we have already approved the May 20th meeting minutes. If anybody would find that Barry would. We need to approve the June 24, 2024 meeting minutes. Can I motion to approve, please?

On MOTION by Mr. Winfree seconded by Mr. Shipe with all in favor, the Minutes of the June 24, 2024 Meeting were approved.

**EIGHTH ORDER OF BUSINESS Public Hearing to Adopt the
Fiscal Year 2025 Budget**

A. Motion to Open the Public Hearing

Mr. Carney: Number 8 on the agenda is the public hearing to adopt the fiscal year 2025 budget. That is on page 86. We need a motion to open the public hearing.

On MOTION by Mr. Winfree seconded by Mr. Shipe with all in favor, the public hearing was opened.

B. Public Comment and Discussion

Mr. Carney: The next step is public comment and discussion. Anybody is welcome to chime in on that, but the budget is a flat budget. There are no increases moving into 2025 just mainly moving some of the numbers around to take care of the lines but for the most part it is pretty much a status quo.

A resident: Can that be public on the website?

Mr. Pawelczyk: The proposed budget is already there.

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Mr. Carney: Can you check that Julio and make sure it is on the website? Once it is proposed and once we agree to it then it will be in as the actual budget, right?

Mr. Pawelczyk: Yes, they replace that one with a final budget. They are required to put it on the website.

Mr. Carney: The total dollar amount is pretty much the same.

Mr. Padilla: The proposed budget is on the website. It is under financials.

C. Consideration of Resolution #2024-06 Annual Appropriation Resolution

Mr. Carney: Consideration of Resolution #2024-06 Annual Appropriation Resolution. Julio, do we need a motion to approve that?

Mr. Padilla: Yes.

Mr. Carney: Hopefully everybody had a chance to read that. It was on your iPads and in your emails. So, what we are doing is approving Resolution #2024-06.

On MOTION by Mr. Shipe seconded by Mr. Winfree with all in favor, Resolution #2024-06 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2024-07 Levy of NonAd Valorem Assessments

Mr. Carney: Consideration of Resolution #2024-07 which is the levy of the Non-Ad Valorem Assessments. Hope you all had a chance to look at it. If so I would like to have a motion to approve.

On MOTION by Mr. Winfree seconded by Mr. Shipe with all in favor, Resolution #2024-07 Levy of NonAd Valorem Assessments was approved.

Mr. Carney: Ok, so we are all set on the fiscal year 2025 budget.

E. Motion to Close the Public Hearing

Mr. Carney: Now we need a motion to close the public hearing.

On MOTION by Mr. Shipe seconded by Mr. Winfree with all in favor, the public hearing was closed.

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NINTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2024-08 Electing Sharyn Henning as Assistant Treasurer

Mr. Carney: Consideration of Resolution #2024-08 Electing Sharyn Henning as Assistant Treasurer. I am going to let Julio explain that to everyone. He explained it to me earlier today, so you have clarification on why we are approving an Assistant Treasurer.

Mr. Padilla: Sharyn Henning is a District accountant. She has been with GMS since the beginning of GMS – South Florida. She will be assisting Patti Powers. She is the current Treasurer. She has pretty much all of the Districts that we manage so it is just for additional administrative assistance.

Mr. Shipe: Are we hiring her?

Mr. Pawelczyk: We elected our officers, Chair, Vice Chair, Secretary, and then like Julio is an Assistant Secretary, Rich Hans I think is the Secretary, Patti Powers is the Treasurer and that is under your current officer slate. You are just adding Sharyn as an Assistant Treasurer with GMS at no cost. GMS has done this in many Districts that I work with Sharyn being added. I think she does a lot of your stuff anyway right?

Mr. Padilla: Yes.

Mr. Pawelczyk: If there are no further questions a motion to adopt the resolution would be in order.

On MOTION by Mr. Shipe seconded by Mr. Winfree with all in favor, Resolution #2024-08 Electing Sharyn Henning as Assistant Treasurer was approved.

B. Resolution #2024-09 Certificate of Completion for 2017 Project

Mr. Carney: The next item is consideration of Resolution #2024-09 Certificate of Completion for 2017 Project. I think Julio I am going to have you speak on that a little bit, please.

Mr. Padilla: This is the engineer's certification that the 2017 project bond has been completed. We just need a resolution for the Board to accept it.

Mr. Shipe: Completed like we have received all the money?

Mr. Winfree: What does completed mean?

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Mr. Padilla: On their report that just says that everything was completed according to the bond requirements.

Mr. Pawelczyk: Based on the available monies you have exhausted; the project has been deemed complete by the engineer based on the money you had available for that project.

Mr. Carney: There were questions there for awhile about certain projects that we didn't finish so we had to go back.

Mr. Pawelczyk: Couldn't finish them.

Mr. Carney: Couldn't finish them because we didn't have the money.

Mr. Padilla: It says that the District issued a \$3,505,000 special bond Series 2017-1 and it is a \$4,040,000 special assessment bond Series 2017-2.

Mr. Carney: In other words, the bond is basically closed. Not to say we don't have to pay for it, but it is closed.

Mr. Pawelczyk: There was one project basically, a 2017 project but paid with two series of bonds. One of them I believe was a taxable bond. Two series of bonds were issued at the same time for different purposes. Does anybody in the public have any questions?

Mr. Shipe: These bonds run through 2042 I think?

Mr. Padilla: May 1, 2047.

Mr. Pawelczyk: I don't recall what the rate on those bonds were. Just remember in 2027 there may be an opportunity to refinance those bonds. If we got those bonds at 7%.

Mr. Carney: They were around 4%.

Mr. Pawelczyk: Oh 4%. Right now you can't refinance it because you are only going to get 4% maybe if you are lucky 4.5%. You never know what is going to happen in 2027. When that comes up you can ask about it, but I can assure you that your underwriter is always monitoring this because they have an opportunity if you refinance it. Just like your mortgage broker does, they have an opportunity to refinance and make money so they will come and make sure if there is a chance that the District can save some assessment revenue and they will bring that to your attention. We will bring it back in 2026/ 2027.

Mr. Shipe: On your tax bill we don't actually see it?

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Mr. Pawelczyk: On the tax bill it is just going to have one assessment amount. What this resolution does, if someone wanted to pay it off, they have the opportunity to come in and pay off that assessment. To me, it is a financial decision but if I lived in Turtle Run unless I planned on living there until 2047 there is no way I would do that.

Mr. Carney: It doesn't make any sense.

Mr. Pawelczyk: Some people kind of like to get it off the books. A lot of times you will see this in commercial properties. Commercial properties can come in and say ok we are going to pay off that portion of the bond that we owe. This gives them the opportunity if they want to. Chances are they will not, but the opportunity is there.

Mr. Carney: I am going to need a motion to pay off Resolution #2024-09.

On MOTION by Mr. Winfree seconded by Mr. Shipe with all in favor, Resolution #2024-09 Certificate of Completion for 2017 Project was approved.

C. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2024

Mr. Carney: I will let Julio speak on this engagement letter with Grau & Associates to perform the audit for the fiscal year ending September 30, 2024.

Mr. Padilla: We will need a motion to approve the engagement letter with Grau & Associates to perform the audit. Grau & Associates is the auditor the District selected for the next three years. We can always go back and select others, but we just went through the selection process, and this is their letter of engagement.

Mr. Carney: They have been with us a long time.

Mr. Padilla: Yes they have and plenty of other Districts that we manage.

Mr. Carney: Ok, so we will need a motion to approve.

On MOTION by Mr. Winfree seconded by Mr. Shipe with all in favor, the Engagement Letter with Grau & Associates to

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perform the audit for Fiscal Year Ending September 30, 2024 was approved.

Mr. Winfree: I think I read in there somewhere that there is an automatic extension.

Mr. Pawelczyk: You have the opportunity to continue with Grau & Associates for at least 5 years if you want to. Grau had included pricing for nine years. I don't personally know but before it was 5 years you couldn't go beyond 5 years. If it has changed then we can go nine years, but I think it is five years. The pricing as you can see in there is pretty favorable for an audit. I think it is \$3,800 this year, it is pretty reasonable. Every year an auditor has to come back to you with an engagement letter. We can go through the audit selection process at any time and select a new auditor if you want to. You will have that option next year. You can either accept the engagement letter or you can go through the audit selection process again. That will be your choice. I know you have had Grau for a long time.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- 1) Special Duty Agreement with Coconut Creek Police Department**
- 2) Memorandum – 2024 Legislative Update**

Mr. Pawelczyk: I don't know if we need this anymore if we are not going to have meetings in Coconut Creek and require an off-duty detail officer. You guys can tell me that if you want to, but we haven't met there in probably a year.

Mr. Carney: I don't see anything happening in the near future if that answers your question.

Mr. Pawelczyk: Just so you know I spoke with the police legal advisor on their special duty agreement and there was a clause in there about indemnification and this would require, their provision requires the CDD to indemnify and hold harmless the City of Coconut Creek for any and all liability related to any acts of negligence or negligent omissions concerning the services requested by the CDD. Basically, if we have a Margate officer out there now, who is negligent in his duties, if there is some sort of negligence out there observing us at our meetings and somebody sues the city they are going to sue as well, and we could be responsible for that even though we are hiring somebody that supposedly has the professional capability to not be negligent in the

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services they provide. Typically, for instance, if we hire a contractor, that contractor is liable for that contractor's acts and negligence. We don't indemnify for that. Basically, Coconut Creek won't accept responsibility for their special duty detail officers in some regards. It kind of implies that if we ask him to do something and then he is negligent, he or she, the CDD could be liable. I am not in favor of the provision obviously, but it was the best that we could negotiate with them. I told her I would bring it back to you all.

Mr. Winfree: This is just an addendum I take it. This isn't the whole agreement, right?

Mr. Pawelczyk: You already approved the whole agreement a year ago. We kept following up on it because we couldn't get a response from them. Then having spoken to Julio after I finally did get a response, I said we would just bring it back to the Board in case you wanted to go forward. There is no reason to do anything now but if we do need to enter into an agreement with them this provision is going to be there if we go to Coconut Creek, and we have to hire them for off-duty services at our meetings. The risk is very low out there. It is not like they are patrolling or anything.

Mr. Carney: Your recommendation is?

Mr. Pawelczyk: Well it is up to you. We can approve the agreement, but I don't know why we would want to approve an agreement if we are not going to use it. That was my thought process. Maybe we just keep it in the back of our pocket if we need it. I will communicate with her. We have a good relationship.

Mr. Winfree: Basically, put it on hold.

Mr. Pawelczyk: Like I said, if we need it and that is the way I would respond to her that if we do need it we understand that provision would have to be included. The only other thing I have is we had our very exciting legislative update. I am going to touch on these really quickly because there are about eight of them. The first one is probably the one that really is going to affect, not affect the District but gives us something else to do that adds to the bureaucracy of our little local government. You see in there that there are some term limits referenced. Those don't apply to CDDs. They apply to other special Districts like the hospital district, and water management districts. If you look at the second part, which is performance, measures, and standards I believe that Julio's office is going to be bringing a resolution forward before October to approve certain

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performance standards and measures. I don't know if you started working on that for this District but that is something that is supposed to be in place by October 1st of 2024. I think you can probably look for that. Performance, measures, and standards could be, we are going to have at least six meetings a year. We are going to make sure we promote the meetings through more than newspaper advertisement in other words it is on the website and then we have some signage out there that we use to promote our meetings. Then you are supposed to check that box at the end of the year to determine whether or not you are meeting the standard. Yours since you have so much to maintain which we kind of already have that with the thing that Barry worked on with the maintenance standards and whatnot that you could incorporate something like that into your performance standards if you want to. That is something that Julio has to work with you all on.

Mr. Winfree: This should be something easy to do in three or four slides.

Mr. Pawelczyk: Yes it should be easy to do. For instance, I have other Districts where I have been asked to review those. I said I can't review your performance standards. I will review them for legal form, but it is not for me to come up with. This is something that the manager is going to recommend with Board input to come up with. I think that is something that you are going to bring back to the next meeting Julio just to get started on that. There is no penalty if we don't have it by October 1st, but we still want to comply with the state requirements, so we don't get a bunch of letters saying you haven't complied.

Mr. Carney: Julio you are on this one?

Mr. Padilla: I will be.

Mr. Pawelczyk: Turtle Run is not the only one that has to do it. All 100 plus Districts have to do this. I am sure they will have a template that they can start with.

Mr. Winfree: There are a few out there that already have it. I looked and there are some that already have their goals and objectives and their metrics already out there.

Mr. Pawelczyk: The way I kind of look at it, not from the legal side is I think you want to start with something and build upon it. You don't want to try to do the whole thing the first year, but I think you want to reasonably start with the performance standard and then build upon that as you go forward. That is really the only one that we have that is of

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particular significance. Number 2 indicates that cities and CDDs for instance cannot impose requirements on contractors to give the contractors' employees water breaks, to build that into their contract. I think a lot of cities were trying to protect the employees of landscape contractors for instance. There are already state standards for that so the state came back and said you can't do that. You can't build those into your contract. There are already state standards for that, and contractors have to follow those standards. You can't impose additional requirements on the contract. Again, it is not going to affect us because we are not going to build those into our contracts anyway. The third one again this isn't going to affect us either. As you can see it raises certain limits under the consultants competitive negotiation act. If we were to do a project again and we were to hire an engineer or an architect, let's say we were going to build a clubhouse and that clubhouse was \$4,000,000, well under the previous law we would have to hire that architect going through this CCNA process on a continuing basis or per project cost. Now it is \$7,500,000. In other words, they relaxed the standards for cities and states because of the inflationary costs that have occurred since the last uptick I guess. Again, that is not going to impact any of my Districts. The next deals with HOAs. I am not going to comment on it because I am not an HOA lawyer. I only included that in there because I think you all would be interested in that. Some of you have been active in your HOAs. I know we have had questions about Associations in this meeting that we kind of refer to either HOA counsel or the HOA itself but this deals with record retention and the posting of the Declaration of Covenants and the ability to make those available for people. The next one deals with educational requirements for community association managers or CAMS and HOA directors. That is something again that might have some interest to people who are either involved in HOAs or just want to know what their HOA is doing. The next one number 6 I only put it in there, thank goodness I don't think Turtle Run has a problem with squatters. It has been so active in the news. There is nothing the CDD can do about squatters but this legislation at least kind of points people in the right direction. It makes it easier for a homeowner to get a squatter out of their house. You probably saw it on the news about a month ago. The Governor passed that. It is effective July 1st. I only put it in there because it is of interest. It was of interest to me. If your community has a squatter problem it is easier at least you can refer the owner to this statute or tell them they have

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relaxed the standards. The next one does not impact us so much, but it does amend the statute defining registered mail to broaden the range of acceptable delivery. I am not going to bring this up but could impact us. There are certain statutes that require us to serve people by registered mail. You all will never have to do it but sometimes Julio and I do. This just makes it easier to do so. The next one again doesn't impact you so much but some of my Districts have clubhouses and recreational areas where they will allow people to which even Turtle Run Park does but it is not our responsibility to put up bounce houses and do events in their communities. If we were to do that or other Districts this deals with the release of balloons because they litter and kill animals. It does remove the exemption for biodegradable by Fish and Wildlife. It is more or less a litter issue. I just put that in there because I have communities that have that. Does anybody have any questions?

Mr. Winfree: The biggest one for the HOA is that 12.03. There is a lot of stuff in there that has to be done by October and a lot more that has to be done by January 1st.

Mr. Pawelczyk: If anybody has an interest in this or you need to pull the statute look at the first one Chapter 2024-136 laws of Florida. You can google that, it is going to pop right up. Certainly, if you can't find it and you want it I will send it to you. GMS also has a copy of all the bills themselves. If you want a PDF of that they can send it right to you.

Mr. Winfree: Like 12.03 you go right online and get the bill itself which shows you all the strikeouts.

Mr. Pawelczyk: It shows the changes. That is what we have, and we instruct the District manager not to include that in the agenda package because 99% of the people are not going to look at it. It is a waste of paper. It is a waste of space, but we always indicate if you want copies of it, Julio or I can email it to you. That is all I have. Sorry about the long report. I do want to mention one other one. Are there any gated communities in Turtle Run? None of them have gates?

Mr. Carney: A couple.

Mr. Pawelczyk: We also did a memo we distributed to our clients, and this is one of them, Coral Bay where Broward County enacted a gate access requirement in connection with the fire prevention code that is going to cost Districts more money.

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Basically, all new and existing automatic entry gates and commercial and multi-family communities must be equipped with universal access systems approved by the fire prevention subcommittee of the Fire Chiefs Association of Broward County. It says gate installation is granted a period of one year to comply. That is just an FYI.

Mr. Winfree: Most of ours have them already.

Mr. Pawelczyk: Barry I don't care if they do or not because it doesn't impact the CDD, but I am just mentioning it if you are a Broward County district. If you want that I have an extra copy here if someone does want it or we can send it to you. That is all I have.

Mr. Carney: Ok, thank you very much.

B. Engineer

1) Update of Tortoise Way Retaining Wall

Mr. Carney: Engineer's report, who is going to speak on that?

Mr. Szozda: Just briefly, the retaining wall we put in on Tortoise is complete and it has passed everything as far as the requirements through the city. That wall is finished. Has everybody seen it?

Mr. Shipe: There are some pictures in here. It looks nice.

Mr. Szozda: They did a nice job. The sod is finished also. Everything looks back to normal back there.

Mr. Winfree: The pipe that was sticking out three feet is gone too.

Mr. Szozda: Actually, we added irrigation on the backside of that too. It will be maintained.

Mr. Carney: Anything else for engineering?

Mr. Burgess: That was all.

C. Field Manager

1) Field Report

2) Annual Maintenance Plan

Mr. Szozda: I have a few things right off the bat. Eagle Painting finished up 41st. They did the exterior and interior walls there. They painted the interior side of that wall.

Mr. Carney: Which one are you referring to?

Mr. Szozda: On 41st. They pressure cleaned the exterior of the brick and they painted the interior. I know Ms. Martinez, there are three houses in the interior there.

Mr. Shipe: How often should the interior of those walls be painted? Five years?

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Mr. Szozda: Maybe five years. Because they screwed up a little bit, we got the wall on the other side of the street pressure cleaned too because they didn't follow instructions. That worked out well for us. The Sample Road fountain is repaired. We put a new motor on the exterior ring and replaced a GFI there. That is taken care of. We had Works Irrigation come out and replace three nodes on Terrapin. Everything seems to be functioning normally. I will let Patrick pick it up from here because we got a proposal to replace the rest of them also.

Mr. Burgess: Basically, Works, the company that did the three nodes out there they are proposing \$1,075 per node to remove it and connect it back to the irrigation system. It would not be relying on the nodes any longer. We haven't gotten pricing from BrightView or anything, but we use Works at another property, and they do great work.

Mr. Carney: Just to keep up to speed with what Patrick is talking about. We had those battery-operated nodes out there. When the battery dies we never know when they are going to go out. They are changing those nodes to electrical, right Patrick?

Mr. Burgess: Yes. What they do is they don't rewire it at the time. They just put the node on it. It has its own timer and then it runs it with the system and once the battery dies it doesn't work with the entire system.

Mr. Carney: That would be the first step to our irrigation problem. That takes care of what we need.

Mr. Szozda: That would solve a lot of it.

Mr. Carney: The batteries die, and we don't know they are dead and all of a sudden the irrigation dies off on us.

Mr. Burgess: Randy at Works said if you are redoing the entire system in Turtle Run you are going to be upwards.

Mr. Carney: He was saying it doesn't make any sense.

Mr. Burgess: As long as you can rewire it then you are getting the system back on.

Mr. Carney: That is good. Good find.

Mr. Burgess: A real good company.

Mr. Szozda: All the monuments have the turtle silhouette installed. I think we installed a dozen of them. If you want to take a look at that at your leisure. Lance and I

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went out with BrightView. We added 95 plants to the preserve, all-natural stuff. It was palmettos, coffee plants, and ferns.

Mr. Carney: That is the natural preserve on Turtle Run Boulevard.

Mr. Szozda: It is everything that grows naturally in the preserve. We didn't add anything else to that. The coleus has been planted at all the monuments. The final thing I have is we had lightning strikes out there last week and Barry brought it to my attention and Skip brought it to my attention. We had our electrician go out there and he had to replace upwards of 40 fuses in the system. It wasn't tremendously expensive but what he did point out is there is no surge protector on any of that equipment. We avoided major damage, but the next project and he hasn't gotten me a proposal on it yet. We have three locations where we have boxes where surge protectors are installed in all those. I don't know why they weren't originally, but it would save a pretty big disaster out there.

Mr. Carney: Does that really protect from a real lightning strike?

Mr. Szozda: Not if it is a direct strike no. If it is in the vicinity it could.

Mr. Carney: Ok.

Mr. Szozda: That is everything that I have.

Mr. Winfree: One thing when we did the tour last was Wiles and Creekside. Did you come up with a proposal yet to put the irrigation?

Mr. Szozda: He is still working on that.

Mr. Winfree: If you notice that area up there has no irrigation, that is why it looks so bad. We need to get something in that corner.

Mr. Carney: I want to mention that, and we have been talking about it for a long time, Pat and Patrick have been working with the city, and the city finally repaired those sidewalks out there because of your due diligence constantly calling in. I don't know who else had their hands in it but thank you to everybody. It is too easy just to write a check. It looks good.

Mr. Burgess: The fish stocking that we talked about. We met with Steve with Solitude. He is their senior biologist I believe. He recommended the only fish that would benefit in the lakes would be gambusia. It is a mosquito fish. They are proposing \$6,500 to install a quantity of 46,000 of those fish in all 14 lakes and basically spreading them out depending on the acreage in each lake.

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Mr. Carney: What does it do?

Mr. Burgess: It is a mosquito fish, so they eat the mosquitoes in the lakes. That is the only fish that he recommends putting in there that would be of any purpose to the community.

Mr. Winfree: What is the probability of them staying in those lakes?

Mr. Burgess: The lakes are all interconnected and runoff.

Mr. Winfree: Run all the way down through here.

Mr. Burgess: I am sure they don't just start running away right away. That was the only one we reviewed the entire property with him. I just wanted to bring that back to you guys.

Mr. Carney: Something to think about. The PetSmart median looks good Pat.

Mr. Szozda: Yes that came out really good. That was simple. Rob I think brought that up. It is really not necessarily on our property, but it was minor.

Mr. Carney: It is a reflection just like the businesses are a reflection on us. I did a drive-through with Clarence and I think we are all on the same page there. The entrance features at Sample Road I am not going to say they look great, but you are doing a good job keeping them looking nice. I know we don't have any water features and all that stuff. There is still a lot of work that has to be done out there but at least from a visual standpoint you are keeping it painted and keeping it well-landscaped. At least it represents the community well, so you have done a good job with that.

Mr. Szozda: The annual maintenance plan, the one thing me and Patrick have kind of discussed at the top of the list is the flags. The quality of the flags that we have now are a lot higher than the previous flags we were dealing with. It almost seems senseless to do it every four months, which was the previous way they were doing it. At this point, I would say a minimum of twice a year. It will save quite a bit of money over time.

Mr. Carney: You will have them in stock in case you need to replace one anyway. That is fine.

Mr. Szozda: These flags are a lot higher quality. I just wanted to bring that to everybody's attention.

Mr. Carney: I agree with that.

Mr. Winfree: July and December?

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Mr. Szozda: Yes.

Mr. Winfree: When did we put these up?

Mr. Szozda: I think it was March.

Mr. Winfree: Can you stretch it to December and then make it July and December?

If they look bad we will do an interim?

Mr. Szozda: We might make December.

Mr. Winfree: I will move the schedule to July and December.

Mr. Szozda: I think that works.

Mr. Carney: What else do you guys have?

Mr. Szozda: The only other thing is I have not heard from Hoover, and they are scheduled to be here in July. I will follow up with them about the maintenance of the pump stations. Also, on here Skip I don't know if you want to handle the holiday decoration proposal.

Mr. Carney: I don't think we are quite there yet. Let's touch on holiday decorations. A nativity set came in and it is at CDI right now and it costs almost \$40,000. It is sitting at CDI. They have to relocate it to Orlando because they can't store it here and the relocation is going to cost \$3,500. The setup of this is going to cost \$2,500. I got with Clarence and told Clarence that CDI was not going to pay for that storage and that the Foundation would have to pay for it. Plus, they are not sure what they want to do with that Nativity set. The one that we have is fine. I went down and took pictures of it. These kings are eight feet tall. It is not even life-size. They are huge and they weigh about 400 pounds apiece. You have to use a forklift to pick these things up. Anyway, they are relocating them to Orlando and then the Foundation has to figure out if they can put them up for sale and what they plan on doing. It was a knee-jerk purchase that wasn't needed, almost \$40,000. A lot of money.

A resident: Who approved that purchase?

Mr. Carney: It was the Foundation Board by a gentleman named Chris Kapish. It was unfortunate because it wasn't needed because the one that we have is perfectly fine.

A resident: A unilateral decision?

Mr. Carney: Yes. It was also a unilateral decision made to purchase a couple hundred thousand dollars in mailboxes. They ended up with \$100,000 worth of mailboxes

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because you couldn't stop the order. There are a lot of things they are trying to clean up right now. A lot of money was spent for no purpose. You guys have anything else?

Mr. Szozda: No, sir.

D. Manager

1) Progress Report

2) Consideration of Proposed Fiscal Year 2025 Meeting Schedule

3) Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form – *everyone has filed*

Mr. Carney: Progress report, Julio, anything you want to say about that?

Mr. Padilla: I don't have anything else to add that hasn't already been reported unless the Board has any questions.

Mr. Carney: Ok, consideration of proposed fiscal year 2025 meeting schedule. You want to go over that Julio?

Mr. Padilla: Yes. Since we have been having one meeting a month it will be the second meeting which is the last Monday of the month. There are one or two exceptions because of holidays. It will be at this location at the same time 6:00 p.m.

Mr. Carney: December is the exception meeting you were talking about.

Mr. Padilla: There was that one and there is also the May meeting.

Mr. Carney: Ok. We are going to talk about one meeting per month as we have been doing anyhow. If we need a special meeting we can always call it. We will just schedule one meeting a month over the next months and that would be the motion to approve.

On MOTION by Mr. Shipe seconded by Mr. Winfree with all in favor, the Proposed Fiscal Year 2025 Meeting Schedule was approved.

Mr. Carney: Discussion on the Financial Disclosure Report from the Commission on Ethics and reminder to File Annual Form and everyone has filed, right?

Mr. Padilla: Yes.

ELEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Report on Capital Projects, Emergency Funds, Capital Reserve and All Other Financial Issues

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B. Approval of Check Register

C. Acceptance of Unaudited Financials

Mr. Carney: Financial reports. I really don't have much. Your budgets are on your iPads. Everything looked relatively well. The bottom line is that we are good. The emergency funds and capital reserves are pretty much similar. We are still sitting on about \$400,000 in capital. We would need a motion to approve the check register.

On MOTION by Mr. Winfree seconded by Mr. Shipe with all in favor, the Check Register was approved.

Mr. Carney: The acceptance of unaudited financials we don't need a motion on that. They are on your iPads, so you have an opportunity to see where we are financially. In my eyes, everything is looking good.

TWELFTH ORDER OF BUSINESS Supervisors Requests

Mr. Carney: Supervisor requests, Rob?

Mr. Shipe: I have a couple of things. Patrick, do you have the emails that I sent you? I am trying to find out what the landscape easement is for that section of the area from the sidewalk that is in front of Forest Glen. I guess we have easements everywhere else, but we don't have an easement there, but we do mow it anyway?

Mr. Winfree: Are you talking about where the sidewalk is because that is city property?

Mr. Shipe: Right but we mow that now.

Mr. Winfree: Correct up to the top of the hill.

Mr. Shipe: Is that because of the easement or do we just do it?

Mr. Szozda: It is aesthetics because they have a crew that comes in there and cuts it and they won't go beyond the peak of that hill. I have not had a discussion about why that is, but I think that has been instilled for years. When our crew goes in aesthetically it looks good because you have the top of the hill and you can't really see beyond there. When they come in they cut to the top of the hill.

Mr. Carney: Pat and I were talking about it awhile ago. I set up a meeting with Claire the Principal at Forest Glen and we are going to talk about that with her.

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Mr. Shipe: My point being the Foundation went, it used to be just grass and some trees and the Foundation went in and spent \$10,000 and landscaped that area but nobody is maintaining it, so it just looks like trash.

Mr. Szozda: We have had that discussion too. Our plan is to go in there and clean it up because we do have irrigation that functions there so if we can get it back to a standard that is acceptable but again we have to legitimize who is going to maintain it from here on out. There are bushes that need to be trimmed. There are things that need to be done for sure.

Mr. Shipe: I wanted to bring it to our attention. I guess we don't have an agreement to maintain but I guess we are going to meet with the Principal.

Mr. Carney: It is on the 1st. I had a conversation with her about a year ago. She is very nice. She reached out to me. She wanted to meet me so maybe her landscape company can take care of it. That is where I am going with this. The Foundation Board put it in for you, can you get it maintained? Then we are going to talk about stopping mowing the grass to the top of the hill and just mow down to the sidewalk for gosh sakes.

A resident: Are they going to make the pickleball courts where the tennis courts are now?

Mr. Carney: That is the long-term plan. We are trying to get past phase 1 to just replace the playground. We have been working on phase 1 for a year now. The money is finally there, and they are finally working on it. It took awhile between the Board's changing and to get the money over there. They got the money for the playground and now hopefully we will get moving on that. That was stage 1 of the project. The next phase is going to be possibly pickleball courts, tennis courts, and moving the basketball court over by the school so there is a lot happening just a matter of when.

Mr. Shipe: Back before the walls were put in there was landscape so if you scroll down to the next one you can see the electrical box sticking up there. There used to be landscaping that the CDD kept going back in that direction. There is a house there with a screened patio, I think we need to put a hedge in and then do the landscaping. If you can scroll down that is how the other entrances are that we have but everything was taken out at 43rd Place because I think they thought that the wall was going to continue on that

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way. That area we need to talk about. Do we have an easement for that area? I am pretty sure we do right because it used to be in there.

Mr. Szozda: There is an easement there for sure.

Mr. Shipe: We should bring a hedge up from the wall to block those people's houses and then do a flower bed.

Mr. Winfree: I think there was a sight line issue if I remember correctly is what the problem was there.

Mr. Shipe: It was way before you and I got on the Board.

Mr. Winfree: Right but that is what I understand why all that got taken out.

Mr. Szozda: That could be. That was before my time too.

Mr. Winfree: That was the story I heard.

Mr. Carney: Why don't get with your partner in the city and find out what we can do? If we can do something, push it back, and still be on our easement I think we should do something. That is the only entrance that doesn't look like the Estates. I agree.

Mr. Shipe: Yes.

Mr. Carney: The sight line you can pull all the way out to that white line and see both ways really well. As long as you don't put trees there and high bushes. I think that is something that should be looked at.

Mr. Shipe: The last thing is we had the gentleman that came to the meeting three or four meetings ago and we were talking about the lake easements, not the lake easement so much but the No Trespassing signs. In order to do the signs if we use the existing poles that the lake signs are on those poles would maintain the continuity. I took a bunch of pictures. If we want to talk about the areas there is the option of putting the sign up whether we say No Trespassing or Stop Private Property beyond this point or could we put hedges on the areas where the people walk from the community area into the backyard? Can we put a hedge to stop and discourage people from walking?

Mr. Carney: The only problem with that is if there is a hurricane and we have to get equipment around the lake we can't create barriers.

Mr. Shipe: But if it is a hedge you could just drive over the top of it.

Mr. Carney: I even thought about a split-rail fence.

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Mr. Shipe: I think this is the one where it goes into the person where people were walking back behind his house, the one that came to us. I don't know.

Mr. Szozda: I could run that clusia hedge right down to the water probably. That wouldn't be a big deal.

Mr. Shipe: At the three or four different areas if that is something we want to do. I don't know really how large of a problem it is. The one gentleman came to the meeting and said it kind of was.

Mr. Carney: A natural barrier would look nice actually.

Mr. Szozda: That area would be a little tougher. There is a lot of room there. That would be ideal for a sign. Some of the places we probably could hedge.

Mr. Winfree: The split-rails that we have do they come apart easy? Can you slide them out and take them down? Not a two-hour job to take it down?

Mr. Szozda: It is a simple process really.

Mr. Shipe: They are concrete supposedly, so I don't know how heavy they are.

Mr. Winfree: They are heavy.

Mr. Carney: We have a lot of them.

Mr. Winfree: That way you don't have to worry about the opening because if they are wide enough we can get a truck through.

Mr. Szozda: I would say they are seven feet maybe.

Mr. Carney: Maybe between landscaping and a split-rail we can create a couple of different options.

Mr. Winfree: Maybe with the split-rail you can put the sign in front of it too on the split-rail or in front of the clusias or whatever you are putting in there.

Mr. Carney: I think the sign is important. It gives security something to point at and then just get off the lake.

Mr. Shipe: Right.

Mr. Carney: If there is a No Trespassing sign here you don't need to be here. They need to have something to confirm.

Mr. Shipe: I think there are about thirteen areas that would need signs then.

Mr. Winfree: Newport has a problem right across from PetSmart. Go over there and park and walk across. It is wide open.

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Mr. Carney: We used to have No Trespassing signs and then we ended up putting in the walkways, so it didn't make any sense to keep them there. A natural barrier with a sign can only help. I agree. I like the idea.

Mr. Winfree: Can we look into some proposals for that?

Mr. Szozda: Absolutely. Rob and I can get together, and we can pinpoint areas and I will get working on that.

Mr. Shipe: Those lake signs are about \$7,000 a piece so I think we may have gotten a proposal; Patrick did somebody send you one for maybe a nice-looking pole but not quite that expensive?

Mr. Burgess: Still waiting for it. There are plenty of options. We can work on bringing back many options. We are still waiting for a cheaper option.

Mr. Winfree: Are you working with Jill?

Mr. Burgess: With Jill to start and see what the reduced price is and then go from there.

Mr. Winfree: Sounds good.

Mr. Carney: What else do you have Rob?

Mr. Shipe: That is it. Thank you.

Mr. Carney: Barry?

Mr. Winfree: I am good.

Mr. Carney: Lance? Zaida?

Ms. Karnegis: I don't have anything.

Mr. Carney: I do have a couple of things. We are working with Christmas Design as far as adding some more color. We have white on all the monuments. We are going to add a little color in there. All the wreaths will have color, they won't be just white. They are also decorated with red and white and Christmas balls, so they don't just look like they are lit up at night they are going to look nice during the day too. They are going to look a lot nicer I think.

Mr. Shipe: We have already set the dollar amount on that so we can just kind of change things with him with that dollar amount?

Mr. Carney: Right. We have the budget, and we are going to try and stay within that as much as possible of course.

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Mr. Pawelczyk: I think what they need to do is they need to present that revised scope of work so we can amend the agreement like we have done in the past every time we have changed the scope of work. The dollar amount might change a little bit. It is a simple amendment, but it does need to get back to you sooner rather than later. It might be the next meeting thing.

Mr. Shipe: Ok.

Mr. Pawelczyk: We can prepare the amendment once you guys approve the scope of work.

Mr. Carney: One thing I would like the Board to look at is the argument was it sits in a hole on the other side of Sample Road there. I thought about maybe moving it west closer to Turtle Run Boulevard, on higher ground. You have two oak trees there so you still have the blue tree, you move it closer so now you can see it. When you are at the red light you can see it really clearly and it is not sitting in that hole on the north side of Sample Road. I would like for you guys to take a look at that, and walk that. I walked it with Joe with CDI, and he said yes we can work with that and now you are on higher ground.

Mr. Winfree: It is flatter too.

Mr. Carney: And you have two trees there. You still have your blue tree. It will just be relocated a little bit west. I think it is a good idea. What I would like to see is I would like to see the Nativity Set set up in a biblical format and not like Chinese soldiers all lined up. That is not the way it is supposed to be. Anyway, that is what I would like to see. Right now we just have them lined up like soldiers. It is not supposed to be that way. I think that is all I have. I would need a motion to adjourn.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Winfree seconded by Mr. Shipe with all in favor, the meeting was adjourned.

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Turtle Run CDD

DocuSigned by:
Julio Padilla
69DE17F2799A479...

Assistant Secretary/Secretary

DocuSigned by:
Eugene Carney
3DDBAFD076B4455...

Chairman/Vice Chairman