

**MINUTES OF MEETING  
GOLDEN LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Golden Lakes Community Development District was held on Tuesday, March 1, 2011 at 10:00 a.m. at the Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, Florida.

Present and constituting a quorum were:

Rich Weaver	Chairman
John L. Knapp	Vice Chairman
Corey Miller	Assistant Secretary
Michael Turner	Assistant Secretary

Also present were:

Gary Moyer	Manager
Scott Clark	Attorney
Steven C. Shealey, PA	Engineer
Lou Ellen Wilson	LE Wilson & Associates, Inc.

*The following is a summary of the minutes and actions taken at the March 1, 2011 Golden Lakes CDD Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Weaver called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Supervisor to Fill Seat #1**

The Board reviewed the information submitted by interested candidates and discussed their options.

On MOTION by Mr. Turner seconded by Mr. Knapp with all in favor Mr. Anthony J. Stevens was appointed to the Board.
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**B. Oath of Office of Newly Appointed Supervisor**

**C. Election of Officers, Resolution 2011-2**

The above items were tabled until the next meeting.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the November 16, 2010 Meeting**

Mr. Weaver stated each Board member received a copy of the minutes of the November 16, 2010 meeting and requested any corrections, additions or deletions.

The Board made some additions to page five, which will be reflected in the amended copy of the minutes.

On MOTION by Mr. Turner seconded by Mr. Knapp with all in favor the minutes of the November 16, 2010 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Manager's Report**

**B. Discussion of Prepayment of Bank Note**

The following was discussed:

- Article 3, which is a section of the bank note, states, "The Note shall not be subject to early prepayment by the District."
- The Board recalled a discussion that there would not be a prepayment penalty and amendment would be placed in the Bank Note.
- Mr. Clark feels the documents are contradictory. There is a provision in the loan agreement that states the Note cannot be prepaid, but there is no penalty for it.
- District staff will review the minutes, correspondence and marked up drafts.
- Mr. Clark and Mr. Moyer will contact a bank representative to discuss the possibility of paying off the Bank Note. They will report back to the Board by Friday, March 4, 2011. The next step would be to write a letter to the bank demanding they accept prepayment.
- Mr. Miller feels Severn Trent Services has some responsibility for the Bank Note not being paid off.

**A. Discussion of Lakeland Electric Accounts**

The Board was provided with a utility analysis and the following was discussed:

- Lakeland Electric requires two months of average monthly billings deposited for each account.
- Lakeland Electric quoted a deposit of \$5,500 for the streetlights and the guardhouse.

- The District’s insurance company provides utility bonds with an estimated yearly cost of \$150.
- A total of \$168 is being paid in sales tax monthly.
- Mr. Weaver expressed frustration that this has not been addressed after several requests over years to have the leases turned over to the District.

On MOTION by Mr. Weaver seconded by Mr. Miller with all in favor the Board directed the District manager to investigate with Lakeland Electric the option of giving them a deposit to determine how much interest is earned on that deposit and if it equals or exceeds the interest being earned by the District’s money then a deposit should be placed with Lakeland Electric, but if they are not paying interest or the interest is too small then the District manager is to purchase a bond for \$150 a year to cover the deposits.

- Mr. Weaver asked if there were any other bills the District pays on accounts that are not in the District’s name. Ms. Wilson responded there is one telephone bill in the name of Eaglebrooke that she will have changed to the District’s name.
- Mr. Weaver requested that the District review every invoice paid by the District and if any of them are not in the District’s name, steps be taken to change them to the District’s name. If there are any issues, Mr. Weaver requested that they be brought back to the Board prior to the next meeting.
- The Board questioned the late fees on the Verizon bills. Ms. Wilson explained the bills are sent to her 15 days prior to the due date and then she forwards them to Severn Trent Services. The Board requested the bills be sent to Severn Trent Services directly, emailed to them or have the bills sent to both.

**FIFTH ORDER OF BUSINESS**

**Attorney’s Report**

Mr. Clark reported the following:

- Mr. Moyer’s office has located a towing company to use. They are called Stepps Towing Service. Mr. Clark drafted an agreement and sent it to the towing company. They did not like the agreement drafted so an agreement will have to be negotiated.
- Mr. Miller suggested going with Maurice’s Towing if an agreement does not work out with Stepps Towing Service.

On MOTION by Mr. Knapp seconded by Mr. Miller with all in favor the Board authorized the Chairman to execute an agreement with Stepps Towing Service, the terms of which provide they will tow per the District's instructions under the towing resolution adopted by the Board, that they provide a set fee schedule and that the fees be borne by the offending owner so that it is revenue neutral to the District and if an agreement cannot be worked out an agreement will be entered into with another towing service agreement as reviewed by District counsel.

- A copy of the adopted street parking resolution will be posted on the HOA website and copies will be handed out at the HOA meeting. Samples of the stickers that will be posted on offending cars will also be distributed.
- The Board discussed problems that may arise from sticking parking warnings on the cars. There was Board consensus to place them under the windshield wiper. The warnings will be on orange hard stock paper.
- Mr. Clark informed the Board that he was contacted by the Master HOA to do some work with regard to consolidating the two homeowner associations. He proceeded with that work because there is no conflict of interest with the CDD.

**SIXTH ORDER OF BUSINESS    Engineer's Report**

Mr. Shealey reported the following:

- A SWFWMD permit transfer from Eaglebrooke North to the District needs to be signed by the Chairman. Mr. Weaver requested Mr. Clark review the transfer before he executes it. Mr. Clark would like to know what happened with the reciprocal easement agreement that was awaiting approval from SWFWMD.
- In preparation of televising the storm systems and starting a long term repair and maintenance plan, Mr. Shealey's staff went to SWFWMD and pulled copies of the stormwater as-builts. There are 27,000 linear feet of pipe on the golf course and 20,000 linear feet on the street easement. It will be an approximate cost of \$1.50 to \$2 per linear foot for the system to be cleaned out and televised. The portions outside of the golf course will cost between \$30,000 and \$40,000. Mr. Weaver requested staff look into these costs as well as the costs for a short-term option where only the culverts are televised for the next fiscal year budget. Mr. Turner also suggested

coming up with a schedule to make this an ongoing maintenance item. Mr. Shealey will get quotes to do just 15 to 20 feet outside of the structures and to do all of one block to see what the difference in cost is.

- Mr. Weaver stated a homeowner in Cascades contacted the District with regard to flooding of her property. Her property is located in a corner and the District wall is on two sides of the property. She submitted photographs. The District's construction did not cause the problem, but Mr. Weaver would like to assist the owner with some direction. After further discussion it was decided that the District should not become involved. Mr. Moyer will respond to the resident notifying her that this is not within the District's jurisdiction of responsibility.
- Mr. Shealey reported there are new developments with the EPA regarding stormwater. They have mandated through the NPDES permitting, which the District is currently not involved with, that all governmental entities will have to provide GIS location information on all outfalls and boundaries of stormwater basins. It is currently being interpreted as being cities and counties, but at some point they will require CDDs to do this as well.
- Mr. Weaver asked about the several residents in Island Lake that were impacted by the re-drawing of the flood zone maps. They sent in their floor elevations and requested either exemption letters or to have the map corrected as it related to flood insurance. Mr. Shealey will look into this and get a status report.
- Mr. Turner asked about the two stormwater retention areas in Eaglebrooke North. Mr. Shealey reported he is waiting until April, which is a dryer and better time to do the work.

**SEVENTH ORDER OF BUSINESS**

**CAM Report**

Ms. Wilson distributed her status report and the following was discussed:

- The retention area in The Preserve was bush hogged a couple of weeks ago and trash was removed from the other area.
- The chain link fence in The Preserve was repaired.
- The painting contract was signed and they started the work on February 14, 2011. The estimated completion date is March 30, 2011. They did not include the pressure washing of all the brick surfaces in the contract. Mr. Weaver approved a \$1,000

addendum to the contract. The total cost for all the work is \$12,823, which is still lower than the second lowest bid of \$18,062.

- There was discussion regarding the proposals for new lettering on the walls.

On MOTION by Mr. Knapp seconded by Mr. Turner with all in favor the Board approved the proposal from Hip Graphics in the amount of \$5,373 for two inch gold letters less their 10% discount with a minimal shipping charge.

- Securitas has asked for an increase of \$0.20 per hour. This comes out to approximately \$1,900. This is due to a notice they received from the Florida Department of Revenue for a tax rate increase from .4171 to .5833.

On MOTION by Mr. Turner seconded by Mr. Knapp with all in favor the Board approved the \$0.20 per hour increase from Securitas.

- Proposals were obtained from Deal Electric and Lyle Painting for the painting of the light poles. Ms. Wilson’s opinion is that the light pole painted by Deal Electric is holding up better than the one painted by Lyle Painting. She requested the Board go look at the poles before voting on a proposal.
- Mr. Turner requested the sign at the exit gate that says ‘activate’ be removed. It should say ‘activate’.
- Mr. Weaver brought up previous discussion regarding security cameras. Ms. Wilson will obtain proposals for cameras and money will be budgeted for them.

**EIGHTH ORDER OF BUSINESS**

**Supervisors’ Requests**

The following was discussed:

- Mr. Turner requested adding another bicycle rack next to the current one.
- Mr. Moyer readdressed the Bank of America issue. He located the closing document transcript. The final form of the Note says it can be prepaid once each year on November 1<sup>st</sup>. He will still contact the bank to see if they can prepay it earlier. The Board wants to pay it off as soon as possible with cost savings to the District.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There not being any, the next item followed.

**TENTH ORDER OF BUSINESS**

**Approval of Financial Statements**

The Board reviewed the financials statements.

On MOTION by Mr. Turner seconded by Mr. Miller with all in favor the financial statements were approved.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Turner seconded by Mr. Knapp with all in favor the meeting was adjourned.

  
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Gary Moyer  
Secretary  
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Rich Weaver  
Chairman