

**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 2, 2010 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
Patrick M. Adams	Assistant Secretary
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 2, 2010 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

Approval of the Minutes of the November 3, 2009 Meeting

Mr. Weaver stated each Board member received a copy of the minutes of the November 3, 2009 meeting and requested any corrections, additions or deletions.

There not being any,

On MOTION by Mr. Turner seconded by Mr. Knapp with all in favor the minutes of the November 3, 2009 meeting were approved.
--

THIRD ORDER OF BUSINESS

Manager's Report

A. Discussion of General Election Process

Mr. Moyer reported there is a general election this year. The seats up for election in November are Seat #1 currently held by Mr. Adams, Seat #2 currently held by Mr. Weaver and Seat #3 currently held by Mr. Knapp. Mr. Turner and Mr. Miller's seats do not expire until 2012. Information was provided in the agenda package on how to qualify to run for office. Mr. Moyer distributed the candidate petition form.

FOURTH ORDER OF BUSINESS

Attorney's Report

Mr. Clark reported the following:

- He re-drafted the agreements with the developer and for the SWFWMD permit transfer. The SWFWMD request for transfer of operational entity as well as the drainage easement documents have been signed. Mr. Adams stated he hand delivered them to the developer's engineer for his sign off and will submit the documents to SWFWMD. Mr. Clark requested the original easement document be sent back to him so he can have them recorded.
- The Board had discussed getting the necessary easements from the golf course to complete the sidewalks. Those documents have been signed, but need to be recorded in order for it to be valid.
- Up until yesterday the developer's attorney had informed Mr. Clark that they do not accept the provision proposed in the irrigation agreement stating that the District will not be required to pay maintenance of the pump housing system as long as the forbearance agreement exists under the special assessment agreement. Mr. Moyer met with Mr. Jacobs this morning and they have changed their position. They are now willing to consider this provision if the Board honors the agreement regarding assessments. That agreement was for three year forbearance on the developer's lots. There is a misunderstanding as to the length of the forbearance as written in the agreement. The agreement states the assessments would be forborne until the budget year commencing on October 1, 2012. They commented that they want their assessments forgiven until 2013. The bill is not due until April 1, 2013. Mr. Clark needs clarification on this.
- The developer's attorney sent Mr. Clark an email stating Mr. Jacobs received an invoice for the April 1, 2010 payment of assessments. He asked whether the Board

was still negotiating the issue or if the Board is expecting payment for the fiscal year 2010 assessments. Mr. Clark’s reply was he does not believe the Board is negotiating. The District has made a proposal and they have rejected it. If they do not approve and execute the agreement as it was approved by the Board, they will have to pay the bill. Mr. Moyer will talk to Mr. Jacobs to clarify the misunderstanding.

- Mr. Clark corresponded with Mr. Jackson regarding the FHP issue. Mr. Jackson said he has contacted Mr. Shealey and assigned a person to work on the items requested: a final walkthrough, look at areas needing attention, roll the necessary areas and replace some reflectors as needed. They are on board and willing to do it. They also said they can get it completed quickly. The Board requested a time limit of 45 days be given to FHP for this to be resolved.
- Mr. Weaver stated a resident sent an email requesting speed calming devices on Lake Eaglebrooke Drive. There was a brief discussion on this and the Board directed staff to research the concept further.

FIFTH ORDER OF BUSINESS

Engineer’s Report

The following was discussed:

- The Board stated many residents are concerned with the new flood plain and asked if the District/Engineer impacted the flood plain by resolving the problems with the flooding of the horse farm on Osprey Landing Drive by allowing the lake levels to be raised. Mr. Shealey stated the change in the pond level will impact the 100 year elevation and the 100 year flood plain; however, the reality is that no one’s house is below the flood plain in the entire community. The Board requested Mr. Shealey take a look at this again and submit a letter stating he reviewed it and what his findings are. They also requested he attend the HOA meeting to address any questions from the residents.
- The area at Eaglebrooke Boulevard was inspected. They need to check to see if there is an irrigation line leaking.

SIXTH ORDER OF BUSINESS

CAM Report

- A. Sidewalk Installation**
- B. Sod Replacement**
- C. Landscape Replacement**

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

- The electrical lights were repaired and there is a new control panel on Reflection Lake.
- The retention area as you enter the Preserve was bush hogged.
- A total of 96 trees were trimmed.
- There was an emergency sidewalk repair after someone fell. The total cost was \$2,150.
- Mr. Miller provided a list of four contractors for the sidewalks. Three of them submitted quotes. Ms. Wilson provided the Board with a copy of the letter sent out to all four contractors so that all the bids could be compared *apples to apples*. K&L Smith quoted \$54,850. Level Line Concrete quoted \$29,956. Gene Stagner Enterprises quoted \$42,979. The Board requested Ms. Wilson verify if Level Line Concrete will remove the existing sod as well as the prior grading of the ground and that 3,000 level PSI will be used.

On MOTION by Mr. Turner seconded by Mr. Knapp with all in favor the contract for sidewalk installation was awarded to Level Line Concrete pending verification that their proposal covers all of the Board's specifications and District counsel was directed to draft a contract.

- Raymow provided several proposals.
 - The first one is a quote to replace all the contaminated sod areas from the gate to the end of Eaglebrooke Boulevard. It is a total of 17,050 square feet and will cost \$.65 per square feet.
 - They are also recommending the District install rain sensors on all the battery clocks for an approximate total cost of \$940.
 - They submitted a quote in the amount of \$922 to install a drain pipe east of the Clearpointe Sidewalk where it always stays wet.
 - Ms. Wilson reminded the Board that staff does not know yet how much of the landscaping was damaged by the freezes and will need to be replaced. Raymow has to wait to see what landscaping will recover before they can submit proposals.
- Mr. Weaver stated there is a large amount of carryover funds, which were never placed under a specific line item. Mr. Moyer stated the District started the fiscal year

with a fund balance of \$344,000. Mr. Weaver stated a large amount of this money should be placed in reserves. Mr. Moyer clarified there is \$201,000 in designated reserves and \$143,000 which comprises a fund balance starting October 1, 2009. Mr. Weaver clarified that the \$143,000 figure will be described as undesignated reserves.

- The Board requested staff look into leveling the Clearpointe sidewalk instead of installing the drain pipe. Ms. Wilson is authorized to spend up to \$1,500 on repairing this issue.
- The Board authorized placing rain sensors in up to five areas to see if it helps with the damaged sod areas.
- The sod replacement was tabled.
- Mr. Weaver stated the auto-fill on the reflection pool in the front entrance is not working properly and has caused damage to the pavers. Mr. Knapp walked the area with the original installer of the pavers. The problem is either coming from water going in from the top or from the bottom. He can fix areas where the pavers are damaged for \$500 to \$600 as long as it is not coming in from the bottom. If it is coming from underneath, it will be more work which will cost \$1,200 to \$1,500 because a bigger section needs to be taken out. Ms. Wilson was provided with the contractor's phone number.
- Mr. Knapp stated the pavers are an inch to an inch and a half below the concrete that was poured by the county. Every time it rains the water just sits there. The contractor stated the pavers should be brought up to the level of the concrete at some point. The estimated cost to do that is \$3,000. This is not an urgent issue.
- Mr. Weaver mentioned he would like to work on the wall as well as refinishing the light poles with regard to capital projects. He requested District staff research the contracts for the TECO poles and the City of Lakeland poles with regard to maintenance. There was Board consensus for Ms. Wilson to have one of the light poles owned by the District painted in the field with DTM paint to see how it looks and obtain a quote. The Board requested Ms. Wilson also obtain quotes for painting the wall. Mr. Weaver suggested that after the Board determines how much it will cost to do the light poles and the wall, it subtract that from the undesignated reserves and the remainder be placed in designated reserves.

- The Board asked about the quotes for painting over the yield sign at the front entrance. Ms. Wilson will have that taken care of.
- The Board requested District staff draft rules for the CDD to adopt so it could enforce parking. Mr. Moyer will circulate a sample of a rule used at another community he manages.
- Mr. Weaver requested Raymow mark the area that needs sod replacement so Ms. Wilson can obtain other quotes.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Approval of Financial Statements

The following was discussed:

- Mr. Moyer reported the District has collected 74% of its on roll assessments to date.
- Mr. Turner asked about the \$440,732 in cash assets. Mr. Moyer will talk to accounting about investing these funds. Mr. Miller suggested a sweep account.

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

- There was a brief discussion regarding the golf course.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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

Gary Moyer
Secretary

Rich Weaver
Chairman