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**MINUTES OF MEETING
DEER ISLAND
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Deer Island Community Development District was held on Tuesday, July 26, 2016 at 8:00 a.m. at the Deer Island Clubhouse, 18000 Eagles Way, Deer Island, Florida.

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FIRST ORDER OF BUSINESS – Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Paul Shiver	Board Supervisor, Vice Chairman
Juan Munoz	Board Supervisor, Assistant Secretary
Kim Pennington	Board Supervisor, Assistant Secretary
Linda Smelser	Board Supervisor, Assistant Secretary
Mark Ferendo (after Oath)	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager/Treasurer
Andrew D'Adesky	District Counsel
Jan Carpenter	District Counsel

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SECOND ORDER OF BUSINESS – Audience Comments

There being none, next item followed.

THIRD ORDER OF BUSINESS – Vendor Reports

A. Aquatic Systems Monthly Report

Ms. Comings-Thibault presented the Aquatics Report and asked for comments or questions.

B. Operations Report

Ms. Comings-Thibault presented the Operations Report and asked for comments or questions.

FOURTH ORDER OF BUSINESS –Administrative Matters

A. Approval of Minutes of May 24, 2016 Meeting

Ms. Comings-Thibault presented the Minutes of May 24, 2016 meeting and asked for comments, questions or corrections.

49
50 On a MOTION by Mr. Munoz, SECONDED by Mr. Shiver, WITH ALL IN FAVOR, the Board approved
51 the Minutes of the May 24, 2016 Meeting for the Deer Island Community Development District.
52

53 **B. Acceptance of June 2016 Summary Financial Statements**

54
55 Ms. Comings-Thibault presented the June 2016 Summary Financial Statements and asked for
56
57 comments or questions.
58

59 On a MOTION by Mr. Shiver, SECONDED by Ms. Pennington, WITH ALL IN FAVOR, the Board
60 accepted the June 2016 Financial Summary Statements for the Deer Island Community Development
61 District.
62

63 **C. Acceptance of the Resignation of Supervisor Brown – Seat 3**

64
65 Ms. Comings-Thibault presented the Resignation of Supervisor Brown – Seat 3 and asked for
66
67 comments or questions.
68

69 On a MOTION by Mr. Shiver, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board accepted
70 the resignation of Mr. Brown for the Deer Island Community Development District.
71

72 **D. Nomination for Open Supervisor Seat 3 – Mark Ferendo**

73
74 Ms. Comings-Thibault presented Nomination for Seat 3 – Mark Ferendo.
75

76 Mr. Ferendo introduced himself and gave an overview of his background.
77

78 On a MOTION by Mr. Shiver, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board accepted
79 the nomination of Mark Ferendo for Seat 3 for the Deer Island Community Development District.
80

81 **E. Oath of Office – Newly Elected Supervisor**

- 82
83 1. Mr. Ferendo read and signed the Oath of Office.
84

85 **F. Compensation of Newly Elected Supervisors**

86
87 Ms. Comings-Thibault advised Mr. Ferendo that he was entitled to compensation of \$200 per
88
89 meeting and asked whether he would like to accept or waive compensation.
90

91 Mr. Ferendo accepted compensation.
92

93 **G. Approval of Resolution 2016-05 Designating the Officers of the District**

94
95 Ms. Comings-Thibault presented Resolution 2016-05 Designating the Officers of the District and
96
97 asked for a nomination for Chairman to replace Mr. Brown.
98

99 On a MOTION by Mr. Munoz, SECONDED by Mr. Ferendo, WITH ALL IN FAVOR, the Board
100 nominated Mr. Shiver as Chairman of the Board of Supervisors for the Deer Island Community
101 Development District.

102
103 Ms. Comings-Thibault asked for a nomination for Vice Chairman.
104

105 On a MOTION by Ms. Pennington SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board
106 nominated Ms. Smelser as Vice Chairwoman of the Board of Supervisors for the Deer Island Community
107 Development District.

108
109 On a MOTION by Mr. Shiver, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board adopted
110 Resolution 2016-05 Designating Officers of the District with Mr. Shiver as Chairman, Ms. Smelser as
111 Vice Chairwoman, Ms. Pennington, Mr. Ferendo and Mr. Munoz as Assistant Secretaries, Ms. Comings-
112 Thibault as Secretary/Treasurer, Maik Aagaard as Assistant Treasurer, and Carolyn Stewart and Janet
113 Johns as Assistant Secretaries for the Deer Island Community Development District.

114
115 **FIFTH ORDER OF BUSINESS – Public Hearing on Budget for Fiscal Year 2016-2017**
116

117 **A. Open Public Hearing**

118
119 Ms. Comings-Thibault requested a motion to open the Public Hearing.
120

121 On a MOTION by Mr. Munoz, SECONDED by Mr. Shiver, WITH ALL IN FAVOR, the Board opened
122 the Public Hearing for the Deer Island Community Development District.

123
124 **B. Presentation of the FY 2016-2017 Budget**
125

126 Ms. Comings-Thibault presented the FY 2016-2017 Budget and asked for comments or questions.
127

128 **C. Public Comment**

129
130 There being none, next item followed.
131

132 **D. Close Public Hearing**

133
134 Ms. Comings-Thibault requested a motion to close the Public Hearing.
135

136 On a MOTION by Mr. Munoz, SECONDED by Mr. Shiver, WITH ALL IN FAVOR, the Board closed
137 the Public Hearing for the Deer Island Community Development District.

138
139 **E. Consideration of Resolution 2016-06 Annual Appropriation Resolution Adopting**
140 **the Fiscal Year 2016-2017 Budget**
141

142 On a MOTION by Mr. Shiver, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board adopted
143 Resolution 2016-06 Annual Appropriation Resolution Adopting the Fiscal Year 2016-2017 Budget for
144 the Deer Island Community Development District.

145
146 **F. Consideration of Resolution 2016-07 Imposing Assessments to Fund Fiscal Year**
147 **2016-2017 Budget**
148

149 Ms. Comings-Thibault presented Resolution 2016-07 Imposing Assessments to Fund Fiscal
150
151 2016-2017 Budget and asked for comments or questions.
152
153

154 On a MOTION by Mr. Munoz, SECONDED by Mr. Shiver, WITH ALL IN FAVOR, the Board adopted
155 Resolution 2016-07 Imposing Assessments to Fund Fiscal Year 2016-2017 Budget for the Deer Island
156 Community Development District.

157
158 **SIXTH ORDER OF BUSINESS – Business Matters**
159

160 **A. Consideration of Right of Way Mowing Proposals**
161

- 162 > Valley Crest
- 163 > Prestige Pro
- 164 > Deer Island Holdings, LLC

165
166 This item was discussed in Item VI. B. below.
167

168 **B. Consideration of Landscape Maintenance Services Proposals**
169

170 Ms. Comings-Thibault presented the Landscape Maintenance Services Proposals.
171

- 172 > Yellowstone Landscape
- 173 > Servello
- 174 > CEPRO
- 175 > Current Contract
- 176 > Deer Island Country Club

177
178 Discussion ensued.
179

180 On a MOTION by Mr. Shiver, SECONDED by Ms. Pennington, WITH ALL IN FAVOR, the Board
181 approved the Deer Island Holdings Proposal and directed District Staff to work with District Counsel to
182 finalize a contract for the Deer Island Community Development District.

183
184 **C. Discussion of Amenity Addition – Boat Dock**
185

- 186 > Recreation Area Plan

187
188 Ms. Comings-Thibault presented Amenity Addition – Boat Dock and asked for comments or
189
190 questions.
191

192 Discussion ensued. A Special Meeting was approved for August 30, 2016.
193

194 On a MOTION by Ms. Smelser, SECONDED by Mr. Shiver, WITH ALL IN FAVOR, the Board
195 approved a Special Meeting to be held on August 30, 2016 at 6 p.m. at the Deer Island Clubhouse, 18000
196 Eagles Way, Deer Island, Florida, for the Deer Island Community Development District.
197
198

199 **D. Consideration of Lake County Property Appraiser Agreement**
200

201 Ms. Comings-Thibault presented the Lake County Property Appraiser Agreement and asked for
202 comments or questions.
203
204

205 On a MOTION by Mr. Shiver, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board approved
206 the Lake County Property Appraiser Agreement for the Deer Island Community Development District.

207 **SEVENTH ORDER OF BUSINESS – Staff Reports**
208

209 **A. Manager**
210
211

212 On a MOTION by Mr. Shiver, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board agreed to
213 execute a proposal that will be received for the installation and purchase of two Crepe Myrtle trees, not to
214 exceed \$475, for the Deer Island Community Development District.

215 Ms. Comings-Thibault requested a motion to appoint an Audit Committee.
216
217

218 On a MOTION by Mr. Munoz, SECONDED by Mr. Shiver, WITH ALL IN FAVOR, the Board approved
219 appointing the seated Board of Supervisors as the Audit Committee for the Deer Island Community
220 Development District.
221

222 **B. Attorney**
223

224 Mr. D'Adesky gave an update on the Sunshine Law.
225

226 **C. Engineer**
227

228 There being none, the next item followed.
229

230 **EIGHTH ORDER OF BUSINESS – Public Comments**
231

232 There being none, next item followed.
233

234 **NINTH ORDER OF BUSINESS – Supervisor Requests**
235

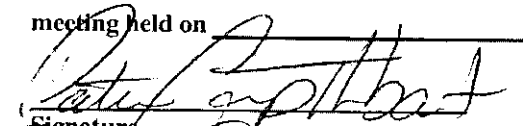
236 There being none, next item followed.
237

238 **TENTH ORDER OF BUSINESS – Adjournment**
239

240 On a MOTION by Mr. Munoz, SECONDED by Mr. Ferendo, WITH ALL IN FAVOR, the Board
241 adjourned the meeting for the Deer Island Community Development District.
242
243

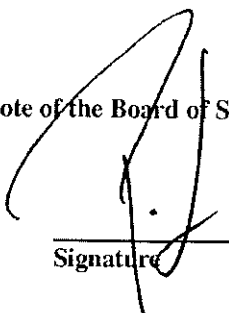
244 **Each person who decides to appeal any decision made by the Board with respect to any matter*
245 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
246 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
247

248 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
249 meeting held on _____

250 
251 _____
252 Signature

253 Patricia Kowalchuk
254 _____
255 Printed Name

256 Title: Secretary Assistant Secretary
257



Signature

Printed Name
Title: Chairman Vice Chairman