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

5 A Meeting of the Board of Supervisors of the Deer Island Community Development District was  
6 held on Tuesday, June 13, 2017 at 7:00 p.m. at the Hampton Inn, 19700 U.S. Highway 441, Mount Dora,  
7 Florida.

8 **FIRST ORDER OF BUSINESS – Roll Call**

9 Ms. Comings-Thibault called the meeting to order.

10 Present and constituting a quorum were:

11	Kim Pennington	Board Supervisor, Chairwoman
12	Paul Shiver	Board Supervisor, Vice Chairman
13	Mark Ferendo	Board Supervisor, Assistant Secretary
14	Raquel Coe	Board Supervisor, Assistant Secretary

15 Also present were:

16	Patricia Comings-Thibault	District Manager/Treasurer
17	Rebecca Rivas	DPFG Accounting
18	Alan Wright	DPFG Field Operations
19	Jere Earlywine	District Counsel
20	Rey Malave	District Engineer

21 **SECOND ORDER OF BUSINESS – Audience Comments**

22 Residents asked about the circumstances of the last meeting.

23 Discussion ensued.

24 **THIRD ORDER OF BUSINESS – Business Matters**

25 **A. Presentation of District Counsel – Jere Earlywine**

- 26 ➤ **What is a CDD and the Board’s Responsibility**  
27 ➤ **Ethics & Conflicts of Interest**

28 Mr. Earlywine gave an overview of the CDD and the Board’s Responsibilities, along with Ethics  
29 and Conflicts of Interest.

30 **B. Presentation of the Fiscal Year 2018 Proposed Budget**

31 Ms. Comings-Thibault gave a presentation of the Fiscal Year 2018 Proposed Budget and asked  
32 for comments or questions.

33 Discussion ensued.

34 **C. Consideration and Approval of Resolution 2017-08 FY 2017/2018 Proposed Budget**  
35 **and Setting the Budget Public Hearing**

36 Ms. Comings-Thibault presented Consideration and Approval of Resolution 2017-08 FY  
37 2017/2018 Proposed Budget and Setting the Budget Public Hearing and asked for comments or questions.  
38

39 Ms. Pennington requested that the straw poll results taken by residents indicating that they agree to  
40 the raise in assessments be included in the minutes.

41 On a MOTION by Ms. Pennington, SECONDED by Mr. Shiver, WITH ALL IN FAVOR, the Board  
42 adopted Resolution **2017-08** Approving the 2017/2018 Proposed Budget and Setting the Budget Public  
43 Hearing for August 23, 2017 at 7:00 p.m. at the 448 Community Club, 16024 County Road 448, Tavares,  
44 FL 32778 for the Deer Island Community Development District.

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46 **D. Discussion of Deer Island Paving Footage (an estimate) - \$850,218**

47 Ms. Comings-Thibault presented Discussion of Deer Island Paving stating that this item had been  
48 previously discussed.

49 **E. Consideration of District Engineer Proposal & District Ownership Map**

50 Ms. Comings-Thibault presented Consideration of District Engineer Proposal & District  
51 Ownership Map and asked for comments or questions.

52 Discussion ensued.

53 On a MOTION by Mr. Shiver, SECONDED by Ms. Pennington, WITH ALL IN FAVOR, the Board  
54 approved the District Engineer Proposal & District Ownership Map, not to exceed \$5,000, for the Deer  
55 Island Community Development District.

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57 **F. Consideration of Landscape Proposals (*to be distributed*)**

58 Ms. Comings-Thibault presented Consideration of Landscape Proposals and asked for comments  
59 or questions.

60 ***This item was tabled until a proposal was received from Deer Island Holdings***

61 **G. Approval of the May 2017 Financials**

62 Ms. Comings-Thibault presented the May 2017 Financials and asked for comments or questions

63 On a MOTION by Ms. Coe, SECONDED by Mr. Ferendo, WITH ALL IN FAVOR, the Board approved  
64 the May 2017 Financials for the Deer Island Community Development District.

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66 **H. Ratification of Deer Island Country Club Invoices – Before May 23, 2017**

- 67 ➤ **May 2017 Irrigations of CDD Property Invoice #4012 - \$3,900**  
68 ➤ **May 2017 Causeway Maintenance Invoice #4014 - \$825.25**  
69 ➤ **May 2017 Causeway Maintenance Invoice #4014A - \$1,112.50**  
70 ➤ **May 2017 Causeway Maintenance Invoice # 4014B - \$893.25**  
71 ➤ **May 2017 Causeway Maintenance Invoice #4014C - \$1,450.75**  
72 ➤ **May 2017 Causeway Maintenance Invoice #4014D - \$200**

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74 Ms. Comings-Thibault presented Deer Island Country Club Invoices #4012 and #4014 - #4014D  
75 for ratification.

76 On a MOTION by Ms. Pennington, SECONDED by Mr. Ferendo, WITH Ms. Coe voting AYE and Mr.  
77 Shiver ABSTAINING, the Board ratified the Deer Island Country Club Invoices **#4012** and **#4014 -**  
78 **#4104D** for the Deer Island Community Development District.

79

80 **I. Consideration of Envera Security Proposals**

- 81 ➤ **Virtual Gate Guard System with Driver's License Scanner & LED Barrier**  
82 **Arms**  
83 ➤ **Virtual Gate Guard System with LED Barrier Arms**  
84

85 *This item was tabled*

86 **J. Review and Discussion Regarding the Recreation Area Plan and Dock Site Plan**

87 Mr. Malave gave an overview of the Recreation Area Plan and Dock Site Plan and asked for  
88 comments or questions.

89 **K. Approval of the Minutes of March 28, 2017 Meeting**

90 Ms. Comings-Thibault presented the Minutes of the March 28, 2017 Meeting and asked for  
91 comments, questions or corrections.

92 On a MOTION by Ms. Pennington, SECONDED by Mr. Shiver, WITH ALL IN FAVOR, the Board  
93 approved the Minutes of the March 28, 2017 Meeting for the Deer Island Community Development  
94 District.

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96 **L. Approval of the Minutes of the May 23, 2017 Meeting**

97 Ms. Comings-Thibault presented the Minutes of the May 23, 2017 Meeting, stating that she had  
98 received a letter from Mr. Sonnentag that she passed out to the Board to review.

99 Discussion ensued. The Board requested that Line 23 be changed to reflect that Audience  
100 Comments were taken when the meeting reconvened at Mr. Shiver's house.

101 On a MOTION by Mr. Shiver, SECONDED by Ms. Pennington, WITH ALL IN FAVOR, the Board  
102 approved the Minutes of the May 23, 2017 Meeting, as amended, for the Deer Island Community  
103 Development District.

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105 **M. Consideration and Approval of Resolution 2017-09 Setting Forth the Policy**  
106 **Regarding the Support & Legal Defense of Board Supervisors**  
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108 Mr. Earlywine presented Consideration and Approval of Resolution 2017-09 Setting Forth the  
109 Policy Regarding the Support & Legal Defense of Board Supervisors and asked for comments or  
110 questions.

111 On a MOTION by Mr. Shiver, SECONDED by Ms. Coe, WITH ALL IN FAVOR, the Board adopted  
112 Resolution **2017-09** Setting Forth the Policy Regarding the Support & Legal Defense of Board  
113 Supervisors and authorizes the Chairwoman to execute it, for the Deer Island Community Development  
114 District.

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116 **N. Presentation of Lake County Supervisor of Elections 2016 Registered Voters Count**  
117 **- 145**

118 Ms. Comings-Thibault presented Lake County Supervisor of Elections 2016 Registered Voters  
119 Count – 145 and asked for comments or questions.

120 **O. Consideration & Approval of Resolution 2017-10 Adoption of FY 2018 Meeting**  
121 **Schedule & Revised FY 2017 Meeting Schedule**  
122

123 Ms. Comings-Thibault presented Consideration & Approval of Resolution 2017-10 Adoption of  
124 FY 2018 Meeting Schedule & Revised FY 2017 Meeting Schedule and asked for comments or questions.

125 Discussion ensued. The November meeting will be held on November 29, 2017, no meeting will  
126 be scheduled for December 2017, and the April meeting will be held on May 2, 2018.

127 On a MOTION by Ms. Pennington, SECONDED by Ms. Coe, WITH ALL IN FAVOR, the Board  
128 adopted Resolution **2017-10** Adoption of FY 2018 Meeting Schedule & Revised FY 2017 Meeting  
129 Schedule with the meetings  
130 to be held at the 448 Community Club at 7:00 p.m. for the Deer Island Community Development  
131 District.

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133 **P. Consideration of Gate House Repair Proposals**

- 134 ➤ Hauff Company - \$5,475
- 135 ➤ ProBuild - \$5,180 (revised to not include streetlight pressure wash - \$4,580)
- 136

137 On a MOTION by Mr. Shiver, SECONDED by Ms. Coe, WITH Mr. Ferendo voting Aye and Ms.  
138 Pennington absent, the Board approved the ProBuild Proposal for \$5,180 and Mr. Shiver will oversee the  
139 work, for the Deer Island Community Development District.

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141 **Q. Consideration of Done Right Electric Proposal Installation of New Service to Feed**  
142 **Island Landscaping Lights - \$1,121**  
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144 On a MOTION by Mr. Shiver, SECONDED by Ms. Pennington, WITH ALL IN FAVOR, the Board  
145 approved the Done Right Electric Proposal – Installation of New Service to Feed Island Landscaping  
146 Lights - \$1,121 subject to the electrician moving the pedestal into the shrubbery and camouflaged and  
147 SECO hooks it up and the lights work, for the Deer Island Community Development District.

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149 **R. Consideration of Done Right Electric Proposal Install of Gate Repair - \$817.54**

150 Ms. Comings-Thibault presented Consideration of Done Right Electric Proposal Install of Gate  
151 Repair - \$817.54 and asked for comments or questions.

152 On a MOTION by Mr. Shiver, SECONDED by Mr. Ferendo, WITH ALL IN FAVOR, the Board  
153 approved the Done Right Electric Proposal – Install of Gate Repair - \$817.54 for the Deer Island  
154 Community Development District.

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156 **S. Consideration of Resident Request – Midge Fly**

157 Ms. Comings-Thibault presented Consideration of Resident Request – Midge Fly stating that a  
158 resident has offered to have the pond behind her house treated. District Counsel requested that the resident  
159 get a proposal from Aquatic Systems in the CDD's name and send it to District Manager along with a  
160 check for \$250 and the CDD will hire Aquatic Systems to do the work.

161 On a MOTION by Ms. Pennington, SECONDED by Ms. Coe, WITH ALL IN FAVOR, the Board  
162 approved the Resident Request – Midge Fly for the Deer Island Community Development District.

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**T. Rental Agreement with Club 448 - \$50 per Meeting**

Ms. Comings-Thibault presented Rental Agreement with Club 448 - \$50 per Meeting and asked for comments or questions.

On a MOTION by Ms. Pennington, SECONDED by Ms. Coe, WITH ALL IN FAVOR, the Board approved the contract with Club 448 - \$50 per Meeting for the Deer Island Community Development District.

**U. Deer Island Holdings Invoice Received 06/10/2017 - \$2,995.85**

Ms. Comings-Thibault presented the Deer Island Holdings Invoice received 06/10/2017 - \$2,995.85 and asked for comments or questions.

*This item was tabled until District Counsel can reach out to Deer Island Holdings*

**FOURTH ORDER OF BUSINESS – Vendor Reports**

**A. Aquatic Systems Report – May 30, 2017**

Ms. Comings-Thibault presented the Aquatic Systems May 30, 2017 Report and asked for comments or questions.

Ms. Pennington asked District Manager to reach out to Aquatic Systems to discuss lowering the price. District Engineer will get a scope of work done.

**B. Yellowstone Irrigation Report**

Ms. Comings-Thibault presented the Yellowstone Irrigation Report and asked Mike from Yellowstone to give an overview of the report.

**FIFTH ORDER OF BUSINESS – Staff Reports**

**A. Manager**

There being none, next item followed.

**B. Attorney**

There being none, next item followed.

**C. Engineer**

There being none, next item followed.

**EIGHTH ORDER OF BUSINESS – Supervisor Requests**

The Board requested a “NO DUMPING SIGN” be put on Lot J.

**NINTH ORDER OF BUSINESS – Adjournment**

On a MOTION by Mr. Shiver, SECONDED by Ms. Pennington, WITH ALL IN FAVOR, the Board adjourned the meeting for the Deer Island Community Development District.

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

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204 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
205 meeting held on 7-26-17.

206 Janet Johns  
207  
208 Signature

209 Janet Johns  
210  
211 Printed Name

212 Title:  Secretary  Assistant Secretary  
213

Chinsuk Pennington  
Signature

Chinsuk Pennington  
Printed Name

Title:  Chairman  Vice Chairman

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