

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19

**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, May 24, 2016 at 8:00 a.m. at the Deer Island Clubhouse, 18000 Eagles Way, Deer Island, Florida.

20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

FIRST ORDER OF BUSINESS – Call to Order and Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Jack Brown	Board Supervisor, Chairman
Paul Shiver	Board Supervisor, Vice Chairman
Juan Munoz	Board Supervisor, Assistant Secretary
Kim Pennington (after oath)	Board Supervisor, Assistant Secretary
Linda Smelser (after oath)	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager/Treasurer
Andrew D'Adesky	District Counsel
Rick Hammerl	DPFG Operations Manager
Oliver Bond	Aquatic Systems
Jason Cooper	Bright View

SECOND ORDER OF BUSINESS – Audience Comments

There being none, next item followed.

THIRD ORDER OF BUSINESS – Vendor Reports

A. Aquatic Systems Monthly Report

Mr. Bond presented the Aquatics Report and asked for comments or questions.

Discussion ensued.

B. Operations Report

Rick Hammerl presented the Operations Report and Proposals and asked for comments or questions.

Discussion ensued.

49 **FOURTH ORDER OF BUSINESS – Administration Matters**

50
51 **A. Approval of Minutes of March 22, 2016 Meeting**

52 Ms. Comings-Thibault presented the Minutes of March 22, 2016 meeting and asked for
53
54 comments, questions or corrections.
55

56
57 On a MOTION by Mr. Brown, SECONDED by Mr. Munoz WITH ALL IN FAVOR, the Board accepted
58 the Minutes of the March 22, 2016 Meeting for the Deer Island Community Development District.
59

60 **B. Acceptance of April 2016 Summary Financial Statements**

61 Ms. Comings-Thibault presented the April 2016 Summary Financial Statements and asked for
62
63 comments or questions.
64

65
66 On a MOTION by Mr. Brown, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board accepted
67 the April 2016 Financial Summary Statements for the Deer Island Community Development District.
68

69 **C. Acceptance of the Resignation of Supervisor Mitchell – Seat 4**

70 Ms. Comings-Thibault presented the Resignation of Supervisor Mitchell – Seat 4 and asked for
71
72 comments or questions.
73

74 On a MOTION by Mr. Shiver, SECONDED by Mr. Brown, WITH ALL IN FAVOR, the Board accepted
75 the resignation of Mr. Mitchell for the Deer Island Community Development District.
76

77 **D. Nomination for Seat 4 – Kim Pennington**

78 Ms. Comings-Thibault presented Nomination for Seat 4 – Kim Pennington.
79
80

81 On a MOTION by Mr. Shiver, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board accepted
82 the nomination of Kim Pennington for Seat 4 for the Deer Island Community Development District.
83

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

- 85 1. The Oath of Office was read and Ms. Pennington signed the Oath of Office
86
87

88 **F. Acceptance of the Resignation of Supervisor Garner – Seat 5**

89 Ms. Comings-Thibault presented the Resignation of Supervisor Garner – Seat 5.
90

91 On a MOTION by Mr. Shiver, SECONDED by Mr. Brown, WITH ALL IN FAVOR, the Board accepted
92 the Resignation of Ms. Garner – Seat 5 for the Deer Island Community Development District.
93

94 **G. Nomination for Seat 5 – Linda Smelser**

95 Ms. Comings-Thibault presented the Nomination for Seat 5 – Linda Smelser.
96
97

98 On a MOTION by Mr. Shiver, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board accepted
99 the Nomination for Linda Smelser for Seat 5 for the Deer Island Community Development District.

100
101 **J. Oath of Office**

102
103 1. The Oath of Office was read and Ms. Smelser signed the Oath of Office

104
105 Mr. D'Adesky explained the Sunshine Law and Public Records to Ms. Pennington and Ms.
106
107 Smelser.

108
109 **K. Compensation of Newly Elected Supervisors**

110
111 Ms. Comings-Thibault advised the newly elected supervisors that they were entitled to
112
113 compensation of \$200 per meeting and asked whether they would like to accept or waive compensation.

114
115 Ms. Pennington and Ms. Smelser accepted compensation.

116
117 **L. Approval of Resolution 2016-02 Designating the Officers of the District**

118
119 Ms. Comings-Thibault presented Resolution 2016-02 Designating the Officers of the District and
120
121 asked for comments or questions. The slate will remain the same with the addition of Ms. Smelser and
122
123 Ms. Pennington as Assistant Secretaries.

124
125 On a MOTION by Mr. Brown, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board adopted
126 Resolution 2016-02 Designating the Officers of the District for the Deer Island Community Development
127 District.

128
129 **FIFTH ORDER OF BUSINESS – Business Matters**

130
131 **A. Presentation of the Lake County Supervisor of Elections Voter Count – 123**

132
133 Ms. Comings-Thibault presented the Lake County Supervisor of Elections Voter Count - 123 and
134
135 asked for comments or questions.

136
137 **B. Consideration of Resolution 2016-03 Designating a Date, Time and Location for a**
138 **Landowners Meeting; Providing for Publication; Providing for an Effective Date.**

139
140 Ms. Comings-Thibault presented Resolution 2016-03 Designating a Date, Time and Location for
141
142 a Landowners Meeting; Providing for Publication; Providing for an Effective Date, and stated that Seats,
143
144 1, 2 and 5 will be up for election.

145
146 Mr. D'Adesky gave an overview of the elections procedures.
147

148
149 On a MOTION by Mr. Brown, SECONDED by Ms. Pennington, WITH ALL IN FAVOR, the Board
150 adopted Resolution **2016-03** Designating a Date, Time and Location for a Landowners Meeting;
151 Providing for Publication; Providing for an Effective Date. The Landowners Meeting will be held on
152 November 8, 2016 at 7:00 p.m. at the Deer Island Clubhouse, 18000 Eagles Way, Deer Island, Florida for
153 the Deer Island Community Development District.

154
155 **C. Presentation of the Deer Island FY 2016-2017 Proposed Budget**

156
157 Ms. Comings-Thibault presented the Deer Island FY 2016-2017 Proposed Budget and asked for
158
159 comments or questions.

160
161 **D. Consideration of Resolution 2016-04 Approving the Proposed Budget & Setting the**
162 **Public Hearing**

163
164 Ms. Comings-Thibault presented Resolution 2016-04 Approving the Proposed Budget & Setting
165
166 the Public Hearing and asked for comments or questions.

167
168 On a MOTION by Mr. Brown, SECONDED by Mr. Shiver, WITH ALL IN FAVOR, the Board adopted
169 Resolution **2016-04** Approving the Proposed Budget & Setting the Public Hearing for July 26, 2016 at 8
170 p.m. at the Deer Island Clubhouse, 18000 Eagles Way, Deer Island, Florida, for the Deer Island
171 Community Development District.

172
173 **E. Consideration of Proposal for Message Board Signage – Mailbox Makeovers (sign**
174 **only) - \$1,575 (inclusive of shipping)**

175
176 Ms. Comings-Thibault presented Proposal for Message Board Signage – Mailbox Makeovers
177
178 (sign only) - \$1,575 (inclusive of shipping) and asked for comments or questions.

179
180 On a MOTION by Mr. Shiver, SECONDED by Mr. Brown, WITH ALL IN FAVOR, the Board accepted
181 the Proposal for Message Board Signage – Mailbox Makeovers (sign only) - \$1,575 (inclusive of
182 shipping), with any additional ad-ons not to exceed \$2,000 for the Deer Island Community Development
183 District.

184
185 **F. Consideration of Tree Moss Proposal - \$1,500**

186
187 Mr. Hammerl presented a Tree Moss Proposal - \$1,500 and asked for comments or
188
189 questions.

190
191 Discussion ensued.

192
193 On a MOTION by Mr. Shiver, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board approved
194 the Tree Moss Proposal - \$1,500 for the Deer Island Community Development District.

195
196 **G. Discussion of Addition of Amenities**
197

198 Mr. Hammerl gave an overview of a proposal received with a concept for a recreation area that
199
200 would include one basketball court, one pickle ball court, two tennis courts, a parking area, a driveway
201
202 and street lights. Survey, clearing, and construction would be approximately around \$300,000.
203

204 Discussion ensued.
205

206 On a MOTION by Mr. Shiver, SECONDED by Mr. Brown, WITH ALL IN FAVOR, the Board approved
207 obtaining appraisals on Parcels J & F and an appraisal of the Clubhouse for possible purchase, to be used
208 for a recreation area for the Deer Island Community Development District.
209

210 **SIXTH ORDER OF BUSINESS – Staff Reports**

211
212 **A. Manager**

213
214 Ms. Comings-Thibault commented about mowing right of way every other week and obtaining
215
216 new proposals. Bright View will be used in the interim.
217

218 **B. Attorney**

219
220 There being none, next item followed.
221

222 **C. Engineer**

223
224 There being none, the next item followed.
225

226 **SEVENTH ORDER OF BUSINESS – Public Comments**

227
228 Resident asked for clarification for the previously discussed uses of Lot J and Lot F.
229

230 Discussion ensued.
231

232 On a MOTION by Mr. Brown, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board agreed
233 to rescind Lot J for appraisal for the Deer Island Community Development District.
234

235 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

236
237 There being none, next item followed.
238

239 **NINTH ORDER OF BUSINESS – Adjournment**

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

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

248

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

251

252

253 Signature

254

255

256 Printed Name

257 Title: Secretary Assistant Secretary

258

259

260

Signature _____
Printed Name _____
Title: Chairman Vice Chairman

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42

**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, March 22, 2016 at 8:00 a.m. at the Deer Island Clubhouse, 18000 Eagles Way, Deer Island, Florida.

FIRST ORDER OF BUSINESS – Call to Order and Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Paul Shiver	Board Supervisor, Vice Chairman
Minerva Garner	Board Supervisor, Assistant Secretary
Juan Munoz	Board Supervisor, Assistant Secretary
Ron Mitchell	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager/Treasurer
Rick Hammerl	Operations Manager
Jason Cooper	Bright View (Formerly ValleyCrest)

SECOND ORDER OF BUSINESS – Audience Comments

Resident asked if irrigation would be discussed later in the meeting.

THIRD ORDER OF BUSINESS – Vendor Reports

A. Aquatic Systems Monthly Report

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

Discussion ensued. Ms. Comings-Thibault commented that the carp barriers would be installed this week.

B. Operations Report

Rick Hammerl presented the Operations Report and asked for comments or questions.

Discussion ensued. Bright View was asked to check irrigation every two weeks.

FOURTH ORDER OF BUSINESS – Administration Matters

A. Approval of Minutes of January 26, 2016 Meeting

Ms. Comings-Thibault presented the Minutes of January 26, 2016 meeting and asked for comments, questions or corrections.

B. Acceptance of Financial Summary Statements

Ms. Comings-Thibault presented the Financial Summary Statements and asked for comments or questions.

On a MOTION by Mr. Brown, SECONDED by Ms. Garner, WITH ALL IN FAVOR, the Board accepted the Financial Summary Statements for the Deer Island Community Development District.
--

43 **C. Acceptance of FY 2015 Audited Financial Statement**

44 Ms. Comings-Thibault presented the FY 2015 Audited Financial Statement and asked for
45 comments or questions.

46 Discussion ensued.

47 On a MOTION by Ms. Garner, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board accepted
48 the FY 2015 Audited Financial Statement for the Deer Island Community Development District.

49

50 **D. Discussion of Final Causeway Punch List and Payment**

51 Mr. Hammerl gave an update on the Final Causeway Punch List and Payment and asked for
52 comments or questions.

53 **FIFTH ORDER OF BUSINESS – Business Matters**

54 **A. Consideration of Tree Trimming Proposals**

55 Ms. Comings-Thibault presented the Tree Trimming Proposals and asked for comments or
56 questions.

57 > Enviro Tree Service \$4,400 (12 trees)

58 > Bright View - \$4,479.81 (17 trees)

59 On a MOTION by Mr. Shiver, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board approved
60 the tree trimming proposal from Bright View for \$4,479.81 for 17 trees for the Deer Island Community
61 Development District.

62

63 **B. Consideration of Aquatic Systems Proposal Causeway**
64 **One Time Fee - \$5,918; Monthly \$319**

65 Ms. Comings-Thibault presented the Aquatic Systems Proposal Causeway – One Time Fee -
66 \$5,918; Monthly \$319. Another proposal from Biosphere was handed out for review.

67 Discussion ensued.

68 On a MOTION by Mr. Shiver, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board
69 approved the Aquatic Systems Proposal Causeway – One Time Fee - \$5,918; Monthly \$319 for the Deer
70 Island Community Development District.

71

72 **C. Consideration of Proposals Bright View**

73 Ms. Comings-Thibault presented Bright View proposals and asked for comments or questions.

74 > Plant Enhancements - \$721.35

75 On a MOTION by Mr. Shiver, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board approved
76 the Bright View Proposal for Plant Enhancements - \$721.35 for the Deer Island Community Development
77 District.

78

79 > Causeway Mulch - \$2,153.57

80 On a MOTION by Mr. Shiver, SECONDED by Ms. Garner, WITH ALL IN FAVOR, the Board approved
81 the Bright View Proposal for the Causeway Mulch - \$2,153.57 for the Deer Island Community
82 Development District.

83

84 > Replacement of Tabebuia Tree - \$575

85 Discussion ensued. Clarification was made that it was a Cassia tree that needed to be
86 replaced, not a Tabebuia tree. The Board asked for a new proposal stating replacement for the Cassia tree.

87 On a MOTION by Mr. Shiver, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board
88 approved the replacement of the Cassia tree not to exceed \$575 and will execute proposal upon receipt for
89 the Deer Island Community Development District.

90
91 ➤ Straighten Leaning Cassia and Tabebuia Trees - \$784

92 On a MOTION by Mr. Shiver, SECONDED by Ms. Garner, WITH ALL IN FAVOR, the Board approved
93 the Bright View Proposal to Straighten Leaning Cassia and Tabebuia Trees and will include using
94 anchors - \$784 for the Deer Island Community Development District.

95
96 **SIXTH ORDER OF BUSINESS – Staff Reports**

97 **A. Manager**

98 Ms. Comings-Thibault informed the Board of the new District Website
99 Address: <http://www.deerislandcdd.org> and it will be released to the public in a week.

100 **B. Attorney**

101 Discussion of District ROW Abutting Golf Course

102 ➤ Approval of Invoice from Deer Island Holdings - \$4,000

103 Discussion ensued. Mr. d'Adesky will request a more detailed invoice and that their
104 services are no longer needed. However, a proposal may be submitted.

105 On a MOTION by Mr. Shiver, SECONDED by Ms. Garner, WITH ALL IN FAVOR, the Board approved
106 obtaining proposals from Prestige, a refined proposal from Bright View and one from Deer Island
107 Holdings, and for the interim temporarily engage Bright View to mow the right-of-way for the Deer
108 Island Community Development District.

109
110 **C. Engineer**

111 There being none, the next item followed.

112 **SEVENTH ORDER OF BUSINESS – Public Comments**

113 Resident asked about gatehouse maintenance discussed at last meeting. It has been scheduled for
114 every two months.

115 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

116 There being none, next item followed.

117 **NINTH ORDER OF BUSINESS – Adjournment**

118 On a MOTION by Mr. Mitchell, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board
119 adjourned the meeting for the Deer Island Community Development District.

120
121
122 **Each person who decides to appeal any decision made by the Board with respect to any matter
123 considered at the meeting is advised that person may need to ensure that a verbatim record of the
124 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

125
126

127 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
128 meeting held on _____.

129 Patricia G. Thibault
130
131 Signature

132 Patricia G. Thibault
133 Printed Name

134 Title: Secretary Assistant Secretary

136
137

Jack Brown
Signature

Jack Brown
Printed Name

Title: Chairman Vice Chairman

1
2
3
4
5
6
7
8
9

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

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

13
14
15
16
17
18
19
20
21

FIRST ORDER OF BUSINESS – Call to Order and Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

22	Jack Brown	Board Supervisor, Chairman
23	Paul Shiver	Board Supervisor, Vice Chairman
24	Minerva Garner	Board Supervisor, Assistant Secretary
25	Juan Munoz	Board Supervisor, Assistant Secretary
26	Ron Mitchell	Board Supervisor, Assistant Secretary

Also present were:

27	Patricia Comings-Thibault	District Manager/Treasurer
28	Jan Carpenter	District Counsel
29	Andrew d’Adesky	District Counsel
30	Rick Hammerl	Operations Manager

31
32
33
34
35
36
37
38
39
40
41

SECOND ORDER OF BUSINESS – Audience Comments

Resident commented that for the past 2 years the 5 landscape lights on the causeway have not been working and feels this is a critical situation at night. Also requested reflectors. Rick Hammerl will contact Done Right Electric to resolve this issue.

Resident questioned who was in charge of the See Go lights. They need to be cleaned of cobwebs. Proposals will be obtained for cleaning six times a year.

Resident recommended a homemade spray for bugs.

Resident requested that the key pad be cleaned.

THIRD ORDER OF BUSINESS – Vendor Reports

A. Aquatic Systems Monthly Report

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

Discussion ensued. Ms. Comings-Thibault will bring the status of carp in the ponds next meeting.

B. Operations Report

Rick Hammerl presented the Operations Report and asked for comments or questions.

Discussion ensued.

FOURTH ORDER OF BUSINESS – Administration Matters

A. Approval of Minutes of November 24, 2015 Meeting

Ms. Comings-Thibault presented the Minutes of November 24, 2015 meeting and asked for comments, questions or corrections.

42 Mr. Brown stated that Eighth Order of Business should read approved "\$500 for resident
43 decorating committee" instead of "hiring a company."

44 On a MOTION by Mr. Brown, SECONDED by Mr. Shiver, WITH ALL IN FAVOR, the Board approved
45 the November 24, 2016 Minutes of the Board of Supervisors meeting held on November 24, 2015, as
46 amended, for the Deer Island Community Development District.

47
48 **B. Acceptance of December 2015 Financial Statements**

49 Ms. Comings-Thibault presented the December 2015 Financial Statements and asked for
50 comments or questions.

51 On a MOTION by Mr. Brown, SECONDED by Ms. Garner, WITH ALL IN FAVOR, the Board accepted
52 the Unaudited Financial Statements of December 2015 for the Deer Island Community Development
53 District.

54
55 **FIFTH ORDER OF BUSINESS – Business Matters**

56 **A. Discussion of ValleyCrest Proposal Regarding Sod Replacement - \$2,751**

57 Ms. Comings-Thibault presented the ValleyCrest Proposal Regarding Sod Replacement - \$2,751
58 and asked for comments or questions

59 On a MOTION by Mr. Brown, SECONDED by Ms. Garner, WITH ALL IN FAVOR, the Board
60 approved the ValleyCrest Proposal Regarding Sod Replacement - \$2,751 for the Deer Island Community
61 Development District.

62
63 **B. Discussion Regarding the Causeway Project**

64 Ms. Comings-Thibault presented the Causeway Project update and asked for comments or
65 questions.

66 **C. Discussion Regarding Tree Trimming Proposals**

67 Ms. Comings-Thibault presented tree trimming proposals and asked for comments or questions

- 68 ➤ Millennium - \$5,000
- 69 ➤ Enviro Tree Service - \$4,400
- 70 ➤ ValleyCrest - \$4,479.81

71 This item was tabled until next meeting.

72 **D. Ratification of CGM Agreement**

73 On a MOTION by Mr. Brown, SECONDED by Ms. Garner, WITH ALL IN FAVOR, the Board ratified
74 the CGM Agreement for the Deer Island Community Development District.

75
76 **E. Update on Potential Acquisition of Golf Course**

77 **Acceptance of Preliminary Report re: Value of Golf Course**

78 Ms. Carpenter presented an update on the potential acquisition of Golf Course and asked for
79 comments or questions.

80 Discussion ensued. District Counsel presented Resolution 2016-01 Acceptance of the
81 Preliminary Report: Value of Golf Course and advised the Board they could accept or ignore.

82 On a MOTION by Mr. Munoz, SECONDED by Mr. Brown, WITH ALL IN FAVOR, the Board accepted
83 Resolution **2016-01** Acceptance of the Preliminary Report: Value of Golf Course, as prepared, for the
84 Deer Island Community Development District.

85
86 **SIXTH ORDER OF BUSINESS – Staff Reports**

87 **A. Manager**

88 Ms. Comings-Thibault recommended moving the District’s website from WordPress to Atlas.

89 On a MOTION by Mr. Munoz, SECONDED by Ms. Garner, WITH ALL IN FAVOR, the Board agreed
90 to move the District Website to Atlas for the Deer Island Community Development District.

91
92 **B. Attorney**

93 There being none, the next item followed.

94 **C. Engineer**

95 There being none, the next item followed.

96 **SEVENTH ORDER OF BUSINESS – Public Comments**

97 Resident has recommendation to repair breach in curb. Referred to Rick Hammerl.

98 Resident mentioned building of boat ramp and a pickle ball court.

99 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

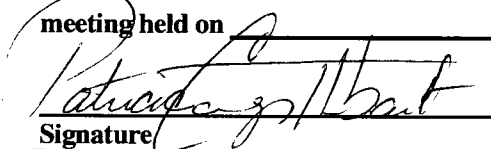
100 There being none, next item followed.

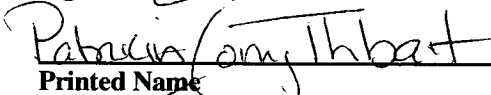
101 **NINTH ORDER OF BUSINESS – Adjournment**

102 On a MOTION by Mr. Munoz SECONDED by Mr. Brown, WITH ALL IN FAVOR, the Board
103 adjourned the meeting for the Deer Island Community Development District.

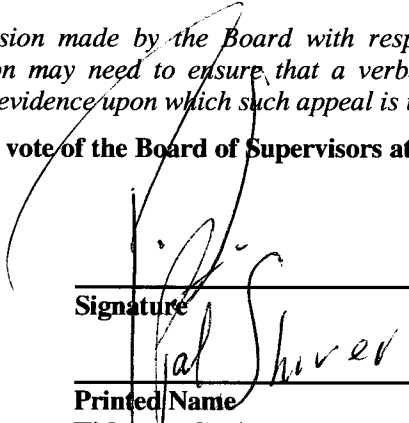
104
105 **Each person who decides to appeal any decision made by the Board with respect to any matter*
106 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
107 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*


108 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
109 **meeting held on _____.**

110 
111 _____
112 **Signature**

113 
114 **Printed Name**

115 **Title:** Secretary Assistant Secretary

110 
111 _____
112 **Signature**

113 
114 **Printed Name**

115 **Title:** Chairman Vice Chairman

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

**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, November 24, 2015, at 8:00 a.m. at the Deer Island Clubhouse, 18000 Eagles Way, Deer Island, Florida.

FIRST ORDER OF BUSINESS – Call to Order and Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Jack Brown	Board Supervisor, Chairman
Paul Shiver	Board Supervisor, Vice Chairman
Minerva Garner	Board Supervisor, Assistant Secretary
Juan Munoz	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager/Treasurer
Jan Carpenter	District Counsel

SECOND ORDER OF BUSINESS – Audience Questions and Comments on Agenda Items

There being none, next item followed.

THIRD ORDER OF BUSINESS – Vendor Reports

A. Aquatic Systems Monthly Report

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

Discussion ensued. Ms. Comings-Thibault will check on the permit status for carp in the ponds.

B. Operations Report

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

Discussion ensued. Mr. Shiver requested a walk thru with the owner of Golden. Ms. Carpenter will check the contract with Golden. Ms. Carpenter also asked to be added to the Operations Report distribution list.

FOURTH ORDER OF BUSINESS – Administration Matters

A. Approval of Minutes of October 27, 2015 Meeting

Ms. Comings-Thibault presented the Minutes of October 27, 2015 meeting and asked for comments, questions or corrections.

On a MOTION by Mr. Brown, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors' meeting held on October 27, 2015 for the Deer Island Community Development District.
--

B. Acceptance of October 2015 Financial Statements

Ms. Comings-Thibault presented the October 2015 Financial Statements and asked for comments or questions.

42 On a MOTION by Mr. Brown, SECONDED by Ms. Garner, WITH ALL IN FAVOR, the Board accepted
43 the Unaudited Financial Statements of October 2015 for the Deer Island Community Development
44 District.

45
46 **FIFTH ORDER OF BUSINESS – Business Matters**

47 **A. Consideration of Action Regarding the International Golf Club**

48 Ms. Carpenter presented an update on the action regarding the International Golf Club and asked
49 for comments or questions.

50 Discussion ensued.

51 On a MOTION by Mr. Shiver, SECONDED by Mr. Munoz, WITH Ms. Garner and Mr. Brown
52 abstaining, the Board agreed to obtain proposals for a consultant for the Deer Island Community
53 Development District.

54
55 On a MOTION by Mr. Munoz SECONDED by Mr. Shiver, WITH Ms. Garner and Mr. Brown
56 abstaining, the Board agreed to authorize the Vice Chair the ability to retain a consultant for up to \$1500
57 to help select appraisal companies for the Deer Island Community Development District.

pls. review minutes & page -

58
59 **SIXTH ORDER OF BUSINESS – Staff Reports**

60 **A. Manager**

61 There being none, the next item followed.

62 **B. Attorney**

63 There being none, the next item followed.

64 **C. Engineer**

65 There being none, the next item followed.

66 **SEVENTH ORDER OF BUSINESS – Public Comments**

67 There being none, the next item followed.

68 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

69 Supervisor requested hiring a company to decorate the gates.

70 On a MOTION by Mr. Munoz, SECONDED by Mr. Brown, WITH ALL IN FAVOR, the Board to
71 authorize spending up to \$500 to ~~hire a company~~ to decorate the gates and gatehouse for the Deer Island
72 Community Development District. *holiday decorating committee*

73
74 Supervisor requested Valley Crest spray the sawgrass for giant spiders.

75 **NINTH ORDER OF BUSINESS – Adjournment**

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

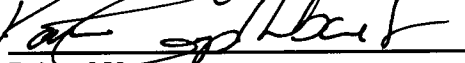
78
79 **Each person who decides to appeal any decision made by the Board with respect to any matter
80 considered at the meeting is advised that person may need to ensure that a verbatim record of the
81 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

82 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
83 meeting held on _____.**

84
85 _____

86
87
88
89
90

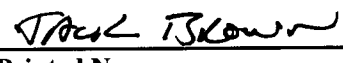
Signature



Printed Name

Title: Secretary Assistant Secretary

Signature



Printed Name

Title: Chairman Vice Chairman

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, October 27, 2015 at 8:00 a.m. at the Deer Island Clubhouse, 18000 Eagles Way, Deer Island, Florida.

FIRST ORDER OF BUSINESS – Call to Order and Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and constituting a quorum were:

Jack Brown	Board Supervisor, Chairman
Paul Shiver	Board Supervisor, Vice Chairman
Ron Mitchell	Board Supervisor, Assistant Secretary
Minerva Garner	Board Supervisor, Assistant Secretary
Juan Munoz	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager/Treasurer
Jan Carpenter	District Counsel
Rick Hammerl	Operations Manager
Jason Cooper	Valley Crest
Oliver Bond	Aquatic Systems

SECOND ORDER OF BUSINESS – Audience Questions and Comments on Agenda Items

There being none, next item followed.

THIRD ORDER OF BUSINESS – Vendor Reports

A. Aquatic Systems Monthly Report

Oliver Bond from Aquatics Systems presented the Monthly Aquatics Report and asked for comments or questions.

Discussion ensued.

B. Valley Crest Landscape Report

Jason Cooper from Valley Crest presented the Landscape Report and asked for comments or questions.

Discussion ensued.

C. Operations Report

Mr. Hammerl presented the Operations Report and asked for comments or questions.

Discussion ensued.

On a MOTION by Mr. Munoz, **SECONDED** by Mr. Shiver, **WITH ALL IN FAVOR**, the Board approved the addendum to the Millennium contract: to be paid 60% to pull trees and the remaining 40% will be detailed at a later date with Millennium for the Deer Island Community Development District.

1 **FOURTH ORDER OF BUSINESS – Administration Matters**

2 **A. Approval of Minutes of July 28, 2015 Meeting**

3 Ms. Comings-Thibault presented the Minutes of July 28, 2015 meeting and asked for comments,
4 questions or corrections.

5 On a MOTION by Mr. Brown, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board
6 approved the Minutes of the Board of Supervisors' meeting held on July 28, 2015 for the Deer Island
7 Community Development District.

8
9 **B. Acceptance of September 2015 Summary Financial Statements**

10 Ms. Comings-Thibault presented the September 2015 Summary Financial Statements and asked
11 for comments or questions.

12 On a MOTION by Mr. Brown, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board accepted
13 the Summary Financial Statements of September 2015 for the Deer Island Community Development
14 District.

15
16 **FIFTH ORDER OF BUSINESS – Business Matters**

17 **A. Ratification of Executed Valley Crest Proposal - \$307 – Irrigation Repairs**

18 Ms. Comings-Thibault presented the executed Valley Crest Proposal for the amount of \$307 for
19 Irrigation Repairs and asked for comments or questions.

20 On a MOTION by Mr. Shiver, SECONDED by Mr. Brown, WITH ALL IN FAVOR, the Board ratified
21 the Valley Crest Proposal for the amount of \$307 for irrigation repairs for the Deer Island Community
22 Development District.

23
24 **B. Consideration of Valley Crest Proposal - \$1,162.50 for Palm Pruning in Medians
25 Along the Causeway**

26
27 On a MOTION by Mr. Brown, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board
28 approved the proposal from Valley Crest for the amount of \$1,162.50 for the Palm Pruning in Medians
29 along the Causeway for the Deer Island Community Development District.

30
31 **C. Consideration of Valley Crest Proposal - Sod - \$6,460**

32 This item was tabled. Valley Crest was asked to bring back another proposal.

33 **SIXTH ORDER OF BUSINESS – Staff Reports**

34 **A. Manager**

35 There being none, the next item followed.

36 **B. Attorney**

37 **➤ Developer Update**

38 Ms. Carpenter has had some contact with the Developer but had nothing to report yet.

39 **C. Engineer**

40 There being none, the next item followed.

41 **SEVENTH ORDER OF BUSINESS – Public Comments**

42 Residents commented about bugs on light fixtures at gate house, webs on the causeway, and the
43 landscaping light that stays on.

44 Rick Hammerl and Jason Cooper will address these issues.

1 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

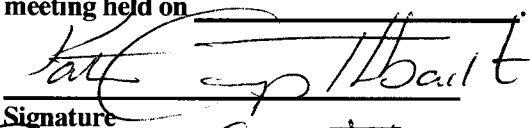
2 There being none, the next item followed.

3 **NINTH ORDER OF BUSINESS – Adjournment**

4 On a MOTION by Mr. Mitchell, SECONDED by Mr. Munoz, WITH ALL IN FAVOR, the Board
5 adjourned the meeting for the Deer Island Community Development District.

6
7 **Each person who decides to appeal any decision made by the Board with respect to any matter
8 considered at the meeting is advised that person may need to ensure that a verbatim record of the
9 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

10 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
11 meeting held on**

12 

13 Signature

14 Patricia Moring Thibault

15 Printed Name

16 Title: Secretary Assistant Secretary

17 

18 Signature

19 Jake Brown

20 Printed Name

Title: Chairman Vice Chairman