

MINUTES OF MEETING RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the River Place on the St. Lucie Community Development District was held on Thursday, June 18, 2026, at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida.

Present and constituting a quorum:

Christina Lynch	Chairman
Charles Lynch	Assistant Secretary
Steve Vidal	Assistant Secretary

Also presents were:

Andressa Hinz-Philippi	District Manager
Michael Pawelczyk	District Counsel
Matt Hans	GMS
Monique Lesnansky	GMS
Several Residents	

FIRST ORDER OF BUSINESS Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll.

Ms. Hinz Philippi led the Pledge of Allegiance.

SECOND ORDER OF BUSINESS Approval of the Minutes of the April 16, 2026 Meeting

Ms. Hinz Philippi: The next item is the approval of the minutes of the April 16, 2026 meeting. If you have any additions, deletions, or corrections if not, a motion to approve them would be in order.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the Minutes of the April 16, 2026 Meeting were approved.
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THIRD ORDER OF BUSINESS

**Consideration of Authorization
for District Counsel to Prepare
Correspondence Stating that the
District Has No Objection to the
Release of the Remainder of the
Letter of Credit held by Seacoast
Bank for River Place Builders,
LLC**

Ms. Hinz Philippi: We are going to jump over this item because Michael wants to talk about it, so we are going to the public hearing.

FOURTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2027 Budget**

A. Motion to Open the Public Hearing

Ms. Hinz Philippi: I need a motion to open the public hearing.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the public hearing was opened.

B. Public Comments and Discussion

Ms. Hinz Philippi: The next item is the discussion. Does the Board have any discussion on the budget that was approved? Does the public have any comments on the budget that was approved?

Ms. Michele Ganetz: 677 N.E Little Kayak Point. The budget that was passed it seems that we are having some issues with things being paid for so when the budget is passed were those things taken into account, things that need to be done.

Ms. Hinz Philippi: What do you mean?

Ms. Ganetz: Some of the things, this is what I am hearing is that the landscaping at the front of the entrance cost \$12,000 which seems a little excessive, the pool has had this ongoing problem with the pool. There is other problems that need to be taken care of in here so are all of these problems like the drainage are these things included in the budget? Are these considered budget items or do we have a reserve for these items? How does that work because we are coming to end of the our bond very soon?

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Ms. Hinz Philippi: The conversations that you hear are not really what happens. If you were here at the last meeting the \$12,000 was to make improvements in all the monuments throughout the neighborhood, so it was not just that one. It was all the monuments. The other item you said the pool. The pool had a problem for years and we started taking care of the pool piece by piece. The last one was very complicated. We did everything that we had to do with that. We had a problem with the vendor. He had a supplier, the supplier was late. We had mechanisms in our agreement to go against him; however we were not going to be able to have somebody to finish that. Everything that we had around to help us to make that happen, we scheduled right. We scheduled it in January to have it, but it didn't because he was delayed a lot. When we were able to get that delivered here then we started the process. Then we had other problems. We had to get our District engineer here. Fixed it. Now it is going to open. I think next week we are going to be able to give you the date.

Mr. Hans: We are waiting on the electrician. He is going to be out tomorrow. It is a one day project for the electrician.

Ms. Ganetz: Does it show a breakdown of what is covered in the budget?

Ms. Hinz Philippi: Everything that we are talking about was covered in the budget. There is nothing that is going to increase our budget. If it was we would have already sent a letter to you saying this budget is going to be increased.

Ms. Lynch: Rumors is going around that we are in a predicament because we don't have the money to pay for the projects that we are doing.

Ms. Hinz Philippi: That is not true.

Ms. Lynch: I think that is where that is coming from.

Mr. Vidal: We can't spend it unless it is in the budget unless we special assess for a project.

Ms. Ganetz: Are you paying the city what they owe for the fees for the RV storage?

Ms. Hinz Philippi: That is the problem when people don't have the knowledge. I am talking about the people that make statements on Facebook or other social media that we cannot control. The people that are here the residents that come they know that we made a decision on this Board to stop paying the fees for the city on that park.

Ms. Lynch: But the storage is ours.

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Ms. Hinz Philippi: The storage is ours. The park is what we paid \$25,000 a year for a public park that is not ours. It is city property. That was when this was established. The developer made that agreement. What our attorney reviewed, and we went to the city and talked to them. They saw, I think, one other occasion that the person that made that agreement didn't put a time frame like ten years or five years. For us it looked like she was going to work on trying to resolve that for us. We couldn't get a hold of her anymore, so this Board made the decision to stop payment. They don't even have an argument in asking us for that money. The agreement that was signed was never approved by a Board. That money that we were paying in good faith, they decided to stop that payment because if they want to discuss it they have to come to us and give some benefit for this community to be paying for that. That was the decision. The attorney knows and we are very aware of this. This budget has even \$100,000 on projects per year so for this new year we have \$100,000 that this Board is going to work on improving the community like they did last year. They are going to continue improving. They are going to tackle some things that the community needs or wants to improve the life of this community.

Ms. Ganetz: Can you tell us what those things are?

Ms. Hinz Philippi: They are going to decide. They haven't decided yet. This budget is approved for 2027, so our budget starts October 1st and ends September 30th. Any other questions on the budget?

Ms. Kelly Statema: 441 Canoe Park Circle. Within two years the roads will be falling in, the grates are caving in, the roads are failing, what money do we have set aside for that? This is happening in the community. I just really would like to know.

Mr. Hans: We have had our engineer look at the roads. They have estimated a seven year timeline for when they will need to be repaired based off their current condition. We have that \$100,000 that we are putting away every year. We can start saving some of it so we can afford it in seven years from now when we need to Canoe Park. Little Kayak would be the next one after that. Our engineers have been on top of that, and they are letting us know what steps are needed.

Ms. Statema: The city engineer has a little different idea so I would like to make sure we have the money to repair the roads.

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Ms. Hinz Philippi: The other thing that we can save here is because this is the CDD you don't need to, you can have money set aside. We have some money set aside for road improvements. If you have a pothole or things like that we do have some money for that for repairs. We have this \$100,000 that we are using for other projects but besides that the District can take a bond imagine if you have to do the whole community you can take a bond for that. Your APR and what you are going to pay for a bond is much less than if you were going to take a loan because it is a CDD. That is something that most of the Districts do when they hit the 20 year mark and they have to do the whole community instead of just fixing parts. The other part if they don't do this, they do projects, and they break it apart like we did Little Turtle. We did the parking lot. You break apart some pieces of the District and improve those pieces and then the next fiscal year you improve other parts.

Mr. Hans: Our roads were all paved at separate times, so they are not going to come due at the same time. Where we are standing it is Canoe Park and Little Kayak are the two oldest roads and those are the areas that the engineer suggested that we focus on first.

Ms. Hinz Philippi: Anything else for the budget?

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Ms. Hinz Philippi: Consideration of Resolution #2026-03 Annual Appropriation Resolution. I need a motion to approve.

On MOTION by Mr. Lynch seconded by Mr. Vidal with all in favor, Resolution #2026-03 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Ms. Hinz Philippi: Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments. Again you know that this is the resolution that gives the authority for the tax collector to work with us on assessments and collecting that Non Ad Valorem. I need a motion to approve.

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On MOTION by Mr. Vidal seconded by Mr. Lynch with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Hinz Philippi: I need a motion to close the public hearing

On MOTION Ms. Lynch seconded by Mr. Lynch with all in favor, the public hearing was closed.

FIFTH ORDER OF BUSINESS

Audit Selection Committee Meeting:

Ms. Hinz Philippi: The next item is the audit selection committee meeting.

A. Opening Audit Selection Committee Meeting

Ms. Hinz Philippi: I need a motion to open the audit selection committee meeting.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the Audit Selection Committee meeting was opened.

B. Roll Call

Ms. Hinz Philippi: The roll call is going to be the same as we have, Christina Lynch, Charles Lynch, and Steven Vidal.

C. Selection of Criteria for Evaluation

Ms. Hinz Philippi: If you guys want take a look at the criteria for the audit. It should be page 75. The criteria is experience, price, ability of the personnel, understanding of the scope of work, and ability to furnish required services. Each one of them is 20 points. If you guys are good with the criteria of evaluation, I need a motion to approve.

Mr. Lynch: This is just the procedures for going out to bid for an auditor.

Ms. Hinz Philippi: Yes.

Mr. Lynch: Just so the folks understand.

Ms. Hinz Philippi: I need a motion.

Ms. Lynch: Ability, experience, scope, ability to furnish required services and the price. It is pretty standard.

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On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the Selection of Criteria for Evaluation to select an auditor was approved.

D. Authorizing RFP

Ms. Hinz Philippi: Now I need a motion to authorize the RFP.

On MOTION by Ms. Lynch seconded by Mr. Vidal with all in favor, Authorization for an RFP to select an auditor was approved.

E. Adjournment

Ms. Hinz Philippi: I need a motion to close the audit selection committee meeting.

On MOTION by Mr. Lynch seconded by Ms. Lynch with all in favor, the Audit Selection Committee meeting was closed.

SIXTH ORDER OF BUSINESS

Consideration of:

A. Proposals for Benches

- 1) Barco Product Quote #QBP200085114**
- 2) Belson Outdoor Quote #WQ 398413**
- 3) Park Warehouse Quote #Q334153**

Mr. Hans: We have three different proposals for the benches from different suppliers. All of them are with surface mounting brackets for the benches for them to be mounted to the concrete pads. The cheapest one for the benches ended up being Barco Company. The first one that is proposed. Park Warehouse and Belson Outdoor came at about \$400 more expensive for identical benches. All of the benches that were looked at are 4 foot backless recyclable plastic with a black base and fake cedar planks. Standard park benches essentially. Any questions on the at item?

Mr. Vidal: I have some. These bids are going to come out to be about \$10,000 for five benches.

Mr. Hans: That is not correct. You were looking at \$7,000 with the pads and the benches.

Mr. Vidal: Now we need an installer to put the benches in.

Mr. Hans: Correct.

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Mr. Vidal: Backless benches, number one I am not sure that meets ADA. The concrete work for these things we don't even have a sketch of where these things are going to get installed.

Mr. Hans: I forgot to include on the meeting agenda, but I did provide the contractor a rough area of where we would be looking to put them in. I can share that right now with you guys as well.

Mr. Vidal: In other words, if you have the concrete work and the concrete work probably should be up against the sidewalk. We don't have any specifications for that concrete work. It probably should be pinned to the sidewalk, which means you have to drill and put rebar into that sidewalk. I looked around and I found pads in the neighborhood we can't use them because they belong to FPL. There is a couple of pads along Lazy River Parkway that look like you could affix a bench for a couple thousand dollars. I would like to look into it a little bit more because the locations you can't put a slab of concrete out in the grass and put a bench on it.

Mr. Hans: Correct.

Mr. Vidal: You don't know if there is an ADA requirement that needs to be met. If so then you are talking about it being attached to the sidewalks so there is no transition and do all the benches need to be ADA. I don't have enough information.

Mr. Hans: We can ask Michael about the ADA question when he comes back in.

Ms. Hinz Philippi: We can just table this and you guys can work on it.

Mr. Vidal: I think so. I don't think we need benches along there immediately.

Ms. Hinz Philippi: Let's table this.

Mr. Vidal: I went out there and tried to look along Lazy River and see where benches could go but the thought that I had was if it is overlooking the lake or something that might be an ok location. If the bench fences into somebody's house that is not a good location.

Ms. Lynch: Just to make this clear why we are even talking about benches that we do not have is there are elderly people that are walking in our community, and they have asked for places to stop while they are walking and rest because they are walking with grandchildren, etc. That is why this is even a thought. I just wanted people to understand that is wasn't just dreamed up to put benches up all over the community. It is what is

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brought forward and are asking for. We are looking into the options of trying to provide that for people in the community that have requested it. It doesn't mean it is going to happen. It doesn't mean it is going to be spent but we are looking at options. Is it feasible and I think that is a reasonable thing to bring forth and take a look at.

Mr. Vidal: We just need to research it a little bit more so we can finalize a price. ADA requirements are going to might mandate a back on a bench. I looked up ADA requirement for park benches. If you are placing them along the parkway and you have five benches out there do all five benches need to have ADA requirements. There is a little bit more involved.

Mr. Hans: I just want to say all the bench locations were along the sidewalk already and it was facing Lazy River Parkway. I don't know why I can't pull up the map I put together for it.

Ms. Lynch: But that is why the open back so that.

Mr. Vidal: You can sit either way.

Ms. Lynch: For example there is a concrete bench right there at Hawks Ridge Pond and there is lots of times people will sit there and face the water and there is people that sit there and face the road.

Mr. Lynch: Ok we are going to table that.

B. Proposals for Concrete Pads

1) Atlantix Structural, LLC

2) Venice Commercial Services, Inc.

C. Proposals for Umbrellas

1) Belson Outdoor Quote # WQ 398413

2) Park Warehouse, LLC Quote #Q334156

Ms. Hinz Philippi: The next item is proposals for umbrellas.

Mr. Hans: There is two separate options for the umbrellas. One is from the Park Warehouse and the other is from Belson Outdoor. The Park Warehouse was much more reasonable for the umbrella than Belson Outdoor. If we do want to move forward with one of these Park Warehouse is roughly \$600 cheaper for the identical product.

Ms. Lynch: What is the turnaround time? If we order it tomorrow.

Mr. Vidal: Again, we don't have enough information to go ahead and order these.

Ms. Lynch: I understand. Is it going to take three months?

Mr. Hans: Roughly three to six weeks is what is on their website.

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Mr. Vidal: I was dealing with Rose at Park Warehouse before you got this and she said as long as they are in stock. What is on their website is what is normally stocked. It shouldn't be that long. Again, we need more information.

A resident: Can you just give us the two quotes?

Ms. Lynch: The first one was \$6,742.40 that is for the sunshade going out on the pool. The second quote was \$7,498.02. That is for the shade.

Mr. Hans: Both quotes do have tax on them at the moment because we did not upload our tax-exempt certificate. They are motorized. They are fixed. It is a fixed cantilever umbrella. They are rated for tropical storm winds and if we were to have a serious hurricane coming you would remove the canopy.

A resident: What are the sizes?

Mr. Hans: It is a 10 x 10 structure.

Mr. Vidal: We do have specs on it, but we don't have a bid on installation, right?

Mr. Hans: We are going to form a three foot by three foot footer, six inches below grade.

Mr. Vidal: There is two different methods of installation.

Mr. Hans: The material is the same as a sunshade material in a park.

Mr. Vidal: We need for find out what the permitting requirements are. We need to find out if the city is going to require engineering drawings for this. You can't just stick a structure up that can blow away in a hurricane without it being engineered and inspected. If the city says no you don't need anything then that is something different. We still need to have an installer. If the city requires engineering drawings Park Warehouse said they could provide engineering drawings but it is an additional expense.

Ms. Hinz Philippi: So we are tabling that.

D. Barco Products Proposal for Swivel Grill Quote # QBP200085117

Ms. Hinz Philippi: The next item will be for a grill.

Mr. Hans: Park Warehouse had also provided a quote for the grill. Park Warehouse was the same price as the grill and shipping.

Mr. Lynch: Where would this grill go?

Mr. Hans: This is a requested item. I believe putting it in the side lot outside of the pool area.

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Mr. Vidal: We had grills at one point and they were taken out.

Ms. Lynch: Why would it go in the pool area when you are not allowed to eat in there.

Mr. Hans: It is for outside of the pool area.

Multiple people speaking at once at this time.

Mr. Hans: We can table it and move on.

Ms. Lynch: Just table it.

E. Hugo's Lawn Service, LLC Proposal for Removal and Installation of New Plants

Ms. Hinz Philippi: The next one is just a ratification for the removal And installation. I need a motion to ratify.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, Ratification of Hugo's Lawn Service, LLC Proposal for removal and installation of new plants was approved.

SEVENTH ORDER OF BUSINESS Ratification of:

A. Small Project Agreements

- 1) Rolfsmeyer Ventures, LLC for Clubhouse Blinds**
- 2) Treasure Coast Surfaces Corp. for Pool Deck Resurfacing.**

Ms. Hinz Philippi: The next item is ratification of the small project agreement with Rolfsmeyer Ventures for clubhouse blinds and then the second one is Treasure Coast Surfaces Corp for the pool deck resurfacing.

Mr. Lynch: These are things that were already approved.

Ms. Hinz Philippi: Yes it was approved we just bring it back to part of the record.

Mr. Lynch: The blinds will be going in tomorrow afternoon..

On MOTION by Mr. Lynch seconded by Ms. Lynch with all in favor, Small Project Agreements with Rolfsmeyer Ventures, LLC for clubhouse blinds and Treasure Coast Surfaces Corp. for pool deck resurfacing was approved.

B. Platinum Fitness Equipment, LLC Purchase Order #003 for Fitness Equipment

Ms. Hinz Philippi: This is Platinum Fitness purchase order for the equipment. I need a motion to ratify.

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Mr. Hans: It will be here tomorrow at 11:00 a.m. I will be here.

. On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, Platinum Fitness Equipment, LLC Purchase Order #003 for Fitness Equipment was approved.

EIGHTH ORDER OF BUSINESS

Discussion of:

A. Clubhouse Manager Personnel

B. Board Meetings/Workshops

C. Maintenance Schedule (to be developed in conjunction with Engineer)

Ms. Hinz Philippi: The next item was requested by Christina to be on the agenda.

The first item is personnel for the clubhouse. We have Monique who just started to train with Matt. She is going to be taking the set hours here. Matt is not going to go away he is still with us, but she is going to be more present here for the day-to-day operations, supply the transponders, get the agreements in place, and take care of the daily needs.

Mr. Hans: Clubhouse rentals, vendors, etc.

Ms. Lynch: So what I would like to do is blast out her contact information for residents so that they have the email to reach her. We can send that message out through the POA. That way the community knows.

Ms. Hinz Philippi: I think it is also good that we can establish at least a routine of setting up every two weeks or maybe once a month a note to the community with the things that are happening, even to help to understand things that are happening so everybody is on the same page.

Ms. Lynch: So the idea is to keep track of projects that we have approved, where they are in the process and make sure everybody understands if there is a delay why there is a delay, getting the information out accurately. Since I have been on this Board I have preached it and screamed it communication, communication and communication. We have gotten better but I think we have a little more work.

Mr. Lynch: Another thing also probably on a weekly basis because of the sunshine laws I can't talk to him, talk to her, talk to another Board member about what is going on. I had a guy ask me Tony over here about a simple little drainage thing. I wasn't aware of what was going on, what was being done. We need to be informed as Board members at least weekly of stuff that is going on. I looked at this thing, and I said we have an ongoing

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requirement for cleaning of storm drains. It is a huge project. Was this a part of that? Was this something that needed to be fixed? It turned out it was something, a remedy, someone tried to fix something.

A resident: The reason why I approached you I hadn't seen anybody there for over 45 days. Well over a month. My other question was did you guys research where the water was coming from?

Mr. Lynch: I didn't even know about it.

A resident: You are a Board member so that is upsetting to a community person.

Mr. Lynch: We need communication.

Ms. Hinz Philippi: The next time is workshops. We talked with Christina. She wanted to maybe in-between meetings have a workshop schedule for you guys to talk. You guys can then talk and deliberate. One person takes notes. The notes don't need to be like we do the minutes. It is like we spoke about this topic. This person said this and that. That takes care of the minutes. If you guys wanted to do that I can schedule every other meeting in between. You guys can tell what the best date is, and I can schedule that so you have time to meet and talk about what you guys want to talk about. Then just send me the paper and we are good.

Ms. Lynch: Initially I had requested for it to be meetings so the question is if we do workshops can we make decisions during those workshops.

Ms. Hinz Philippi: No. One thing that needs to be brought up and people don't understand we have ten hours per week. In two month he had ten total days of work to get all the projects that were approved done. You are dealing with vendors, you are dealing with agreements. You know how the CDD works. This is not an HOA. You can't have anyone off the street do a job you have to have insurance, the license, all those things have to get approved.

Mr. Vidal: What does that have to do with meetings?

Ms. Hinz Philippi: You are going to spend \$2,000 of the budget to meet to just talk about things. You can't approve them because you don't have enough time between meetings to accomplish things between meetings.

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Mr. Hans: It takes almost a full day of those ten days that we had to put everything together for the meeting as well between the manager's reports, getting all of the proposals together and everything.

Ms. Lynch: With respect Matt I have said this to Andressa too, if I believe the time we are paying for is spent efficiently, I have no problem if time needs to be added. I need to know that time is being spent efficiently. You are a nice guy, I love you to death, but we have projects that take months and it shouldn't be. This pool is a whole other beast. Anybody who has been at meetings before will know that I have said that pool is the last thing that should be shut down. That is the last amenity that should have any closure and here we are. That is the last thing. We have got to get a whole of the projects that we are working on and make sure that we are assisting and following through and making sure this community is successful. It is no smack to you, but I have asked for her to keep track of all of her time so that we can take a very close look at this is exactly what time she has spent. We may need some more hours, we may not. We don't have residents going in shooting shit with our manager when they should be working. That happens too. Somebody just wants to look at paint samples and now Matt is stuck with paint samples and small talk, and he needs to be out in the field doing what we need him to do. Hopefully, with the increase in communication that will help decrease the small chats.

Ms. Hinz Philippi: We have to be able to, and I spoke with Monique about this, if you are here and you have three hours of work and somebody comes and stays for 30 minutes talking to you that is 30 minutes of your work time. That is also something we need help. I told her you can chat with people, say Hi and be pleasant and say hey if you have questions here is my card please send an email and I will address all the answers. People want to talk too. They come, they want to chat.

Mr. Lynch: I guess we can make an attempt to try to hold workshops. Workshops still have to be advertised. We have to record minutes. It doesn't have to be verbatim. Just so everybody knows you can't conduct any official business. No decisions and voting can be done.

Ms. Hinz Philippi: The Chairperson has the authority to approve anything that is urgent. We spoke about that. She can approve things that are urgent between meetings and small things that need to be approved like less than \$500.

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Ms. Lynch: Let's try the workshops because at least that allows us to get in a room and have open communication because you have some pieces, you have some pieces and I have some pieces. Because of the Sunshine laws we are not allowed Steve what do you know about this. Let's try the workshops and see if we can get that communication where we are moving in a more positive direction with getting these projects under control.

Mr. Lynch: Do we need a motion for that?

Ms. Hinz Philippi: We should do a motion for advertising the workshops.

Mr. Lynch: I move that we approve the workshops.

On MOTION by Mr. Lynch seconded by Ms. Lynch with all in favor, the Board authorizes staff to advertise for workshops held between meetings was approved.

Ms. Hinz Philippi: Then the other item is the maintenance schedule. We received maintenance schedule that Michael shared with us from another property. I already sent it to Matt and Monique, so they are going to work on that. Matt is already working on putting this together. We are going to need the engineer to work on that with us too because of things like the drains and all of that. We need his input there too. Once we complete that we are going to add it to the agenda so you guys can review it.

Ms. Lynch: How long do you think it will take to put together such a request? When I talked to Michael a little bit ago he sent me a sample, an Excel sheet of what another community does. Some of our issues is maintenance has not been taken care of in years, but we can break it down to this is getting done this year by month, so it is on a cycle. Once you get done with that cycle you circle back to storm drains. You clean so many storm drains then you move on. When you are done with all the storm drains you come back to the beginning.

Mr. Pawelczyk: The community is pretty similar to yours. They have public roadways, multiple lakes, benches, and park areas. They actually maintain a city park. They maintain the streetlighting in the streets, the decorative street lights. They do a Christmas light program for instance. Talking with Christina about a month ago I said maybe that would work for here just to have something not just for staff, but it is a working document. I know they change this thing all the time. We have to add that to April and put

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that on the list. There is about 20 things each month some of which are just check-the-box. At least it is on there to look at.

Mr. Vidal: Another thing is there a job description for him or her.

Ms. Hinz Philippi: There is.

Mr. Hans: It is spelled out in the contract for us.

Ms. Hinz Philippi: Maybe what we can do in two weeks, if we have that, we can send it to the Board to review and to Juan.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

1) Memorandum – 2026 Legislative Update

Ms. Hinz Philippi: Michael do you want to do that item for the authorization?

Mr. Pawelczyk: Item #3 on the agenda as you know we meaning the District submitted two claims and were paid from that letter of credit retained by River Place Builders. Right after we got the money the last time the city is ready to close this matter out and wants to release the letter of credit. They are asking us to confirm that is ok.

Mr. Vidal: That we received the letter?

Mr. Pawelczyk: That the city you can go ahead and release the letter of credit.

Ms. Lynch: We have no more claims to it..

Mr. Pawelczyk: I know management has looked through it. We have discussed a little bit with the Chair who is intimately familiar with the problems the developers in this community has caused including this one. As far as staff goes there are no claims available so we would just simply if authorized, I can send a letter or Andressa can saying that the Board authorizes at the meeting of June 18th that we have no objection to the city releasing the letter of credit.

Ms. Lynch: The only reason they kept it is because we needed the additional \$14,000 to finish. We have gotten paid the \$14,000 from the bond. There is nothing else we can stake claim on that bond, so they are going to do what they want to do with it. There is no reason to close that out.

Mr. Pawelczyk: The way a letter of credit work is you get a letter of credit from the bank let's say it is \$100,000. Basically that means if I go get a letter of credit as a contractor from the bank I have at least \$100,000 in that bank. I have to maintain that.

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So basically my \$100,000 in that bank is tied up. You can't use it for anything. Obviously the developer wants to untie the money. To be perfectly honest with you at the last meeting we could have made this motion, but staff wanted to go back and make sure that we didn't have anymore claims. We wanted to verify that. We told the city attorney's office that and she replied back just have it considered at the next meeting so that is where we are at.

Ms. Lynch: I make a motion to authorize District counsel to do your letter writing thing to the city attorney and tell them.

Mr. Pawelczyk: If I can restate your motion, a motion to authorize District counsel to send a letter of no objection to the release of the remainder of the letter of credit held by Seacoast Bank for River Place Builders.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, a motion to authorize District counsel to send a letter of no objection to the release of the remainder of the letter of credit held by Seacoast Bank for River Place Builders was approved.

Mr. Pawelczyk: First, I am going to apologize that I couldn't be here at 2:00 p.m. The District that I was covering frankly has more problems than you right now so be thankful for that. I apologize for that. The next thing I do have is a legislative update. I can spend more or less time on this. I know you have had an opportunity to review it in your agenda package. I will go over it very quickly. If you have any questions I will try to answer them. We can always answer these afterwards. I can provide you with copies of the legislation or you can google it yourself if you are interested in reading about it. We do this every year as you know we report on legislation that is pending that could impact local governments, local government boards, and special districts like CDDs that we represent. The first item listed here is the sovereign immunity caps. As you know we are a political subdivision and we benefit from sovereign immunity which means we have lower insurance rates than the HOA has because liability is limited to \$200,000 per incident. The cap has now increased to \$350,000 or will increase. The Governor hasn't signed this bill yet. It was presented to him this week. It is likely that he is going to sign it

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or it will become legislation because he won't sign it in the fifteen days he has to do so. Thereafter in a few years it is going to increase to \$500,000. They are increasing the cap in my opinion rather substantially. How is that going to affect the CDD? Well your insurance rates go up every year. They are going to go up for sure next year. How much that remains to be seen.

Mr. Lynch: I have a question in that regard; it may or may not retain. We have all these preserves with very tall trees. These trees can fall into people's property; what is our liability?

Mr. Pawelczyk: They are preserves; we are not allowed to touch the trees.

Mr. Lynch: What is our responsibility if one of those trees falls into a house?

Mr. Pawelczyk: I don't know the answer to that question. Any time you have a liability question it is a fact. It is a question of fact. The general rule for negligence is the District is liable if it is negligent. The only way we are negligent is if we have a duty and the question is do we have a duty to maintain trees in a preserve? We are not allowed to touch the trees. That is a question of fact. I don't know the answer to that question. Then did we breach the duty, which is did you know or should have known that the tree was in a dangerous condition? Shift that over to a sidewalk. If there is a sidewalk and it has a lift like this and two months ago they told Matt there is sidewalk on Little Turtle that has this giant lift, and we didn't do something about it. The CDD does nothing. Some lady comes by and trips on it because we didn't fix it and she incurs damages we are probably going to be liable for some damages on it because we knew or should have known it was a dangerous condition and didn't fix it. That doesn't mean that every sidewalk is a dangerous condition. There is certain standards. I am just using that as an example.

Mr. Lynch: What I am saying is.

Mr. Pawelczyk: I think it is a question for your insurance company and ask them what they want us to do. What do you want us to do with the preserve if there are trees out there that are in a dangerous condition? We don't know if they are or not. I doubt we have hired an arborist to look at that.

A resident: We have liability in the landscape buffer though right?

Mr. Pawelczyk: We do not have liability unless damages occurred. You have a duty to maintain the trees in the landscape buffer, yes.

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A resident: The pine tree over there and falls on someone that is walking on a sidewalk and kills them you guys have a liability, we have a liability because we know it is dead over there.

Mr. Pawelczyk: This isn't for resident comment. This is still the legislative update. There are opportunities for shade sessions as you know if there is litigation pending. We can have a shade session which is a closed door meeting. You have to keep records. You are familiar with that. Now there is an opportunity to do that if there is Bert J. Bert J Harris Private Property Rights Protection Act claim against the District, unlikely because everything is developed but if there is one you can have a shade session. It require that litigation be pending. There has been legislation that is proposed and adopted now for cyber security services for local governments. There is options out there for cyber security grants. Again that is probably not going to affect the CDD. It does probably affect the utility. One of the items of legislation that is probably the most impactful to CDDs and I will leave it there is there is a recall process that will be in place if the Governor signs the bill where it becomes law in the next 15 days to recall Supervisors. There was no such provision before. The only way you could get somebody removed as a Supervisor during their term was if they did some egregious act and the Governor removed you. Now this is more in line with what is applicable with counties. There is a recall process that if someone wants to recall one of you for malfeasance, misfeasance, negligence to duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies they have to go through this multi-step process to have a recall election to remove you. The CDD doesn't fund the election. At least that process is out there if there is a problem for special districts if there is someone on the Board who shouldn't be there. Let me put it that way. Then there is an option for the public or another member of the Board to go through this recall process to have them recalled. If that ever comes up and you have any questions about it you can ask me. That is all I have on the legislation. If there is anything else you want to talk about let me know. The last item from my report is the question of the easement for entrance features.

- 2) Proposed First Amendment to the Easement for Entrance Features**
 - a. Option 1**
 - b. Option 2**

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Mr. Pawelczyk: One of the residents pointed out correctly that the easement that we entered into initially for the monument's signs. There are I think four monument signs where we did an easement because we wanted to make sure our monument signs looked alike. The easement was limited to essentially the monuments. Now the question comes up and now we have said as a Board that we want all the landscaping to look similar and that we as a CDD would install the landscaping around those monuments including the four where we have an easement. This amendment expands that easement to provide for landscape maintenance not for sod it applies to bushes, flowers, shrubbery, basically in the vicinity of the monument itself to allow us to install and maintain those which makes sense. I think there were two options. One was what I think was appropriate not from a legal standpoint, but a policy standpoint is the District would then maintain a landscaping around all those easements which makes sense because you are already maintaining all the other landscaping around the monuments. You would want to have that on a regular basis. What the extra cost is to that I can't imagine it is going to be that much. The cost is going to come in when you have to replace it.

Mr. Vidal: The only thing I saw in the difference one was saying that is was granted by the grantor and the other was that is was maintained by the CDD.

Mr. Pawelczyk: Correct. That is the question who maintains it.

Mr. Vidal: So that hasn't been decided yet.

Mr. Pawelczyk: We didn't have clear direction on this. The only direction we had from the last meeting I believe was Mike, look at this and tell us what we need to do. We did and we do need to amend the easement because we are undertaking this landscape project or have undertaken it essentially so we want to make sure we can maintain that. The question is who are we asking to maintain it.

Ms. Lynch: So lets talk logistically. If Hugo doesn't maintain it then it falls on Wolf to maintain. Wolf can say oh Hugo messed up, Hugo can say Wolf messed up. There is no consistency in who is maintaining that area. If we say Hugo is going to take care of all the monuments then there is no question.

Mr. Pawelczyk: What is going to happen is someone is going to call and say this monument is not being maintained. The first thing we have to do is if it was me if someone asked me I would be like I don't know who is maintaining that monument. I assume the

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CDD is maintaining it because we are maintaining all the other ones. The other thing is I think Hugo did the install work so really as soon as you let somebody else maintain that landscaping you lose the very limited warranty you are getting on the landscaping.

Mr. Vidal: Hugo is already maintaining what the CDD owns.

Ms. Lynch: And even some that the CDD didn't own.

Mr. Vidal: That is what we are trying to straighten out now. Just make it where it is consistent for what was in place for the properties that the CDD owned and carry it over to the four new ones that we just got the easement for.

Ms. Hinz Philippi: So the Board selects the one that the CDD maintains the easement.

Mr. Pawelczyk: Is that a motion?

Mr. Vidal: Yes.

On MOTION by Mr. Vidal seconded by Mr. Lynch with all in favor, the First Amendment to the Easement for Entrance Features where the CDD maintains all entrance monuments was approved.

B. Engineer

Ms. Hinz Philippi: The next item is the engineer.

Mr. Vidal: On this category with the engineer I would like to remind them directly whatever needs to be done we need a lot more information on these projects that he presented that are upcoming and need to be done.

Ms. Hinz Philippi: For the record I followed up a couple of times and I did get items.

Ms. Lynch: And now he is not here.

Mr. Vidal: The ones with the environmental concerns that we had last time. He projecting a cost of \$1.3 million dollars over the next two and half years. He discussed credits that we could get. We still have no idea what those credits are. We have no idea about anything.

Ms. Lynch: I have concerns. I want to be straight up. It doesn't sound like a Juan situation. If he is not responding to you about those questions and he is not on here maybe we need to keep open with a different engineer. Maybe we need to consider that

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moving forward. That is just not acceptable. We are trying to get all these things cleared up and get things moving in the right direction and just be a no show that is a problem.

Ms. Hinz Philippi: Ok.

C. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2206

4) Number of Registered Voters in the District – 736

Ms. Hinz Philippi: The next item is consideration of the proposed fiscal year 2027 meeting schedule. I need to a motion to approve the dates. It is the same that we do usually.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule was approved.

Ms. Hinz Philippi: The next item will be the Form 1 Financial Disclosure. Bruce, Jeff and Christina did you file yours?

Ms. Lynch: Yes I did. It is filed.

Ms. Hinz Philippi: Alright. She may have pulled this before you filed. Bruce and Jeff still didn't file. I will call them or text them. If not they can be fined if they don't. Also a reminder to do your ethics training. You have until December 31st. I just want to put that in your minds. You can put it on your Form 1 the next year saying that you completed. We can resend the links.

Mr. Pawelczyk: I haven't heard of any new free ones. The are the same boring old ones. Christina you are confirmed.

Ms. Hinz Philippi: The other item is confirming that we have 736 registered voters. It is just for your information.

D. Clubhouse/ Field Manager Report

1) Monthly Report

2) Boat Storage Rentals

Mr. Hans: On the manager's report side I do have two items that did not make it onto here that were discussed afterwards. To piggyback on what Chuck saying earlier with the trees we have at least four more pine trees that are located near or around people's homes that are dead. Is there something we want to consider how we handles

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this moving forward? I know Michael said we should check with our insurance agent. Previously what we had directed was I can provide with permission to remove the tree at their own cost. I have been providing those options. At our last meeting we had approved to remove someone else's tree that was behind their home, so I just want to make sure we had a consistent plan for how we handle those moving forward.

Mr. Lynch: These trees are in the preserve.

Mr. Hans: These trees are entirely dead. It is something that could be considered a hazard that is why have brought it to our attention. In the past our stance was if you are concerned with the tree we could give you permission to remove it yourself, but we weren't removing them.

Mr. Vidal: That is the part I don't understand. South Florida Water Management has *Mr. Vidal was inaudible at this time*.

Mr. Hans: We had spoken with them on that matter. If the tree is entirely dead and it is a concern for falling on the home it can be removed. I just wanted to see what the Board's direction was on it going forward being that we have already paid for someone's tree to be removed while at the same time previously telling people they needed to remove it on their own. I have other people coming to me now because of that situation so I just want direction moving forward how we would like to handle those.

Mr. Pawelczyk: It is really just a question for South Florida is can you just push the tree over?

Mr. Hans: The tree is allowed to die in place correct, but we are talking about 75 foot tall pine trees.

Mr. Pawelczyk: I know. I am just asking the question because I know the removal cost is high.

Mr. Hans: The main removal cost on those trees is because they are dead. It is an added hazard to the workers more so. Disposal we can let it rot in place.

Mr. Vidal: We are looking at anywhere from \$4,000 to \$6,000 a tree.

Mr. Hans: Depending on the size between \$2,000 to \$6,000. That 75 foot tree we had last time was \$4,600.

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Ms. Hinz Philippi: I would ask for the consideration of the Board that we could provide authorization if they check with South Florida Water. We need something in writing from them that it is ok to remove them. We have that they can go ahead and spend their own money. If this Boards starts doing that there is a lot of trees be pointed out.

A resident was speaking and couldn't be understood.

Mr. Hans: We will take a look at the one on the sidewalk. That one is something we should look at. The other items that I wanted to discuss as well is in the park they have removed our nice line of shrubs that we had that was protecting the view from the storage lot. I was looking at pricing out a screen to put over there to protect the view. The screen itself is around \$1,300 to cover that space and I do believe it is going to cost us around \$500 to have someone put that up as well. It is going to be a multiple hour job. It is something we can consider for our next meeting or give a not to exceed if we want to have immediate action on that.

Mr. Vidal: What kind of screen?

Mr. Hans: It is like the tennis screen. This is the exact style. It is an open mesh. It obstructs 9% of the view but allow a lot more air flow to go through then the traditional privacy screening. It is roughly 170 feet of fence that we have there.

Mr. Vidal: I think I would check with the town there is some damage to that fence whether it was damaged whenever they were pulling the shrubs out or not, I don't know. Another thing to is they should probably provide a dust fence around that, people's cars are in there, boats and stuff. The contractor or whoever is working there probably should put up a dust fence to protect the area somewhat.

Mr. Hans: We can call the city and request a fence be put up and see if that is something they can do.

Mr. Vidal: How tall were the bushes that we along there?

Mr. Hans: The bushes were roughly seven feet tall.

Ms. Lynch: The problem is those bushes in my opinion helped give protection for the people in boats. It caused it for it to be not noticeable for somebody who wanted to roll in and do icky things.

Mr. Vidal: We have to come up with something decent to replace it with. We can work with the town on that. The people in the park don't want to look at a storage facility.

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Mr. Hans: We can run it by the city and see what they say. We are going to reach out to them and request a silk fence as directed so we can definitely ask them about at the very least splitting the cost for some type of barrier covering for that area.

Ms. Lynch: The worst thing could happen is they say no. If we get these late fees in for boat storage we have the money.

Mr. Hans: On those as well the new late fees letters have been sent. Our friend the Browns we are also in contact with and working out a payment plan. They were supposed to drop off their first payment today for that plan. It was not in the drop box today.

Ms. Lynch: We have someone in 16T as well that is getting up there.

Mr. Hans: Letters have been sent to everybody that is behind. Once they hit their second month behind our accounting office is automatically sending letters immediately.

Ms. Hinz Philippi: Anything else?

Mr. Hans: One last one we do have a resident request as well. We have a dead tree on the corner of Whistling Duck and Lazy River Parkway. We are requesting a not to exceed \$500 to replace the tree. It is roughly \$400 to purchase and replace a new oak plus \$100 for Hugo to remove the existing one. It is not something we have to approve but it is a request, and tree has been dead for some time.

Ms. Lynch: Whistling Duck and Lazy River?

Mr. Hans: Yes. Right by where the canal is, right on that corner.

Ms. Lynch: I think I know. I wouldn't put an oak tree in. They tear our sidewalks up.

Mr. Hans: It is so far away from anything. An oak tree is the right tree for that spot. It is not going to die on us. We are ok with the \$500 not to exceed.

Mr. Lynch: The tree is dead.

Mr. Hans: Yes. It is roughly a ten foot tall tree.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, a not to exceed amount of \$500 to remove dead tree at the corner of Whistling Duck and Lazy River Parkway was approved.

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Mr. Hans: That was all of my main items and just to summarize the electrician as well will be out for the pool tomorrow. After we have power Ken our pool guy has stated it is going to take roughly a week to get the pool back into balance. After that we will be having the health department come out and inspect to make sure everything is up to their standard. Hopefully we should be good to open up after that as long as everything continues along that timeline.

Ms. Lynch: What I want to know is once we get that electric in who is communicating to Ken quickly to come over here quickly and start chemicals.

Mr. Hans: He has already started chemicals in the pool. I will here tomorrow when the electrician is here. We also tomorrow have the blinds being installed in the main clubhouse room. We have the elliptical being delivered as well so I will be here most of the day tomorrow. If anybody has any complaints or questions I will here during that time as well.

Ms. Lynch: Be careful what you ask for.

Mr. Lynch: How about their final inspections?

Mr. Hans: The final inspection after we have the electrical done we will be good for final inspections.

Mr. Lynch: You can't open till their done.

Ms. Lynch: We can start the chemicals and get it in balance.

Mr. Lynch: How long for the inspections?

Mr. Hans: On the city's end it shouldn't be that long. We are going to call them immediately the second the electrician leaves as well.

A resident: What inspections is the city going to do?

Mr. Hans: The city is performing inspections on the building permit and the electrical permit. That is all the city is requiring for. We went through the full process with them.

A resident: I understand that, but don't you think that the plumbing is a very important issue especially when it buried, nobody knows and the history.

Ms. Hinz Philippi: The engineer reviewed everything.

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A resident: The engineer I want to ask him personally. I didn't want you to respond because I wanted his respond personally. Did he personally see the foundation being poured? Did he see it dry before the equipment was put down?

Mr. Vidal: It is not a foundation.

Mr. Hans: It was a leveling pad is what it was.

A resident: Either way it had to be set.

Mr. Vidal: It is temporary. That unit is placed in there on whatever you want to call them, the legs. Those things are going to rust. There is no structural support on that slab. It is to level the unit. The dirt is compacted in around it. It is supported by the ground. It is not structural.

A resident: Wasn't there a drawing for footings on it. Who did the drawings?

Mr. Hans: The drawings were done by VacPax the manufacturer, what is required for installation of their product. That is what was submitted and that is what is used.

A resident: It settles and the plumbing is all tied together what is going to happen when it settles and cracks.

Mr. Lynch: Then you need to fix it.

A resident: Why wasn't the plumbing inspected?

Mr. Hans: Because the city did not require an inspection for the permit.

A resident was inaudible at this time.

Mr. Hans: That is all I have.

Ms. Hinz Philippi: Just to be clear what was the direction the trees that they can remove them at their own cost if they have authorization from South Florida.

Mr. Hans: We will get authorization from South Florida Water Management District that we can continue with our previous practice of giving residents permission to remove trees.

Ms. Hinz Philippi: Ok, just wanted to make that clear.

Mr. Vidal: While we are on the pool finishing up the ground where they are backfilling everything is not completely done. I don't know how they are going to compact underneath. It is going to be situation where it will naturally compact with water, rain, as it draws down but then you are going to have a settlement problem. The issue which I would like to address is doing something with the entire surface of that area. It is all dirt.

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I have seen a number of times, and it is not his fault, but people go in there to service or work on the equipment, it is wet, they come back and there is mud tracked all over the pool deck. We need to have some type of material put in there. I had to even suggest gravel but that might.

Ms. Lynch: We don't want mulch back there. That is a problem.

A resident speaking who could not be understood.

Mr. Vidal: Anyway we need to come with something. I want to investigate what would be the most cost effective but also the most efficient.

Ms. Lynch: Can we get an estimate on gravel?

Mr. Vidal: Gravel is not the best either unless you put a barrier down.

Ms. Lynch: We will have to do something.

A resident: Do you have service gate, so they don't have access the pool deck?

Mr. Hans: There is a side service gate.

A resident: To the equipment area?

Mr. Hans: Yes.

TENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Ms. Hinz Philippi: The next item is financial reports. Tab A is approval of the check register and tab B is approval of the unaudited financials. Is there any questions if not a motion to approve items A and B.

On MOTION by Mr. Lynch seconded by Ms. Lynch with all in favor, Approval of the Check Register and Unaudited Financials were approved.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Hinz Philippi: Supervisor requests. I think I hear from Steve that he wants us to look the service deck and options what to do. We can also request the pool guy to please us the side gate and not get everything dirty.

Mr. Hans: For the time being until we get that sorted out.

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Mr. Lynch: Acoustic panels for this main hall. I called three acoustic contractors local. I had asked for the bid that was submitted a couple of years ago from some company across the state but didn't get it. I wanted a meeting with these people to talk to them about what we want to do. However, I got three bids. In fact I have a meeting with a company tomorrow morning. I already met with a company from Fort Pierce, A-1 Acoustics. They did a survey. I didn't get anything back yet. It wasn't a scientific survey with an engineer coming. This is a guy that does acoustic panels. I have Martin Acoustics coming in. They are going to call me Monday and Sound Acoustics tomorrow morning.

Mr. Vidal: We will have three bids.

Mr. Lynch: We will have three bids. I do not have field drawings. I do not have a sketch of any of this stuff. Steve and I did this room.

Ms. Lynch: You did a great job, thank you.

Mr. Lynch: Everybody wants a super guarantee. The one guy told me he said he recommended some cloud panels. It wasn't that expensive. He said this will work. You will notice a noticeable improvement and if that improvement is not enough you can go to more panels. It seems logical to me because it was kind of like in here. People didn't want to do this thing basically because they wanted a hard guarantee that it would work. We are not acoustic guys. We put it up and it didn't work.

Ms. Hinz Philippi: Do you have the numbers?

Mr. Lynch: The guy sent me somewhat of a budget and I want to get his whole spial before giving that to anybody. In fact the guy called me back and he says I can work up what your budget should be. I don't know what shipping is and stuff like this. The guy is an installer. He does commercial acoustics. Basically these acoustics guys do hang ceilings. They do suspended ceilings. Three or four of them do acoustic panels.

Ms. Hinz Philippi: Do you want to a vote for a not to exceed?

Mr. Lynch: No. This is just information. For the folks in the audience something is being done. There is more than getting things done. We are not just full of wind. Some of us have been here since the beginning. I came in a couple years later. You had an administration here that didn't do anything. No maintenance. Now we have this ball of wax to deal with, and we are dealing with it. We are dealing with it. That is my request. When we rent the clubhouse is there any reason that this room is accessible.

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Mr. Hans was inaudible at this time.

Mr. Lynch: And we found a couple of panels down. I don't see the reason why they would need a conference room if they are renting the main clubhouse for whatever it is they are renting it for.

Ms. Lynch: There have been times that they have used the main area for a dance off area, and this is the dining.

Mr. Lynch: Don sent me a couple of pictures. Those panels behind those folks over there were down.

Ms. Lynch: Was that Sunday?

Mr. Lynch: There was three rentals this weekend.

Mr. Hans: Two rentals and a community event on Friday.

Mr. Lynch: If it is an option to close off this room when the clubhouse is rented or has it always been this way.

Mr. Hans: We can provide direction, essentially if we don't want this room added, including rental.

Mr. Lynch: If somebody needed the conference room for whatever then we could make an adjustment. Many years ago **Melissa Albrin** handled the rental of the clubhouse. She has passed away since passed away. This room was separate to be rented separately from the main structure.

Ms. Hinz Philippi: Ok so we have direction from the Board.

Mr. Lynch: Another thing I would like the field managers to do is go around or call these people, I will try to help you with it if I can. In fact I tried to interest my wife in going out and looking like somebody was getting married and get prices. I think we are way under in price.

Mr. Vidal: The other thing is we don't advertise this either.

Mr. Lynch: It is advertised.

Ms. Lynch: No it is not.

Mr. Lynch: There is one place I found it.

Mr. Hans: It is still on their website. We don't pay to advertise. It was previously set up there by Michael Modica and they won't take us off.

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Mr. Lynch: In other words some of these things that we are doing in this clubhouse, and this clubhouse could pay for itself.

Ms. Lynch: We don't have a manager to inspect it immediately after.

A resident: It should be for River Place residents only. The way it used to be is this room here some people would rent it for smaller kids' parties and then the big room was where we had a lot of social events. We went to a 50th birthday party here. That is pretty much how it has been. How all these people who are outside of River Place, those doors go out to the pool. We may have people using the pool. Why do we have to have outsiders using what we pay to maintain? This is our clubhouse. Not a public clubhouse.

Ms. Hinz Philippi: Do we have any other Supervisors requests?

Mr. Vidal: Just one more thing I want to bring up, and I hate to do it, but we have some decisions that we are going to have to be faced with coming up with all these projects that need to be done and required to be done by the state. We are talking a lot of money. This environmental project that the state is mandating we don't even know what that is going to cost yet. Juan has said \$1.3 million dollars. We have \$250,000 for cleaning the drainage pipes. There is \$60,000 something for fixing sidewalks. We estimated needing a reserve of \$80,000 to \$90,000 a year to be put away for roads. I don't know where this money is going to come from without major assessments which this place would go insane when you start having to raise the assessment by \$400 to \$600.

Ms. Hinz Philippi: Steve would like to bring another engineer's opinion.

Mr. Vidal: That is why I said before we need to get more information.

Ms. Hinz Philippi: I have other Districts in Port St. Lucie that are handling this in a totally different manner.

Mr. Vidal: But we don't know what those other Districts have for reserves. Nothing has been put away here for 20 years.

A resident: Do you even have a reserve? By law you should.

Mr. Hans: Not for a CDD.

Mr. Vidal: There is a lot. The drainage has to be done. The cleaning of the drains.

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Ms. Hinz Philippi: That we have discussed before. That one you do in phases like we do in all our other Districts. You do the ones that are in immediate need and then you go from the list down and you make a five year plan to go around.

Mr. Vidal: I understand how it is done. I want to know how it is going to be paid for. Money has to come from the community. Some way shape or form or it has to come from being borrowed. Michael you brought this up slightly at one meeting about the ability of borrowing money that the CDD can. I don't know what the cutoff is on what makes it a feasible amounts to go ahead with borrowing versus loan type of financing of a bond.

Mr. Pawelczyk: That is for a financial advisor.

A resident: Borrowing you still have to add.

Mr. Vidal: I am not saying we have to assess money for it now. I just saying that these are a lot of things that are coming up that are big budget items that are going to have to be addressed.

Ms. Hinz Philippi: I think we first have to address the engineer part because what I have seen in other Districts it is being handled totally differently then what I saw here. I want somebody else to give us a different perspective.

Mr. Lynch: Maybe we can look at this in this workshop.

Ms. Hinz Philippi: Do you want us to bring another look for these projects?

Mr. Vidal: What I would like is for Juan to finish his assessment and come up with recommendations that he said he would with the credits that we might meet. I was going back over the numbers and the items. I don't know what he included and what he didn't include. It is not complete. The street cleaning now they want us to do street cleaning at how many thousands of dollars a year. He included doing Lazy River Parkway with that. Is that our responsibility or the city's responsibility?

Mr. Hans: The drainage from Lazy River Parkway goes to our lakes though.

Ms. Hinz Philippi: This is all floating around these ideas, and he didn't even tell us how much credit. I see other properties that are using credits from other things. They don't even have to do anything. That is where I think we need to look at other options and people that are doing this in other Districts. I will try to work on that and bring it to this Board. I don't know if that is the route that we need to go. That is why we need to explore other options on that.

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Ms. Lynch: Not for nothing we learned about this at the last CDD meeting and months have gone by and we don't have anything.

Mr. Hans: Juan is trying to speak. For whatever reason my computer speakers are not working. I do have one item that we did skip over. We do have a proposal for painting the streetlights. I forgot to go over it during my manager's report. It is \$5,400 to paint all 33 streetlights. I did get a competitive bid from Hanna Painting as well just for pricing. They came in at about \$1,000 cheaper but we do not want to go with them because they came in cheaper for a reason.

Mr. Vidal: Is there other painting companies around to get bids from other than Hanna Painting?

Mr. Hans: There are but Hanna Painting usually comes in at a very competitive rate that is why I wanted to see where they were at on this to see how far off KC was based off of what they were proposing.

Mr. Vidal: Hanna Painting comes in at a competitive bid because they don't do good work.

Mr. Hans: Correct. That is what I saying to see where KC was in terms of pricing. KC's pricing is \$5,400 for the project but it is based off of using a scissor lift and doing it properly whereas Hanna Painting was going to be with ladders. It is not the same quality.

Mr. Vidal: We still need to get other pricing.

Mr. Hans: We can get a third price for it.

Mr. Vidal: I am pretty comfortable with what KC does for us so far. His track record is pretty good. We still need other pricing.

Mr. Hans: I can get a third.

Mr. Vidal: While you are on the streetlight, the streetlight that is at end of the parking lot over here why cannot that be fixed? Why can't it be stood up straight?

Mr. Hans: The fiberglass inside of it is actually snapped. It is stood up straight. We did a mend on the fiberglass and that is where the bend in that light is.

Mr. Vidal: What about replacing the pole?

Mr. Hans: We can get numbers for replacing that pole as well.

Mr. Vidal: I heard from somebody that I don't give too much credence to that is in the works to be removed.

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Mr. Hans: No. We did have a number for temporarily removing it and capping it while KC's is doing the project for painting them. He was only going to charge us \$200 to remove and cap. It would be capped in a way that you could tie back into it with a fresh pole.

Mr. Vidal: If we can replace the pole is the light fixture itself transferable to the new pole?

Mr. Hans: We can definitely get the light fixture off the top as well.

Mr. Vidal: It stays the same as it is.

Mr. Hans: Yes.

Mr. Vidal: I would like to get a price on that. You can't not have lighting at the end of the parking lot with people coming in at nighttime using the gym.

Mr. Hans: Next meeting we will bring back more numbers for that.

Ms. Hinz Philippi: I am going to open the meeting to public audience comments. Please state your name if you have a comment.

Ms. Vicky Walters: Leaping Frog. First thing back in November sidewalks and the posts around the bridge on Lazy River, it has been discussed several times, Jeff even brought it up. I thought that was handled. I thought that was done. I didn't hear anything about it today. It is washing out by the bridge.

Mr. Hans: That was an engineer item. They brought us back a quote for it previously. It is tied into a lot of other sidewalk replacement quotes as well. There has been an option proposed by the engineer for replacing and repairing it, but it was tied into a \$60,000 quote fixing all of the sidewalks in the community.

Ms. Walters: Ok. As far as clubhouse rentals who inspects after it is rented.

Mr. Hans: Don is the first person onsite after it is rented. He is here to clean. He will let us know if there is something out of place, damaged or left a mess.

Ms. Walters: Except we have had damage because one of the Board members brought it up and you said that happened awhile back.

Mr. Hans: Are we talking about to the cabinet?

Ms. Walters: In the kitchen. So the deposit was given back, and we are now on the hook for replacement of what?

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Mr. Hans: Mistakes do happen. We are not 100% perfect. It did get missed at the time. We have already addressed that though.

Ms. Walters: Everyone who is here today, Don is the person who does the cleaning. When and where did he get appointed to now look at the facility to check it out.

Mr. Hans: He is the first person to clean up after the party. If he doesn't tell us there is a mess where are not going to know there is a mess because he will have already cleaned it up. That is what our cleaning person does at every place. They report if someone has left the place a mess or trashed. Again respectfully he is coming in immediately afterwards. We do come in and check afterwards when we are here on Tuesday we do come in and check but Don is our first set of eyes on the property and again on the weekend when we do have a double back to back booking Don is coming in between those to clean the clubhouse. We are not contracted to come up here on a Saturday to check in between clubhouse rentals.

Ms. Walters: Well see that is the problem. Well now we are pushing for this is a money maker. This is not a money maker. One it is not open to the people who pay for it and two we don't have someone who can monitor it for damages. Folks think about that.

Mr. Lynch: I am not saying it a money maker.

Ms. Walters: I know. In my book it is not.

Mr. Lynch: I didn't say it was a money maker.

Multiple people speaking at this time.

Ms. Walters: My last and final I did speak to Matt about this, and I do want to say it again. I think first and foremost where the big failure happen is we have at our disposal an engineer. When and before anything every took place an engineer should have been asked and good Lord I come from a background in construction. Plumbing, electrical, anything structural has to have a permit. You better take yourself personally into the city and talk to somebody you darn well knows what they are talking about. This is not a swap out. This is not your personal backyard. This is a community pool. Everything under that umbrella always has a permit. That was the number one failure and from there it has been downhill. I have been here through two of them now. It is not acceptable.

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A resident: I had a friend that was visiting the weekend before the pool closed and he was surprised no drinking fountain. Has that been discussed about putting in a drinking fountain?

Mr. Hans: There is a drinking fountain out there. It is right next to the shower.

Ms. Hinz Philippi: Anyone else?

A resident: I intended to bring up probably a ten to fifteen minute speech about the parking situation here. We had a visitor not at my house but one of my neighbors that their vehicle was disabled. They couldn't move it. They left a note in it stating that they were going to have it towed away in the morning. It was towed that night with Tri-County. Between somebody that is either one of the residents here or Tri-county somebody is going around pretty much every weekend 2:00 or 3:00 in the morning looking for illegally parked cars. There is a thing on Facebook community page with 82 comments. There is several comments stating exactly that which is illegal. The tow company can't do it. The HOA, the CDD, the POA they can't do that. That is against the law to have somebody going around trying to find illegally parked cars. Their car got towed. There were a couple of felonies that actually occurred which could involve the CDD, the HOA and the tow company. The first one is I alerted the family that their car was being towed. It happened to be a guest. The car was disabled. They left on the window stating a tow truck was coming in the morning to pick it up. The tow truck driver said he was going to take it anyway. The person that belonged to the car asked for what is called drop fee. By Florida Law they have to oblige you. The tow truck driver refused to do that. He said the owner has to go by that. The law simply states no the person that is authorized in possession of that vehicle. There is the first felony. The husband came out. He was a little upset. This has happened several times on our street. He went up and he was excited. He asked the tow truck driver I need your business card, your name, you can't tow that car. We put a sign in it. The tow truck ran to his truck, jumped in, closed the door, put the window down and said if you come any closer I have a gun and I am going to shoot you. Do we need that in this neighborhood? Again there is another problem with the whole thing. Whoever is in charge and I would think it is the CDD here of marking sure that you are in compliance with all the laws there we no tow away signs on either entrance to Little Kayak Point which is also required by law. This whole towing thing was illegal to begin with.

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The person that had their car towed can press charges to the tow company, the CDD, the HOA, and the POA. Michael you are the attorney you have a copy of the statutes there in my little presentation I was going to give. I wouldn't mind if you would take a look over that. If I am wrong in any of this please give me a call and let me know where I am wrong. We don't need this here. I understand that the parking regulations were put in when they building the townhouses because the working were using the clubhouse. There were other people that were using the clubhouse parking lot for extended. They had too many vehicles. They would leave them here for days or weeks. There are solutions. Because the townhouses were built everybody else in here is getting punished. I think it was Saturday night a lady posted my son came home from college, his friend came over how do I get a parking permit for the clubhouse.

Speaker: And she got one.

A resident: The rule is two days prior. I another said so if I had some people over and one of them drank too much where are they supposed to park the car? Another person their kid grew up in this neighborhood, used to ride his bike around the neighborhood, came home from college the next morning his car was missing. The rules were set up because of what happened with the townhouses and they were built wrong. I can see that. They have room for a car or if it a two car driveway two cars. They can't have visitors. You are disallowing people to visit and stay here over the weekends.

Ms. Hins Philippi: Ok thank you sir.

Ms. Lynch: Can I correct this though? I moved into the townhouses in 2023. I was told that there was no street parking and that I could use the clubhouse. That was stopped but the no parking on the street was part of my HOA documents that I knew about before I moved in. It is in the documents. It is inconvenient for me because I had to postpone my child's driving career because I didn't have but one driveway. I resolved that situation.

A resident: The problem is that people who have reached out to get parking passes to Matt Hans does not get a response.

Ms. Lynch: We are working on resolving that.

Mr. Hans: If you are reaching out on a Saturday night to get the parking pass you are not going to get a response. We don't work on the weekends.

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A resident: Here is a very simple solution. You have a website let the people use the website. If you want to get a parking pass you go on there, you apply for it. It is instantaneous. You print it out. It has a date. You can say you can't park more than 24 hours. Here is the time and the date that you acquired this. You put it on their dashboard, and they have a place to park over here.

A resident: If they don't print it out and put it on the dash it is their responsibility. There has to be some other resolution other than going to Stuart and picking up a parking pass or wherever they have to go.

Mr. Hans: The clubhouse right here.

A resident: The people were involved in this over here when it has happened to them before because when their daughter came home from college they reached out to you on a Tuesday and they never got a response.

Mr. Hans: There is no way.

A resident: They work otherwise they would be here today.

A resident: Another thing is if you guys are going to have these rules you also have to make sure that you are complying with the law. Like I said there were no tow signs. By the way I have photographs of right after that day that they towed. You know when they put them up probably last Friday if not Friday last Thursday and they are still aren't in compliance because under state code it tells you they have to be placed so many feet from the street. They aren't. One of them is stuffed way in the corner. Secondly they didn't get permits. HOA didn't approve a permit, CDD didn't approve a permit. St. Lucie County Public Works and I forget the other department they said they don't handle that, so the signs were put up without a permit which is also illegal. Essentially they need to come down and if any other cars are parked

Ms. Hinz Philippi: Ok you had your three minutes. Now you are over six minutes. We have other people. We need to give everybody an opportunity.

Multiple people speaking at this time.

Mr. Pawelczyk: Guys there is a three minute public comment. That is all she is trying to do is enforce that. You have three minutes to make your comments. The Board listens to them. If they want to address your comments they can. If they don't want to address your comments they don't have to.

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A resident: I am new here I don't know everything that is going on but I will defend them on the permitting, getting an application. I moved here from Sagamore right around the corner and I am putting pavers in my driveway, and they told me I had to stop when I got to the drainage ditch. I started a new job. I had four months before I could get time off to apply for that permit. I brought the permit down. I brought the check, engineering goes you need a permit for that. You get different answers down there. It is not all bad from what I can see. Maybe not all good, I can see with the parking stuff, but it is not all bad.

Ms. Hinz Philippi: So for the parking towing everything was reviewed by District counsel. Our agreement has the rules that they to follow. The signs were posted. If people remove them we have to see where they were removed but they were posted. Before they started everything was done by the rules and the codes. Everything was ready. If people are removing the signs then we have to see what is happening. If the company runs that are not authorized or if they are taking on other matters and doing things that they were not supposed to do that is where you come, you already made your statement. We have to investigate now what is going on. If they are doing those things that are illegal that you just described what we are going to do is we are going it to the Board. We will cancel their agreement, and we will look into another company that does a better job. That we are not saying we are not looking into the matter. I am just saying to you that today I made a statement that we had to go because of Christina's situation. That is why I am just helping to track the time. We have a three minutes rule. Everybody that comes to the meeting knows that we have to get that going. You made your statement. We are going to investigate that. I assure you we are going to investigate what is happening. I just want you to know that. We are not here just looking and saying we are not going to take care of that. We are going to investigate what is happening and we are going to have a statement sent out to the community. What you are bringing we are going to take a look. Thank you.

Mr. Todd Dugmore: With all due respect you guys are selected and the rules that you guys follow. You choose not to follow the PUD government docs, the signage for that should be in compliance with the look of the community. White posting like that you are guys are removing trees that should be approved to be removed. You guys are choosing

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which way you want to go about it just like towing the vehicles. There is two options listed. What are the two options for vehicles being towed. What are the options if somebody is parked on the road? What satisfies that? It doesn't have to be towed. There is another aspect that you guys can be pursuing. Do you know what that is?

A resident: I know exactly what that is.

Mr. Dugmore: I am asking them. Do you know what it is?

Mr. Lynch: What was your question?

Mr. Dugmore: Two options, towing or for any vehicle that is not in compliance that is parked in the road that is in violation. You don't have to tow them. You guys approved two different methodologies what is the other one?

Mr. Hans: We approved to boot them as well.

Mr. Dugmore: What is wrong with that? At least the car is sitting there. The person has done wrong, it is booted, it is less money to take the boot off your vehicle then it is to pay and inconvenience. You are affecting people work like. If I had my way we wouldn't be towing anybody. There would be a different system set up to where anybody can use this and there has to be a way to figure it out to where we are not putting these families at risk for somebody driving around wants to tow a vehicle. Now it is costing them \$400 or \$500 to get it out of tow. That is insane. We are all residents here with the exception of a fee. I don't know why we are not working for the best interest of the residents and getting their feedback. That is just my thought process. I think there is better ways to go about it.

A resident: There is a standard written agreement that the CDD gave to the towing company, so what that allows to happen the towing company as I mentioned earlier it is illegal for them to have scouts out. They can do it. They can hire some other company just to go through the places that they monitor. It is revenue building for the business. The second thing is it allows a resident, there is somebody in here running around doing the same thing. If you eliminate the written approval that if a tow company wants to tow they need to call somebody from the CDD to get approval by phone. They have a standard written agreement. You guys are allowing this to happen. You are allowing the tow truck company to break the law, and you are allowing whoever lives in here to do the same thing. I am pointing it all out. You guys have documentation and statute, I went

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down everyone of them and explained what I could in regard to that. There is things that can be fixed.

Ms. Hinz Philippi: Alright. The next item will be adjournment.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the meeting was adjourned.

DocuSigned by:

Andressa Hinz Philippi

Assistant Secretary/Secretary

Signed by:

Christina Lynch

Chairman/ Vice Chairman