

## **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, April 16, 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
Jeffrey Baldino	Vice Chairman
Charles Lynch	Assistant Secretary
Steve Vidal	Assistant Secretary
Bruce Willis	Assistant Secretary

Also presents were:

Andressa Hinz-Philippi	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer (via teleconference)
Alex	Alvarez Engineering
Amanda Valdes	Alvarez Engineering
Matt Hans	GMS
Eddie De La Rosa	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 January 15, 2026 Meeting**

Ms. Hinz Philippi: The next item is the approval of the minutes of the January 15, 2026 meeting. If you have any additions, deletions, or corrections if not, a motion to approve them would be in order.

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On MOTION by Mr. Lynch seconded by Ms. Lynch with all in favor, the Minutes of the January 15, 2026 Meeting were approved.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing**

Ms. Hinz Philippi: The next item is the consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing. This is a motion that has two parts. The first is we are approving the budget. The second we are setting up the public hearing. Remember from now to the adoption we can make adjustments. We can't raise the assessments but we can make adjustments to the budget if there is anything you guys want to change. This is the same budget as last year. Nothing has changed in what we are proposing. Nothing like that. If the Board has any questions, if not, I will be looking for a motion to approve but we need to take a look at the calendar. I think our next meeting is going to be on June 18<sup>th</sup>, but we need 60 days. I think we are covered for the 60 days. If you guys want to make a motion to approve Resolution #2026-02. The public on the 18<sup>th</sup> is good.

Ms. Lynch: Yes.

On MOTION by Mr. Wills seconded by Ms. Lynch with all in favor, Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing date for June 18, 2026 at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida was approved.

**FOURTH ORDER OF BUSINESS**

**Discussion of:**

**A. Procedures for General Election**

Ms. Hinz Philippi: The next item is the discussion for procedures for the general election. Seat #1, Seat #2 and Seat #3, Bruce's seat, Christina's seat and Jeff's seat are

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up for election in the November election. The qualifying period is from noon on June 8<sup>th</sup> till noon on June 12<sup>th</sup>. We have the addresses there on your agenda. Remember to put the number of your seat because you don't want to be running against your fellow Board member.

Mr. Pawelczyk: What I always say is when you go to qualify ask if there is anybody else qualified for this seat.

Ms. Hinz Philippi: Just wanted to bring that up because you do have this qualifying period coming up, so you are aware of it.

**B. Benches, Table, and Grill**

Ms. Hinz Philippi: The next item will be about the benches, table and grill. I think Christina asked me to put this on the agenda.

Ms. Lynch: Not one but several residents have come and asked about putting some benches, there is a bench right there at the Hawks Ridge pond and it is quite active. Since it has been brought to my attention I have been paying a lot closer attention to it. It is quite active where people will walk, stop with kids, grandkids, themselves, and they are asking if it is possible for us to put additional benches along Lazy River for people that are older or with grandkids to stop and kind of rest. I thought that was a pretty good idea. Also a convenience for some of our elders that are walking more now that the weather is nice. As far as the tables and grills I would really like to see us utilize that area outside the pool for BBQ pit. I think that was planned at one point in time out there. Picnic tables so when people are enjoying the pool they can go outside under the shade and enjoy the afternoon. That is a project I think I would like to bring forward but the benches I think we could do that feasibly within this year.

Mr. Hans: So you guys have an idea for the pricing for those benches for the recyclable plastic benches the four foot bench with the back is roughly just under \$600 for purchasing a single one. If we are purchasing more than three, it comes down to about \$550 per bench.

Ms. Lynch: There is even less expensive ones out there too. There is just that one concrete one and that one really is not great because it gets knocked over.

Mr. Wills: Do they sit and look at the pond?

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Ms. Lynch: They look at the pond, they sit there and watch the kids run up and down on the grass.

Mr. Lynch: At one point in time we had benches at the Canoe Park pond.

Mr. Hans: We still have some benches over there.

Mr. Lynch: They are not very good. They are not even usable. We will have to do some research on it. It has to be installed. If we are going to stick benches in one neighborhood we should consider all of them.

Ms. Lynch: I am not talking neighborhood Chuck. I am talking along Lazy Rive the main drive. I am going to tell you a true story. There was an elderly woman in my community she has been diagnosed with cancer and that is the thing that gets her out of the home every day. She gets winded and stops at that bench. Continues to the park, turns around, stops at that bench and makes it back home. To me that is a glorious sight. She gets out of the house everyday and that is her goal.

Mr. Lynch: It is in a common area.

Ms. Lynch: All along Lazy River. We have people in Moss that have that situation. We have people in Canoe that walk this. We have a lot of families with strollers, and it is helping people in the community to be active and still give them a break.

Mr. Baldino: The only thing I would say is Lazy River is public so you have to always know that the public may use it as well, which is fine, but if we go with PVC or the plastic it might be a little lightweight so we might have a theft issue. The concrete is anchored and is a little heavier so that would be my only concern there. Do we want to look at the price differences of those two and see what we need to do because it is going to be in the public area.

Mr. Lynch: Even the recyclable ones can be installed.

Mr. Hans: Yes. There is mounted hardware for these as well. If you are putting them along Lazy River Parkway you would want to put the benches on a pad essentially.

Mr. Baldino: We have to do our homework on that.

Ms. Lynch: Like I said it is more than one resident that has said hey look this would be nice. The more I thought about it and the more I have paid attention to this particular bench because I can see it, it has a lot of tushes that sit on it.

Ms. Hinz Philippi: Alright so we are going to bring proposals for the next meeting.

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Mr. Baldino: Also include like Michael said the ADA. Make sure we have all that in the proposal because that is a cost.

Mr. Pawelczyk: I don't think it is going to cost you anything more because you need the padding.

Mr. Baldino: But there is compliance issues. There is probably certain spacing correct for ADA.

Mr. Pawelczyk: Just so the wheelchair can get through.

Mr. Baldino: I am just saying include all that, so we know.

Mr. Hans: You can't interfere with the sidewalk essentially.

Ms. Lynch: Maybe four in one side and four on the other and space them out.

Mr. Pawelczyk: I think you will find that the pad costs more than the benches. Just FYI.

Ms. Lynch: Just for giggles I did look at marketplace and there are companies that are selling them. I don't know if they are necessarily our style but there is avenues to look at different options to move forward.

Mr. Pawelczyk: For what it is worth I have plenty of other communities that I consider then walking communities like yours is pretty walkable. If you put those benches on areas just like the one you describe they will get used. Your next question is going to be should we put a garbage receptacle out there.

Mr. Vidal: You are talking increased maintenance.

Mr. Pawelczyk: A little bit more maintenance and I would encourage you not to use pavers and use concrete even though pavers might look nice when you install them. They don't last forever.

Ms. Hinz Philippi: The next item is city park.

### **C. City Park**

Ms. Hinz Philippi: Where are we with the city park? We have been receiving invoices from them, but we did not have any type of communication that is asking for payment or anything like that. I spoke with Michael and since our agreement that we have is so old and was signed by the person that was the developing person.

Mr. Pawelczyk: Let's put it this way there is a lot of questions around that letter. We have not received a demand for payment, formal demand. You just received an

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invoice. My understanding was the last time Val and Andressa met with the city the city was supposed to get back to us and never did. Correct?

Ms. Hinz Philippi: The way they put it was like: Was this agreement made indefinite?

Mr. Vidal: How long has it been?

Ms. Lynch: Almost a year?

Mr. Pawelczyk: You only missed on payment right?

Ms. Hinz Philippi: No more. Two or three payments that we have missed.

Mr. Vidal: Is it quarterly?

Ms. Hinz Philippi: Yes.

Ms. Lynch: I say we just leave it status quo until they get upset.

Mr. Vidal: The only issue is that money is still budgeted. So it is there.

Mr. Pawelczyk: We said don't spend it.

Mr. Vidal: I just wanted to make sure it was still there.

Mr. Baldino: So we have no idea why we were paying that.

Ms. Lynch: Yes we do. When this community was finished being developed the person that developed our community went to the city and in order for them to get all the things they wanted the city say yes well you will have to pay for this park. That is why Lazy River ultimately is a city street because we have to access to the city park. There is a dock over there that is all busted up and that was brought to the city's attention. They have never fixed it. There is a lot of things that are happening.

Mr. Pawelczyk: It is not unusual. What is unusual is the way it was done. I don't know who was involved. This was way before all of us. If a fairly decent lawyer or better to not work on that document I will say that.

Ms. Lynch: Have we even seen the document?

Mr. Pawelczyk: It is one page. There should have been an interlocal agreement that is recorded in the public records, which would have had a term. If it is 5 years renewal after the next five years whatever, there would be a term to it. There would be a consideration. There is no consideration. There is no term.

Ms. Hinz Philippi: There is nothing.

Mr. Vidal: So it is a useless document.

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Ms. Lynch: But the city doesn't really assist either when there is problems at the park. When we have requested for it to be left open for additional parking for Halloween forget it. They don't open it on time. They barely close it on time.

Mr. Pawelczyk: I think you need to get the city to answer us, provide direction. I am going to throw this out there. I have a community in Broward County that has an adopt a park agreement. So it is a city park and the CDD has said in that community we will maintain these portions of the park whether it is we will mow the grass, we will make sure the fence is ok and then the city is responsible for everything else. That way the city doesn't have to go in there and do it. The park is maintained in a level that is consistent. There is ways to address that via an interlocal agreement where at least if you are contributing to the park you are seeing a benefit to your contribution which right now you don't see. There is a way to work this out with the city if you guys want to go in that direction. We just have to get them to answer the question. We are just waiting on them.

Mr. Vidal: It is status quo for now.

**FIFTH ORDER OF BUSINESS**

**Update of Status of City's Supplemental Draw on the Letter of Credit (Little Turtle)**

Ms. Hinz Philippi: The next item will be the update on the city's supplemental draw on the letter of credit.

Mr. Pawelczyk: The only thing I have to report on is, that it is done. You received your \$14,000 and have been paid for that. I think on the next agenda Andressa is going to put something on for the CDD to consider to the release of that letter of credit. The developer wants to release the letter of credit. That is all we know right now unless we get more information we can put that on the agenda for next meeting. Christina has been actively involved in that review process with us. We will make sure we talk to her first before we move forward with that item.

Mr. Lynch: There is still some paving issues over there.

Mr. Pawelczyk: There are certain things that aren't covered by the letter of credit. We have to see if there is anything else.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

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**A. Attorney**

Mr. Pawelczyk: I don't have anything further then we have already discussed and we probably will discuss later unless there are any questions.

**B. Engineer**

**1) Proposal for Sidewalk Repairs**

**a. Map of Sidewalk Repairs**

**b. K.G. Concrete & Development, LLC**

**c. Venice Commercial Services, Inc.**

Ms. Hinz Philippi: Juan you have a couple of items. You can decide which one we want to start with.

Mr. Alvarez: The sidewalk repairs. We presented a map before, and you have it again in here. It shows where the sidewalks need repair. The map is in your agenda. We brought you last time one proposal for repairs. The name of the company was Venice Commercial Services, Inc. That proposal was for \$59,990. I mentioned to you that I have a very good impression from the company. They described well what they are going to do. You asked me to bring more proposals in order to compare. We went to other vendors and one of them responded. The name of the company is K.G. Concrete & Development, LLC. You have the proposal in there. It is very detailed. I am very impressed with it also. They are proposing \$51,950. At the last meeting we also talked about doing these in phases if that is the preference. You could do two or three phases.

Mr. Wills: From your perspective there is differences between the two proposals is it worth the money the higher one?

Mr. Alvarez: I think both of them are very qualified contractors and obviously I like the work of Venice.

Ms. Lynch: I know this is standard and I have seen where it says this subbase is thoroughly compacted reenforced with wire, but it says not responsible for irrigation and sod unless noted. If you are working on my sidewalks and you damage my irrigation and you are saying the company is not responsible.

Mr. Alvarez: They should be responsible. The idea would be that if you select any proposal I think Mike you would prepare a small project agreement where we would stipulate that they are responsible.

Ms. Lynch: I just wondered.

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Mr. Alvarez: It is a very valid point, and it happens frequently, but they would be responsible.

Ms. Lynch: Thank you.

Mr. Pawelczyk: The only time I have seen a fight over that is when the irrigation was installed improperly in the first place. The irrigation pipe is actually in the concrete, so they break up that concrete and bust the irrigation line. If it is under the concrete and installed properly then there is no issue. That is the only time I have seen a dispute. There is no way they could know the irrigation was installed in the concrete.

Ms. Lynch: Got it. And then next to the stump. Grind the stump.

Mr. Alvarez: Yes that would be the idea because some of these fractures have been because of the roots.

Mr. Wills: Did we receive a detailed list like this from Venice?

Mr. Alvarez: Not actually like that. The proposal is based on the map. We spoke with them and we are satisfied. If you were to select the higher one we could ask them to make a list like the other one.

Ms. Lynch: It just seems like the majority of the needed repair is stump related.

Mr. Vidal: If it is done in phases does that alter the cost?

Mr. Hans: It definitely will because it is going to get more expensive as we wait. I will say also that these two proposals I do have a relationship with Venice and they would work with us price wise as well. They would definitely match the price from K.G. so we can look at them as apples to apples.

Mr. Baldino: So you are saying that they would match.

Mr. Hans: I am saying if we want to go with Venice I will speak with them and they will make it work price-wise to match for sure.

Ms. Lynch: But you have used both companies right Juan?

Mr. Hans: We have in this area, GMS has personally. I do prefer Venice. I have had better work from Venice.

Mr. Baldino: Why do you prefer them?

Mr. Hans: The crew it a lot more professional. They guys they send out they work efficiently. K.G. was the one who did the jobs for us already in Little Kayak as well. The

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crew that they sent out was not as professional. They don't have anybody overseeing them. Venice does have more oversight.

Ms. Lynch: There have been some repairs over there that have not been completed accurately. It was a problem.

Mr. Hans: Venice I have not had an issue with them. They did a massive sidewalk, almost identical project for us in another community and it went without issue.

Mr. Baldino: So if we entertain the Venice contract at \$59,990 and that is for everything.

Mr. Hans: Yes that is for everything. I do think talking to them I can get them to agree to do it for that \$51,950.

Ms. Hinz Philippi: We can do a not to exceed \$52,000.

Ms. Lynch: What are we looking for time wise for this project start to finish? If we do it all at one time what is the time frame?

Ms. Hinz Philippi: How long did it take us?

Mr. Hans: It took about a month and half to do the project if the crew is in there Monday through Friday working essentially. They had one crew that was running ahead that was removing everything and another crew coming back filling everything in.

Mr. Baldino: The problem with doing it in phases is that you are tearing the community three times.

Ms. Hinz Philippi: You better doing it at once.

Mr. Vidal: If you are going to do this with the amount that is in Little Kayak and I thought I saw a number in there.

Mr. Hans: There is a lot.

Mr. Vidal: To got ahead and approve that and see how they do instead of giving them a contract for \$60,000, the entire community when you don't even, I don't even know what should be done out there. I have seen plenty when they when they were doing estimates and previous companies doing estimates, they are tearing up twelve feet of sidewalk. There is a lot of things. I don't see doing this all in one phase.

Ms. Hinz Philippi: It is going to be more expensive if you break it up.

Mr. Vidal: It won't be that much more expensive.

Ms. Hinz Philippi: It is because of mobilization. They have to mobilize the people.

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Mr. Vidal: They are mobilizing every day that they come out here. They are not leaving trucks and equipment and everything out here.

Mr. Hans: We are looking at maybe a couple extra thousand dollars. We are not talking about a \$10,000 increase by splitting it up. It is probably an extra couple thousand of dollars for each phase.

Mr. Baldino: If you look at the map you can break it into three phases very easily.

Mr. Hans: The real savings would come in purchasing three cubic yards you have a full truck otherwise it is a short order, and they charge you more for that. That is the main thing. We are going to have full orders for all the trucks. We can break it down that way.

Ms. Lynch: The greatest repair are needed in Canoe Park Circle. That is the larger to do list. Then it turns into Kayak.

Mr. Baldino: Then a little bit on Lazy River.

Ms. Lynch: If you want to do it in three phases you could.

Mr. Vidal: The other issue that I have is and the question I have is what is the situation with the money that we have for projects that this is going to come out of and what is going to be left for the remainder of the year? It is not coming out of general funds.

Ms. Hinz Philippi: We do have the money.

Mr. Vidal: You are saying we have the money, but I want to know how much money do we have. Last year with this pool thing we were supposed to split this up over some from last year's budget and some from this year's budget, so we didn't wipe out an entire year's allowance of project money. If we did that at \$55,000 that is already coming out for this pool and now you are going to spend another \$50,000 on sidewalks there is no money left.

**2) Discuss Best Potential Management Practices (FDEP) Nutrient Reductions**

- a. Planned BMPs for River Place Proposed to FDEP**
- b. Catch Basin Cleanout Proposals**
  - 1) Raptor Vac**
  - 2) US Utility Services**
- c. Street Sweeping Proposal**
  - 1) SCA Sweeping Corp of America**

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Mr. Alvarez: We also have here a presentation about some requirements that the CDD would have to make in order to comply some Florida Department of Environmental Protection. We are going to need some money for that. If you want to hear that presentation.

Mr. Vidal: Environmental protection for what.

Mr. Hans: The new requirements that we have to reduce the nitrogen levels going into the St. Lucie River. While you are looking at this let Juan present #2 that way we can see how much we are looking at for this as well.

Mr. Alvarez: Very good. You remember at the last meeting I mentioned that the Department of Environmental Protection has done a study. It is not a new study. It was done in 2013. The intention is to remove nitrogen and phosphorus from the storm water runoff going into the St. Lucie River. It is a big water shed that comes from Lake Okeechobee all the way to the St. Lucie River and encompasses 25 communities. Some as big as this and some much bigger than this. What the FDEP they have allocated certain amounts of nitrogen and phosphorus for each community that they need to take care of, to reduce. Where does the nitrogen come from or phosphorus? It comes from the storm water. When it rains the water picks up fertilizer, leaves and some of those sediments get trapped in the gutters, some of them get trapped in the sumps of the inlets and some of those nutrients make it into the lake. Each community has to have certain programs in place for removing these nitrogen and phosphorus. There is different ways. Some of them are less expensive. The least expensive ones are programs of education for the residents, so they use effective ways of using fertilizer and you disseminate this programs through a website or flyers or something like that. Less expensive methods are street sweeping. Cleaning all the drainage inlets more expensive and the other in the lakes what you do is you plant certain aquatic plants along the perimeter and intake the nutrients from the water. There is a sequence of programs that need to be in place. Here is the thing FDEP requires that these programs be started in 2013, many years ago and be completed in November of 2028. I have been your engineer for a year last April. We have reviewed the files and noticed that this community has not really reported any of those programs. We are really against the wall because have really three years to do that. Two fiscal years, the fiscal year coming up 2027, 2028 and a portion of 2029 in order

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to fund and make these programs be in place. I am just talking in general. We have here some pamphlets that you all have that describe each one of these programs. I am going to ask Amanda and Alex to tell you a little bit about each product and then at the end I am going to tell you how much each one of these products is going to cost so you can begin to think about how you are going to budget for these.

Ms. Valdes: So basically *Ms. Valdes was inaudible at this time*. We are recommending some over here. You are going to have the catch basin clean outs. It is basically to clean out the drains. Once we clean the system we remove the sediments, debris, oil, everything in the structure so that is going to improve the water quality before getting to the lake. Then you have some pictures over here. We are recommending right now instead of doing the whole CDD every five years since we have to accommodate a certain goal by 2028 we are planning to divide the CDD drain system in three. That is why we have 63 structures per year. This more or less will be the amount that we are going to be trying to do for that. The next one would be the cleaning of the roadways, street sweeping. That is consistent of a truck that is going to clean the roadways. They are going to remove all the debris from the curbs, gutters, everything before getting to the storm system. That is going to protect the drainage system, extend the life. Right now we are recommending four times per year. It could be more or less depending. Another FDEP that we can recommend right now would be restoration of the shorelines. That would consist of stabilization of the shorelines and also *Ms. Valdes was inaudible at this time*. So the first one is going to be the shoreline stabilization. More like structural part. There is different types of methods that we can use for that depending on the condition of the lake. We have some areas over here like 50% could be way less. There is a contractor that has to come on the project we decide and make a special study. They are going to let us know what percentage of the lakes we need to work on and which ones are not. This amount is going to be for 50% of the lakes assuming that we have to do the restoration and stabilization of those lakes.

Mr. Alex: I just want to add that these are conservative values. These are values not to exceed so we are estimating that we are going to be anywhere below this number. We shouldn't be exceeding this number.

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Ms. Hinz Philippi: Shoreline restoration is what you are looking at because there are many options.

Mr. Alex: As you mentioned there is going to be mechanical methods which is going to be right after we show the existing conditions. You have existing shoreline features. This is the existing features we are looking to correct. The following sheet shows the shoreline stabilization methods. These would be some of the more physical methods. We are showing four here but companies that specialize in this type of work have over six to eight different methods of stabilizing the shore.

Ms. Hinz Philippi: You are talking more about erosion, washouts, and this type of work, right?

Mr. Alex: Yes exactly.

Ms. Hinz Philippi: We could consider the plantings. They are environmentally friendly and cost less.

Mr. Alvarez: First you correct the erosion and then you finish it up with plants.

Ms. Valdes: The first part would be the structural part. You are going to help with the structure part of the plan, the lake edges and then you are going to implement the living shorelines or the buffers. The buffers will be like a filter, so they are going to filter the runoff that is going to end up in the lake. First you stabilize then you plant.

Ms. Lynch: We already have grasses that are growing around our ponds.

Mr. Alvarez: We are going to take credit for those. When we say we are going to do this in 50% of the shoreline it is just an assumption. It tends to be conservative.

Ms. Valdes: The lake is just an example to show that it has erosion, so it has been worked on. It doesn't mean that we are going to work on that lake. Of course we don't want to stabilize or plant where there is no need for it.

Ms. Hinz Philippi: You are just explaining what the options are for after they talk about it and decide what they want to go forward with then you are going to get proposals?

Ms. Lynch: The only issue as far in some of those areas people have taken it upon themselves to kill those grasses because they don't like the way they look. What I heard was we need an education in the community to get credit, which costs nothing so we could put that education out. Is that credit number 2?

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Ms. Valdes: Education efforts yes that is true, but at the same time it is not going to give you the amount of efficiency that you need to accomplish by the end of 2028. Basically there is a bunch of BMPs. We try to work around the cheapest options. Things that we can implement in the community.

Ms. Lynch: We get credit for having education, correct?

Ms. Valdes: You do

Ms. Lynch: How do they know we are putting all that phosphorus in?

Ms. Valdes: We report it. There is a portal where you report. You report projects that you are working on. Projects you are planning to do. Then there is some kind of answer and you get the efficiency you are getting for those.

Ms. Lynch: What are our current phosphorus levels in the first place?

Ms. Hinz Philippi: They sent it to us. It was too high. It was phosphorus and nitrogen. However, we can work with them. This is new. They don't even know what they are specifically looking at. They are working with the Districts. We can work with them and say this is what we can do right now. This is how we are planning.

Ms. Lynch: I get it. I just see some of these dollar signs and I am like you have to be kidding me.

Mr. Vidal: You have down here annual costs for stabilization at \$190,000 as an annual cost. Once it is done it wouldn't be a cost.

Mr. Alvarez: When you finish the erosion the planting turns into maintenance.

Mr. Hans: When you say annual cost it is talking about over the three year plan.

Ms. Valdes: We are trying to make the presentation annual cost per year. Basically that is why you see the prices.

*Mr. Alex was inaudible at this time.*

Ms. Valdes: After the stabilization we want to recommend to do some little *Ms. Valdes was inaudible at this time.* would be like the buffers that is going to filter the runoff before getting to the water body

Mr. Alex: This particular aspect we would be supplementing the existing plantings because as you guys mentioned there are existing that are producing credits. That will be part of our annual reporting. We will be quantifying the existing planting, quantifying whatever we propose as supplemental planting and have a higher yield of reduction which

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is the ultimate goal. The next slide talks about fertilizer reduction. Honestly over fertilizing exacerbates the issue. There is a lot of practices for reducing those high fertilization levels and of course reducing the amount of runoff that gets to the lakes. Just one practice off the top of my head about ten feet around the lake you don't want to fertilize anything beyond that lake line because of course when storm events take place that lake bank tends to flood and then you have a lot of those runoffs contaminates make their way to the lake. There is plenty of other practices that could also help reduce these nitrogen levels and phosphorus.

Ms. Valdes: Then the next one would be the education efforts. Basically any engagement with the community, engagement with contractors, there is plenty of options. We can do flyers. We can even put more information on the CDD website. We can do webinars with the residents. For the new residents we can include some of the rules and regulations in their welcome package.

Mr. Vidal: Any type of a program where they are specifying standards that have to be met or trying to be met?

Mr. Alex: There is a target threshold on the public website. They already quantified the amount of nutrients that they expect that this community producing. The idea is to hit that target goal by 2028 reduction wise. They have a projection of where the community stands right now as far as production of these nutrients.

Mr. Vidal: And that is on a website?

Ms. Valdes: Yes. It is St. Lucie River and Estuary Basin Management Action Plan. I can provide a link for you guys. It is on the very last page. They have the reduction they expect for every community.

Ms. Hinz Philippi: One thing that I wanted to ask is how many credits we have for each one of them. I want to know how much we can get from each one of these projects. I want to compare like I am going to spend \$5,000 but I am going to get 20 credits. I am going to spend \$100,000 but I am going to get 2,000 credits. I want to know how many credits for each project. I didn't see that.

Mr. Alvarez: The idea here is to present all the opportunities. Now the next step is going to be to study them in more detail and come out here and see how many areas of the lakes are planted already that you can take credit for. How many can be repaired and

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how many can be added to the landscape program that you have. Then that is where we can determine in a better how much credits you are going to get for each one of these. These are rather conservative numbers that we have come up with. I would suggest if it is ok you study each one of these problems and go ahead. For some of the projects we already have here some proposals. We have some proposals in your agenda. Those are things that we started talking about how much money there is available. These are projects you can start right now. The street sweeping for example. The street sweeper would have to collect how much material they are sweeping and they provide that amount and based on the amount that they are collecting that is how you determine the credits that you are getting.

Ms. Hinz Philippi: If you could get back to us how many credits we can get for each one because probably they have a breakdown. I know they have on the website how many you can get from education. I know that they have that. If you could put together for us and the other thing I would like to do for us is to study our permit because on the permit I think it is the amount that we are obligated to achieve.

Mr. Alvarez: They have two numbers. They amount that they say that this community is producing and the other is how much you have to reduce. The amount that they say that this community producing they did the numbers. We will review how they got those numbers. If you find any fault or something like that we will talk to them and try to let them know that they are asking us to reduce more than we produce.

Ms. Hinz Philippi: What I think that I would recommend is for us to get a company that measures the water, the quality of the water. We have a company that we did that in two other Districts.

Mr. Hans: I will say the results that we got back from those tests showed higher nitrogen levels then were expected or projected.

Mr. Vidal: Be careful what you ask for.

Mr. Hans: We can definitely do a round of testing and find out what the results are.

Ms. Hinz Philippi: It is for our use not for their use. We just make sure what they are showing us is exactly what we are seeing.

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Mr. Alvarez: There are two things. We are going to be sharing information with you, and you can share information with me. Share the results with us so that we can create models that hopefully reduce these.

Ms. Hinz Philippi: And we should also look I think because we have such a big area of conservation with the wetlands that could be credit back to us too. I think that is a big piece that we can use for the credits. We have to work on what we have and compare. First we need to see how much credit we already have to put against what they are asking and then go with what we need to do. Alright?

Mr. Alvarez: That will be part of the next step to do.

Ms. Hinz Philippi: Sounds good.

A resident: Juan check into I don't know if you have seen it before but hydrogel. It was developed by North Carolina State University, and it is much less expensive than the stuff that we are looking at here.

Mr. Hans: It is a treatment that you spray in the lake, correct?

Mr. Alvarez: We can look at it. What is important is the timeline that we have. We have fiscal year 2027 coming up. We have fiscal year 2028 and we have a third opportunity in fiscal year 2029. But in fiscal year 2029 we are going to have two months to implement whatever it is. In the next two fiscal years we have twelve months to work with these programs but at the very end we have two months. We have to report all the successes by November 2028. We could do somethings this year too like starting the education programs, the street cleaning if you would like or if you would like to start drainage structures now depending on how much you have.

Mr. Hans: We have been talking about cleaning these catch basins for years now.

Mr. Alvarez: With the catch basins whichever vendor you select we have to make sure that they report to us how many kilo yards they collect. That is one of the parameters that we need to include to these programs and that tells you how much sediments.

Mr. Vidal: Have we ever gotten prices for the catch basins?

Mr. Alvarez: We have prices in here. We have two proposals. We have one from Raptor Vac to clean the entire area \$366,000. Now we split it in three years. The second proposal from US Utility, which is a company that is closer to here they have a much better price - \$232,000. The numbers you see in their estimate is an average. For example

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hypothetically if you wanted to start US Utility now we could start that particular program this year ahead of the three year estimate.

Mr. Hans: We have a roughly 190 structures. That breaks down by quantity. That one for \$37,000 is going to be 38 structures. The next one is also 38 structures. By 2030 we will have cleaned every single structure.

Ms. Valdes: We tried to do a five year phases. Now we have to it in three phases in three years to accomplish the goal we are trying to do by November 2028. Probably the person is going to go a little lower just because they are charging fee for inflation every year.

Mr. Hans: We have 190 in total and what we are looking at from this US Utility is them splitting 190 over five years.

Mr. Vidal: Is that it, Juan?

Mr. Alvarez: Yes. With that we are done.

Mr. Wills: What is the amount just so we know?

Ms. Lynch: For what?

Mr. Wills: The last thing you mentioned was street sweeping.

Mr. Alvarez: One proposal from SCA Sweeping and they are saying \$980 per sweep and 4.5% environmental fee. It comes out to about \$4,000 per year. They do it four times. You can do less or more times.

*Multiple people at this time.*

Ms. Lynch: Clearly we have to do something. It is just what is best for River Place.

Ms. Hinz Philippi: You can give direction to Juan to work those numbers for us and see how much credit we have and see exactly what we are looking at the number with the credit and then it bring it back to us at the next meeting with the credits that we would gain from each one of the projects so we can have a better idea of how much or what we are looking at for this property.

Mr. Hans: Do we also want to try to make sure we do focus on these catch basin cleanings?

Ms. Hinz Philippi: The catch basins need to happen. That is a need to happen thing. However what we asking is for them to apply the credit and bring it back. How

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much are we going to get from catch basins, how much we are going to get from the other ones. We do need to do the catch basins.

Mr. Alex: One thing I would just like to add is the amount of credits that we generate from cleaning these catch basins is dependent on the amount of sediment that is extracted from the catch basin. We could project but if we are able to obtain value, like we were talking cubic yards we could then give an exact amount of credit that would be generated.

Mr. Alvarez: What we are going to do is we are going to come back here. See the littoral shelves that you have, make an estimate what we need to repair. The next time we are going to have a better idea of the credits we are going to get and better numbers. We will have done a better survey, come and measure pretty much how much sediments are in the inlets and make an estimate.

Ms. Hinz Philippi: Alright sounds good. Thank you guys. Is there any other questions for Juan?

Mr. Alvarez: Ok, thank you.

**3)Request for Construction Right-of-Way Agreement – St. James Force  
Main Project**

Ms. Hinz Philippi: I have a question for Michael. If we don't do anything what is the resource that the city has?

Mr. Pawelczyk: I have no idea. That is really an engineering question. I think you want to look at the permit requirements. I don't know.

Ms. Hinz Philippi: That is my question for you for the next meeting. Can they do something about it? They just started this project, and they are still working with the community and with the District so I want to understand exactly what we are looking at if we cannot accomplish that goal. Can we extend the time? Can they fine us? That is my question because it is important for us to know if we do get that done.

Ms. Lynch: Andressa Juan said though that this program was started in 2013.

Mr. Hans: We had our first meeting for it that we were invited to as a CDD back in 2024. Andressa and I had attended. Before that they didn't have the communities involved. It was something that they were doing on a large scale for the area, but they were not involving the HOAs and CDDs. There were no standards or anything at that time. It was just informational.

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Ms. Hinz Philippi: When we attended that meeting they were informing us this is what we are doing and we are trying to achieve this, but they never said you have to do that. This year they came out.

Ms. Lynch: So they did this year and expect everything to be done by 2028.

Ms. Hinz Philippi: Ready for 2028.

Ms. Lynch: That just seems a little sketchy to me. We have a lot of these things in place already. Some of it we have to correct. User error with people killing things.

Mr. Baldino: Fertilizing their backyards. That is a big problem.

Mr. Vidal: Most of the fertilization is done by the maintenance companies with the exception of Little Kayak. A lot of us in Little Kayak use the same company that does over here so it is all the same material.

Ms. Hinz Philippi: We have to wait for them to bring back a better number for us and study what we can do with that. If they come with a number we do have to do the project the catch basins anyway. So if they came with a number that we can achieve with just cleaning the catch basins then we have to do that project anyway and then we can achieve our numbers. It depends so much in what they are going to bring. They still have to put all the credits that we have and we don't have that number now. Until we have that it is just speculation.

Mr. Pawelczyk: I don't anything about this program but if they are going to treat it like code enforcement they are going to want to see that you are doing something. If you ignore them they are definitely going to come after you. If you are making progress within putting things in your budget to address issues even if it may be a little longer maybe there is an extension you can get. I can imagine that this isn't the only community that is going to struggle budget-wise. There is going to be other communities that have more of struggle then what you all have. Seeing the types of homes that are in here there are more communities out there that are less capable of addressing that from a budget standpoint typically if it is an HOA. They are going to have more trouble achieving those goals than you are. Luckily you do have a team on your engineering side that knows what they are doing. They are very good.

Ms. Lynch: I don't think anyone is suggesting to blow this off.

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Mr. Pawelczyk: I just want to make sure that is not the case. That might be addressing starting with the cleaning the basins. Most of my communities clean them every five years. There is a five year rotating program and every year they do a fifth of the catch basins. That is not for an environmental reason that is to prevent flooding.

Ms. Hinz Philippi: There is so much that the catch basins help to prevent also.

Ms. Lynch: My question is in River Place with all of our catch basins are we already on a tracked path of which ones have been cleaned?

Mr. Hans: Since I have been here we have not cleaned a single catch basin.

Ms. Lynch: That is not true. You did one in the trail over there.

Mr. Hans: You are right. We did do that. Other than that one we have not had any type of catch basin cleaning. One of the reasons why we got rid of Culpepper and Terpening was because we were asking them for two and half years to bring us bids for catch basin cleanings. They had not. These are the first bids that have been presented to us from our engineers for the catch basin cleaning since I have been with this property. Here is the next question. In other properties have you used this US Utility Services?

Mr. Hans: We have not, no.

Ms. Lynch: Do you have a company that you have used in other communities?

Mr. Pawelczyk: Raptor does a lot down south in my area.

Ms. Lynch: What I am hearing is we have never cleaned the catch basins except the one. Hurricane season is upon us. We did have some pretty torrential rains and there were some areas that were holding water and some of them are meant to do that and dissipated. Do we even know where they are all located?

Mr. Hans: The engineers have the locations for all those. They are in the original engineering plans for the community. We have 190 in total.

Ms. Lynch: Do we need to inspect that as our property person which ones are needing immediate if we do start this rotation thing? We need it tracked.

Mr. Pawelczyk: I think that is a good idea and I am going to tell you why because sometimes if you have a particular area that is showing standing water you just want to send them in there and clean those areas. After you clean them if it is still there then you might want to run cameras through your pipes because you might have a broken pipe where dirt is just leaking. That is why you have all the sediment in there.

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Mr. Hans: The best way to for one of these inspections is they have to come when it is raining.

Mr. Pawelczyk: Or just take pictures of locations or your residents can. This ponded at this day at this time. The engineer is going to go back and look at the rain for this area at that time and somehow they can determine that is unusual based on the design. That is more water and the water lasted longer than it should have been in that location. Then they can go back in. That is opposed to inspecting.

Ms. Lynch: I just want to know if visually you could see.

Ms. Hinz Philippi: They are going to clean the catch basins. Here they broke it down. I want to know which ones are worse and which ones are the best. That is how I determine. You have red, yellow, and green. Which ones are the worst. Which ones are the best ones is how you determine which ones come first.

Ms. Lynch: Has Juan visited these places?

Mr. Hans: They are just looking at the schematics for these. What they said they can do is essentially stick probes in there to see how much sediment it has. Those would be our methods of checking when it is raining so we can see if there is areas that are draining really slowly, having them probe it or camera it.

Ms. Lynch: I am just thinking hurricane season is coming up and we need to address any that are in need.

Mr. Pawelczyk: I think you would want to set, and Juan can help you with this if it is on a five year basis set up five phases, but the first phase should include the geographic phase and the ponding areas that we are seeing.

Ms. Hinz Philippi: I will follow up with Juan and ask him to give us a schematic of worst to best and then the numbers. It makes more sense for us to advance and do the ones that are the worst first in the first phase. That makes sense. I will ask Juan and we can go from there. We had a request from the city to basically do some work on St. James Drive.

Mr. Hans: Right at where the canal is on St. James Drive they were asking us for a right-of-way easement to do some work over there. This is Michael and Juan's recommendation.

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Ms. Hinz Philippi: We did reach out to Mike and Juan because I don't want them to go there and do the project and then if they damage something, then we have a problem. The suggestion from Juan was to send us the plans for it for the work and then we talked to Michael and the suggestion is a construction easement.

Mr. Pawelczyk: Typically, what they do is we will give them a temporary construction easement that says you have the authority to come in here on our property, do this right-of-way work and you are responsible to repair to the same or better condition it was when you left it. We wouldn't record it in the public record but that is what we would typically require so they have permission to come on our property.

Ms. Lynch: What are they doing there? The reason I ask because now they see it on the map this is getting ready, it has been sold, the plans I believe are approved for the Rock Development. Is that going to cause issues?

Ms. Hinz Philippi: They didn't send the plans yet. Once they send the plans Juan is going to take a look and see. If there are any problems we are going to bring it back to you.

Mr. Pawelczyk: They are boring a sewer line under the drainage. It is the city that is doing it. They need a portion of our property to do the work. I guess what we are asking is we asked the city for a temporary construction easement. Send me your form. In other words don't make Mike spend an hour preparing something. Send Mike something he can review in ten minutes because it should be simple. Then we would ask to Board to move to authorize the execution of that temporary construction easement by Christina or the Chair or Vice Chair subject to legal review. We haven't seen the easement yet. They are supposed to send it.

Ms. Lynch: I don't have a problem. I was just worried when I saw the location but if that is what it is it is not going to bother anything.

Mr. Hans: We do already have pictures that were taken two weeks ago of the area and what is currently looks like.

Ms. Lynch: I don't have a problem doing that.

Mr. Pawelczyk: We just need a motion authorizing the proper District officials to execute a temporary construction easement for the St. James Force Main Project subject to review by counsel.

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On MOTION by Ms. Lynch seconded by Mr. Wills with all in favor, a motion authorizing the proper District officials to execute a temporary construction easement for the St. James Force Main Project subject to review by counsel was approved.

Mr. Pawelczyk: Once that is done we will circulate it to the Board just so you all know it was done.

**C. Manager**

Ms. Hinz Philippi: For me I don't have anything to report besides what we have been talking about today.

**D. Clubhouse/Field Manager Report**

- 1) Monthly Report**
- 2) Boat Storage Rentals**
- 3) Community Landscape Upgrades**
  - a. Plant List**
- 4) Elliptical Repair/Replacement**
  - a. Gym Surgeon, LLC**
  - b. Platinum Fitness**
- 5) Street Signposts Repainting**
  - a. Painting and Safety**
  - b. Hanna Painting**
- 6) Freeze Damage Plant Replacement**
  - a. Hugo's Lawn Care, LLC**

Mr. Hans: I have plenty of items for you. We have something I left off my manager's report. We have homeowner where there is a tree in their backyard. It is a massive dead pine tree. I know in the past we have varying stances on it. I just wanted to present it.

Ms. Lynch: Take it down. Look at how close it is to their homes. It is dead.

Mr. Hans: We have two separate proposals. One from Jeremy's Tree Service to do it for \$4,600 and one from Sampson for \$4,850. The reason for the cost is the tree is located in the backyard, so it is more difficult to get to, and the size is about 75 feet tall, and it is dead. It proposes a risk to the workers as they are removing it as well.

Mr. Baldino: You only got the one bid?

Mr. Hans: No. There is one behind it from Sampson. There is roughly a \$300 difference in price.

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Mr. Baldino: What did Hugo want?

Mr. Hans: That well outside of Hugo's capability.

Ms. Lynch: I don't know the man does everything.

Mr. Hans: For a tree like that with its location you want a licensed arborist doing that type of removal especially how close it is to the house. We have all seen the U-Tube videos on that.

Ms. Lynch: This is a no brainer to me. I don't like the cost. Jeremy's Tree Service has taken things down for us before.

Mr. Hans: We have used them in the past.

On MOTION by Ms. Lynch seconded by Mr. Baldino with all in favor, a proposal in the amount of \$4,600 with Jeremy's Tree Service to remove a dead tree was approved.

Ms. Lynch: When it comes to situations like that and we know that they are sitting here and that is the only thing that they are here for let's just take it at the beginning. From here on out if you know that it is a situation where it is just a question. Let's not make people wait if they don't want to. We love that they are here.

Mr. Baldino: The resident should always come first. They were very patient. I didn't know that is what they wanted.

Mr. Hans: In the future we can definitely do that.

Ms. Lynch: Especially for something like that. That is a no brainer. One of us should have been able to say.

Mr. Hans: The issue is Kathy's tree is identical and we told her no so that is why I brought it to the meeting.

Ms. Lynch: I don't think hers is that bad.

Mr. Hans: It is pretty close to be honest.

Mr. Baldino: What?

Mr. Hans: I presented a similar tree at a meeting a couple of months ago. That is why I brought this.

Ms. Lynch: It wasn't that dead.

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Mr. Hans: It is pretty close to be honest. We can discuss it later. Let's move onto the next item, which is the boat storage rentals. We have sent multiple letters out. We currently only have one person that is in the rears that has received the letters and that is the Browns. We have sent a final letter to them. There is no going back from here. If we do not receive a response by the end of this week that we had given them to we are going to be moving forward with action essentially. Whether is will be a lien or something along those lines. I will say the other two that you notice that are a little bit high in there, one for \$175 and another one for \$185. I know we deposited the one for \$185 on Tuesday afternoon. Mario's I have to double-check I am not entirely sure but if he is not paid up we will be sending him a letter this week as well.

Ms. Lynch: So you are saying 12T is paid up.

Mr. Hans: Yes. They dropped off payment this week.

Ms. Lynch: And 15T is paid up?

Mr. Hans: Yes. They had also dropped off payment that should have been deposited this week as well.

Ms. Lynch: But 16 is not?

Mr. Hans: 16 I cannot 100% confirm but I do not believe 16 dropped off payment this week so he will be receiving a letter and spot 22 is our person who received their final warning. That is the one that has received all warning.

Ms. Lynch: It does look a lot better.

Mr. Baldino: And we have three vacancies is that correct? Or four?

Mr. Hans: Yes. But one is always a vacancy.

Mr. Baldino: Ok, thank you.

Mr. Hans: We do have people that we are in a discussion with for filling those vacancies as we speak.

Ms. Lynch: Under the new contract.

Mr. Hans: Yes, every new person has gotten the new contract.

Mr. Baldino: Have they signed it?

Mr. Hans: All of our new renters have yes.

Mr. Baldino: Ok, good.

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Ms. Lynch: Matt is some of this delayed with it getting credited into our spreadsheet here because you are getting physical checks.

Mr. Hans: Yes. These are all physical checks that we are receiving for the most part from the residents. We typically make the deposit on the first of the month. Anything that comes in after that gets deposited later. This got put out before the last deposit we did. The last deposit was this week, and this was put out last week.

Ms. Lynch: I know that there has been some that have said that check has been sitting in there.

Mr. Hans: That was specifically number 15. There check ended up in the wrong folder. The HOA had switched up my folder where they drop checks off for me.

Ms. Lynch: Maybe it a good communication with you and Caitlin in saying all CDD stuff.

Mr. Hans: It was a communication with me and Tony. Tony is actually the one that opens the drop box, but that person had put theirs in the other folder on their own.

Ms. Lynch: Alright. Just want to make sure.

Mr. Hans: It has been communicated so going forward it won't be an issue.

Ms. Hinz Philippi: The next one is the community landscape upgrades.

Mr. Hans: That one in there you have proposals specifically for Hawks Ridge. Hugo is also getting me the counts and totals for the other areas as well. I am going to say at the current moment plant prices have increased due to the freeze. It probably would be more beneficial for us to focus on the Hawks Ridge area, which has absolutely nothing, and the replacement of some of our plants as well. Right now what we have for Hawks Ridge from Hugo is \$1,960. This would essentially create the landscape design Karen Day helped us come up with for the Hawks Ridge section. I do have numbers and counts for the other areas as well.

Mr. Baldino: I know we talked about that at the last meeting. We should have the individual money per community correct.

Mr. Hans: Yes I do have that right here as well.

Mr. Baldino: This is just the one though.

Mr. Hans: Yes, that is just the one for Hawks Ridge. That was the only one he gave me the actual proposal for, but he did give counts and pricing for the others. The Little

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Turtle South monument it is roughly \$1,008. We would be looking at adding two of the 15 gallon back plants over there framing the monument as well as adding the plants on the side to give depth. That one already has low lying plants so we would be creating our three tier system there with that. For the Little Turtle North entrance we are looking at \$1,128 there. That is the same thing. We would be adding additional 2 back plants for that one. Ten plants adding a pop of color and then seven plants on the side to add layers essentially. Moss Rose is going to be \$1,030 if we want to do that one as well. We are looking at adding two back plants there, 10 plants for the side and 15 low lying plants in front of that one as well.

Mr. Baldino: And those are perennials, right?

Mr. Hans: Everything that is suggested and recommended here are all perennials. It is not something that we will be swapping out. For the two Little Kayak entrances we are looking \$880 each for those. Its back plants for framing and ten side plants for both of those as well. Kayak Park Circle we have the low lying plants there.

Mr. Baldino: We just lost the Bougainvillea due to the freeze I know that.

Mr. Hans: That is part of the agenda. It does have the replacement of that.

Mr. Baldino: I saw that which is all it really needs anyway.

Ms. Hinz Philippi: If all of this is about \$1,000.

Mr. Hans: Kayak Park would be around \$1,000 as well. It has the low lying plants, and it has the back plants.

Ms. Lynch: What about Bent Paddle?

Mr. Hans: That was also missed. Bent Paddle has nothing as well.

Mr. Baldino: Did we get a bid for that?

Mr. Hans: We did not get a number for Bent Paddle. I will get that one.

Mr. Baldino: Last meeting we wanted to get bids for all of them remember that?

Mr. Hans: 100%. I was going back and forth with him. It was a little bit of a challenge to get these. But I will get Bent Paddle as well.

Ms. Hinz Philippi: We can estimate. The worst case scenario is \$2,000.

Mr. Baldino: And there is only one.

Mr. Vidal: Is this due to frozen plants?

Mr. Hans: No this is based off of our discussion from the last meeting that we had.

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Mr. Vidal: What are we faced with right now was far as replacement plants?

Mr. Hans: That is on page 81 of the agenda. We are looking at \$2,642. That is replacing that we lost along the entranceway.

Mr. Vidal: If all this is done we are looking at \$10,000.

Mr. Hans: Yes.

Mr. Baldino: That will bring all the monuments to look unified.

Mr. Hans: Everything we are using is native essentially.

A resident: Is that also including replacing the emblems?

Mr. Hans: We are ready to replace the emblem for Moss Rose and for Hammock Creek. The emblems are not planned to be replaced at this time.

Mr. Vidal: I make a motion that we just do them, all the monuments and replace the damage plants from the freeze.

Ms. Hinz Philippi: So we approving the proposal to do all the monuments and the replacement of the plants from freeze damage.

Mr. Baldino: For the record Matt make sure you have all of them including Bent Paddle every single one. What is the time frame on that with Hugo?

Mr. Hans: I will get with Hugo tomorrow and we will discuss a timelines for getting everything ordered and see what he needs from us in terms of deposit before he can start.

Mr. Lynch: One other thing I know we talked about is irrigation at the monument for Hawks Ridge.

Mr. Hans: That is in his bid.

Ms. Hinz Philippi: Just for the record we are talking about Hawks Ridge, Little Turtle has 2, Moss Rose, Little Kayak has 2, Canoe Park, and Bent Paddle. Then we are also getting all the freeze damaged plants replaced.

On MOTION by Mr. Vidal seconded by Ms. Lynch with all in favor, a motion to approve the proposal for plants at all monuments along with a proposal to replace damaged plants from the freeze were approved.

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Mr. Hans: Hugo has already replaced the annuals that was part of his contract because they were due to be replaced soon anyway.

Mr. Baldino: I saw he planted the annuals in front of the clubhouse, but we are specifically talking about the Plantation House sign on the hill as you come into Canoe Park Circle or Lazy River were they removed the bougainvillea there so are we replacing that plant?

Mr. Hans: Yes. That bougainvillea is on the proposal that is on page 81.

Ms. Hinz Philippi: Alright. What else Matt do we have?

Mr. Hans: Our elliptical has been having some issues. It is essentially rubbing metal on metal at the moment. There are two options. One option is for repairs, and one is for replacement. The elliptical is something that got brought over from the old gym to the new gym. They no longer manufacture this model. It was very challenging for Gym Surgeon to be able to source the parts for a proposal for us. We are looking at another option which is Platinum Fitness. We called around to a few other companies as well. Platinum Fitness was the only came with the best price. We looked at the same elliptical in other places and theirs came in the cheapest. The price difference between repair which is going to cost us a little over \$1,000 and the replacement is going to cost us around \$2,900 for a brand new elliptical but it does provide us a fresh warranty for parts. You are also able to source parts for this one as well.

Mr. Wills: What is the classification of the one that we have?

Mr. Hans: The one that we have is light commercial is what we currently have. Looking at the difference in warranties between the light commercial and the heavy commercial they don't guarantee anymore for the heavy commercial. The warranty is identical essentially.

Mr. Baldino: What is the warranty on that?

Mr. Hans: The warranty for the light duty commercial is ten years for the frame, five years for the brake, five years for parts, two years for labor and six months for wear and tear. Wear and tear items are the belts or anything that is rubber essentially.

Ms. Lynch: It is very popular.

Mr. Hans: The elliptical gets the most use.

Mr. Wills: I would move to get a new light commercial.

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Mr. Baldino: And we are going to go with the same company that has already been doing. We have a good relationship with them, correct?

Mr. Hans: Yes. They gave us the best price. \$2,800 from Platinum Fitness.

On MOTION by Mr. Wills seconded by Mr. Lynch with all in favor, a proposal in the amount of \$2,800 from Platinum Fitness for a light commercial elliptical was approved.

Mr. Hans: We are looking the repainting of the signposts throughout the community. All of our nice lovely white signposts that are currently orange from rust. We have two different options there. One from Painting and Safety he is the one who did the front deck for us and the bathrooms. His price came in at \$50 per pole. We have a second price from Hanna Painting, and they came in at \$120 per pole.

Ms. Lynch: Matt we will never use Hanna Painting.

Mr. Hans: Trust me I understand. I personally prefer KC but in terms of painting I know Hanna Painting usually gives a low price. I wanted to have that as a comparison.

Mr. Lynch: What signs?

Mr. Hans: Stop signs and the street signs.

Mr. Vidal: What material are they made of?

Mr. Hans: They are metal, aluminum.

Mr. Lynch: If you paint aluminum it is going to peel. You are going to be painting them every year. You are going to continue to paint.

Mr. Hans: It needs to be prepped properly.

Mr. Lynch: The other thing which ever we go with I know KC had given a price based on a certain number and I would like to see that adjusted to a per pole.

Mr. Hans: He is \$50 per pole.

Mr. Lynch: I want the unit price added to the additional posts or any other additional posts that come up so that he being compensated for each one.

Ms. Hinz Philippi: We can approve it at \$50 per sign.

Mr. Lynch: That is all I wanted.

Mr. Baldino: So just to clarify we are going to paint the aluminum?

Mr. Lynch: It has already been painted.

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Mr. Hans: We can reassess. We can approve this pending you and me taking a look at it and deciding on it.

Mr. Vidal: Some of it is algae, some of it is rust. They have rust remover.

Mr. Hans: We can take a look after this meeting. We can approve this pending and I can always get numbers.

Mr. Baldino: This the stop signs and the street signs.

Mr. Hans: Yes.

Mr. Baldino: Are we looking at the lettering on the street signs?

Mr. Hans: I did get some numbers for that already.

Mr. Baldino: There is a handful of ones that are peeling off. Are we doing it all at once or piecemealing it?

Mr. Hans: Those would be separate because it is separate people that would be handling those. For the reinstallation of those signs we would have the sign company that manufactured them come out and install them.

Mr. Lynch: We need to adjust this and reassess some of this because if he is going to paint it then you are not going to paint it with a latex paint.

Mr. Baldino: I have a hard time with this because it doesn't make much sense to me that we are going to aluminum.

Mr. Pawelczyk: They should identify the type of paint that is being used. I think like Matt said if you want to move forward with it subject to Charles Lynch and Matt figuring it out. You want to do it right.

Mr. Baldino: Even if it is a little bit of money we don't want to throw it away.

Ms. Hinz Philippi: Do you want to bring it back next meeting or do you approve it?

Mr. Baldino: There is no reason to delay it. If they are willing to go out and look at the signs and assess what needs to be done and then come back with materials to do it then that is what we need to do.

Ms. Lynch: This price is for all of the signs that needed painted.

Mr. Hans: That is for every signpost in the community. I had Eddie go around and give me a count and map it all out.

Mr. Pawelczyk: It is based on 26 signs.

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Mr. Lynch: The only thing that might need to be considered is an adjustment on the materials depending on what type of paint he is using.

Ms. Lynch: For all these it shouldn't go over \$2,000.

Mr. Pawelczyk: I agree with that.

Mr. Lynch: Just be aware we might have to make adjustments. Approve it based on the 33 posts with a do not exceed.

Ms. Hinz Philippi: Do not exceed \$2,000.

On MOTION by Ms. Lynch seconded by Mr. Vidal with all in favor, a not to exceed amount of \$2,000 with Painting and Safety to paint all signposts within the community was approved.

Mr. Hans: I do have one more item. They also submitted a bid for repainting the green railings that we have along our bridges and along Lazy River Parkway.

Ms. Lynch: Our streetlights?

Mr. Hans: Not for the streetlights at the moment. It is \$3,600 for doing the railing.

Mr. Lynch: There is a lot of railing. There is like 700 feet of railing.

Mr. Baldino: Can I ask a question? Why are we going with green? Why don't we do a dark color like black?

Mr. Hans: We don't necessarily need to stick to the color green that is already there.

Mr. Baldino: Why don't we do black?

Mr. Hans: The only thing is black for a handrail is that it is sitting out in the sun in Florida all day. It is something to consider. Green does get hot too.

Mr. Baldino: I was just thinking of something that we can prolong our maintenance on and longevity out of.

Mr. Lynch: It is not being painted because it is dirty it is flaking off.

Mr. Hans: It is faded and old essentially. Those have not been repainted in the last four years. It has been a long time.

Mr. Baldino: Keep it green?

Mr. Lynch: Stay with the color that it is. That way if you miss a spot nobody knows.

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Ms. Lynch: That is true. In the meantime we need the streetlights.

Mr. Baldino: The streetlights definitely need to be done. I thought we were getting that.

*Multiple people speaking at this time.*

Ms. Hinz Philippi: Do I have a motion for moving forward with this?

Ms. Lynch: I make a motion to move forward with the rail painting.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, a proposal in the amount of \$3,600 with Painting and Safety for the painting of the rails was approved.

Mr. Hans: That is all from me. I will stop talking now.

Ms. Hinz Philippi: For the next meeting we are going to have the quotes for the streetlights?

Mr. Hans: Streetlights. I will also be bringing quotes. I lied I am not done talking. The bollards that we discussed at our last meeting removing and replacing them with asphalt. After speaking with the city, John Hanlon, was correct we will have to go back in and replace the missing bollards. I will be bringing quotes to our next meeting for that. It took quite a long time to get contacted with someone from the city. We eventually had to speak with John and got the contact of who he spoke to because knew.

Ms. Lynch: Let me ask you this because my understanding is they would never had known or even freaded about this.

Ms. Hinz Philippi: They will not come and enforce but if somebody called.

Ms. Lynch: My question now goes if there is something in its place could we?

Mr. Hans: The other option would be raising the sidewalk.

Mr. Lynch: How about we just replace the ones that are missing and not spend a bunch of money?

Mr. Hans: It is going to be a lot more cost effective just to replace the ones that are missing.

*Multiple people speaking at the same time at this point.*

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Mr. Hans: We have one number for it, but we are not ready to move forward for bids on it yet, but it was roughly around \$4,500 to replace the current ones that are missing. We can bring some options back to the next meeting for that.

Ms. Lynch: I do want to know Matt before you sign off where are we with the pool? I see our pool chairs are sitting over there, and we are not real happy how they are stored.

Mr. Hans: Right now they should be wrapping up the deck work by Monday. At the moment the company that is supposed be doing the filter work they were supposed to start today. I called them at 8:00 a.m. today and no response from anybody. I have been texting them and blowing them up. I have not been able to get a response from anybody in the company today. They were supposed to be here.

Ms. Lynch: I want more details because this now a breach of contract. This is why we had scheduled this in February so it was cold, and residents would not be out. This is the biggest and I will say it again this is the biggest amenity this community has and at no circumstances, unless absolutely necessary should that pool, spa or gym be shut down.

Ms. Hinz Philippi: I will copy you on our emails as I did before.

Ms. Lynch: I saw that.

Ms. Hinz Philippi: You are absolutely right. That was the first thing that I asked him. We are together on that.

Ms. Lynch: It is not your fault Matt.

Mr. Hans: I have been hounding them. I have been just as upset. I have been having plenty of conversations with residents about the pool as well.

Ms. Lynch: Including people knocking on my door. It is alright.

A resident: Can we get the total again for number 6 again Matt?

Mr. Hans: \$2,642.50 for the freeze replacement.

Ms. Hinz Philippi: Let's move onto financial reports.

## **SEVENTH ORDER OF BUSINESS**

## **Financial Reports**

### **A. Approval of Check Register**

### **B. Approval of Unaudited Financials**

Ms. Hinz Philippi: Financial reports. Tab A is the approval of the check register and tab B is the approval of the unaudited financials. If I can have a motion to approve both.

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

**EIGHTH ORDER OF BUSINESS                      Supervisors      Requests      and  
Audience Comments**

Ms. Hinz Philippi: The next item is Supervisor requests.

Mr. Lynch: A lot of people are asking about providing some type of shade at the pool. It is not an easy thing to accomplish. There is no good place to do it. We want to put shade between the building and the pool on this side. That side along Lazy River is very narrow. There is hardly any room for a chair, so we are left to try and provide something back in this corner over here. I haven't gone over there during the day to see just where and how and what kind of shade would work. The other thing is we don't want to do it to where it covering the whole area either because not everybody wants shade.

Ms. Hinz Philippi: We can work on that and bring possibilities to the next meeting.

Mr. Lynch: To eliminate doing anything else on the patio you can go with a Cantilever system where the posts would be outside of the fence. We can go with a single post panel which is something like this. The post would be outside the fence. The canopy itself would be over the fence over the patio. It could provide anywhere from 12 x 12.

Mr. Hans: It is essentially an umbrella that extends out.

Mr. Lynch: That is all it is. It is not a residential umbrella. This is made for storms. You don't even have to take them down. They are rated for over 110 mph. The canopy can be taken down and leave the pole in place if a hurricane was coming and then it could be put back up which is not a big deal. This company here is in Delray. It is called Park Warehouse. They also have benches, tables and anything else. Maybe we can do a package deal with something like that. When I spoke with them today she said she would be glad to start volume discounts if we went with anything more than one umbrella. I don't know if we could use two umbrellas out there. I don't think there is a good place for them, but we could definitely use the one. The one umbrella depending on the size if approximately \$6,500 plus installation. This isn't some flimsy backyard umbrella.

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Mr. Hanlon: How big an area does it cover?

Mr. Lynch: 12 x 12 so 12 feet from the corner and 12 feet out over the patio. Or we can shift it down some. They make a 12 x 12 and 12 x 14. They make 14 x 14, 15, x 15 all the way up to 20 x 20. It is all on one post. We don't need something that big. We don't have the area for it. If it provides an area over there where you could maybe get five chaise lounges under it then it is more than what we have now. Everybody is taking these chairs, and they are cramming underneath here in front of the bathrooms. That is not what that area is supposed to be for. If we can provide shade on that side.

Mr. Baldino: That is predominately where we would want to put the shade. It seems like that is where people are finding the shade in the afternoon.

Mr. Lynch: On this side but on the other side. In the afternoon you can't get any shade back there other than from the building.

Mr. Hanlon: The old umbrellas that we had at least you could sit at the table. You could tilt in the afternoon.

Mr. Lynch: I agree but by afternoon then you just move your chair over to this side because you are going to have shade from the building. It is not an all-day solution, but it provides something. I have seen it where the chairs are lined up in front of the bathroom. Anyway you can look at the pictures and maybe come up with a package that would accomplish both. The company's name is Park Warehouse down in Delray Beach. I don't know what the installation would be, but this is just material cost.

Mr. Baldino: Did we get a clubhouse report?

Mr. Hans: Yes. It is in the manager's report at the end.

Mr. Lynch: I will put some numbers together and get with Matt on the benches and whatever and we will put a proposal together.

Ms. Hinz Philippi: Ok, sounds good. The next item is audience comments. Do I have any audience comments?

A resident: I would like to piggyback on your idea. You have this vendor now that can do the benches and all that. You were talking about putting benches throughout the area. Has anyone considered putting a bench down by the river so that we can maybe sit. People walk that area. They may want to sit. Where the boat ramp is over in that

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area. Put a bench over there. It is the only place you can see the water. A nice bench there would be an advantage I think.

Mr. Lynch: We don't need to line Lazy River Parkway by Hawks Ridge with benches either. If people use that over there then it is something we can provide them.

A resident: Back to the plants. It looks like this poinciana has died here in front of the building.

Mr. Hans: The one over there it did shoot off a leaf the other day. I am hoping that one comes back. I have another poinciana that is about that size in a different community, and it also just started to show some signs of life. There is a good chance on that one. The one that is outside that Val had installed there is no coming back on that one.

Mr. Baldino: You have to let them sit for a little while. It takes a while.

Mr. Hans: Me and Hugo were discussing this, and he provided me a list of trees that he is looking at. There is no rush on the trees.

A resident: Back to the plants. The bushes in the front at the entranceway are dead. Is anyone doing anything about that?

Mr. Hans: We were monitoring those, Hugo as well. He is supposed to be aggressively pruning them to see if they will bounce back and if not we will probably be coming back with some others.

A resident: Ok. The ones over here on the side going over to the gym.

Mr. Hans: The ones that we removed here we will be bringing back some numbers for these as well. There were hibiscus bushes that we had here. Those did not make it at all.

A resident: The ones that are clearly dead and have been for a while on the hedge going around.

Mr. Hans: Around the pool area, yes. Those we are bringing numbers back. We were hoping those would come back.

A resident: Those have been dead forever.

Mr. Hans: I will take a look at those. We can definitely bring some numbers back to the next meeting for that around the pool.

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A resident: Even if the cut the hedge down to the ground maybe they will come back. I don't know. It just looks really bad. He might be able to cut the dead part out and maybe the plant will regenerate and fill in. I don't know.

Mr. Hans: I will talk to him and see if we can aggressively prune them all the way back.

A resident: When you were talking about the benches you are talking about anchoring them into the ground.

Mr. Hans: Yes. It would be on a concrete base.

Mr. Hanlon: At the January meeting I brought up a discrepancy with the entrance easement agreement. Was it every amended? It had to do with the monuments for Hawks Ridge, Little Turtle and Bent Paddle which is on OA property. When they did the agreement they didn't do it properly because it is stated for the purposes of this easement the entrance features do not include lighting, electrical facilities, or irrigation facilities, landscaping or hardscaping. So you just appropriated almost \$5,000 for OA property. I gave a copy and I thought it would be a simple amendment to fix that. I guess it was never amended.

Mr. Wills: In my memory Michael responded to you in that meeting.

Mr. Pawelczyk: I can look at it. I wasn't asked to look at it.

Mr. Hanlon: Anybody can read it. It says not in capital letters.

Mr. Hans: We manage the lighting and irrigation in those areas. All the lighting belonged to the CDD since conception and is all attached to our CDD system and all of the irrigation for those entrance monuments as well is attached to our irrigation.

Mr. Pawelczyk: I will look at it. I wasn't asked to, so I don't do anything unless the Board asks me to do the work.

Ms. Hinz Philippi: We don't need to agree with something that we already own.

Mr. Pawelczyk: We will look at it.

Mr. Hanlon: You don't own that property. It is OA property. It is just an entrance easement so the Owners Association is allowing you to go on there, but it says that you can't do landscaping on there and you just appropriated over \$5,000. It is a simple fix. You just have to amend it in writing.

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Mr. Hanlon: The next issue is seven years ago I moved here. I went across to that house and asked the gentleman why are the bollards in front of the clubhouse. It was told me to me that it was a liability issue because if anybody drove up and hit somebody on that sidewalk it could be an issue. So putting in plastic fixtures.

Mr. Vidal: Have we said anything about putting in plastic fixtures?

Mr. Hanlon: I am not talking about that I am just saying putting in plastic replacements wouldn't meet the site requirements because the site requirements were amended because Caroline Cardella did not want to spend the money for a raised sidewalk and curb. That was a cheaper fix for her to put bollards to avoid that liability. The other issue is in the PUD regarding hardwood trees, and this has never been exercised in the seven years I have come to CDD meetings it specifically says no existing hardwood trees, oak, holly, maple with a caliber greater than 4 inches about existing grade may be removed from the PUD without prior approval in writing from the property owner's association and the District. I guess the way it supposed to work is the owner's association, it doesn't mention the arch because in the PUD they call it modification *Mr. Hanlon was inaudible at this time*. It does not mention an arch in this paragraph where it does in many other paragraphs and this PUD it says the owner's association and the District so both parties. The Board has to vote, and the District has to vote to remove a hardwood tree.

Mr. Vidal: First of all in my opinion, just because it says PUD, I have had this discussion with other people before, it doesn't mean it is enforceable by the POA or the CDD. The PUD is an ordinance from the city. When the control is turned over to the Association after completion of build out those items are normally incorporated into the documents. If it is not in the documents it is not enforceable. The other thing is the HOA needs to come up which you tried for a long time to get them, and they still don't have a tree policy. It can all be resolved by them having a tree policy. This stuff saying it in the PUD, 720 says it had to be in our documents or a document that is authorized by our documents to be used.

Mr. Hanlon: They just fired this gentleman who is probably the most knowledgeable person, the Chairman of the Modification Committee because of a new tree policy they are trying to implement.

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Ms. Hinz Philippi: You made your comment.

Mr. Hanlon: Can I just finish? You have taken some of my time, so I am just trying to get back some of mine. This is a city ordinance so a city ordinance you would agree is a law. That is the way it was explained to me.

Mr. Vidal: It is an ordinance and that is all it is, a city ordinance.

Mr. Baldino: For one I would like to say. The trees have become an issue in this committee. Michael is there a way that we can look into if there is supposed to be CDD approval for a tree that is going to be taken down or replaced. Can we look into that?

Mr. Pawelczyk: Well the CDD has no jurisdiction over private property. We do not have power over what happens on your individual property because it is not public. We don't have the power under Chapter 190.

Ms. Lynch: The reason we approved the tree today because that is clearly on CDD property and it is also endangering their home.

Mr. Baldino: So with the POA.

Mr. Pawelczyk: I don't have any comment about POA.

Mr. Baldino: I am just saying that it has been brought to our attention that the CDD and the POA have to come together on a tree being taken down is there anything that we can look into?

Ms. Hinz Philippi: Only on CDD property.

Mr. Pawelczyk: The CDD has no power. It is in Chapter 190, it is all our powers. If you can find something in there that says the CDD has the power over private property show it to me. There is nothing in there. We don't have the power to enforce that. Just like we don't have the power to enforce covenants on paint colors on homes, property standards on individual lots. There is no CDD power to do that. The city might but the CDD doesn't.

Ms. Hinz Philippi: For the record if we could even make the city enforce the PUD we would be all over the place for them to enforce what the developers didn't do in this community. The CDD has to go there and do things because they are not doing and not enforcing.

Mr. Pawelczyk: The city doesn't have any power to grant a CDD powers that it is not authorized to perform under state law. The city can't expand the power to the CDD.

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That is very clear reading the statute.

Ms. Hinz Philippi: Alright.

A resident: I just have two quick questions. I don't know if it was discussed about the dock. I don't know what the update is on where we are with the dock. Was it repaired?

Mr. Hans: We discussed that at the previous meeting. We are holding off any more dock repairs for the time being. The dock is perfectly safe and functional at the moment.

A resident: Also the railing for where the water runs under.

Mr. Hans: That is what we were discussing repainting.

A resident: And this is beautiful.

Mr. Lynch: In that regard, Steve engineered all of this. He and I put it up. It is not done yet. The blinds are ordered. If this is deemed to be somewhat of a success we as a Board need to address the main hall. This is an experiment. We are not experts in acoustics.

A resident: To answer your question two things. Yes this is much improved. I am a fairly new resident here and I am trying to learn who has the powers over certain places. I understand that the CDD has the power of maintenance and all of those four lots by the overpass on Leaping Frog. That is where the two ponds intersect. I just moved into the property adjoining. It is in bad shape. I have been working with Matt trying to get some help. The house that I moved into needed some big time repairs as well. I am doing what I can do to get that looking decent. Occasionally I creep over on your property and pull up a nasty twig or whatever and I am trying to get things cleaned up because it is right next to me.

Mr. Hans: We approved it last time. She is asking for more sod.

A resident: I just wanted to reinforce the effort that Matt is trying to get that place fixed up because it is in pretty bad shape. It is better with the little rain that we have had.

Mr. Vidal: What all does it need?

A resident: I just learned also that the property line is not where I thought it was. You guys have a whole lot more property now than what I thought I had. I only have a little tiny piece. You have a lot more property and whoever was there that planted stuff and let it go bad wound up being on your property now that I have taken it off because it was damaging the foundation of the house. As funds become available I am doing what

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I can. You now basically have more property and there is a drainage ditch that comes off of your property and my property and that drainage ditch is getting to be a real problem. Somebody needs to look into that a little more. It is in pretty bad shape.

Ms. Hinz Philppi: Ok, thank you. We are good.

Ms. Lynch: I make a motion to adjourn.

A resident: The lending library is nice maybe down the road we can expand a little more. I know a lot of people are going up. It is a small space.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:  
*Andressa Hinz Philppi*  
87D36659F55A4C5...  
Assistant Secretary/ Secretary

Signed by:  
*Christina Lang Lynch*  
A304CE29AE5D427...  
Chairman/Vice Chairman

## Certificate Of Completion

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Document Pages: 56	Signatures: 6
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 AHPPhilippi@gmssf.com  
 Assistant Secretary  
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## Signature

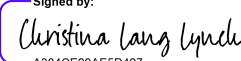
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Christina Lang Lynch  
 rpcddlynch@gmail.com  
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/23/2026 5:57:04 AM
Certified Delivered	Security Checked	6/23/2026 6:03:59 AM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Completed	Security Checked	6/25/2026 1:29:34 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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