

MINUTES OF MEETING
DEER ISLAND
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Island Community Development District was held on Wednesday, October 24, 2018 at 7:00 p.m. at 448 Community Club, 16024 County Road 448, Tavares, FL.

Present and constituting a quorum were:

Paul Shiver	Vice Chairman
Lonnie Skibitski	Assistant Secretary
Raquel Coe	Assistant Secretary

Also present were:

Jason Showe	District Manager
Gary Earl	OpticalTel
Don Johnson	HOA
Residents	

The following is a summary of the discussions and actions taken at the October 24, 2018 meeting, and a copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

OpticalTel Cable Installation

Mr. Shiver stated Mr. Earl of OpticalTel and Mr. Johnson of the HOA were present to answer questions regarding the OpticalTel internet and TV cable installation and highlighted the following:

- The length of time for the cable installation depends on when the easement is signed and when OpticalTel could perform the work.
- OpticalTel will bill the HOA through Century Management for all 268 lots, but if there was no Certificate of Occupancy on the lot, the owner would receive a credit of \$84.95 per month. 110 homes that had Certificates of Occupancies will pay \$1,092 per year; \$84.95 plus \$6 in tax per month, which could be paid in one lump sum or monthly by e-check or automatic debits.

- The system would include set-top box (STB) and remotes, storage for TV shows and movies in a cloud and a travel app for the security system.
- The HOA would pay OpticalTel on March 1st and bill the 110 lot owners on February 1st, but there would be a grace period of 15 days.

A resident asked what the service would include. Mr. Earl explained each resident would receive two boxes, 300 channels and fiber optic internet with 100 Mbps. Residents could upgrade as well. Residents would have the option to purchase upgrades for a DVR, premium cable TV channels and additional gigabytes. There would be a yearly rate increase of 5%; however, the first \$150 per home would be credited from OpticalTel to the HOA. Discussion ensued regarding the price and the billing process.

Kim Pennington noted Century Management's accounting was "*atrocious*," he was owed money and recommended escrowing the money received from residents so future Boards could not use it for another purpose. The resident also recommended hiring an accountant or CPA to audit the money once a year. A resident, Ms. Dayton, asked if residents could terminate the contract. Mr. Earl stated residents in other communities contracted with DIRECTV or Dishnet™ were able to get the termination waived because the community entered into a bulk agreement with a provider.

Mr. Earl pointed out the installation would not be completed by this time next year, because OpticalTel had a full construction schedule and since OpticalTel was upgrading their own network, they wanted to convert the services in a way that would not cause disruptions.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Showe opened the floor to audience members regarding items on the agenda.

Ms. Dayton requested a copy of the document showing what ponds the CDD owned, and asked about the monthly check register and if the 2017 Audit was completed.

Mr. Showe noted he would email a copy of the SJWMD permits to Ms. Dayton. The check register was not provided because of difficulties with the files received from the prior management company. By the next meeting there should be a check register. He would verify if the 2017 Audit was completed, and the 2018 Audit would be started in November or December.

THIRD ORDER OF BUSINESS

Vendor Reports

Mr. Showe stated he met onsite with Ms. Coe and the landscaping and aquatic contractors. Both contractors were performing under their contract. The landscaper would submit proposals for updating the spray nozzles to provide a better spray pattern on the main Boulevard.

Mr. Showe stated he received a proposal for \$14,042 to trim 366 trees on the Causeway and remove limbs; however, he wanted to obtain other quotes for comparison purposes and requested the Board authorize a Board Member to approve a not-to-exceed amount of \$15,000 so the work could commence.

On MOTION by Ms. Coe seconded by Mr. Shiver with all in favor the authorization for Supervisor Coe to approve a not-to-exceed amount of \$15,000 for the trimming of the 366 Causeway palms was approved.

FOURTH ORDER OF BUSINESS

Administrative Items

A. Approval of the Minutes of August 22, 2018 Meeting

Minor corrections were provided to the minutes.

On MOTION by Mr. Shiver seconded by Mr. Skibitski with all in favor the Minutes of the May 23, 2018 Meeting were approved, as amended.

B. Approval of Check Register

C. Balance Sheet and Income Statement

Mr. Showe noted the check register, balance sheet and income statement would be provided at the next meeting because files from the prior management company were not received in time for this meeting.

FIFTH ORDER OF BUSINESS

New Business Items

A. Acceptance of Resignation of Mark Ferendo

Mr. Showe stated received Mr. Ferendo's resignation and asked for acceptance.

On MOTION by Mr. Shiver seconded by Mr. Skibitski with all in favor Mr. Ferendo's resignation was accepted.

Mr. Showe recommended leaving the seat vacant until the Landowner’s Election in two weeks. There was Board consensus.

B. Ratification of Grant of Telecommunications Easement with OpticalTel

Mr. Showe stated an easement was granted to OpticalTel to utilize CDD facilities. Mr. Shiver executed the easement, which was reviewed and approved by District Counsel.

On MOTION by Ms. Coe seconded by Mr. Skibitski with all in favor the Grant of Telecommunications Easement with OpticalTel was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Showe noted that District Counsel was not present.

B. District Engineer

Mr. Showe noted that the District Engineer was not present.

C. District Manager

Mr. Showe appreciated serving as District Manager.

SEVENTH ORDER OF BUSINESS

Audience Comments on New Business Items

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Ms. Coe thanked Mr. Showe and Alan Scheerer for meeting with her and the landscaping and aquatic contractors. Mr. Showe added that Mr. Scheerer was asked to attend to provide expertise and answer questions.

Mr. Shiver noted that the website was outdated. Mr. Showe stated that the website was turned over to GMS and once all files were received from the prior management company, the website would be updated.

Mr. Shiver presented a proposal for quarterly cleaning and pressure washing of the gatehouse for \$225.

On MOTION by Mr. Shiver seconded by Mr. Skibitski with all in favor the proposal for quarterly cleaning and pressure washing of the gatehouse in the amount of \$225 was approved.

Ms. Coe reported that the run over tree was replaced.

Audience Comments

Mr. Pennington, a resident of Osprey Court, asked if the CDD could remove spider webs and bugs off of street lights. Mr. Shiver noted they would be pressure washed when the contractor was pressure washing the gatehouse.

Mr. Gangewere, a resident of Live Oak Drive, reported the outgoing gates were not functioning and believed it was due to residents driving through the out gate when they were denied access. Mr. Shiver stated he reported it to the gate company. A resident noted the red handle on the gate was bent and could be causing the malfunction.

Ms. Jones, a resident of 30029 Island Club Drive, suggested vendors have a code to access the gate that could be changed weekly. Mr. Shiver voiced concern about FedEx adding the code to their database so every driver could use it. Mr. Skibitski noted residents could press 9 on their phone to open the gate.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Shiver seconded by Mr. Skibitski with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman