

# Comments & Observations

{ Regular Meeting of 2020-09/24 }

- 1) As an alternative to Counsel's PROPOSED SAMPLE POLICY re: Solicitations on District Property, I customized an industry standard template and offer it for consideration as a more generalized form of Solicitation (or "No-Soliciting", if you prefer) Policy for both employees and non-employees (*i.e.*, general public). It is an expansion and clarification of the District's [Employee Policy Manual, Section VI, Paragraph H](#); titled "*Solicitations/Distributions*".
- 2) Inclusion of "another" discussion of the VC-1 Parcel is intended to elicit ideas for its productive use; not serve as a platform for dictating what the use should be. To kick off the batting around of ideas, consider this option: Since \$1M for a dedicated, specially built, new Community Center facility is not in the offing due to budget constraints, what about a used, double-wide trailer, including setup and installation, for less than 1/10<sup>th</sup> of that (guesstimate cost is ≈\$60K)?
  - A. This would provide an immediate meeting place for the CDD, HOA, boy scouts, girl scouts, planning committees, and other community groups.
  - B. It would also provide a place for community "Special Events"; like maybe an old fashioned "Ice-Cream Social" [couldn't resist; would love to see it]?
- 3) I am discouraged that no update is available regarding a renewed agreement for the use of, and maintenance of, Central Bark. Philosophically, I still prefer that alternative to the construction of an entirely new dog park.
- 4) I believe that I asked this before: Exactly how many ADA based lawsuits have there been against CDDs in Florida (regardless of reason)? I have tried but can find no list of any such lawsuits. I would like to study their details. I am not interested in suits against any other form of local government; only CDDs! This all plays into the ongoing hysteria regarding the "compliance" of CDD websites. In my opinion, it smacks of a Mafia "protection racket" shakedown.
- 5) Pursuant to Counsel's analysis last month of **HB279**, it may prudent for the District to recognize that, in addition to a Field Services Operations Manager, it also needs a Field Services Office Manager with the necessary skill set to accurately document the District's expenditures & work performed. This would also address the concerns of **HB5003**, Section 108. I have tried to cite this need on multiple occasions, but the suggestion has been repeatedly dismissed.

6)

7)

# Supervisor Requests

{ Regular Meeting of 2020-09/24 }

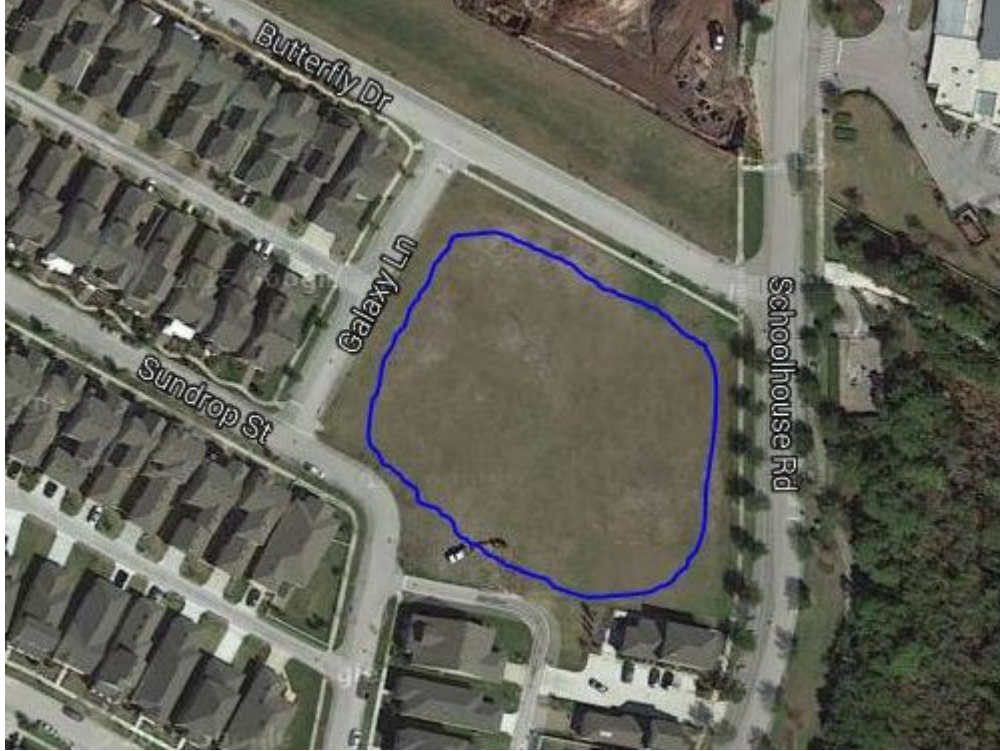
- **Future Facilities** ..... **Building Escrow Fund** – Include **Placeholder** in **Budget!**  
**Make Yearly Contributions** – **Starting** In Fiscal Year **2020!**  
{ **Land** Available and Streetlight **Loan Payoff** Done }
  - **Walking Pathway** ..... **Behind Neighborhood F** – **Cost** to update; **funding** source?  
Would serve as **Feeder Path** to new **Boardwalks** and **Piers**.
  - **Engineering Report** ..... **2012 Version Outdated** – Need to **Correct Parcel Zoning!**  
**Exhibit-4 Map Wrong** for BL1, H1, H2, O, VC1, & Others.
  - **Street Names Map** ..... **Font Size & Line Weight** – Should **increase** for readability.  
**Pond Colors** – Change **Dark Blue** to make **ID's readable!**
  - **Graphic Updates** ..... **Version Availability** – Need to **Revise** District **Documents**.  
**Engineer** to make **Fall Update** & add new **Neighborhoods**.
- 
- **RC Camera Drone** ..... **Buy** ≥10Mp HD camera (**cost:** helicopter system **≈\$1000**)  
CDD ownership **enables** on-demand facilities **monitoring**.  
{ **View Fields, Trails, Boats, Docks, Lakes, & Ponds** }
  - **Projector & Screen** ..... **Buy** 16:9 aspect ratio (**cost:** projector **≈\$500**; screen **≈\$100**)  
CDD ownership **assures** equipment access & **availability**.  
{ **Procurement May Become** Critical **With Developer Change** }
  - **Resident Directory** ..... **Resident Business** – Has Developer initiated an update?  
**Resident Names** – Any possibility of a complete version?
  - **Community Artwork** ..... **Deteriorating Condition** – Beautification & liability **Issues**:  
**Ownership** & responsibility now **clearly** assigned to **CDD?**
  - **Developer Liaison** ..... **Authorization** – Board member contact outside of meetings:  
Is member acting in that role designated to do so by Board?  
To **formalize** process, **Move** that **Chairman** be designated!

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## Undeveloped Tract

- Area Location ..... Bounded by Schoolhouse, Butterfly, Galaxy, & Sundrop



- Area Ownership ..... Currently Developer property! District acquire/share it?
- Utilization Limited ..... Currently used for school and personal overflow parking
- Usage Deficiencies ..... Grading & fill needed to support structural development?
- Plausible Alternatives ..... Softball Field, Skateboard Park, or Swim Facility (original)  
Land requires nothing – except a commitment to use it!
- Development Budget ..... Would seem to be an appropriate place for investment  
Any possibility of cost sharing by District & Developer?
- Engineer Plat Layout ..... Same detailed drawing quality as supplied for pipeline  
Need “OK for Playground” confirmation by Engineer