

MINUTES OF MEETING

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

LAKE PADGETT ESTATES
INDEPENDENT SPECIAL DISTRICT

The regular meeting of the Board of Supervisors of the Lake Padgett Estates Independent Special District was held on **Tuesday, October 21, 2014 at 7:00 p.m.** at the Lake Padgett Estates Stables Meeting Room, located at 3614 Stable Ridge Lane, Land O' Lakes, Florida 34639.

Present and constituting a quorum:

Paul Wells	Board Supervisor, Chairman
Pam Carr	Board Supervisor, Vice Chairman
Linda Hutchinson	Board Supervisor

Also present were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
Tim Hayes	District Counsel
Gordon Onderdonk	District Engineer
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Chairman Wells called the meeting to order and Ms. Suit completed the roll call confirming a quorum for the meeting.

Chairman Wells asked all those in attendance to stand and join him in reciting the Pledge of Allegiance.

Chairman Wells stated that Mr. Onderdonk had to drive to Jacksonville tonight and informed all in attendance that he would be giving his report out of order.

Mr. Onderdonk distributed and reviewed the Lake Saxon restroom plans. He noted that the plans are 95% completed. Mr. Onderdonk stated that a high low drinking fountain has been added to the exterior of the building. He entertained the Board members' questions and asked the Board to review the plans and bring back any questions to the next meeting. Mr. Onderdonk stated that he should be ready to advertise for a request for proposals in a couple of months.

Mr. Onderdonk stated that he looked into environmental resource permits as requested at the last meeting and could find no actual permits for drainage on record with SWFWMD.

49 Discussion ensued regarding the trash in the culverts. Mr. Hayes read into record an email
50 from Lori Webber. It stated that she was on top of the dirty canals issue and she has emailed
51 SWFWMD, Code Enforcement, Public Works and DEP. The email stated that so far SWFWMD
52 and Public Works are the only ones who have responded. SWFWMD's response stated that the
53 parcels in question were actually owned and were dug in the 70's so each owner is responsible for
54 its cleanup as they are dug areas and are not natural waterways. SWFWMD stated that LPISD owns
55 the area north of Kelly's house and it is labeled with the County as a park recreational area so they
56 are required to maintain it. SWFWMD suggested contacting local Code Enforcement. Ms.
57 Webber's email states that local Code Enforcement was already copied on the original email so
58 hopefully they will send her a reply soon. She stated that Ross Morten, with SWFWMD, said to
59 pass the information on to the District if they have questions on how the cleanup should be handled
60 so as not to harm the adjoining natural waterway. The email stated that the second canal that is
61 blocked with trash near Pine Shadow has a private owner that is responsible for it. Both Road and
62 Bridge and Public Works' emailed and said that they would clean out the culvert so that the water
63 will flow again. The canal is fairly clear of litter but is not draining due to some sort of blockage in
64 the pipe under the road. The email goes on to state that it seems the culvert near Pine Shadow will
65 be handled by the County. Ms. Webber stated that if she receives any responses from Code
66 Enforcement or DEP she will pass them on.

67
68 Mr. Onderdonk gave the Board an update on the status of the permit request for the
69 maintenance dredging. He stated that he needed the Chairman to execute the permit application and
70 would also need a check in the amount of \$250.00 made out to the DEP for the fee.

71
72 Supervisor Hutchinson stated that Duke Energy came through Lake Saxon and cut down
73 trees and destroyed the recreational trails. She stated that she spoke with a Supervisor who advised
74 her that they could do anything they wanted. Supervisor Hutchinson asked if there was any
75 recourse. Mr. Hayes stated that if it is an electrical utility easement then there is no recourse.
76 Discussion ensued.

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78 **SECOND ORDER OF BUSINESS** **Public Comments on Agenda Items**

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80 There were no audience comments on agenda items.

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82 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board of**
83 **Supervisors' Meeting held on September**
84 **16, 2014**

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86 Vice Chairman Carr requested that in line 36 of the meeting minutes "him" be changed to
87 "her". Ms. Suit stated that she would have the meeting minutes amended as requested.

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On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Carr, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 16, 2014 as amended for Lake Padgett Estates Independent Special District.
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93 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
94 **Maintenance Expenditures for September**
95 **2014**
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97 A brief discussion ensued regarding various invoices and the services they represent.
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On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Carr, with all in favor, the Board of Supervisors accepted the Operations and Maintenance Report for September 2014 (\$35,615.76) for Lake Padgett Estates Independent Special District.

99
100 **FIFTH ORDER OF BUSINESS** **Consideration of Proposal for Road Work**
101 **at Stable Ridge in Kaminski Park**
102

103 Chairman Wells presented and reviewed John Moore's proposal for road work at the
104 entrance from Stable Ridge. He stated that the total amount for the road work is \$3,150. Discussion
105 ensued. Mr. Onderdonk advised the Board that not all millings are created equal and they might
106 want to look at the quality of the millings depending on the project. Chairman Wells requested that
107 Mr. Brown check on it. Vice Chairman Carr requested that the Cherry Laurel tree be removed
108

On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Carr, with all in favor, the Board of Supervisors approved John Moore's proposal for road work at Stable Ridge in Kaminski Park (\$3,150.00) and the removal of the Cherry Laurel tree for Lake Padgett Estates Independent Special District.

109
110 Mr. Onderdonk asked if the millings were going to stay at Coldstream Road. Chairman
111 Wells stated that they were. Discussion ensued. Mr. Onderdonk expressed his concern that if the
112 Board wants to go from Stable Ridge and leave the road on Coldstream Road they are going to
113 exceed SWFWMD's 4,000 sf threshold. He stated that he would have to obtain a permit and install
114 a retention swale. The Board entertained audience comments regarding the millings on Coldstream
115 Road completed by the Riding Club. The Board requested that Mr. Chatterton provide them written
116 proof that a permit was not needed for the millings on Coldstream Road. Chairman Wells requested
117 that the Riding Club make sure that any future endeavors such as the milling of the road be voted
118 on and approved by the Board to avoid any future conflicts. Mr. Hayes clarified that Mr. Onderdonk
119 was referring to a SWFWMD permit and not a County permit. Mr. Onderdonk stated that he is
120 somewhat concerned with the millings that were installed just north of the stables as they are
121 mounded four to five inches. He stated that the area will have to be monitored during the rainy
122 season.
123

124 **SIXTH ORDER OF BUSINESS** **Discussion Regarding Drainage Issues at**
125 **Kaminski Park and the Stables**
126

127 Chairman Wells introduced civil engineer, Josh Bradley to the Board. He gave the Board
128 some background on Mr. J. Bradley's experience. Chairman Wells stated that he asked Mr. J.
129 Bradley to address the Board regarding the drainage issues at the Stables and Kaminski Park.
130

131 Mr. J. Bradley stated that he believes that the District will be permit exempt for the areas
132 but he will check with SWFWMD to make sure.

133 He reviewed different options to address the drainage issues at Kaminski Park. Mr. J.
134 Bradley stated that he would need a survey of the area in Kaminski Park. He said that it is about 190
135 feet and the biggest cost would probably be the sod. Mr. J. Bradley stated that the area would have
136 to be maintained and checked for blockage and erosion. Mr. J. Bradley offered to review other
137 drainage areas for the District.

138
139 Mr. J. Bradley stated that he has the same concerns as Mr. Onderdonk with the millings on
140 Coldstream Road due to the high water table. Discussion ensued regarding the barn flooding. Mr. J.
141 Bradley stated that it wouldn't need to be permitted and it would all be onsite maintenance. He
142 stated that it may be difficult cutting around the roots of the trees and the Board may want to hire an
143 arborist to review the trees. Mr. J. Bradley reviewed the work to be done to resolve the drainage
144 issues. A brief discussion ensued.

145
On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Carr, with all in favor, the Board of Supervisors approved the hiring of Josh Bradley to review the drainage issues at Kaminski Park, the Stables, and Lake Saxon and instruct the field staff on the drainage work for Lake Padgett Estates Independent Special District.

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147 **SEVENTH ORDER OF BUSINESS**

**Consideration of Duke Energy's Proposal
to Install Lighting at Lake Padgett Park**

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149
150 Ms. Suit presented and reviewed Duke Energy's revised proposal to install lighting at Lake
151 Padgett Park. She stated that the revised proposal included vertical boring and included four lights
152 for Lake Padgett Park.

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On a Motion by Vice Chairman Carr, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors approved Duke Energy's revised proposal to install lighting at Lake Padgett Park (\$2,003.44) for Lake Padgett Estates Independent Special District.

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155 **EIGHTH ORDER OF BUSINESS**

Staff Reports

156 A. District Counsel

157 Mr. Hayes gave the Board an update on the status of the encroachments on the
158 recreational trails. He stated that there are a total of 22 major encroachments per his
159 survey. Mr. Hayes reviewed his encroachment report and the resident responses. He
160 specified which encroachments are okay per the resident surveys versus the
161 District's surveys. Mr. Hayes clarified that the homeowners' surveys pre-date the
162 District's surveys and the pre-dated surveys override the newer District surveys. He
163 stated that anybody who has a survey that disputes the District's but still shows an
164 encroachment are willing to move their fences according to their surveys.

165
166 ~~Mr. Hayes stated that the largest encroachment is Cameron and Melissa Foster's~~
167 ~~residence at 3306 Lake Saxon Drive which has a fence, pool deck and shed. He~~
168 ~~stated that the Board had previously discussed whether the encroachment would~~
169 ~~impact the re-establishment of a horse trail. Discussion ensued regarding the~~
170 ~~resident's survey showing that the pool deck does not encroach.~~

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172

173 Mr. Hayes stated that the Board will need to create a uniform policy regarding the
174 encroachments. Discussion ensued regarding conflicting surveys.
175 The Board entertained audience comments.
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177 It was suggested to hire a process server for the three residents whose mail was
178 returned to Mr. Hayes.
179

On a Motion by Vice Chairman Carr, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors approved hiring a process server for the three residents whose mail regarding the encroachments was returned Lake Padgett Estates Independent Special District.

180
181 Mr. Hayes stated that one of the trails was purchased by Russell Adams for back
182 taxes. He stated that Mr. Adams was approached and agreed to convey the entire
183 trail to Lake Padgett Estates ISD provided that the trails were going to be re-
184 established. Mr. Hayes stated that Mr. Adams wanted to keep one half of the trail
185 that is behind his house as his fence is located there. Mr. Adams is not on the
186 encroachment list as he owns that part of the trail. Mr. Hayes stated that he received
187 a call from Mr. Adams last week wanting to know when the property would be
188 taken from him. Mr. Hayes stated that he told Mr. Adams that he would bring it up
189 at the Board meeting. Mr. Adams wanted to know if the Board had voted on re-
190 establishing the recreational trails in some form.
191

On a Motion by Vice Chairman Carr, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors approved the re-establishment and cleaning of all of the recreational trails for Lake Padgett Estates Independent Special District.

192
193 Chairman Wells stated that the Board needs to establish a policy regarding the
194 removal of the encroachments on the recreational trails. Supervisor Hutchinson
195 made a motion to leave any encroachment that was less than a foot and Vice
196 Chairman Carr seconded it. Discussion ensued. The Board decided to amend the
197 motion to state six inches rather than a foot.
198

On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Carr, with all in favor, the Board of Supervisors approved leaving any encroachment on the recreational trails that is less than six inches from the LPEISD's survey line for Lake Padgett Estates Independent Special District.

199
200 Chairman Wells stated that Ms. Bradley had previously mentioned a company that
201 did clearing at a very reasonable cost. Ms. Bradley stated that the company was
202 Martin Brothers. She stated that she could provide a contact for Martin Brothers.

203
204 B. District Engineer
205 Mr. Onderdonk gave his report at the start of the meeting.
206

207 C. Field Operations Manager
208 Not present.

209 Ms. Suit presented Mr. Brown's monthly Field Inspection Report. She stated that
210 Mr. Brown wanted to let the Board know that the Coldstream road that was installed
211 by the Riding Club is too high and it is causing standing water issues. Ms. Suit
212 stated that the Board addressed this earlier in the meeting.

213
214 Ms. Suit stated that Mr. Brown indicated that Mr. Chatterton from the Riding Club
215 told Steve that they are going to remove the "ranch" signage at the Coldstream
216 entrance. Discussion ensued.

217

On a Motion by Vice Chairman Carr, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors approved allowing the Riding Club to remove the "ranch" signage at the Coldstream entrance for Lake Padgett Estates Independent Special District.

218
219 Ms. Suit stated that Mr. Brown informed her that the second palm tree at the
220 Coldstream entrance has been removed. He stated that they will need to come back
221 and do a partial stump grind because they left too much of the stump above the
222 ground.

223
224 Ms. Suit informed the Board that the Laurel Oaks in Lake Padgett Park need to be
225 trimmed back. She stated that Mr. Brown thinks that they may need to get a
226 company with a lift to perform the work if Tony/Steve can't get to them all. Ms. Suit
227 stated that Mr. Brown may need to obtain proposals for this work for the Board's
228 review.

229
230 Discussion ensued regarding the card readers and the gate at the secondary entrance
231 at Stable Ridge Lane with the chain around it. Chairman Wells stated that once the
232 card reader is installed the gate will be removed. Ms. Bradley asked for an update on
233 the walk-up gates. Mr. Chatterton stated that it was determined that there would be
234 no walk-up gates at this time. Ms. Bradley and Chairman Wells requested that Ms.
235 Suit check the contract with Big Dog Fence and send it to Ms. Bradley. The Board
236 discussed having the Supervisor in charge of a particular project approve the
237 contract before the Chairman signs off on it.

238
239 It was suggested that proposals also be obtained for tree trimming at the other parks.
240 Ms. Suit stated that Mr. Brown will be inspecting the other parks in the community.

241
242 Discussion ensued regarding the moving of the manure pit. Chairman Wells stated
243 that moving forward a motion will be made regarding any matters like this.

244

245 D. District Manager

246 Ms. Suit provided a brief overview of the financial status report, noting that there
247 was no additional revenue for the month of August. She reviewed the various
248 account balances and projections for the end of the fiscal year.

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253 **NINTH ORDER OF BUSINESS** **Supervisor Requests and Audience Comments**

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256 There were no Supervisor requests.

257

258 Ms. Bradley stated that Richard Gray who helped to create the ISD passed away this week
259 and his services are to be held tomorrow. Discussion ensued regarding Joe and Clare Kaminski's
260 and others contributions to the community and being respectful of each other.

261

262 Audience comments were entertained regarding the spraying of the lakes and the two boats
263 sunk in Lake Saxon. Supervisor Hutchinson stated that she would follow-up on the sunken boat
264 issue.

265

266 **TENTH ORDER OF BUSINESS** **Adjournment**

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On a Motion by Vice Chairman Carr, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors adjourned meeting at 8:44 p.m. for Lake Padgett Estates Independent Special District.

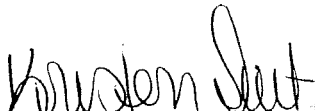
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Assistant Secretary


Chairman/Vice Chairman