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**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, November 18, 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	<b>Board Supervisor, Chairman</b>
Pam Carr	<b>Board Supervisor, Vice Chairman</b>
Linda Hutchinson	<b>Board Supervisor</b>
Clare Kaminski	<b>Board Supervisor</b>
Ed Schultz	<b>Board Supervisor</b>

Also present were:

Kristen Suit	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tim Hayes	<b>District Counsel</b>
Gordon Onderdonk	<b>District Engineer</b>
Tyree Brown	<b>Operations Manager, Rizzetta &amp; Company, Inc.</b>
Alan Lanier	<b>Representative, Big Dog Fence Inc.</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Wells called the meeting to order and 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 Alan Lanier from Big Dog Fence was present at the meeting to give the Board a report on the permit for the gates at Kaminski Park. Mr. Lanier stated that the permit is being delayed due to the County. He stated that he has to reverse permit the gates. Mr. Lanier stated that they are requesting that the gates be engineered and that a contractor pull the permits. He stated that it took him a while to find a contractor that would shoulder the responsibility of something that has already been installed. Now that he has found the contractor he is waiting for the County to respond regarding the permitting. Mr. Lanier stated that the County may require the front gates be moved in approximately 75 feet from the property line. He stated that he might be able to get a variance on the Stable Ridge gate.

Mr. Lanier entertained the Board members' questions. Discussion ensued.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

The Board entertained a riding club member's concerns regarding a young resident getting on her horse after hours and without her permission. She stated that she is concerned about liability and is going to contact the sheriff's office and file a complaint. A concern was also raised regarding young residents drinking and smoking in the barns at night. Discussion ensued regarding security cameras.

**THIRD ORDER OF BUSINESS**

**Administer Oath of Office to Newly Elected Supervisors**

Ms. Suit, a Notary Public in the State of Florida, administered the oath of office to Mr. Wells, Ms. Carr, Ms. Kaminski, Mr. Schultz, and Ms. Hutchinson. The Supervisors all swore and affirmed to the oath and executed the oath.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on October 21, 2014**

Chairman Wells requested that Joe Kaminski be added to line 259. It was requested that all references to Mr. Bradley in the meeting minutes be changed to Mr. Josh Bradley.

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 October 21, 2014 as amended for Lake Padgett Estates Independent Special District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for October 2014**

Discussion ensued regarding various invoices and the services they represent.

On a Motion by Vice Chairman Carr, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors accepted the Operations and Maintenance Report for October 2014 (\$20,476.38) for Lake Padgett Estates Independent Special District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-01, Designating Officers of the District**

Ms. Suit reviewed Resolution 2015-01, Designating Officers of the District.

On a Motion by Vice Chairman Carr, seconded by Supervisor Schultz, with three in favor and two opposed (Supervisor Hutchinson and Supervisor Kaminski), the Board of Supervisors appointed Paul Wells as Chairman for Lake Padgett Estates Independent Special District.

On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Carr, with all in favor, the Board of Supervisors appointed Clare Kaminski as Vice Chairman for Lake Padgett Estates Independent Special District.

On a Motion by Chairman Wells, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors appointed Ed Schultz, Linda Hutchinson, Pamela Carr, Kristen Suit and Scott Brizendine as Assistant Secretaries for Lake Padgett Estates Independent Special District.

Chairman Wells stated that he received an email from Mr. Josh Bradley regarding the drainage improvements. He requested that Mr. Onderdonk review the email while the Board discusses the cancellation of cards without current stickers and then they can come back to the discussion on the drainage issues and the road work.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Cancellation of Access Cards without Current Stickers**

Chairman Wells stated the prior management company gave out approximately 2,000 access cards. He stated that Vice Chairman Kaminski suggested cancelling all access cards that are not connected to a current sticker. He suggested posting signage at all of the parks and entrances with a cancellation date prior to cancelling the access cards to allow ample notification. Discussion ensued regarding requiring boats to have stickers also.

On a Motion by Supervisor Hutchinson, seconded by Supervisor Schultz, with all in favor, the Board of Supervisors approved the placement of signage at all of the parks and community entrances notifying residents of the cancellation of access cards if they don't have current stickers for their vehicles and boats with a deadline of January 15, 2015 for Lake Padgett Estates Independent Special District.

**EIGHTH ORDER OF BUSINESS**

**Update Regarding Drainage Improvements at the Stables and Laird Park**

Mr. Onderdonk reviewed Mr. Josh Bradley's update on the drainage improvements for the Board. He stated that the stables would have a series of catch basins to relieve the ponding of the water on the south side of the stables. Mr. Onderdonk stated that he thinks that the maintenance guys should be able to install them.

Mr. Onderdonk stated that Mr. Josh Bradley suggested creating a swale where the inlet is for the drainage issue at Laird Park. He stated that a series of ditch blocks would help to retain some of the water. Mr. Onderdonk stated that it also helps improve the water quality. He stated that four of the trees would probably have to be removed. Mr. Onderdonk stated that the second half of the swale drops in elevation. He reviewed the options regarding the swale. Mr. Onderdonk stated that a survey might be needed to check the elevation. Discussion ensued. Mr. Onderdonk stated that the first step would be to go to the County to see if they could do a little swale maintenance.

He stated that he would reach out to the County and update the Board at their next meeting.

Discussion ensued regarding the manure pile and it possibly draining into the pond and whether it should be moved. Vice Chairman Kaminski recommended the ISD remove the millings from in front of the barn and use them to fill in the manure hole. Discussion ensued. Mr. Brown stated that fill dirt would have to be brought in where the manure pile is located now so that the road can be placed over it to make sure that it is structurally sound. Discussion continued.

On a Motion by Vice Chairman Kaminski, seconded by Supervisor Hutchinson, with three in favor and one opposed (Supervisor Carr), the Board of Supervisors approved the move of the manure pile 15 feet to the west so the road can be straighter and for it to be removed from any location with direct drainage to the lake (within 30 days) for Lake Padgett Estates Independent Special District.

**NINTH ORDER OF BUSINESS**

**Update Regarding Road Work at Stable Ridge Entrance**

Mr. Brown gave the Board an update on the road work at the Stable Ridge entrance. He stated that Mr. Rowell will start the road work when he returns from vacation next week.

Vice Chairman Kaminski asked for clarification on the minutes since she wasn't in attendance for the last meeting. She stated that she saw that the Board had accepted Mr. Moore's proposal and she wanted to know about his experience. Discussion ensued. Vice Chairman Kaminski stated that she would also like to know whether any other small pavement companies were contacted. Chairman Wells stated that there were bids received previously that were approximately double Mr. Moore's proposal. Mr. Brown stated that Mr. Moore's proposal was less than what the staff could do the work for. Discussion ensued regarding the Coldstream millings. Vice Chairman Kaminski stated that she would like the millings moved from in front of the barn to help with the drainage issue. Mr. Onderdonk suggested moving the millings and digging down six inches so that the millings are flush with the grade. Discussion continued.

On a Motion by Vice Chairman Kaminski, seconded by Supervisor Hutchinson, with three in favor and two opposed (Supervisor Schultz and Chairman Wells), the Board of Supervisors approved moving the millings from in front of the concrete barn to aid in the proper drainage and prevent future flooding of the area for Lake Padgett Estates Independent Special District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Hayes gave the Board an update on the status of the encroachments on the recreational trails. He gave the Board some background and history on the Adams Trail. Mr. Hayes stated that Russell Adams had agreed to donate the trail back to the ISD provided the ISD would re-establish the trail. He stated that when discussions came up that the trial might not be a horse trail Mr. Adams became hesitant.

Mr. Hayes stated that he had a discussion with Mr. Adams last month and informed him that the ISD would be re-establishing the trail as a common area for use by everyone. He stated that he met with Mr. Adams on Friday and gave him the deed with the legal description. Mr. Hayes stated that Mr. Adams had a surveyor review it and he has agreed that he and his wife will sign it and convey the trail back to the ISD. Mr. Hayes stated that once the ISD owns the trail he will be able to work on resolving the encroachment issues. Mr. Hayes stated that one of the conditions of Mr. Adams agreeing to the conveyance is that he keeps one half of the trail where his fence is located. He stated that Mr. Adams has stated that he doesn't want the reimbursement for the back taxes that he paid to obtain the trail.

B. District Engineer

Mr. Onderdonk gave the Board an update regarding the Lake Saxon Restroom Project. He asked if the Board members had any comments on the architectural drawings. Vice Chairman Kaminski stated that she did not receive a copy to review. Mr. Onderdonk stated that he could provide a copy to Vice Chairman Kaminski. He distributed and reviewed copies of the layout of the restroom facility for the Board. Mr. Onderdonk stated that the challenge with the site was placing the drain field and the well. Discussion ensued. He stated that he would recommend obtaining bids from a well contractor and a septic contractor to permit the work. Mr. Onderdonk entertained the Board members' questions. Chairman Wells stated that he would be willing to contact three well companies and three septic companies to obtain proposals.

On a Motion by Supervisor Carr, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors authorized Chairman Wells to obtain proposals for the well and septic for the Lake Saxon Restroom Project for Lake Padgett Estates Independent Special District.

C. Field Operations Manager

Mr. Brown stated that he would be happy to answer any questions regarding his operations report. There were no questions.

Discussion ensued regarding utilizing the removed millings for the new road at Stable Ridge.

On a Motion by Supervisor Schultz, seconded by Supervisor Carr, with all in favor, the Board of Supervisors approved District Engineer's recommendation regarding utilizing the removed millings from the front of the concrete barn for the new road at Stable Ridge and using the dirt removed to fill in the manure hole for Lake Padgett Estates Independent Special District.

Mr. Onderdonk gave the Board an update regarding the DEP permit.

On a Motion by Supervisor Hutchinson, seconded by Supervisor Carr, with all in favor, the Board of Supervisors authorized District Engineer to do a self certification online for the DEP permit for Lake Padgett Estates Independent Special District.

Mr. Brown presented and reviewed the proposal for tree trimming in Lake Padgett Park. He stated that the field managers can trim up to 12 ft. but can't use a cherry picker to go any higher due to liability reasons. Mr. Brown entertained the Board members' questions.

On a Motion by Supervisor Carr, seconded by Supervisor Schultz, with all in favor, the Board of Supervisors approved Sherman Lugo Landscaping's proposal for tree trimming at Lake Padgett Park in the amount of \$3,975.00 for Lake Padgett Estates Independent Special District.

D. District Manager

Ms. Suit provided a brief overview of the financial status report dated September 30, 2014.

Ms. Suit stated that the next Board meeting is scheduled for December 16, 2014 at 7:00 p.m.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Audience comments and questions were entertained regarding the sunken boat issue, the status of the carp permit, spraying of the lakes, and the misdemeanor plea with full restitution on the grass damage issue. The Board entertained an audience comment regarding the Board of Supervisors working together with the Riding Club.

Supervisor Carr asked Mr. Hayes for an update regarding the staggering of the Board members' election terms. Mr. Hayes stated that in the next couple of months the local legislative delegation will hold a meeting and he will have this item put on the agenda. He stated that he would speak to the group regarding the Board's recommendations. Mr. Hayes stated that Chairman Wells would be attending the meeting with him.

Chairman Wells briefly reviewed the article from District Management regarding an investigation into a possible Sunshine Law violation involving texting.

Supervisor Hutchinson stated that she would like to thank Mr. Onderdonk and Mr. Brown for all of their hard work.

Chairman Wells stated that he received an email today from someone who is a newly elected president of an HOA that is getting ready to change their management company and wanted to know how he felt about Rizzetta & Company. He stated that he is extremely appreciative of Rizzetta & Company's management services.

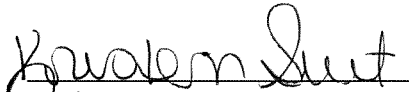
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Vice Chairman Kaminski stated that she has numerous motions that she would like to make but she wouldn't make them now. She stated that she would like to know when in the meeting she can make motions if the motions are not related to what is on the agenda. Chairman Wells stated that Vice Chairman Kaminski should send the items she wants to discuss to Ms. Suit to be included on the meeting agenda.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Supervisor Hutchinson, seconded by Supervisor Schultz, with all in favor, the Board of Supervisors adjourned the meeting at 9:15 p.m. for Lake Padgett Estates Independent Special District.

  
Assistant Secretary

  
Chairman/Vice Chairman