

**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.

The regular meeting of the Board of Supervisors of the Lake Padgett Estates Independent Special District was held on **Tuesday, June 16, 2015 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>
Clare Kaminski	<b>Board Supervisor, Vice Chairman</b>
Ed Schultz	<b>Board Supervisor</b>
Pamela Carr	<b>Board Supervisor</b>
Linda Hutchinson	<b>Board Supervisor</b>

Also present were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tyree Brown	<b>Field Operations Manager, Rizzetta Amenity Services</b>
Tim Hayes	<b>District Counsel</b>
Gordon Onderdonk	<b>District Engineer</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Chairman Wells called the meeting to order and Mr. Huber 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.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

Chairman Wells opened the floor for audience comments. There were no audience comments.

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**THIRD ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for May 2015**

Chairman Wells presented the expenditures to the Board.

On a Motion by Supervisor Carr, seconded by Vice Chairman Kaminski, with all in favor, the Board of Supervisors accepted the Operation and Maintenance expenditures for May 2015 (\$60,881.63) for Lake Padgett Estates Independent Special District.

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**FOURTH ORDER OF BUSINESS**

**Consideration of Lawn Maintenance  
Equipment Proposals (under separate  
cover)**

On a Motion by Vice Chairman Kaminski, seconded by Supervisor Carr, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$8,123.00 for lawn maintenance equipment (Kubota) for Lake Padgett Estates Independent Special District.

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**FIFTH ORDER OF BUSINESS**

**Update on Security Consultant**

Mr. Huber reported that the Consultant would have an update for the Board to review at the July ISD meeting.

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**SIXTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

A discussion ensued regarding the alleged incident involving Mr. Wells' use of District Staff for work on his private property (Exhibit A).

On a Motion by Supervisor Carr, seconded by Vice Chairman Kaminski, with all in favor, the Board of Supervisors voted to place the discussion of setting a policy on the July meeting agenda for Lake Padgett Estates Independent Special District.

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B. District Engineer

A discussion regarding the playgrounds ensued. It was noted that the installers should be required to pull the permit.

C. Field Operations Manager

The Board reviewed the monthly inspection report. A discussion regarding fence repairs throughout the community ensued.

D. District Manager

Mr. Huber stated that the next meeting is scheduled for July 21, 2015 at 7:00 p.m. He presented the final audit report for year ending September 30, 2014 for the Board's review.

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On a Motion by Supervisor Carr, seconded by Vice Chairman Kaminski, with all in favor, the Board of Supervisors accepted the financial audit report for year ending September 30, 2014 for Lake Padgett Estates Independent Special District.

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87 **SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

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**Supervisors**

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92 Supervisor Hutchinson requested that Staff purchase "Surveillance Cameras in Use" to  
93 install at each gate for the stables and all parks.  
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On a Motion by Supervisor Hutchinson, seconded by Supervisor Carr, with all in favor, the Board of Supervisors approved the purchase of the surveillance camera signs for Lake Padgett Estates Independent Special District.

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A discussion regarding combination locks and chains for the stables ensued.

On a Motion by Supervisor Carr, seconded by Supervisor Schultz, with all in favor, the Board of Supervisors approved the temporary use of combination locks and chains for the stables for Lake Padgett Estates Independent Special District.

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100 Supervisor Carr brought up the topic of relocating a piece of playground equipment to East  
101 Lake Park.

On a Motion by Supervisor Carr, seconded by Vice Chairman Kaminski, with all in favor, the Board of Supervisors approved the relocation of a piece of playground equipment ("Big Green") from Laird Park to East Lake Park for Lake Padgett Estates Independent Special District.

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Supervisor Hutchinson recommended the removal of the chain link fence at Lake Padgett Park. A brief discussion ensued.

Supervisor Hutchinson and Vice Chairman Kaminski requested that hard copy agendas be mailed to them for all future CDD meetings.

On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Kaminski, with all in favor, the Board of Supervisors approved the request for the two hard copy agendas for Lake Padgett Estates Independent Special District.

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**Audience**

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Mr. Brown recommended the hiring of a part-time employee, noting that a background check and drug screening would be required.

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On a Motion by Vice Chairman Kaminski, seconded by Supervisor Schultz, with all in favor, the Board of Supervisors approved the hiring of a part-time employee (subject to background and drug screen results) for Lake Padgett Estates Independent Special District.

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Chairman Wells provided an update on US Security and recommended the purchase of a new computer.

On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Kaminski, with all in favor, the Board of Supervisors approved the purchase of a new computer for Lake Padgett Estates Independent Special District.

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**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Supervisor Schultz, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors adjourned the meeting at 9:09 p.m. for Lake Padgett Estates Independent Special District.

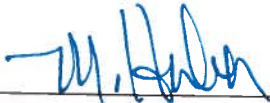
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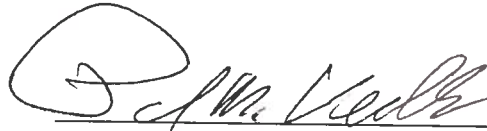
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Assistant Secretary



Chairman/Vice Chairman

# **Exhibit A**

I feel uncomfortable saying what I am about to say as it sounds like I am boasting. I am making this statement because my character, integrity and ethics have been attacked. The gentleman that we had to sue to get him to rectify a potentially deadly situation has made several allegations against me and they are all false. First, he assumed that the property owned by my wife, our younger daughter, her husband and myself is rental property, it is not. It is a family vacation home. He has alleged at least 3 things: 1) That since my retirement I have donned my uniform and gone to the parks to enforce the rules. This is false as I have no uniforms to put on if I wanted to. 2) That the ISD staff have done landscaping work at my family vacation home. This is likewise false. 3) That I had the ISD staff do clean-up work at the house in question. As with allegations 1 & 2 this is also false. The ISD truck has on several occasions stopped at my vacation home as well as the house I live in. The reasons they have stopped are varied but some of the reasons are: 1) To borrow tools so they would not have to rent them. 2) To pick up key card forms. 3) On multiple occasions, I have made welding repairs on the ISD trailer. 4) On one occasion when the men were going to purchase rip-rat. I donated rip-rat to the ISD to be used at Laird Park thus avoiding making a purchase.

When the power pole at Frank George Park was knocked down I asked our workers when the electrician would be out to fix it. They said it would be several days. I contacted an electrician I know who came out the next day. I told him not to bring his helper. Instead, I met him in the park and spent the next 6 hours as his helper thus reducing the cost of the repair. 6) When the gate operator at Frank George Park was damaged, I spent about 2 and a half hours helping one of our men get it reset. I don't do these things for any benefit. I do them because it is in my nature and it saves the ISD money.

Finally, to those who have spread rumors about me causing possible slander or defamation of my character I will say that I have not taken any legal action yet.

## Issues for the LPEISD Board to Consider

1. Should LPEISD accept donations from residents? If so, should it be limited to plants and trees, building materials, construction debris, ... etc.?
2. If LPEISD agrees to accept donations from residents should the residents be required to bring it to a designated area or should LPEISD be responsible for picking it up? If so, do we want staff to have to pick it up?
3. Should the LPEISD Board have authority to direct staff or should all direction of staff come through management?
4. Should individual LPEISD Board members be able to order staff around or should they only be able to do so after the Board has discussed and agreed to specific jobs or tasks?
5. Under what circumstances should a Board member be able to direct staff under emergency situations or when management cannot be reached?
6. How should LPEISD handle complaints by residents against individual LPEISD Board members?
7. If a Board member wants to donate time or materials to LPEISD what should be the procedure be before this can be accomplished? Should they even be allowed? Will our insurance/worker's comp cover us in the event someone gets hurt?
8. Should individual Board members be able to direct staff with regard to matters involving the individual Board member's assigned park?
9. If staff is contacted and ordered to do something directly by a Board member how should they respond?
10. Should any club, resident or third party be allowed to perform any work at LPEISD property without first getting Board approval?
11. Should all established policies of LPEISD be published and kept as a permanent policy record? If so should they be posted and/or placed on our website for all residents to see?
12. Should a LPEISD Board member have any rights or privileges that are not available to any other resident of the District?