

**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, July 21, 2015 at 7:04 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>
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>
Jodie Maddaloni	<b>Riding Club</b>
Jim Chatterton	<b>Riding Club</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.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on May 19, 2015**

Chairman Wells presented the minutes to the Board for their review. The Board made a change to line #87.

On a Motion by Vice Chairman Kaminski, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on May 19, 2015 as amended for Lake Padgett Estates Independent Special District.

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**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Special Meeting held on June 9, 2015**

On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Kaminski, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' special meeting held on June 9, 2015 for Lake Padgett Estates Independent Special District.

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**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 16, 2015**

Chairman Wells presented the minutes to the Board for their review. The Board made changes to lines #58, #62 and #70.

On a Motion by Vice Chairman Kaminski, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on June 16, 2015 as amended for Lake Padgett Estates Independent Special District.

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**SIXTH ORDER OF BUSINESS**

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

Chairman Wells presented the expenditures to the Board. A discussion regarding shirts that were purchased for on-site staff and security costs ensued. It was decided that the next shirt order will be placed with Coast Line Apparel.

On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Kaminski, with all in favor, the Board of Supervisors accepted the Operation and Maintenance expenditures for June 2015 (\$33,283.61) for Lake Padgett Estates Independent Special District.

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On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Kaminski, with all in favor, the Board of Supervisors authorized District Staff to obtain a proposal from G4S Secure Solutions for security services for Lake Padgett Estates Independent Special District.

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**SEVENTH ORDER OF BUSINESS**

**Update on Security Consultant**

Chairman Wells provided an update to the Board and provided a hand-out for their review.

78 **EIGHTH ORDER OF BUSINESS** **Update on New Security Firm G4S**

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80 The Board authorized District Staff to obtain a proposal from G4S Secure Solutions and to  
81 present it at the next meeting.

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83 **NINTH ORDER OF BUSINESS** **Update on New Playground Equipment**

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85 It was noted that August 3, 2015 was the new delivery date for the equipment. Permit  
86 information and all associated costs were presented to the Board.

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88 **TENTH ORDER OF BUSINESS** **Staff Reports**

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90 A. District Counsel

91 1. Discussion of Using District Staff for Personal Use

92 A discussion regarding policies for use of District Staff ensued. A trail  
93 responsibility handout was distributed to the Board. (Exhibit A)

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On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Kaminski, with all in favor,  
the Board of Supervisors approved the policies as presented and requested that they be presented  
for final approval at the next meeting for Lake Padgett Estates Independent Special District.

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96 Mr. Hayes requested that the Board consider authorizing District Staff to advertise a  
97 shade meeting to discuss ongoing litigation matters relating to the canals; to be held  
98 immediately following the adjournment of the regular meetings henceforth.

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On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Kaminski, with all in favor,  
the Board of Supervisors authorized District Staff to advertise a shade meeting to be held after  
the adjournment of the regular meetings henceforth, for Lake Padgett Estates Independent  
Special District.

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On a Motion by Supervisor Hutchinson, seconded by Vice Chairman Kaminski, with all in favor,  
the Board of Supervisors amended the previous motion to include mention of the individuals that  
will be attending the shade meetings in the public advertisements for Lake Padgett Estates  
Independent Special District.

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102 B. District Engineer

103 Mr. Onderdonk stated that the John's by John survey and plans have been sent to the  
104 inspector.

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106 C. Field Operations Manager

107 The Board reviewed the monthly inspection report. It was noted that there is a  
108 pothole in Laird Park that needs to be repaired before the final payment is sent for  
109 the paving work that was completed.

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113 Mr. Brown presented a proposal for Fence Pro to install a new fence at the Riding  
114 Club. A discussion ensued. Vice Chairman Kaminski noted changes that she would  
115 like the proposal to reflect.  
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On a Motion by Vice Chairman Kaminski, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors approved the Fence Pro proposal subject to the changes suggested by the Board (to be installed only after the road work is complete) with a not-to-exceed amount of \$4,857.00 for Lake Padgett Estates Independent Special District.

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118 D. District Manager  
119 Mr. Huber stated that the next meeting is scheduled for August 18, 2015 at 7:00  
120 p.m. He initiated discussion regarding a new part-time employee.  
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On a Motion by Vice Chairman Kaminski, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors authorized the hire of a new part-time employee (Hector Diaz) for Lake Padgett Estates Independent Special District.

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123 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests and Audience**  
124 **Comments**

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126 **Supervisors**

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128 Vice Chairman Kaminski requested that sod be installed at Lake Joyce Park in the area  
129 where trees have been removed. She commented on signs that are missing for new exercise  
130 equipment that was purchased. Mr. Brown will look into this matter further.

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132 Supervisor Hutchinson stated that county trucks will be working clean-up on the canals as  
133 this work has already been paid for via property taxes.

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135 Chairman Wells commented on the septic permit.

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137 **Audience**

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139 An Audience member commented on the Tiptons tennis courts, inquiring who they  
140 belonged to as they are not located within the ISD. He asked if residents would have key access to  
141 the gates at the stables. It was noted that only those that belong to the stables would.

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143 An audience member stated that the lily pads are going to be an issue until rainy season is  
144 over. He commented on boats that are currently submerged in Lake Saxon and Lake Padgett.

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153 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

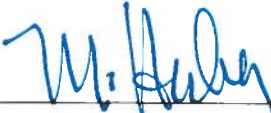
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Assistant Secretary



Chairman/Vice Chairman

# Exhibit A

## RE: canal

**From:** Tim Hayes <tghayes@mindspring.com>  
**To:** "Scott A. Brizendine"  
**Subject:** RE: canal  
**Date:** Aug 25, 2014 6:32 PM

Scott,

On first impression I would strongly advise against it as the ISD would be opening a can of worms and incurring a liability that it currently does not have. The legislation enacting the ISD is quite specific that their responsibility is recreational facilities. Unless it can be clearly shown that this would directly relate to recreational facilities I don't see how we could justify the expense let alone the assumption of liability in maintaining these canals. While the ISD also owns portions of the lakes we do not own the lake bottom as the lakes and connecting water bodies (i.e., canals) fall under the definition a navigable waterways of the State of Florida and are therefore owned by the State of Florida which is why we can't grant permits for residents to build docks on areas of the lakes which the ISD owns.

I would suggest that if there is some interest by the Board in investigating this further then the first thing that should be done is have our district engineer review the storm water permits to determine who is responsible for the upkeep and maintenance of these canals. If the ISD ventures into cleaning one portion of the canal then I am afraid you will have every property owner along the canals telling you to maintain the canals along their property as well. The cost and liability issues could be tremendous, especially if the canal banks are not stable and result in erosion to adjoining properties.

We addressed a similar issue sometime back when residents who owned lakefront property that adjoined portions of the lakes that the ISD owned wanted to hold the ISD liable for cleaning their shorelines of undesirable vegetation and maintaining the stability of the shoreline. The Board determined that this was beyond their authority under the enactment statute as it did not directly relate to maintaining recreational facilities, even though the ISD did determine that limited spraying did maintain the lakes as recreational facilities for use by residents for boating, skiing and fishing.

If it is the pleasure of the Board that the canals be maintained as navigable waterway trails for kayaks and canoes then there might be an argument that this would be for recreational purposes. However, there are quite a few residents who would attempt to use these canals to move their motorized boats from one lake to the other if the canals were ever deepened and maintained which would substantial increase erosion problems along these canals from wakes and props caused by motorized vessels. Once again, I would first have our district engineer check the permits if there is sentiment on the Board to even pursue this matter any further.

Tim Hayes  
District Counsel

-----Original Message-----

**From:** "Scott A. Brizendine"  
**Sent:** Aug 25, 2014 5:22 PM  
**To:** Tyree Brown , "Tim Hayes (tghayes@mindspring.com)"  
**Cc:** Kristen Suit  
**Subject:** RE: canal

I didn't think we had any canals we maintained, I thought the county's stormwater management department handled all that in Lake Padgett. But, I see that this is ISD property. Tim, is this something the ISD could clean out even though its not in their charter that the ISD would be responsible for the stormwater system?

**Pasco County, Florida**  
**1.2 miles NE of Land O Lakes**

Prepared by the Office of Mike Wells, Pasco County Property Appraiser.

Map Created on 7/21/2015 at 5:23:14 PM.

