

**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 20, 2017 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>
Larry Berger	<b>Board Supervisor, Asst. Secretary</b>
Linda Hutchinson	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tim Hayes	<b>District Counsel</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS** **Call to Order**

Chairman Wells called the meeting to order.

**SECOND ORDER OF BUSINESS** **Roll Call**

Ms. Montagna completed the roll call confirming a quorum for the meeting.

**THIRD ORDER OF BUSINESS** **Pledge of Allegiance**

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

**FOURTH ORDER OF BUSINESS** **Public Comments on Agenda Items**

John Frost spoke regarding the treatment plan for Lake Padgett.

**FIFTH ORDER OF BUSINESS** **Presentation of Minutes of the Audit Committee Meeting held on May 16, 2017**

Mr. Wells presented the minutes of the Audit Committee meeting held on May 16, 2017. There were no changes.

On a Motion by Supervisor Hutchinson, seconded by Supervisor Berger, with all in favor, the Board of Supervisors accepted the minutes of the Audit Committee meeting held on May 16, 2017 as presented for Lake Padgett Estates Independent Special District.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on May 16, 2017**

Mr. Wells presented the minutes of the Board of Supervisors meeting held on May 16, 2017.

On a Motion by Supervisor Berger, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 16, 2017 as presented for Lake Padgett Estates Independent Special District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of the Operation & Maintenance Expenditures for April 2017**

Mr. Wells presented the operation and maintenance expenditures for April 2017.

On a Motion by Supervisor Hutchinson, seconded by Supervisor Berger, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for April 2017 (\$31,727.16) for Lake Padgett Estates Independent Special District.

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**EIGHTH ORDER OF BUSINESS**

**Consideration of a Board Supervisor Resignation (Margie Bradley)**

Mr. Wells presented a resignation letter from Margie Bradley dated May 30, 2017.

On a Motion by Supervisor Berger, seconded by Chairman Wells, with all in favor, the Board of Supervisors accepted Margie Bradley's resignation from the Board of Supervisors for Lake Padgett Estates Independent Special District.

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**NINTH ORDER OF BUSINESS**

**Consideration of a Board Supervisor Replacement**

Ms. Montagna asked if there were any nominations for a Board Supervisor replacement for vacant seat #3. Chairman Wells nominated David Higgs for the vacant seat on the Board. A discussion ensued.

On a Motion by Chairman Wells, seconded by Supervisor Hutchinson, with all in favor, the Board of Supervisors appointed David Higgs to vacant Seat #3 on the Board of Supervisors (term 11/16 – 11/18) for Lake Padgett Estates Independent Special District.

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78 **TENTH ORDER OF BUSINESS** **Administer Oath of Office to Newly**  
79 **Appointed Supervisor**  
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81 Ms. Montagna, administered the oath of office to Mr. David Hipps. Mr. Hipps swore and  
82 affirmed to the oath and executed the oath. Mr. Hipps chose to receive compensation for meeting  
83 attendance.  
84

85 **ELEVENTH ORDER OF BUSINESS** **Review of Form 1 and Sunshine Law**  
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87 Ms. Montagna gave Mr. Hipps the new supervisor package and briefly reviewed the Form 1  
88 and Sunshine Law.  
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90 **TWELFTH ORDER OF BUSINESS** **Consideration of Resolution 2017-07,**  
91 **Designating Officers of the District**  
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93 Mr. Wells presented and reviewed resolution 2017-07, Designating Officers of the District.  
94 She stated that the resolution realigns officers and that Ms. Bradley was Vice Chairman so another  
95 Supervisor would need to be designated as Vice Chairman.  
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97 On a Motion by Supervisor Berger, seconded by Supervisor Hipps, with all in favor, the Board of  
98 Supervisors approved Resolution 2017-07, Designating the Chairman of the District as Paul  
Wells for Lake Padgett Estates Independent Special District.

99 On a Motion by Chairman Wells, seconded by Supervisor Berger, with all in favor, the Board of  
100 Supervisors designated Vice Chairman of the Districts as Linda Hutchinson for Lake Padgett  
Estates Independent Special District.

101 On a Motion by Supervisor Berger, seconded by Vice Chairman Hutchinson, with all in favor,  
102 the Board of Supervisors designated the remaining Supervisors and Ms. Montagna and Mr.  
103 Huber as Assistant Secretaries for Lake Padgett Estates Independent Special District.

104 **THIRTEENTH ORDER OF BUSINESS** **Discussion Regarding Monthly Inspection**  
105 **with Steve Rowell**  
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107 Mr. Wells reviewed Lake Padgett's June inspection report. This inspection was done by  
108 Supervisor Larry Berger. Attached as (Exhibit "A"). It was decided that Mr. Hipps would do the  
109 July monthly inspection with Mr. Rowell.  
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111 **FOURTEENTH ORDER OF BUSINESS** **Update on Treatment of Lake Padgett**  
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113 Ms. Montagna gave the Board an update on the treatment of Lake Padgett. She stated that  
114 notices prepared by District Counsel were mailed out via certified mail/return receipt to the  
homeowners that live on the lake. Ms. Montagna stated that seven of the homeowners signed the  
return receipt and three had returned the consent form.

115 Discussion ensued how long the District would need to wait to treat Lake Padgett.

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117 Ms. Montagna stated that Aquatic Systems conducted bathymetric mapping today to get a  
118 better visual of the growth density. She stated that she will send the report to the Board when she  
119 receives it from them.

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121 **FIFTEENTH ORDER OF BUSINESS**

**Consideration of Signage for Stables  
Requesting People Stay on the Road**

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124 Ms. Montagna stated that it was suggested that signage was needed for the stables  
125 requesting that people stay on the road.

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On a Motion by Vice Chairman Hutchinson, seconded by Supervisor Hipps, with all in favor, the Board of Supervisors approved signage for the stables (on each gate) requesting that people stay on the road for Lake Padgett Estates Independent Special District.

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128 **SIXTEENTH ORDER OF BUSINESS**

**Consideration of Splitting Cost of Pest  
Control with the Stables**

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131 Ms. Montagna reviewed the costs of the pest control. Attached as (Exhibit "B"). Discussion  
132 ensued regarding splitting the cost with the stables. The Board decided to split the cost of the pest  
133 control with the stables.

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135 **SEVENTEENTH ORDER OF BUSINESS**

**Discussion Regarding Role of Steve Rowell  
and Tony Hendrix with Regards to the  
Stables**

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139 A discussion ensued regarding Mr. Rowell and Mr. Hendrix's roles with regards to the  
140 stables. Attached as (Exhibit "C"). Mr. Rowell will meet with the stable regarding fixing the  
141 structural damage. Supervisor Carr will meet with Jodie Maddaloni regarding the lease and come to  
142 an agreement that Pam Carr will then bring back to the Board.

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144 **EIGHTEENTH ORDER OF BUSINESS**

**Staff Reports**

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**District Counsel**

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148 Mr. Hayes stated for the record that District Counsel's office holds the documents for the District's  
149 shade meetings.

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**District Engineer**

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153 John Mueller gave an update on the signs for the high-water marks. They are in Steve Rowell's  
154 hands to install.

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159 **District Manager**

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161 Ms. Montagna stated that the next Board meeting will be held on July 18, 2017 at 7:00 p.m. and the  
162 Board would be adopting their fiscal year 2017/2018 final budget at that meeting.

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164 Ms. Montagna gave the Board an update on the playground. She stated that it passed inspection and  
165 has been completed.

166  
167 Ms. Montagna presented the engagement letter from the District's auditor, Grau & Associates.  
168

On a Motion by Vice Chairman Hutchinson, seconded by Supervisor Hipps, with all in favor, the Board of Supervisors approved Grau & Associates Engagement Letter for the District's Auditing Services for Fiscal Years 2017-2019 for Lake Padgett Estates Independent Special District.

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170 **NINETEENTH ORDER OF BUSINESS** **Supervisor Requests/Audience Comments**

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172 Ms. Montagna asked if there were any Supervisor requests. Chairman Wells spoke about  
173 Frank George Park, the playground, and monkey junction. Discussion ensued regarding add-ons of  
174 a climbing wall, cargo net, angle slide, and horizontal ladder. Chairman Wells will meet with Mr.  
175 Rowell to have the work done.  
176

On a Motion by Vice Chairman Hutchinson, seconded by Supervisor Berger, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$3,000.00 for the installation of add-ons to the playground for Lake Padgett Estates Independent Special District.

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178 Vice Chairman Hutchinson gave the Board an update on the drainage situation. She stated  
179 that the work is scheduled for August.

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181 Audience comments were entertained regarding the hiring of a temporary employee to work  
182 with Mr. Rowell and Mr. Hendrix. Discussion ensued.  
183

On a Motion by Vice Chairman Hutchinson, seconded by Supervisor Hipps, with all in favor, the Board of Supervisors approved hiring a temporary employee to work with Mr. Rowell and Mr. Hendrix to help for six months, NTE \$15 an hour and authorized staff to make some calls to temporary staffing agencies to get someone for Lake Padgett Estates Independent Special District.

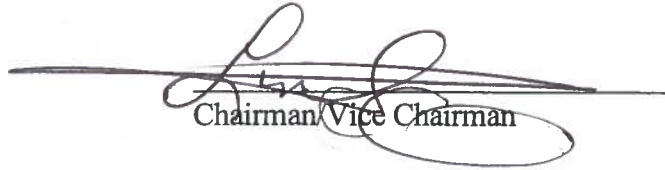
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185 **TWENTIETH ORDER OF BUSINESS** **Adjournment**

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187 Chairman Wells asked for a motion from the Board to adjourn the meeting.  
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On a Motion by Vice Chairman Hutchinson, seconded by Supervisor Berger, with all in favor, the Board of Supervisors adjourned their meeting at 9:05 p.m. for the Lake Padgett Estates Independent Special District.

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Assistant Secretary

  
Chairman/Vice Chairman

# **Exhibit A**

# Exhibit "A" Inspection

## Maintenance review

East Lake and Lake Padgett are the favored sites based on over all appearance and it shows. Good shape.

### Lake Saxon.

- Drain field wash outs
- Mulch need updating
- Boat launch concrete breaking
- Swim area needs clean up —
- Drive should have dirt (drive hard pack) all the way to the dock.

### Lake Joyce

- Gate (wire) is broken
- Launch is dangerous —
- Need cap on dock poles
- Boards in dock are getting questionable
- Mulch needed
- No Swimming sign? — *one sign - alligators / swim*

### East Lake North

- Swim area is dangerous. Either no swimming sign or clean up water (weeds)
- Dock boards are also near end life and a potential hazard.



# **Exhibit B**

\$300.00

**Angel Montagna**

**From:** Angel Montagna  
**Sent:** Friday, June 02, 2017 2:51 PM  
**To:** Dawn Valley  
**Subject:** FW: Receipt

\$150.00 + 75.00  
ISD  
portion.  
Exhibits

Please add this to the final LPE agenda  
Under Discussion of Splitting Cost.....(I think I already added it to the agenda)

**From:** Pamela Carr [mailto:pamelaclanncarr@aol.com]  
**Sent:** Friday, June 02, 2017 2:49 PM  
**To:** Angel Montagna <AMontagna@rizzetta.com>  
**Subject:** Fwd: Receipt

\$150 + 75  
\$225.00  
reimburse

Here is the receipt for spraying stables  
Can you ask the board at our next meeting  
I won't be there in June

Sent from my iPhone

Begin forwarded message:

**From:** Jodie Maddaloni <jodiemaddaloni@gmail.com>  
**Date:** June 2, 2017 at 11:04:46 AM EDT  
**To:** Pamela Carr <pamelaclanncarr@aol.com>  
**Subject:** Receipt

Here's a receipt for the ant treatment we will pay and less the ISD can take care of it or if we can be reimbursed.

**BROTHERS PEST CONTROL, INC.**  
 3228 Land O' Lakes Blvd. • Land O' Lakes, FL 34639 • (813) 500-4735

DATE: 6-2-17 SERVICE CHARGE:  TAX:  TOTAL DUE: \$300.00  
 CUSTOMER NAME: DONALDI PASK  
 ADDRESS: 2614 Stable Ridge Lane

AMOUNT PAID \$: 0 CHECK CASH:  TIME IN: \_\_\_\_\_ TIME OUT: \_\_\_\_\_  
 CUSTOMER'S SIGNATURE: \_\_\_\_\_ TECHNICIAN: Mark

INSPECTION AREA:  Commercial  Residential  Outside  Inside  
 TYPE OF SERVICE:  Initial Service  Indoor  Odd Job  Regular Service  Extra Service

PEST PROBLEM:  Ants  Centipedes  Millipedes  Silverfish  Cockroaches  Fleas  Ticks  
 Filos  Mosquitoes  Scorpions  Spiders  Bees/Wasps  Rats/Mice  
 CHEMICAL:  Delta Duet  Suspend  Ultracide  Precor  Advion Ant Gel  Advion  Cockroach Gel  Advion Ant Bait  Maxx Pro  Borfid

LOCATIONS:  Pantry  Kitchen  Baseboards  Bedroom  Garage  Family Room  Attic  Bathroom

Notes: 1) .06 % - 28 gal  
on site 7:20 - 10:20

\*By paying amount, you agree to Brothers Pest Control's Service Agreement.

Customer Satisfied  Yes  No  
**Thank You**

Jodie Maddaloni, Realtor  
 Advantage Real Estate Services  
 3948 Lake Padgett Drive  
 Land O' Lakes, FL 34639

Mobile: 813-382-2692

\$75.00

# **Exhibit C**

Egypt + "C"

**Dawn Valley**

**From:** Angel Montagna  
**Sent:** Monday, June 12, 2017 12:21 PM  
**To:** Dawn Valley  
**Subject:** FW: Stables

Please print for the DM folder for LPE

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

**From:** Lake Padgett [<mailto:lakepadgett1@verizon.net>]  
**Sent:** Saturday, June 10, 2017 1:42 PM  
**To:** Angel Montagna <[AMontagna@rizzetta.com](mailto:AMontagna@rizzetta.com)>  
**Subject:** RE: Stables

- . cut /weed pasture and common areas ,entrance ways and around pond area on Coldstream
- . maintain meeting room.
- .maintain bathrooms
- .maintain minor plumbing and electrical issues .lighting ect.
- .pressure wash white pvc fencing
- .clean and maintain gutters .
- .trim low level tree limbs
- .maintain signage .
- Maintain /paint the exterior of structures .
- Treat for ant mounds around perimeter of meeting room.
- Garbage removal.

At the present time we do not ,weed eat inside stalls , cut inside of turn out/paddock rings. Maintain the stall encloses fencing. Treat for ants in pasture areas .

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

**From:** Angel Montagna [<mailto:AMontagna@rizzetta.com>]  
**Sent:** Saturday, June 10, 2017 1:09 PM  
**To:** [lakepadgett1@verizon.net](mailto:lakepadgett1@verizon.net)  
**Subject:** Stables

Please send me a list of things you do at Stables.

I will be addressing duties at the stables.

Sent from my iPhone

split w/  
Stable  
for pest  
control  
But Stable  
responsability