Trout Creek CDD Board Workshop Minutes 12/5/24

Meeting opened at 2:00 p.m.

Clint Wright (Chairman) led the meeting.

First item of Discussion – New Agenda Format – It was agreed that this is a work in progress and might needed to be adjusted or changed

Clint handed out a proposed agenda format that was discussed and below is what was decided upon

1) Call to Order/Roll Call
2) Audience Comments – Comments allowed on any issue besides Business Agenda Items – this was agreed upon to let any residents who have questions, to ask them at the beginning of meeting and not have to sit through entire meeting
3) Business Administration – Consideration of last meeting's minutes and Ratification of O& M Expenses would be automatically approved unless any Board member had questions or comments. It was suggested all board members try to ask their questions prior to the meeting if possible
4) Staff Reports – all reports will be included in agenda package, There will be no commentary made from staff or Board Members unless specific topics need to be discussed or questions need to be asked.
    a) District Counsel
    b) District Engineer
    c) General Manager
    d) District Manger
5) Other Staff/ Service Reports – Most likely they will only need to be present seasonally, like beginning of spring season, summer, winter, etc.
6) Presentation of Business Items – All business items will be discussed among Board Member and motions will be made, but then no decisions made until after audience comments
7) Audience Comments on Business Items
8) Consideration of Business Items – Board members might have a little more discussion after audience comments and then make decisions on any motions

9) Supervisors Requests
10) Adjournment

There would also be a virtual option to view the meeting (Zoom) and a moderator, (not sure who yet), would operate it and be able to forward audience questions or comments to Board

Clint will send final version to Melissa

Second Item of Discussion – Committees vs Working Group

There was a lot of discussion back and forth trying to understand how working groups vs committees would work and the pros and cons of them versus workshops. In the end we all decided to have one **workshop** and no official committees a month that would take place approximately in between the monthly Board Meetings (2 weeks after/before)

We agreed that the meetings would cause us to spend more than the budget, but we would find money elsewhere

This is how it will work:
All 5 Board members will attend as well as Belynda and/or Jessica. Residents can be in audience and comment or ask questions at determined times throughout meeting. We will discuss hot topics as well as ongoing topics or strategic planning topics. Each Board Member will be the point person of a certain issue or topic that is appointed by the board during the regular meeting. That person will work with staff and contracted service providers individually on the issue as well as get residents input if they feel necessary. At the workshop they will talk about what they learned relating to their issue and the board will discuss/brainstorm. Then the point person would continue to research and plan relating to their issue. Each point person will report back on that issue at the CDD Board Meeting, for either a motion or advice how to continue for next steps.

Heather – will be point person for Lifestyle and Amenities (expectations and usage)

Ronnie – will be point person for Finance/Budgeting/Capital Reserve
Vinny – will be point person for Security
Clint – point person for Roadways/Multi-use Paths
Jim- still unassigned

Remaining Items of Discussion

Some of the Business items for next meeting:
Updated Security Control – add outpost
Café Options
Slide Repairs – quotes
TC Middle School tennis team –they want to use our courts
Reimbursement for Certified Pool Operator License for staff
Turf – for yoga lawn and extend pavers – estimates
Patching of roadway – will cost $2,000 more than agreed upon because more patching needed
Still do sidewalk patching not to exceed $2000
Talk about Bond Refunding

Heather worked with District Engineer relating to corner of Shearwater and Timberwolf and he wrote up a letter to send to County. All reviewed and agreed to have letter sent

Parking Study – Ronnie will contact Engineer to get that going if the Board agrees at meeting

Heather – wants to get FPL in to do an assessment of lighting, to hopefully be able to add more lighting in some high pedestrian crossing areas

Figuring out clear communications to residents:
Create an Official Facebook page with no comments allowed
Use this facebook page to officially stream CDD meetings and workshops – Heather will work with Joe on this

Possibly updating Trout Creek CDD website or updating My Shearwater (but HOA won't pay for it anymore and we need to make ADA compliant) or creating a different website that is ADA compliant.

Want to get all information in one place if possible and all ADA compliant like Julington Creek that has all info in one website, with a resident portal that uses a password

Clint mentioned that it is possible the CDD will get money from the developer, possibly $100K. Also spoke about possible Bond Refunding and getting money for Capital Reserve items such as Paving/milling Roadway
He also talked about Prosser to write legal documents on what was done wrong by the contractor relating to the outflow issue to send to lawyer.
(We should also get Yuro Assoc opinion on this)

We all talked about getting a Construction attorney to determine which Items are worthy of legal action. We need to be picky on choosing which litigation items due to high legal costs. Need lawyer to help determine which negligence items would have a positive cost benefit if we did lawsuit, and how likely we are to win that litigation. It has not yet been decided which Board Member will take lead on this issue

Also discussed whether to bid out for new District Counsel. After discussing back and forth about this, 3 of the 5 Board Members wanted to start researching new District Council right away, so we will bring it up at Board meeting and get started on bidding process.

We heard several questions and comments from the audience. We answered any that we could.

Meeting adjourned at 3:45 p.m.

Secretary /Assistant Secretary

Chairman / Vice Chairman