

Present:

Clint Wright	Board Supervisor, Chairman
Heather Loffredo	Board Supervisor, Vice Chairperson
Jim Breslin	Board Supervisor, Assistant Secretary
Ronnie Murphy	Board Supervisor, Assistant Secretary
Vincent Sajkowski	Board Supervisor, Assistant Secretary

Also Present were:

Belynda Tharpe	General Manager, First Service Residential
Audience Members	

The workshop was called to order at 2:03 p.m.

- 1) **Landscaping:** Prestige landscaping company presented the board a proposal for repair of the irrigation clock for phase one at the Kayak Club. The current clock has been destroyed by lightning and requires replacement and updating to similar capacity as phase two and three. Prestige also discussed on going repairs for the irrigation system in phase one. Additionally, the board discussed landscaping priorities for phase one with regards to remediation. The board also discussed with prestige giving the recommendations for fixing ongoing issues in phase one. The Board requested Prestige present all final proposals for consideration at the Jan meeting.
- 2) **Communication Plan:** Board discussed district website and future communication plan. Joe from 1st Service presented his findings and recommendation along with Board member Heather. A total of three proposals will be received. The board received a presentation from RT Connect regarding the website for District. One paper proposal was also submitted to the board. However, the presenter was not present. The board gave feedback and expressed concern with the cost structure of each proposal. The board requested all three presenters be at the January meeting to give a presentation to the district with final approval.
- 3) **Meeting Format:** The board discussed CDD meeting times with no recommended changes.
- 4) **District Counsel:** The Board discussed current District Counsel and resolutions 2025-03 and 2025-04 with request for inclusion in agenda. Additionally, the board discussed getting independent legal representation for feedback for resolutions and other district matters. The board also discussed ongoing legal issues in the district and next actions.
- 5) **2015 Bond & Reserve Study:** The board discussed the 2015 Series Bond Plan and Reserve study and agreed to hold a workshop in February only focusing on these items.

- 6) **Playground:** Board discussed the playground repair and staff updated the board.
- 7) **Tennis Team(Kids):** The board discussed the current tennis contract and their concerns. To date the Board has not received a contract for review.
- 8) **Resident Conduct to Staff:** The Board discussed on-going issues with resident conduct and recent events. The board will await recommendations for staff next actions/ recommendations.
- 9) **Café Operations:** Board discussed Café Operations with staff. The board agreed to include this in the upcoming CDD meeting to have a motion to go to bid on some projects.
- 10) **Nest Playroom:** Board discussed the Nest playroom and reopening the space again. Board will add it to Jan CDD meeting to make a formal motion for staff.
- 11) **Updates:** Board discussed updates with staff for ongoing projects. To include slide tower repairs, road patching, pool furniture, crosswalk/ stop sign, lazy river pump, lighting in the neighborhood, storm drainage phase 3, Good Hope court under drain, and pond 11b.

The Workshop was concluded at 5:15 p.m.



Secretary /Assistant Secretary



Chairman / Vice Chairman