

4. BUSINESS ITEMS

A. Review Rules of Procedure (Distributed behind Tab 2)

Mr. Lamb stated that a Board member had requested that the Board review these Rules to determine their current applicability. He reviewed that the difference between the Rules of Procedure (general administrative procedures of the Board paralleling statutory provisions) and the Policy/Rulebook distributed under separate cover (relating primarily to operation of District facilities). If the Board wishes to make changes to the Rules of Procedure, a public hearing must be noticed and held to allow for public comment. The Board wished to table this item until a later date. They requested a comparison of the previously adopted Rules of Procedure to that of the newer set of Rules being presented by Staff to determine any applicable changes.

B. Review of Approved Policies

Mr. Lamb stated that the recommended policies for operation of the District's facilities were distributed behind Tab 3. Mr. Lamb noted that signs have been ordered, as directed by the Board previously. It was noted that the rules should specify the age of children requiring supervision (under age 18). Also, tennis and basketball courts should remain open until 10:00 p.m. Mr. Lamb noted that the updated version of rules as approved by the Board at their last meeting, will be circulated via email.

C. Consideration of Resolution 2007-06, Approving Proposed Annual Budget for Fiscal Year 2008 and Setting Public Hearing

Mr. Lamb reviewed the proposed Fiscal Year 2008 budget (distributed behind Tab 4). He noted that a PowerPoint presentation is also available for the Board's reviewed. This presentation is designed to aid residents in understanding the budget and its affect on the community. A comparison of the current 2007 and the proposed 2008 budget have been included, showing an overall decrease of operating expenditures of \$70,728. Last year the anticipated expense amount was \$688,000, which included using \$177,000 of the District's reserve funds, which has been classified as a carry forward fund balance. If the Reserve Funds continue to be utilized each month, eventually the assessment levels will have to increase to replenish the money being utilized. Staff proposes to replenish the reserves this year, while providing a minimal impact to residents. The total operations budget items correlating to the most significant expenditures are capital improvement items. It is anticipated the Reserve account will end with a balance of approximately \$120,000.

Mr. Lamb noted that the Board will also be presented with Bond refunding options at a subsequent meeting. The refunding projections would result in an overall reduction in debt service to each resident. This reduction, coupled with the proposed operational budget assessments would net a low overall increase.

In anticipation of the County TRIM notice requirements (July 15th), and also to remain compliant with statutory requirements of holding a public hearing, the Board must first consider the high end maximum budget total. This total will be utilized for the purpose of the TRIM. Mr. Lamb noted that the Board may adopt a final budget lower than this figure, but may not exceed the number provided to the County. Historically, TRIM notice projections are typically inflated by approximately 15% to allow for Board review and anticipation of upcoming annual needs.

MOTION TO:	Approve Resolution 2007-06, Approving the Fiscal Year 2008 Proposed Budget (plus a 15% increase for TRIM notification purposes) and Setting the Public Hearing for Tuesday, August 7, 2007 at 7:00 p.m. at the Publix Conference Room located at 1920 County Road 581, Wesley Chapel, Florida 33543.
MADE BY:	Supervisor Meeks
SECONDED BY:	Supervisor Stachewicz
DISCUSSION:	None further
RESULT:	4/0 - Motion passed unanimously

D. Consideration of Resolution 2007-07, Re-Designating Certain Officers

Mr. Lamb noted that the positions of Treasurer and Assistant Treasurer are held by members of the management firm. Due to personnel changes, it is recommended that Steve Connolly now be named Treasurer, and Jeff Moore be named as Assistant Treasurer.

MOTION TO:	Approve Resolution 2007-07 Re-designating Steve Connolly as Treasurer, and Jeff Moore as Assistant Treasurer.
MADE BY:	Supervisor Stachewicz
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	4/0 - Motion passed unanimously

E. Discussion Regarding Bond Analysis

Mr. Lamb noted that an updated analysis of the present bonds has been provided for the Board's review. This item will be tabled until the next meeting. This analysis outlines a straight refunding option and does not include the construction of any new infrastructure. The net result in the refunding described would be a reduction in the annual debt service obligations of approximately \$40,000 per year for the balance of the present term. The Board requested that a representative from Prager, Sealy & Co., LLC be in attendance at the meeting in July to discuss this item further.

F. General Matters of the District

The Board discussed the fact that the regularly scheduled meeting for July is set for July 3rd. After a brief discussion, the Board chose to reschedule the meeting to July 10, 2007 at 7:00 p.m. at the same location. Mr. Lamb stated that the meeting schedule change will be advertised if required.

Mr. Lamb noted that there are several items to add to the outstanding list of repairs. A commitment has been received to have all of the following items done by July 5, 2007: fencing around basketball courts, gate to tennis court and the repairs there, the 3 gates having one controlled access, air conditioner, mailbox removal, raised sidewalks on Coral Springs Drive, pressure wash pool area, pool door screw repair, light timers set appropriately, locks on bathroom doors, electrical outlets in pool area (GFI requirements), posts around pool repaired, paint entry wall to cover spray paint, several repairs to molding in/and around pool area, wall repair behind residents home (email to Board). Mr. Lamb noted that the security contractors have been contacted regarding the patrol schedule changes. It has been confirmed that these items have been changed.

The Board discussed implementing new security hours of 10 am -7 pm (Aegis) and 7 am-3pm (CIS), seven days per week.

MOTION TO:	Implement new security hours of 10 am -7 pm (Aegis) and 7 am-3pm (CIS), seven days per week.
MADE BY:	Supervisor Stachewicz
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	4/0 - Motion passed unanimously

Mr. Lamb stated that quotes have not been received on the gates yet, but visits have been made with two vendors. Preliminary estimates are \$15,000 - \$20,000. This would include the new sensors, gate arms, and access control unit. It would be recommended to replace all the applicable parts at the same time to prevent the need for maintenance in the near future. At the time of installation, the vendor will review the current system, and items not needing replaced, will be left in tact, therefore reducing the overall cost.

MOTION TO:	Authorize Staff and Vice Chair Stachewicz to review gate proposals and negotiate/execute a contract in an amount not-to-exceed \$17,500.
MADE BY:	Supervisor Stachewicz
SECONDED BY:	Supervisor Cruz
DISCUSSION:	None further
RESULT:	4/0 - Motion passed unanimously

The Board discussed various other issues including the use of rubber mulch, and the addition of pool furniture. The Board also directed Staff to review the irrigation contract and the coverage of normal repairs. It was noted that the Board had previously authorized prices for concrete tables. Staff will proceed with this item.

MOTION TO:	Authorize Staff to purchase of pool furniture not-to-exceed \$17,500, pending review by the Vice Chair Stachewicz.
MADE BY:	Supervisor Meeks
SECONDED BY:	Supervisor Stachewicz
DISCUSSION:	Ms. Cruz noted that she was in favor of the purchase of furniture, but believed the price limit to be too high.
RESULT:	3/1 - Motion passed (Opposed-Cruz)

5. STAFF REPORTS

A. District Counsel

Not present.

B. District Engineer

Not present.

C. District Manager

No further report.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Mr. Lamb asked for Supervisor requests and audience comments. The Board discussed several items; however, no formal actions were taken at this time. Ms. Cruz requested that a short recap of open issues/activity report be distributed to the Board between meetings.

7. ADJOURNMENT

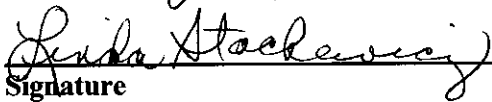
Mr. Lamb asked if there were any additional questions or comments. Hearing none, he asked for a motion to continue the meeting.

MOTION TO:	Adjourn the meeting at 9:00 p.m.
MADE BY:	Supervisor Cruz
SECONDED BY:	Supervisor Stachewicz
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

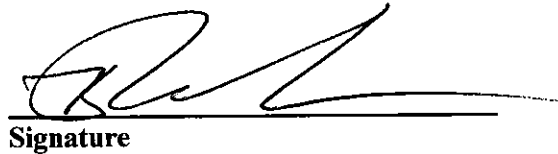
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on July 10, 2007.


Signature

LINDA Stachewicz
Printed Name

Title:

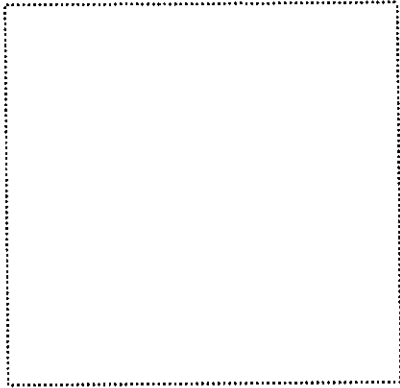
- Chairman
 Vice Chairman
 Assistant Secretary


Signature

Brian Lamb
Printed Name

Title:

- Secretary
 Assistant Secretary



Recorded by Records Administrator

Jean Masson

Signature

7-11-07

Date