

**LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT**

April 23, 2019 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Longleaf Community Development District was held on **Tuesday, April 23, 2019 at 6:30 p.m.** at Longleaf Town Hall, located at 3141 Deland Street, New Port Richey, Florida, 34655.

1. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

2. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Longleaf Community Development District to order on **Tuesday, April 23, 2019 at 6:35 p.m.**

Board Members Present and Constituting a Quorum:

Michael Drapkin	Chairman
Robb Hideck	Vice Chairman
Elizabeth Blair	Supervisor

Staff Members Present:

Brian Howell	Meritus
Jessica Hardin	Meritus
Phil Chang	District Engineer
Alan Messing	Swim Kids

There were five residents in attendance.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

Karin Kane from the LNA Board requested to see if the CDD would maintain trees if they were added along Starkey Blvd. She said that the trees would be installed and paid for by the LNA. The Board discussed and requested for the LNA to send an email with more information. Ms. Kane also inquired if any trees would be replaced in Doc Brittle Park since some had recently been removed. Supervisor Drapkin noted that Yellowstone had proposed removing several trees last year. Ms. Hardin is looking into estimates for smaller trees to replace them.

47 **5. BUSINESS ITEMS**

48 **A. Discussion on Swim Kids Lessons**

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50 Mr. Howell noted that Alan Messing with Swim Kids was in attendance to answer the Board's
51 questions about their proposal for teaching swim lessons in the community. Mr. Messing stated
52 that they would keep the classes in the back of the pool area. The residents would pay for classes,
53 they would attend two days per week. There would be 24 classes per school of lessons. For
54 inclement weather, class would be cancelled. To fill the classes, they would allow Longleaf
55 residents first and then will ask to reciprocate with local communities. Supervisor Blair asked
56 how non-residents would get in to the pool. Mrs. Hardin said that the teacher would have a card
57 and allow students in for their lessons. Mr. Messing noted that they make sure non-residents
58 leave after class and do not allow family members in the pool during class. He also noted that
59 employees are background-checked and have swim certifications. After discussion, the Board
60 decided to allow the swim lessons as outlined in the memo included in the meeting book.
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62	MOTION TO:	Approve Swim Kids lessons.
63	MADE BY:	Supervisor Drapkin
64	SECONDED BY:	Supervisor Blair
65	DISCUSSION:	None further
66	RESULT:	Called to Vote: Motion PASSED
67		3/0 - Motion Passed Unanimously

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71 **4. VENDOR/STAFF REPORTS**

72 **A. District Counsel**

73 **B. District Engineer**

74 **i. Pond Slope Repairs**

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76 Mr. Chang noted that there is an area behind Buffett where cars are illegally parking and causing
77 erosion. Supervisor Blair requested have a letter sent to residents that live near this area advising
78 them that parking on the grass is causing the erosion and expensive repairs. The Board asked
79 about the possibility of billing the owners who damage common areas. Staff will look into it. Mr.
80 Chang presented two estimates for repairs to two areas along this pond. The lowest was \$4,800
81 and would include bringing in soil that has clay in it. There was a second area closer to Mizner
82 where there is also a washout. This is near where two yards slope together, and run off from the
83 lots is causing this. The Board discussed and requested to see the break down for the cost of each
84 area included in the estimate.
85

86 Supervisor Blair asked why the new "no parking" signs were pointed in one direction. Mr.
87 Chang said there is minimal guidance on the installation for "no parking" signs. Supervisor
88 Drapkin said that having less signs is better, but they can see if there are issues and then adjust
89 the signs if needed.
90

91 The Board also discussed an email from a resident regarding the Neighborhood 5 bridge and golf
92 cart usage. Mr. Chang will follow up with the bridge builder for information that could help with
93 reinforcement.
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95 *Mr. Chang left the meeting at approximately 7:12 p.m.*
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98 **5. BUSINESS ITEMS (cont.)**

99 **B. Discussion on Off Duty Deputy Patrol**

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101 This item was tabled until a future meeting so that Supervisor Butler could be present to go over
102 his concerns.
103

104 **C. Discussion on Amenity Survey Results**
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106 The Board reviewed the Amenity Survey results. Mr. Howell stated that the amenity results are a
107 gage of what constituents want. The Board can get some ballpark pricing on certain items by the
108 next meeting. Supervisor Blair noted that the neighborhood gym had high responses, but
109 maintenance, staffing, and building expenses would be a concern. Supervisor Drapkin stated that
110 there were comments about teens and amenities for them. The bond that Reader is getting will
111 only be paid for by Neighborhood 4 residents, and the operations and maintenance for any
112 Neighborhood 4 amenities will be shared by all residents. Mr. Howell noted that there is a
113 possible \$200,000 in reserve and surplus that could be used, or there is a line item in the budget
114 for capital improvements for \$108,000. During the discussion, issuing a bond was brought up as
115 an option. If the CDD did get a loan or bond, it would be paid from the existing budget and result
116 in no assessment increase to owners. Supervisor Blair and Drapkin liked the idea of adding
117 several of the smaller ticket items. Mr. Howell noted that the Board can look at a loan or bond
118 for several improvements.
119

120 The Board continued to discuss the results. They decided that they would like to have an
121 architect attend a special meeting to go over the area that is available and what amenities could
122 fit on it, and to obtain more information about costs for several of the amenities.
123

124 **D. General Matters of the District**
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127 **6. CONSENT AGENDA**

128 **A. Consideration of Minutes of the Board of Supervisors Meeting Mar. 26, 2019**
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130 The Board reviewed the minutes. Supervisor Drapkin asked if there were any updates about the
131 parking issues from County Sanitation. Ms. Hardin will follow up with the company.
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MOTION TO:	Approve the March 26, 2019 meeting minutes.
MADE BY:	Supervisor Blair
SECONDED BY:	Supervisor Hideck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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B. Consideration of Operations and Maintenance Expenditures March 2019

The Board reviewed the O&Ms. Supervisor Hideck asked about the bat houses. Mr. Howell confirmed that the LNA and CDD are splitting the cost. The LNA will reimburse for half of the amount.

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MOTION TO:	Approve the March 2019 O&Ms.
MADE BY:	Supervisor Drapkin
SECONDED BY:	Supervisor Blair
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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C. Review of Financial Statements Month Ending March 31, 2019

The financials were reviewed and accepted. Mr. Howell noted that next month will be the budget meeting, and quorum will be needed.

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7. MANAGEMENT REPORTS

A. Staff Task Lists

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The Board reviewed the action items list. Supervisor Blair asked if there were any updates on the requested meeting with the County regarding the left turn lane on Starkey. Supervisor Drapkin noted that they should be proactive and follow up on this. Supervisor Blair noted that Starkey Ranch Development said they would be willing to extend Lake Blanch road if this would help. Mr. Howell will reach out to Counsel.

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B. District Manager

i. Aquatics and Mitigation Reports

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The Board reviewed the aquatics and mitigation reports. Supervisor Drapkin said there should be a balance between Yellowstone cutting the grass and the spray area up to the green stakes. There are some areas that are not being cleaned up for trash. There are two new homes that seem to

175 have ponds on their property. Supervisor Drapkin requested to have Counsel and Mr. Chang look
176 into the ponds regarding maintenance.
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178 **C. On-Site Property Manager's Report**

179 **i. Community Inspections**

180 **ii. Community Calendar of Events**
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182 Ms. Hardin went over her reports with the Board.
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185 **8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
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187 Supervisor Drapkin noted that the playground at the school is now open to the community, and
188 there is an issue with cars parking on the grass. He wondered about the type of signage that could
189 be used there to help with the parking issues. Supervisor Blair noted that the Parks and
190 Recreation department mentioned that parking cut outs may help in this area. Supervisor Drapkin
191 also noted that there have been several incidents of vandalism recently. Residents are advised to
192 report any vandalism to the Sheriff office. Supervisor Drapkin will be meeting with someone
193 from the Sheriff office to discuss what could be done to help.
194

195 Supervisor Blair said that an email was sent to the County regarding the request to add a flashing
196 pedestrian sign at the Marsha/Starkey crossing area. Traffic Operations came out and conducted
197 a study to see how many pedestrians per hour were crossing at the location. They said the
198 number of pedestrians crossing in an hour did not meet the required amount to add the flashing
199 crossing sign at present time.
200

201 Supervisor Blair asked if the other Board members had reviewed the Neighborhood 4 review
202 proposal from Johnson Engineering. There was a question of whether the developer will pay for
203 these fees. Mr. Howell will review with Counsel to verify.
204

205 There were resident comments about golf carts being driven on bike paths and sidewalks. A
206 resident was concerned for safety of pedestrians as well as the underage kids driving the carts.
207 The resident felt there should be more signs regarding where not to drive golf carts. Mr. Howell
208 noted that they are going to follow the Florida statutes regarding golf cart operation and it will be
209 up to owners to know the laws.
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212 **9. ADJOURNMENT**
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MOTION TO:	Adjourn at 8:05 p.m.
MADE BY:	Supervisor Blair
SECONDED BY:	Supervisor Drapkin
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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**Please note the entire meeting is available on disc.*

**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 5/28/19.



Signature

Brian Huxley

Printed Name

Title:
 Secretary
 Assistant Secretary



Signature

MICHAEL DRAPKIN

Printed Name

Title:
 Chairman
 Vice Chairman

Recorded by Records Administrator



Signature

6/10/19

Date

