

**LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT**

May 28, 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, May 28, 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

Jessica Hardin called the Regular Meeting of the Board of Supervisors of the Longleaf Community Development District to order on **Tuesday, May 28, 2019 at 6:33 p.m.**

Board Members Present and Constituting a Quorum:

Michael Drapkin	Chairman
Robb Hideck	Vice Chairman
Elizabeth Blair	Supervisor
Bryan Butler	Supervisor

Staff Members Present:

Jessica Hardin	Meritus
Phil Chang	District Engineer
Tony Huggins	JAH Architects

There were nine residents in attendance.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

A resident living on Ferrell came to the meeting regarding his lifting sidewalk. He verified that he has not retained an attorney and had questions about the repair done and who is responsible to repair now. He noted that Mrs. Hardin had forwarded a letter from 2016 regarding the past repair of his sidewalk. The resident is concerned that someone will fall there, and the roots of the tree are continuing to damage the sidewalk. Supervisor Hideck noted that the documents show that sidewalks are the homeowners' responsibility. The resident also asked if the CDD had been fined for anything to do with the wetlands. Supervisor Hideck said there was a letter complaint to SWFMD and the District added beneficial plants along the mitigation areas to improve the appearance and that more research will be done to address his questions.

48 A resident living on Buffett had some questions about a letter that was sent out regarding erosion
49 of the pond bank behind their home. She noted that it's not just the homeowners that live there,
50 but other vehicles are also parking on the grass for fishing. She also asked if there could be other
51 causes for the erosion beyond just vehicles parking on the grass. Mrs. Hardin stated that the
52 District Engineer had been consulted, and they found that parking on the grass was killing it and
53 causing erosion. There were previously no parking signs there, but someone pulled them out and
54 threw them into the pond. Supervisor Blair asked about having those reinstalled. Mrs. Hardin
55 will get estimates for this.

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57 Another resident asked who was going to enforce the rules for the golf carts and noted that kids
58 had been seen running stop signs in them. Supervisor Hideck stated that only the Sheriff can
59 enforce laws. The resident also went over an incident at the pool a week prior to the meeting
60 where kids were skateboarding into the pool and there was no adult supervision. Supervisor
61 Drapkin advised him to contact Mrs. Hardin during working hours, the after-hours maintenance
62 number for Meritus, or the Pasco Sheriff non-emergency number.

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65 **4. VENDOR/STAFF REPORTS**

66 **A. District Counsel**

67 **B. District Engineer**

68 **i. Asphalt Patching Repairs Proposal**

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70 Mr. Chang went over the asphalt patching repairs proposals. There was a list of locations, and he
71 had obtained three proposals from contractors to repair. The quotes he received were from
72 \$11,874 to \$26,000 for a total of 580 sq. yards of repair. Mr. Chang recommended the Driveway
73 Maintenance proposal. He went over the standing water on Marsha and said that the valley gutter
74 may help lower this. Mrs. Hardin asked if the several potholes recently filled by Trinity Pressure
75 washing were included. Mr. Chang will verify, but said they can be included in repairs.

76
77 MOTION TO: Accept the proposal from Driveway Maintenance
78 with optional valley curb.
79 MADE BY: Supervisor Drapkin
80 SECONDED BY: Supervisor Hideck
81 DISCUSSION: None further
82 RESULT: Called to Vote: Motion PASSED
83 4/0 - Motion Passed Unanimously

84
85 Supervisor Hideck asked Mr. Chang about an invoice for weir observation for 12 hours. Mr.
86 Chang said that the CDD did not request this, but they were observing it to monitor the project
87 quality.

88
89 *Mr. Chang left the meeting at approximately 7:18 p.m.*
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91
92

93 **5. BUSINESS ITEMS**

94 **A. Discussion with Architect**

95 **B. Discussion on CDD Amenity List**

96
97 Tony Huggins with JAH attended the meeting to discuss the possible amenities the CDD is
98 looking to add. He went over past projects and said they recommend using growth logic or a
99 master plan as the best plan regarding where to place things for the best long term results. He
100 said they are a general contractor as well, if the CDD needs their services for constructing
101 facilities. The Board discussed the amenities and would like to send him the larger items they
102 have in mind to see what options are available. Mr. Huggins said it would be helpful to know the
103 overall goal. Supervisor Blair said the CDD would like to look into shade sails at the
104 playgrounds, workout equipment along the bike trails, and covered picnic areas. Mr. Huggins
105 mentioned cooling mist in areas to help with the heat. Mrs. Hardin will forward the Board a
106 response for an initial proposal. The Board discussed the need for a larger pool and the concern
107 that Neighborhood 4 would not be constructed in the near future.

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109 **C. Consideration of Resolution 2019-02; Approving Fiscal Year 2020 Proposed**
110 **Budget & Setting Public Hearing**

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112 Mrs. Hardin went over the resolution and budget with the Board. She noted that Mr. Howell said
113 they can review individual line items if needed over the summer, they do need to determine if
114 they would like to increase assessments or not. Mr. Howell recommended to keep the assessment
115 the same since the District is currently in a strong financial position. The Board said they did not
116 have any questions on the budget and agree that they would like to keep the assessment the same
117 for next year.

119	MOTION TO:	Approve Resolution 2019-02.
120	MADE BY:	Supervisor Drapkin
121	SECONDED BY:	Supervisor Blair
122	DISCUSSION:	None further
123	RESULT:	Called to Vote: Motion PASSED
124		4/0 - Motion Passed Unanimously

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126 **D. Annual Disclosure of Qualified Electors**

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128 Mrs. Hardin announced that Longleaf CDD had 1,158 qualified electors as of April 15, 2019.

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130 **E. General Matters of the District**

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133 **6. CONSENT AGENDA**

134 **A. Consideration of Minutes of the Board of Supervisors Meeting April 23, 2019**

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136 The Board reviewed the minutes.

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MOTION TO:	Approve the April 23, 2019 meeting minutes.
MADE BY:	Supervisor Blair
SECONDED BY:	Supervisor Hideck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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B. Consideration of Operations and Maintenance Expenditures April 2019

The Board reviewed the O&Ms.

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MOTION TO:	Approve the April 2019 O&Ms.
MADE BY:	Supervisor Hideck
SECONDED BY:	Supervisor Butler
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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C. Review of Financial Statements Month Ending April 30, 2019

The financials were reviewed and accepted.

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7. MANAGEMENT REPORTS
A. Staff Task Lists

The Board reviewed the staff task lists and discussed the no parking signs. They talked about whether they should be facing oncoming traffic or parallel with the road and determined the signs should be facing toward oncoming traffic on the side of the road where parking is not allowed. Supervisor Drapkin mentioned that the turf at Pioneer green and some of the grass at Doc Brittle looks bad. Mrs. Hardin noted that the aeration and fertilization was recently done, and the turf is being monitored. Supervisor Drapkin also said that he would like to consider putting Jasmine along Town Avenue in the areas adjacent to parking cut outs and at the flag post at Pioneer Green. Mrs. Hardin will get estimates for this and verify if there is irrigation there.

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B. District Manager
i. Aquatics and Mitigation Reports

The Board reviewed the aquatics and mitigation reports. Supervisor Drapkin wanted to remind vendors that a balance is needed between Yellowstone cutting the grass and the spray area up to the green stakes. There are also some areas that are not being cleaned up for trash.

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181 **C. On-Site Property Manager's Report**
182 **i. Community Inspections**
183 **ii. Community Calendar of Events**
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185 Mrs. Hardin went over her reports with the Board.
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188 **8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
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190 Supervisor Butler went over the information he had gathered from the Sheriff's office regarding
191 security. PCSO said they can come in and patrol for speeding, vandalism, after hours pool and
192 courts trespassing, underage golf cart drivers, and unsafe operation of golf carts. The Board of
193 would like to have residents reminded of the correct procedures, though not necessarily ticketed
194 on the first incident. Supervisor Drapkin noted it could be helpful to educate residents on wrong
195 way parking.
196

197	MOTION TO:	Approve entering into a contract with the Pasco
198		Sheriff's office to provide off duty officers to patrol
199		the neighborhood not to exceed 12 hours per week or
200		\$50 per hour until September 1, 2019.
201	MADE BY:	Supervisor Blair
202	SECONDED BY:	Supervisor Butler
203	DISCUSSION:	None further
204	RESULT:	Called to Vote: Motion PASSED
205		4/0 - Motion Passed Unanimously

206
207 Supervisor Hideck asked if the swim lessons banner would be taken down. Mrs. Hardin noted it
208 will be coming down on the first day of class, June 1, 2019. Supervisor Hideck also went over
209 the 54 and Starkey turn lane meeting and noted that Starkey Ranch can extend Lake Blanch
210 Road, and the developer for Neighborhood 4 will have to pay for any turn lane in the future.
211

212 Supervisor Blair noted there was some concern about parking on the Dogtrot alley and the
213 homeowner told her that Frank Starkey added a parking pad for her. The Board discussed, and
214 Supervisor Drapkin noted that CDD policy is to not allow parking on the alley. Supervisor
215 Hideck said that the area in question was likely constructed so the resident could back their
216 vehicle out of the garage in order to drive out of the alley.
217

218 Supervisor Blair also mentioned the tree trimming on Town between Starkey and Deland. Mrs.
219 Hardin said she checked with Mr. Chang that these were not CDD trees and were trimmed by the
220 commercial property owner. Supervisor Blair will do research to verify this. She believes they
221 are CDD trees and should not have been trimmed.
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225 **9. ADJOURNMENT**
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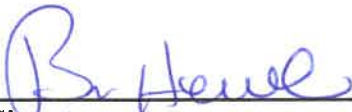
227	MOTION TO:	Adjourn at 8:55 p.m.
228	MADE BY:	Supervisor Blair
229	SECONDED BY:	Supervisor Butler
230	DISCUSSION:	None further
231	RESULT:	Called to Vote: Motion PASSED
232		4/0 - Motion Passed Unanimously

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

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236 **These minutes were done in summary format.*


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238 **Each person who decides to appeal any decision made by the Board with respect to any matter*
239 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
240 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
241 *based.*
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243 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
244 **noticed meeting held on 6/25/19.**

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248 **Signature**

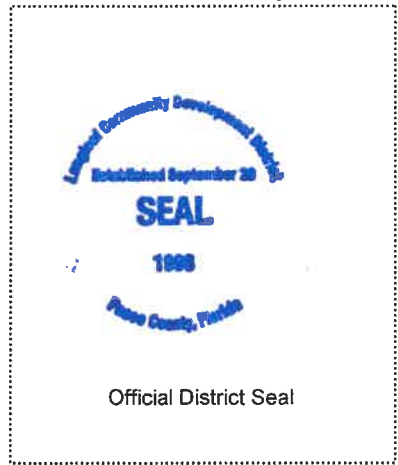
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250 
251 _____
251 **Printed Name**

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253 **Title:**
254 Secretary
255 Assistant Secretary

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248 **Signature**

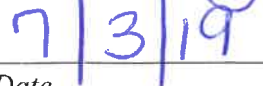
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250 
251 _____
251 **Printed Name**

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253 **Title:**
254 Chairman
255 Vice Chairman



Recorded by Records Administrator

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270 **Signature**

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273 _____
273 **Date**