

**LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT**

July 16, 2013 Minutes of Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Longleaf Community Development District was held on Tuesday, July 16, 2013 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

Mr. Altman called the Regular Meeting of the Board of Supervisors of the Longleaf Community Development District to order on Tuesday, July 16, 2013 at 6:30 p.m.

Board Members Present and Constituting a Quorum:

Paul Jenkins	Chairman (<i>Via Telephone</i>)
Joanne Rein	Vice Chairman
Jennifer Spicer	Supervisor
Robb Hideck	Supervisor
Marilyn Woodhull	Supervisor

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Don Robinson	District Management Services, LLC
Shawndel Kaiser	Resident Services Coordinator
Phil Chang	District Engineer, Johnson Engineering
John Vericker	District Counsel, Straley & Robin

Darrell Whitman	LMP
Mark Grover	LMP
Leah Thompson	Learner Real Estate Advisors
Scott Campbell	Learner Real Estate Advisors

Residents:

Carol Jenkins

MOTION TO:	Allow Supervisor Jenkins to participate by phone.
MADE BY:	Supervisor Woodhull
SECONDED BY:	Supervisor Rein
DISCUSSION:	None
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

47 **3. RESIDENT COMMENTS ON THE AGENDA ITEMS**

48
49 *The Board moved up the District Counsel and District Engineer reports to the front of the*
50 *agenda.*

51
52 **A. District Counsel**

53 Mr. Vericker gave the Board the history on the foreclosing on Maricopa. He stated that the
54 District is responsible for enforcing bond payments and assessments. Mr. Vericker introduced
55 Ms. Thompson and Mr. Campbell of Learner Real Estate Advisors. Mr. Campbell stated that
56 while the property was previously unattractive, the market has shifted, and he has an anonymous
57 builder interested. The builder is going to build single family homes, and the transaction is about
58 four months away. Mr. Vericker recommended continuing with the foreclosure. The builder
59 would like density regulations softened a bit, but is not interested in extremes.

60
61 Supervisor Rein asked if the Board would know the name of the builder before the agreement, to
62 which Mr. Campbell replied no. Mr. Campbell said that he will have the agreement in about a
63 week.

64
65 Mr. Altman will have DMS calculate all the past due assessments on the property.

66
67 **B. District Engineer**

68 Mr. Chang stated on June 25, 2013, the request for bids was sent out for Neighborhoods 2 & 3.
69 Mr. Chang told the Board they are due next Tuesday, July 23, 2013. He stated he will review the
70 bids and analyze them, in order to present a recommendation to the Board. Mr. Chang will also
71 provide an analysis for DMS to place in next month's meeting book.

72
73 **4. BUSINESS ITEMS**

74 **A. Review of Fiscal Year 2014 Budget**

75 Supervisor Jenkins stated he wanted \$134,600 in the budget for capital reserves instead of
76 \$80,000.

77
78 Supervisor Woodhull asked if the accounting services are going up. Mr. Altman assured her that
79 he will keep the fees the same.

80
81 Supervisor Rein recommended releasing the funds for the pool lift.

82
83 Supervisor Spicer asked about the Town Hall maintenance increase. Ms. Kaiser said it covers
84 maintenance for more than just Town Hall.

85
86 Mr. Altman will find out whether contracted services cover a portion of Ms. Kaiser's pay. He
87 will send the Board and update.

88
89 **B. Discussion on Tree Problem on Ringling**

90 LMP went over this problem with the Board. Supervisors Hideck and Rein asked about
91 employee costs.

92

93 Supervisor Spicer asked about spraying for weeds instead of trimming, stating that the dead
94 streaks of grass are an eyesore.

95
96 Supervisor Woodhull wanted a better effort of cutback along waterways.

97
98 Mr. Whitman stated that it is a SWFLWMD requirement to only mow up to 18 inches from the
99 bank, because of erosion. He also warned the Board against changing street trees, because
100 everyone will want them changed. Supervisor Rein stated that they are homeowners'
101 responsibility.

102
103 The Board also discussed the incorrect or missing trees in spots designated for certain trees.
104 Supervisor Rein stated that it is the L&A Board's responsibility to send homeowners a letter
105 regarding street trees. Supervisor Spicer will attend the next L&A meeting.

106
107 Mr. Whitman talked about the oaks and the difficulty with their root systems and sidewalks.

108
109 The Board also discussed the mowing on Starkey. Mr. Altman suggested that the CDD will no
110 longer pay to mow that land.

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112

MOTION TO:	Keep planting at three times per year for the time and for LMP to provide recommendations.
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MADE BY:	Supervisor Rein
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SECONDED BY:	Supervisor Spicer
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DISCUSSION:	None
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RESULT:	Called to Vote: Motion PASSED
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	5/0 – Motion Passed Unanimously
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120 Supervisor Rein asked LMP for the trees to be trimmed on Starkey.

121

122 **C. Discussion on No Trespassing Signs**

123 Supervisor Rein asked for an update on this issue since she was not at the last meeting. The
124 Board gave her an update.

125

126 **D. Update on Owners Intention with Fence at Entrance**

127 Mr. Robinson gave an update on a conversation he had with Marshall Harris, owner of the
128 property. He stated that Mr. Harris had no plans for the fence and will decide upon looking at it.

129

130 DMS is to get options for the fence on both sides of the road.

131

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

133

134 **5. STAFF REPORTS**

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C. District Manager

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D. Resident Service Report

137 Ms. Kaiser went over her report with the Board. She stated the camp is going well. She is
138 planning a back-to-school party and an adult party. Ms. Kaiser also told the Board the painting at
139 Doc Brittle and the Pavilion is complete and the pool lights are continually missing.
140

141 Ms. Kaiser updated the Board regarding the water leak at the pool. She stated it is fixed.
142 Supervisor Jenkins asked DMS to apply to the County for water credits. Mr. Altman stated he
143 will ask.
144

145 **1. Update on Action Item List**

146 Supervisor Spicer asked about a snack machine at the pool. Ms. Kaiser stated that the area is a
147 smoking area for the pool.

148 Ms. Kaiser updated the Board that the speed sign is located on Marsha.
149

150 Supervisor Jenkins asked if creating a grading system for the cleaner has helped the situation.
151 Ms. Kaiser stated no.
152

153	MOTION TO:	Ms. Kaiser to create a request for bids for cleaning
154		services.
155	MADE BY:	Supervisor Jenkins
156	SECONDED BY:	Supervisor Rein
157	DISCUSSION:	None
158	RESULT:	Called to Vote: Motion PASSED
159		5/0 – Motion Passed Unanimously

160
161 Supervisor Jenkins asked about replacing the life preserver and to request three bids for
162 restriping the handicapped spaces in the parking lot.
163

164 Ms. Kaiser suggested putting money into a mail kiosk line item in the budget. Some doors on
165 the current kiosk are broken. Ms. Kaiser will call the previous vendor to fix the doors.
166

167 **2. Inspection Report**

168 Supervisor Rein suggested grading harder and getting more proactive.
169

170 **6. BUSINESS ADMINISTRATION**

171 **A. Consideration of the Minutes of the Board of Supervisors Meeting, June 18, 2013**

172 The Board reviewed the minutes. Line 125 needs to be changed to protection and line 133 cart.
173

174	MOTION TO:	Approve the meeting minutes for June 18, 2013.
175	MADE BY:	Supervisor Woodhull
176	SECONDED BY:	Supervisor Jenkins
177	DISCUSSION:	None
178	RESULT:	Called to Vote: Motion PASSED
179		5/0 – Motion Passed Unanimously

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B. Consideration of the Operations and Maintenance Expenditures, July 2013

The Board reviewed the operations and maintenance expenditures. Supervisor Jenkins asked why there were so many invoices. Mr. Altman explained that the scheduling of the meetings meant there were six weeks of invoices. Supervisor Jenkins would like individual month's statements.

Supervisor Jenkins would also like a breakdown of irrigation repairs into categories.

Supervisor Hideck asked about water credits and a Suntrust deposit fee.

MOTION TO:	Approve the Operations and Maintenance Expenditures for July, 2013.
MADE BY:	Supervisor Rein
SECONDED BY:	Supervisor Woodhull
DISCUSSION:	None
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion Passed Unanimously

C. Review of Financial Statements Period Ending, May 31, 2013

7. SUPERVISOR REQUEST AND AUDIENCE COMMENTS

Supervisor Spicer would like a speaker system or portable speaker for Town Hall. Ms. Kaiser will get prices for a sound system.

A resident asked why Ralph didn't take down the signs at the entrance. Ms. Kaiser stated that he had nowhere to dispose of them.

8. ADJOURNMENT

MOTION TO:	Adjourn the meeting of the Board of Supervisors for July 16, 2013.
MADE BY:	Supervisor Woodhull
SECONDED BY:	Supervisor Spicer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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

224

225 *These minutes were done in summary format.

226 *Each person who decides to appeal any decision made by the Board with respect to any matter
227 considered at the meeting is advised that person may need to ensure that a verbatim record of
228 the proceedings is made, including the testimony and evidence upon which such appeal is to be
229 based.

230 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
231 noticed meeting held on 8-20-13.

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235 Signature

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237

Don Robinson

238 Printed Name Asst. Secretary

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240 Title:

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Chairman

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Vice Chairman

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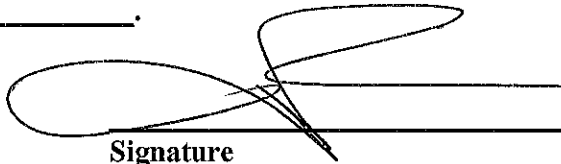
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Signature

Joanne Rein

238 Printed Name vice chair

240 Title:

Secretary

Assistant Secretary

Recorded by Records Administrator



Signature

8-21-13

Date

