

MINUTES OF MEETING

CLEARWATER CAY COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Clearwater Cay Community Development District was held on Thursday February 27, 2020 at 4 p.m. at the Grand Venezia Baywatch Clubhouse on 2704 Via Murano in Clearwater, Florida 33764.

Present and constituting a quorum were:

Michael Herd	Chair
Pat O'Malley	Vice Chair
Alan Glidden	Assistant Secretary
Jeff Wilson	Assistant Secretary
Don Dwyer	Assistant Secretary

Also present were:

Cal Teague	District Manager
Dan Molloy	Attorney
Christopher Dausch	Engineer
Briesy Loforte	Bellagio Team
Joe Sproy	Bellagio Team

The following is a summary of the discussions and actions taken at the Clearwater Cay Community Development District (CDD) Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and the District Manager called the roll. All were present for today's meeting.

SECOND ORDER OF BUSINESS

Approval of the Agenda

The Agenda was presented and accepted with the following additions.

Under:

- 8. District Manager
 - D. Other Follow-up Items
 - i. Budget clarification
 - ii. US Bank

On MOTION by Supervisor Dwyer, seconded by Supervisor Wilson with all in favor, the Agenda was approved as presented.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

Briesy Loforte, the Community Association Manager from Grand Bellagio, and Joe Sproy, a Grand Bellagio board member, were present to discuss drainage maintenance concerns with the CDD

board. Chris Dausch, the engineer, reviewed the issues he observed in the current stormwater system and what is needed to make it function properly. He presented the current site plans for the system and identified the problems that prevented it from functioning properly. The issues were related to lack of maintenance. It was agreed, based on the engineer's review, Grand Bellagio will get proposals for cleaning and vegetation removal at the structures identified and share the costs between the two communities. The work will be inspected by the District's engineer to verify the maintenance tasks are being done as he specified.

FOURTH ORDER OF BUSINESS

Approval of Meeting Minutes

A. Regular Meeting Minutes from January 23, 2020

The Meeting Minutes were presented and approved as presented.

On MOTION by Supervisor Wilson, seconded by Supervisor Dwyer, with all in favor, the Meeting Minutes from January 23, 2020 were approved as presented.

FIFTH ORDER OF BUSINESS

Old Business

A. Stormwater Improvements Update

The Engineer updated the Board that the work previously bid was adequately completed to specifications.

i. Building 1 Drainage Concerns

The drainage issues identified as problems at Building #1 were discussed and the Board approved a proposal from the Engineer to coordinate the efforts to address the concerns with lack of proper drainage in this area. The work previously approved as to survey the area to make certain the area dedicated for stormwater retention is as designed and there was no encroachment into this area. Soil samples/corings will be taken to determine if the soils are adequate for proper percolation. The Engineer will gather these results and identify what options are available to address these concerns.

B. Landscape Efforts and Updates

Projects are completed and waiting for Supervisor signoff for final payment. Chair Heard and Supervisor Dwyer will be meeting with the contractor on 2/28 for final inspection.

i. Mulch Installation

Has been completed and waiting for final inspection.

ii. Community Sod Replacement

Has been completed and waiting for final inspection.

iii. Building 3 Circle Enhancements

Has been completed and waiting for final inspection.

iv. Gazebo Area Landscape

Has been completed and waiting for final inspection.

v. Pruning & Weeding Cleanup

Has been completed and waiting for final inspection.

SIXTH ORDER OF BUSINESS

New Business

A. Kayak Storage Program

The program was initiated and the new sign being installed was presented. In addition, the applications for rental of storage slots was distributed and the program is now initiated. Supervisor Glidden will coordinate it by taking applications and receiving rental payments.

On MOTION by Supervisor Dwyer, seconded by Vice Chair O'Malley, it was approved with four in favor and one dissenting vote, to charge \$75 annually for kayak storage, and to evaluate this in a year.

B. Garage Ownership Issues

The Board discussed the garages to determine if the CDD or the HOA should control rentals and receive the rental income. After discussion, it was agreed to obtain a proposal to have legal descriptions drawn for the individual garages and the car wash for the next meeting.

On MOTION by Supervisor Dwyer, seconded by Supervisor Glidden, with all in favor, to obtain a proposal and a legal description drawn for individual garages and a car wash.

SEVENTH ORDER OF BUSINESS

District Manager

A. Financial Statements for January 2020

The financial statements were presented and accepted.

On MOTION by Supervisor Dwyer, seconded by Supervisor Glidden, with all in favor, the financial statements for January 2020 were accepted as presented.

B. FY2021 Budget Discussion

The Board was asked to identify budgetary needs that they would like to see included in the FY2021 Budget. The draft budget will be presented at the next meeting.

C. Website Launch and Email

The initial website is complete and it is anticipated to be launched by the next meeting. Chris Dudak is working on the email setups and all should be good by the next meeting or at least the April meeting. The District Manager also said he would be presenting an agreement on what the District would own with the website but that the technology developed by Premier would remain the proprietary property of Premier. The domain, information and other similar data is and will remain the property of the CDD.

D. Other Follow-Up Items

The District Manager commented that the Budget is actually two budgets and not one as reflected on the website as they were adopted at different meetings. The two are a debt service budget and an operating budget and will be put on the website as two and not just one. The debt service budget includes the debt assessments as approved at the 9/10 special Board meeting.

EIGHTH ORDER OF BUSINESS

Attorney

The Attorney, Dan Molloy, commented on the Vue Apartments and their Attorneys have contacted them regarding an adjustment in the General Operating assessments. The District Manager also commented that he had a Public Documents Request from them. Supervisor Wilson said he is almost complete on a suggested adjustment and will have it prepared for the next meeting.

A. Debt Assessment Validation

A hearing is scheduled for March 2 and the Attorney is prepared for the hearing.

B. Malpractice Charges Against Gray Robinson

The Attorney reported that there is no interest from other firms to pursue this action.

C. Legal Issues Clarifications

The list of questions with the Attorney's response from last month was redistributed and briefly discussed.

NINTH ORDER OF BUSINESS

Supervisor's Requests and/or Comments

- Supervisor Dwyer commented that he will now be the liaison between the District and the Landscape maintenance company.

- Supervisor O'Malley said he is putting together costs for the Board to consider installing a firepit in the corner of the community as a social opportunity for the residents. He also said that he isn't supportive of a restructuring of the operating assessments for the Vue Apartments.
- The Chair commented on the kayak program and how nice the racks look.
- Supervisor Glidden commented on parking violations and how the HOA didn't appear to be policing offenders especially in handicapped parking spaces. He also presented a list of parking rules created by the HOA but he did not feel they were being enforced.

TENTH ORDER OF BUSINESS

Audience Comments

- Bruce Barnes commented that he had submitted his motion to have Gray/Robinson disgorge their fees awhile ago and it wasn't a request to have the CDD join him now.
- Nancy Thibadio thanked the Board for their efforts on behalf of the community, the firepit and agreed with the Chair's position on a rental fee for rental of the kayak racks.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business and,

On MOTION by Supervisor Dwyer, seconded by Vice Chair O'Malley, with all in favor, the meeting was adjourned at 5:48 p.m.

Next Regular Meeting: March 26, 2020 at 4 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair