

MINUTES OF MEETING
DEER RUN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, May 27, 2020 at 6:00 p.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020, and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum were:

Robert Porter	Chairman
Mark Dearing	Vice Chairman
Duane Owen	Assistant Secretary
James Teagle	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Katie Buchanan	District Counsel
Peter Armans	District Engineer
Chris Hall	Riverside Management
William Viasalyers	Field Manager
Heather Chambliss	Amenity Manager
Darrin Mossing	GMS
Rich Whetsel	Riverside Management
Dan Fagen	Vesta

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 6:00 p.m., called the roll and stated we are meeting using the Zoom Meeting Platform.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated I have concerns about the landscaping budget, which I have always felt it was too large. I'm also concerned about the lake banks. The grass cutting seems to be excessive, it also seems to be very sporadic, some people are getting the banks cut. I'm not sure

if the mowing of the banks has already started but on the back of mine they have done it four times since January and it is all dirt now. I ask that you look at the landscaping budget in detail and see if there is anything that can be done about that. The Alpha Dog proposal for the pickleball court security I don't think we need that. I did suggest having padlocks and keep the keys in the clubhouse. Previously it was mentioned that it was \$4,000 just to use a key card, which is preferable to \$8,600.

Mr. D'azzo stated my biggest concern is maintaining costs, they have been climbing with the amenity center, but we need to control that.

Mr. Torres stated the proposed budget is on the agenda tonight but at this time there is no proposed increase and I don't think that is the intent of the Board.

Ms. Ralphs stated I would like to ensure that we discuss the landscaping that you are able to share with us the schedule, agenda, project plan.

A resident stated in front of my home I have a big lake that gets half mowed and half not mowed. At the end of our street we have a larger pond that is never touched. They want to resod the banks but our banks have no irrigation so I think that would be a waste of money.

Ms. Ralphs stated I emailed a copy of the amenity structure for Grand Haven to each of the Board Members. They opened their pool, amenity center and gym and courts Memorial weekend and they have an excellent plan in place; I would like the Board to look at it and expedite opening our amenity center.

A resident asked when are they going to do the other side of our fence?

Mr. Torres stated give us your address and William can make a note and make reference during his report.

Mr. D'azzo stated I thought the illegal parking of cars was on the agenda and how we can control that. What can I do?

Mr. Torres stated it is on the agenda, 6B.

Mr. Bomley stated there was a lot of discussion about speed bumps. Is that going to be discussed tonight?

Mr. Torres stated I will ask Mark or Bob to speak on that.

A resident asked the golf maintenance shed is at the end of our street. Are they going to be using our street continuously forever or are they going to go back to using their own land? Every morning we wake up at 6 hearing lawn mowers.

Mr. Torres stated the streets belong to the City of Bunnell, but I will get with William about that as well.

A resident stated on the other side of Lakeview Court we have resident homes and there is a swale that has not been maintained for eons and has turned into a swamp. We cleared the main lakes, but we forgot about that lake too. That backs up between the houses and the golf course. We don't know who it belongs to the CDD or golf course.

Mr. Viasalyers stated I will look into that.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 22, 2020 Meeting

On MOTION by Mr. Teagle seconded by Mr. Dearing with all in favor the minutes of the January 22, 2020 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration Items:

A. Proposals from Yellowstone Landscape

i. Lake Bank Sod Installation

Mr. Porter stated we heard the comment about putting sod where we don't have irrigation. If it is Bahia sod and we put it in this time of year when the rain is coming it usually works. Were we planning on Bahia sod?

Mr. Viasalyers stated yes, the unirrigated portion is Bahia.

ii. Oak Tree Pruning

iii. Lake Bank Mowing

Mr. Porter stated I think we are adding some areas on the lake banks that probably cover some of areas that people have been asking about.

Mr. Viasalyers stated yes, I believe it covers the majority of what that is, that was not in the previous landscape agreement for maintenance. It is all in CDD common area lake banks around the whole property.

Mr. Porter stated a lot of people had questions on mowing the lake banks and that type of thing and it has been a work in progress for some time. A lot of the banks were completely

grown up and we had a lot of complaints, we tried to get them so that they were mowable and it is going to take a while to get stuff established and growing well. Between meetings if you have problems if you back up to CDD property and you think it is not being mowed, notify Ernesto he will get in touch with Yellowstone and try to get it fixed.

We have a lot of stuff that needs to be maintained and put a proposal out to a number of landscapers and Yellowstone was the low bidder. It is not cheap to do any of this stuff. I know some people get sticker shock, but I don't think they have been unreasonable.

iv. Freedom Entrance Roadway

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the Oak Tree Pruning, Lake Bank Mowing, and Freedom Entrance Roadway proposals from Yellowstone, were approved.

B. Proposal for Facility Rental Service with Cintas

Mr. Hall stated this was brought up a while back about mats for the amenity center. Ashley had gotten this proposal and Heather has found prices to buy five permanent mats and we wouldn't have to pay a monthly fee and it would be much cheaper.

Ms. Chambliss stated the prices from Lowes and Home Depot is \$539.88 and that is without tax and that is a one-time purchase versus Cintas gave us to quotes, one where they pick them up weekly and that is \$259.78 per month or \$129.89 if they only came every other week.

Mr. Porter asked what do you think we need to do? We want to keep everything looking good. What is the best cost-effective way to proceed?

Ms. Chambliss stated I think if we bought the mats ourselves our maintenance and janitorial staff could maintain the mats. We don't get as much traffic as the other amenity centers so I think the mats would last a couple of years if we just made the one-time purchase.

Mr. Porter stated that is fine. I don't think we need any action from the Board, just go ahead and get the mats and if it turns into a problem, we will address it.

C. Proposal for Pickleball Gates with Alpha Dog Security

Mr. Porter stated we had a comment about how much this costs and we could put on padlocks but if we have a key to a padlock it is going to be in the amenity center and if we don't

have staff then you are not going to be able to get in there. If you want to play pickleball at 6 a.m. or 6 p.m. or whatever you are not going to be able to do it. In the long run the folks who want to use the facilities are better off if their normal key gets them into all the courts and this is the only way I know to do that.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the proposal from Alpha Dog Security for pickleball gates in the amount of \$8,603.42 was approved.

D. Resolution 2020-03 Adopting an Internal Controls Policy

Mr. Porter stated this is a policy we have to have in place to comply with Florida Statutes.

Ms. Buchanan stated that is correct and it just formalizes the accounting process your District Manager is already following.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor Resolution 2020-03 Adopting an Internal Controls Policy, was approved.

E. Resolution 2020-04 Implementing Section 190.006(3) F.S. Instructing the Flagler County Supervisor of Elections to Place Candidates on the General Election Ballot

Mr. Porter stated we will have two seats that only residents of the District will qualify for this year. If you are interested in joining us on the Board, two of the seats will only be available to homeowners. If you go to the supervisor of elections and qualify your name will be on the ballot at the next general election. Whoever gets the most votes in each of these elections will end up on this Board. Ms. Buchanan stated the qualifying period is June 8th to June 12th.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor Resolution 2020-04 Implementing Section 190.006(3) F.S. Instructing the Flagler County Supervisor of Elections to Place Candidates on the General Election ballot, was approved.

F. Resolution 2020-05 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing

Mr. Porter stated this is not a final budget, this sets the maximum amount of the budget, which is not to go up this year. We will have a public hearing on August 26, 2020 at 6:00 p.m. Copies of the proposed budget are available and you are welcome to make suggestions if there is something specific you want to talk about you can get with Ernesto before that meeting. There will be a public hearing and everyone will have an opportunity to address every line item on the budget and at that point the Board will pass the budget and that will end up on everyone's tax bill.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor Resolution 2020-05 approving the Fiscal Year 2021 budget and setting the public hearing for August 26, 2020 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive Bunnell, Florida 32110, was approved.

G. Resolution 2020-06 Designating a Date, Time and Location for a Landowners Meeting

Mr. Porter stated Resolution 2020-06 designates November 4, 2020 as the landowners' meeting date.

Ms. Buchanan stated one Board seat is going to be elected by landowners and the developer, builders and residents get to vote on that seat. That is the meeting we are setting where you can come and vote for that one particular seat; the other two as already discussed will be on the general election ballot.

Mr. Porter stated you get one vote per lot so if it is a husband and wife you have to decide who you are voting for. It is one vote per lot and one vote per acre. D.R. Horton is going to have several hundred votes and you each will get one. Your chance to get on the Board or get a friend on the Board is the two seats we talked about in the general election.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor Resolution 2020-06 designating the Landowners' Meeting as November 4, 2020 at 1:00 p.m. at the Island Club, 501 Grand Reserve Drive Bunnell, Florida 32110, was approved.

FIFTH ORDER OF BUSINESS

Ratification Items

A. Series 2018 Requisitions 11 & 12

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the series 2018 requisitions 11 & 12 were ratified.

B. Data Sharing Agreement with Flagler County Property Appraiser

Ms. Buchanan stated we get the property roll from the County and they want to make sure that when they give us the roll for assessment purposes, we don't disclose the information they give us that is confidential and exempt.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the data sharing agreement with the Flagler County Property Appraiser was ratified.

SIXTH ORDER OF BUSINESS

Discussion Items

A. Phase 1 Amenity Reopening Plan

Mr. Porter stated what Ernesto and I talked about in order to be safe and it is being done in a lot of communities today is to limit the pool use to 25% of the maximum capacity, which is 30. We would open it to 30 people at a time to use the pool and deck. We do not intend to open the gym or meeting rooms at this time. We will open the pool while we have staff there, five days a week and be closed Monday and Tuesday and open Wednesday through Sunday.

Mr. Torres stated the staff was comfortable with staffing it 11 – 7.

Ms. Chambliss stated I wanted to give those who are working the opportunity to use the pool at the end of the day, so I was going to change my hours to 11 – 7 Monday through Friday.

Mr. Porter asked what about weekends?

Ms. Chambliss stated we are working on hiring more staff to get someone to help us on the weekends.

Mr. Porter stated I want to get to the point where we are open on the weekends; I think that is important. A lot of places are doing reservations, limiting it to 60 minutes or whatever and we feel if it is not more than 30 people at a time it will work to just let people come in when they are ready. If it gets to where it is full then when you get to the gate you will be told you can't come in unless there is someone who is ready to leave. District staff will be there and trying to sanitize all of the guardrails, bathrooms and so forth. To me the most dangerous parts to open would be the meeting rooms that encourage having parties and the gym because it is hard to keep that sanitized. If we need to tweak these rules as we go that is fine and if we find that we get

people that are congregating in big groups and won't maintain social distance and if it turns into a problem, we will close it back down. We will move the pool furniture because if we have 30 people laying out there is no way for staff to efficiently sanitize the pool furniture between people. We will have it contained or removed. You are welcome to bring your own chair and take it home with you. On the pickleball and bocce ball we are looking to have them open any time we are staffed, 11 – 7, and we will do that five to six days a week as we move forward with more staffing. I did see the thing on Grand Haven but haven't read it in detail. I think they have opened their gym; they are better staffed and have a lot more folks than we have because they have a lot more residents.

We do not have a date; we want to do it as quick as we can but we have to get the staff up and ready. Ernesto will send an eblast to everybody and try to post a sign at the amenity center explaining what we are doing and we will have rules on the website. We are going to ask everybody who wants to come to sign a waiver saying they understand they are swimming at their own risk, we will have signs and that kind of thing.

Mr. Teagle asked how long does each resident get to stay at the pool? Just a couple hours or all day?

Mr. Porter stated we talked about letting them stay as long as they want to. We seldom see 30 people in the pool at one time. I am going to ask the Board to authorize me to work with Ernesto to set these rules and modify them if we need to. If we get people who want to come and spend all day and other people are left out, then we will put in a timeframe. At this point I'm hoping that won't be necessary.

Ms. Chambliss stated I originally had it set up where we have 90-minute sessions and 30 minutes to clean the facility and open it for another 90 minutes if it becomes a problem and people can't work with each other. I did have that set up in case we need it.

Mr. Teagle stated that works for me. Thank you.

Mr. Porter stated what has happened in most places is that most folks are not excited about getting in a group of 20 or 30 people and it has not been a problem. I am going to ask for authority to change it if we need to. I would just as soon have no reservations, first come, first served and if you have been there for three hours and there is someone outside with a kid I would hope that if we tell you someone is waiting that you would be willing to leave, if not then we will institute a rule where there is a limit, but I don't think that would be necessary.

Mr. Dearing stated that works for me.

Mr. Owen stated it is a new territory and we have to see how the residents wish to cooperate with each other. On other Boards that I sit on if it becomes untenable then they enforce time limits.

Mr. Porter stated I see us doing the same thing. If it becomes unreasonable we will change the rules if people do not maintain the social distance, we will close it down. Our goal is to reopen in a week subject to whatever staffing problems we have.

Mr. Torres stated based on Heather's and my discussion today they are ready to move on it for the weekdays. I talked to Rich earlier this afternoon and they are developing a plan for the weekends. We need to get the waivers in place and we will iron out a couple things tomorrow and we should be ready.

On MOTION by Mr. Teagle seconded by Mr. Dearing with all in favor the Chairman was authorized to work with staff to implement rules for opening the pool and sports courts.

B. Parking on CDD Property

Mr. Porter asked have we enacted a rule that we can have people towed if they park on our property?

Mr. Torres stated we have not. I added this item to the agenda for Board guidance and see which way you wanted to do, but we have no rules in place for towing.

Mr. Porter stated most of the Districts I'm involved with have a rule that gives us the right to put up tow away zone signs on District property so if somebody is parking a semi in our amenity center parking lot overnight or that kind of thing, which is the typical problem we can enforce, but we have to have that resolution in place and passed before we have the right to do it.

Ms. Buchanan stated typically what we do is adopt a general policy in form by resolution then set a hearing on the actual policy. If we want our policy to just say something along the lines of no overnight parking in the amenity center, no trailers, no commercial vehicles along those lines and following the statutory process then I think we can have the resolution adopted by motion and set the hearing date at the same time as your budget hearing. I will take an oral resolution and understand your policy is refrain from parking at the amenity center overnight without permission and don't park motorcycles, boats, RVs, trailers, commercial vehicles at the

amenity center for specific periods of time. We will make those policies available in advance of the public hearing and we will adopt these at the public hearing, which will align with your budget hearing so we can tweak them up until then.

Mr. Torres stated before you make that motion, the problem wasn't at the amenity center, the problem was on other CDD property along Grand Reserve.

Ms. Buchanan stated that is a little different because you have to have signs posted very close together and I don't know that you are going to want your right of ways flooded with no parking, tow away zones signs throughout the community.

Mr. Viasalyers stated the area they are violating the most is the entrance at U.S. 1 on the right based on what I have observed.

Ms. Buchanan stated we can add that if you like and as long as you are comfortable with the signage. I just want to make sure you understand that it is the amenity center and open space as opposed to the right of way edges. Does that sound accurate?

Mr. Viasalyers stated yes.

Mr. Torres stated yes.

Mr. Viasalyers stated people are concerned about fishing and people going behind their lots and things like that as well.

Ms. Buchanan stated we don't have to do that by hearing so we can talk about that when Ernesto gets us there.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor a public hearing was scheduled to adopt towing policies, which restrict improper parking on common areas and amenity facility parking lots with the public hearing to be set for August 26, 2020 at 6:00 p.m.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buchanan stated we will continue to monitor the executive orders relating to Covid-19 and work with Ernesto and onsite staff to make sure we are complying.

B. Engineer

There being none, the next item followed.

C. Manager

1 Approval of Check Register

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the check registers were approved.

2. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

3. Presentation of Number of Registered Voters - 273

A copy of the letter from the supervisor of elections indicating that there are 273 registered voters residing within the District was included in the agenda package.

4. Amenity Manager's Report

Ms. Chambliss stated we have been working hard making the amenity center stay nice and clean and we have pressure washed the pool deck, sanitized the inside and around the facility. We have been working on trying to get the amenity center put together so we can open it.

5. Field Manager's Report

Mr. Viasalyers stated a couple of proposals that were approved at the last Board meeting have been accomplished. The area behind 104 stretching along 112 Grand Reserve a number of residents were concerned about the torpedo grass and that was one of the areas we opened the easement access to allow the airboat to get in and treat that. The treatments have been effective. We did have a large alligator removed that has become a nuisance to the residents at 310 Grand Reserve.

Mr. Porter stated we have had multiple complaints about speeders throughout the neighborhood and Horton was asked to do something about it. What we talked about is not the old style speed bumps that are hard on cars but what is called speed humps, which are more gently tapered, wider and you are going to see them and most folks slow down for them but they are not a danger to your car, they won't damage your car. We talked to the city and the city

would like Horton to put them in because the city doesn't have the money to do it and Horton agreed. The area from S.R. 100 into the neighborhood is where most of them will go because that is where most of the speeding is happening.

EIGHTH ORDER OF BUSINESS

Audience Comments

Ms. Lambert stated the speed humps are great news and they will help but I feel a three-way stop sign would help at Fairway Court and Grand Reserve Drive to help slow the traffic. There is a stop sign from Lakeview but not many actually stop. Are we also going to incorporate those stop signs too or if it is possible?

Mr. Jacoby stated I heard that the over 55 community will not be paying part of the CDD to use the amenities. Is that correct?

Mr. Porter stated that is not correct. The folks in the over 55 community are paying the same fees as the rest of the people in the community.

Mr. Fagen of Vesta stated in reviewing previous minutes it looks like the Board has some concerns relative to the current provider for amenities and maintenance and I just wanted to listen in to see if there was a future opportunity. I'm here in case you are interested in doing an RFP or have any questions. Thank you for the comment regarding Grand Haven, we do manage that property and work closely with District Management and Counsel. We have opened the facility with great reviews but as Mr. Porter said it is apples to oranges as far as staffing opportunities.

Mr. Bomley stated all the people at the amenity center have been great. We appreciate them and feel that they are part of our community.

Ms. Ralphs asked the easement behind me on Golf View Court between myself and the golf course, I have heard from Donald Santiago at Horton that now Aker is going to grade that because of the extreme ponding. Is that Horton or is that CDD property?

Mr. Viasalyers stated it belongs to the golf course.

Mr. Porter stated if you have these kinds of issues you can get in touch with the staff you don't have to wait for a meeting. I know some would like to see all the natural vegetation, but we had more complaints before we started clearing and mowing than we have lately. We are trying to get something that is reasonable without spending a lot of money. Nobody wants to see fees get more expensive so we are trying to be economical but at the same time keep things looking

nice. We appreciate your patience and get in touch if you have specific areas of concern because William may be able to answer you on this one, but it is tough on the spur of the moment know what is behind everybody's house.

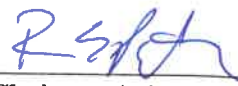
SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Porter stated we appreciate your patience. I know we just finished a \$3.5 million amenity center, everybody would love to be able to use it and I'm sorry we are not going to open it completely but we are going to get pieces of it opened as quick as we can and the rest of it as soon as everybody is sure that it is safe.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the meeting adjourned at 7:10 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman