

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, March 23, 2022 at 3:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

Robert Porter	Chairman
Mark Dearing	Vice Chairman
Gail Lambert	Supervisor
David St. Pierre	Supervisor

Also present were:

Darrin Mossing	District Manager
Katie Buchanan	District Counsel
Peter Amans	District Engineer
Jerry Lambert	Operational Manager
Alison Mossing	GMS, LLC
Chris Hall	Riverside Management Services
Heather Chambliss	Facility Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Porter called the meeting to order and stated all the supervisors are present except James Teagle.

SECOND ORDER OF BUSINESS

Public Comments

A resident asked are we still pursuing another speed bump in the 200 block of Grand Reserve?

Ms. Lambert stated that road is the City of Bunnell and they are not responding to any of my emails recently.

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A resident stated I don't think we need another speed bump at that end of Grand Reserve. I think the best way to accomplish speed control at that end of Grand Reserve is a 3-way stop at Fairway and Grand Reserve. The same with Grand Reserve Boulevard and Grand Reserve Drive, a 3-way stop there. We need to contact the police chief of Bunnell and ask them to do speed enforcement in here. Regarding speed humps in the new section they have put them in all the way to the end of the road not just in the section with the houses. They were not marked and will probably take two to three weeks to mark them. I suggest orange traffic cones to let people know there is an obstacle in the road.

My next item is the park they are building on Grand Reserve Boulevard and they are using the area to excavate sand for another project. I share your concerns expressed on the website about the potential for illicit activity there. There is a history of that in some of the more isolated parks in Flagler County. Since that park will be surrounded by trees and not visible from anywhere I think it is asking for trouble. Is the plan to turn that park over the CDD? I anticipate that the maintenance cost for that park, electricity, security, cleaning, maintenance could run \$30,000 to \$50,000 a year. Probably a lot of people would like a park with a dog walk but everyone here is concerned about the rising CDD fees. That is an expense I'm not sure most people would agree that the benefit is worth the added expense.

A resident asked is there a cost included in the budget for this year?

Mr. Porter stated it is not in the budget for this year but I don't think there will be any cost for this fiscal year either. We do a budget each year and the budget doesn't include stuff that doesn't belong to the district.

A resident asked when was it approved to put a park there?

Mr. Porter responded it is part of the overall zoning for the entire project. I work for Horton and do not care if it is a park, I think a lake with a walking path around it, with a dock type platform, some exercise stations, that kind of thing. It is surrounded by trees and is a beautiful, natural area. If everybody thinks we would be better off without it, I don't mind going back and asking the city if we can take it out. We will have the landscaping folks give us a budget for what they think it is going to cost. Essentially, there shouldn't be much needed other than mowing. The only electrical is we have it planned with a fountain and I don't care if we take the fountain out.

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Ms. Lambert stated it is in the PUD, it has been there since 2018. There are two parks, one in Phase 3 and Phase 6, which you are discussing at the moment. The reason Phase 6 happened is D.R. Horton needed the dirt so a lake has been created in that park area and because of that they develop running trails, fishing and dog stations and benches. I didn't want to put it out to the neighborhood but prior to the meeting I received a response from the city manager who consulted with his team and we have to follow that PUD unless D.R. Horton puts in an amendment. As a supervisor I will not agree to going ahead with all the amenities in here and the CDD cost. The lake has been created, but as far as I'm concerned it can go back to its natural state. We are already experiencing people from Bunnell jumping the fence at the amenity center. Who will have access to the Phase 3 park?

Mr. Porter stated if it is behind the gate it needs to belong to the HOA and they need to maintain it rather than the district maintaining it. I will check on that and make sure that happens.

Let me say something about the park up front. I don't care if we have the park up front or not. The city had their requirements for what they thought we should have. My suggestion would be if everybody is opposed to it let me see if I can get the city to agree that we will call it a future park, I will put a chain link fence across it so nobody can get to it and let everything grow up and if at some point in the future the district decides they would like to improve it you will own it and you can improve it. That would solve most of these problems if everybody agrees we shouldn't have it. The idea of a walk around the lake with the fountain and dock sounds like a nice amenity but if everyone doesn't want it and doesn't want to pay for it, I have no concerns with that. If the consensus is that we would rather not have it I will get with the city and rather than to try to amend the zoning I will see if we can call it a future park, not have a date for any stuff and do it later if they want to.

A resident stated our problem is we don't know what is planned or under construction. If we could have a discussion of this before they start construction at the CDD meetings that would be nice.

Mr. Porter stated for the next meeting I will try to have a list of what other common areas are left to do so everybody can understand. That is perfectly reasonable.

A resident stated when would the PUD be available so we can look at it.

Mr. Porter stated it is a city ordinance, I would assume it is available online.

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A resident stated one more observation about the CDD rate. Any time anything comes up that could potentially cost us more money, you are going to meet the same reaction from everybody. Keep that in mind because we are very cost conscious.

Mr. Porter stated I understand and what we were trying to do with that park is about the lowest maintenance we could get. It is a relatively small area that needs to be mowed from time to time opposed to sports fields that require constant maintenance. I don't promise we can get the city to agree to it, but I have talked to Alvin Jackson a number of times and he is a very reasonable guy.

A resident stated I live in the Lakes and heard you mention a park in the Lakes earlier today. Where is that going to be?

Mr. Porter stated it not an amenity center or anything, it is basically an open grass area. It is all the way at the end of the cul-de-sac in the back, but that is not even developed yet.

THIRD ORDER OF BUSINESS

Discussion Items

A. Road Ownership Update

Mr. Porter stated maybe a week after our last meeting I got a call from Alvin Jackson, the city manager, and he tries to make the meetings but wasn't at the last meeting and he is not here because he had a conflict but you will see him from time to time show up at the meetings. He told me that the City of Bunnell has miles and miles of failing roads and they don't have anybody to fix them. He doesn't think the city will accept the roads but if we were able to get them turned over it would essentially ensure there would be no maintenance. Having heard that I came early today and drove through the streets that the City of Bunnell does own, they are in poor shape. I don't think we can talk them into doing it, but I don't think it is in our best interest to do it. Right now if there is a problem we have the right to fix it and we can keep it the way we want it and it is not a huge expense to take care of streets.

Ms. Lambert stated I was under the impression that Phase 2 had been handed over to the city but Joes said it was CDD property.

Ms. Buchanan stated I sent you the email response and the email indicates that the lands you identified are actually dedicated to the city via plat, but the property appraiser still reflects their own record.

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Mr. Porter stated I don't think we are going to get the city to agree to take the original roads.

B. Amenity Center Pool Leaks

Ms. Lambert stated last year we had a large leak due to the joint in the pool and the people who fixed it gave us a three-year warranty on that repair. Unfortunately, within a year they had to come back and repair it. I reached out to the architect of the pool to see if he knew anything about the design and I think I wanted this out there in a way that this is still an ongoing issue even though we have had the repair we are still struggling with it and fortunately, it is under warranty so it is not going to cost us any more at this stage. I'm concerned about down the road is this going to be a constant headache and we might have to at some point get back with the contractor as to some accountability on this particular repair. I think it was Mr. Teagle who oversaw all the building of the amenity center. Covid came right after it was built so half the time we weren't aware of what was going on.

Mr. St. Pierre stated the water bill was off the charts.

Ms. Lambert stated they are spiking, not as bad as last year. It now appears to be an ongoing issue. I don't know if we have any recourse or what we can do. We have spent over \$7,000 on repairs on this.

C. Amenity Center Dumpster Pad Facility

Ms. Lambert stated I talked with Heather about this, we are in need of this dumpster pad. It is in the plans and I assume we have already paid for it in the bond payment. I would like to get it installed by D.R. Horton.

Mr. Porter stated I will get back to you on that. I don't know what was planned. The bonds paid for a good bit of this facility, but it didn't pay for all of it. Horton spent about \$500,000 over and above what the bond paid.

D. Speed Bumps – Phase 2

Ms. Lambert stated this was on the agenda but I think it was resolved because we did put a speed bump. I would like to bring up the three-way stop situation that Rich mentioned at the

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beginning. The one at Fairway Court in the original section and it is a city road so that is their responsibility.

What I do want to ask is where the road is owned by the CDD at Grand Reserve Boulevard we talked before about doing a three-way stop and I wonder if we can do that without having to get approval from the City of Bunnell.

Mr. Porter stated we do not have the right to do paving, signage and markings without city approval. There are fairly involved rules as to what the Institute of Traffic Engineers recommends and if someone puts in a stop that is in violation of those rules and there is an accident then we can be found liable.

Mr. Amans stated the CDD does have to comply with county requirements or the city as long as a traffic engineer evaluates that the site needs it. As you are adding a lot of traffic and we can show that, that is a possibility. They have been added in the past but they have to comply with the regulations otherwise they can present a liability.

Mr. Porter stated rather than you talked to the city, maybe get with Peter and maybe he can write a justification memo to help the city into doing it. Peter, Gail will be in touch with you to let you know which intersections we are interested in and see what you can get us.

Mr. Amans stated we will do a quick run by a traffic engineer to see if there is potential and we will be able to tell pretty quickly if it is worth the fight or to pursue it or not.

E. Construction of Park on Grand Reserve Boulevard

This item discussed earlier in the meeting.

FOURTH ORDER OF BUSINESS

Yellowstone Proposals

Ms. Lambert stated at the last meeting we went through quite a few Yellowstone proposals and it was left that David asked if we could get competitive quotes against them, but I don't think any have been done. We have resolved one or two and gone ahead with one or two. I think the only one that is outstanding but if we want to leave it until we do get a competitive quote, is the removal of the holly trees that are sandwiched between the pickleball fence and the residents' fence.

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Mr. Porter stated it is not a huge amount of money and it is hard to find anybody that is going to want to come in on a one-off job and give us a much better proposal. My preference would be to go ahead with it.

Mr. St. Pierre stated I still think we can do better.

Mr. Porter asked Darrin, do you want to try to get another quote?

Mr. Mossing stated we met with Supervisor Lambert before the meeting and I think we have a plan for that proposal.

FIFTH ORDER OF BUSINESS

Ratification of Work Authorization No. 2022-2 from Dewberry Engineers, Inc. for Stormwater Needs Analysis

Mr. Porter stated we talked about this the last time and I wanted to get additional bids. We talked to a couple engineers, one who had done part of the design and neither were willing to give us bid. Dewberry is familiar with the project and are willing to do it for the price we talked about. I told them to proceed, which is the solution we came up with when we couldn't get a bid. This is a request that you ratify that authorization.

On MOTION by Mr. Dearing seconded by Ms. Lambert with three in favor and Mr. St. Pierre opposed work authorization no. 2022-2 for the stormwater needs analysis in the amount of \$14,000 plus other direct costs with an estimated budget of \$1,000 was ratified.

SIXTH ORDER OF BUSINESS

Discussion of Parking Policies

Ms. Buchanan stated I think this is a holdover from the last meeting and I'm not sure if we have anything to proceed with, it was a follow-up to the meeting minutes.

Mr. Porter stated we talked about it and didn't come up with anything, to put a sign every 25-feet appeals to no one.

Mr. Buchanan stated I will take this out of old busines.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buchanan stated at the meeting there were requests that we put together a proposal for a flat fee. I went back and researched what the budget had been and you bounced around

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between a \$20,000 budget and a \$12,000 budget for the last five years. The actuals have bounced between \$10,000, \$16,000 and \$19,000. I don't have any consistency to give you what I think might be a fair proposal. I'm hoping by the time you get to your budget meeting I will have more for this year. I want you to understand that your meeting time and some of your questions are trending upwards.

Mr. Porter stated the problem trying to get someone to give a lump sum on professional services and I have dealt with it before is almost everybody will look at it how much work is potentially there. If we get involved in something like the stormwater thing and end up needing their help or whatever, what most folks will do if it is bumping between \$10,000 and \$19,000 they will give you a flat fee of \$20,000 because they are comfortable with it then we spend that every year whether we need to spend it or not. I really think the hourly is a way better deal for us.

Mr. St. Pierre stated my biggest fear with regard to lawyer's fees is last year there was a big spike from the year before, part of that was because people were questioning more things and because they were questioning more things there was more lawyering to be done and if we had an issue now which got a little expensive my concern is that we could be \$20,000 over budget for lawyers in a heartbeat. That is part of the reason I started discussing that last time. The other thing is the City of Bunnell does have the situation I was thinking and that is why I asked Katie for a price. That would be fine for giving us a price for the next budget and moving forward that way. My concern is always cost and there was a jump last year.

Ms. Buchanan stated there was but also know that in 2019 it was \$19,000 so you went from one place to another. I'm happy to look at it further and we will talk about it more in connection with your budget. I understand your point.

B. Engineer

There being none, the next item followed.

C. District Manager

Mr. Mossing stated I just want to announce that at your May meeting we will be presenting the proposed budget for fiscal year 2023. The May meeting will be the start of the budget process, it is a not less than 60-day process, we have to statutorily certify your

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assessments by September 15th. Within that timeframe we need to finalize and adopt that budget and hopefully, it does not have an increase. It is a process that the board and residents will have time to participate.

Mr. Porter stated at the May meeting Darrin will have a proposed budget, what we budgeted this year, what we actually spent and what he thinks will happen next year. Most of the items are based on existing contracts. We will approve the budget to be advertised so everybody will get a mailed notice of what the proposed budget is and you have a chance to do whatever research you want to then we will have a public hearing at which we will adopt our actual budget for next year. It will be in an amount not more than what is in the budget we approve in May. We can reduce it if we want to but once we have advertised it we cannot adopt a budget that is higher.

Ms. Buchanan stated as a point of clarification, board members, to the extent you have things you want to change in the budget you need to talk about that with GMS before May ideally so that the budget that you see in May is sort of shaped like what you want. The only time we will actually mail notices is if the budget increases. If it stays the same you won't get noticed.

D. Amenity Manager

Ms. Chambliss stated when residents buy a house then rent them out, as of now they render their use of the amenity center to the renters. Unfortunately, I do have several owners that feel it is not fair, they feel they bought the house so they should still have access to the facility. I put in the report what the rules were and they were wanted to address that situation.

Mr. Porter stated as far as I'm concerned if you don't live here you shouldn't be using the amenities. Does anyone on the board feel differently?

The board members were in agreement.

Mr. Porter stated tell them we discussed it, they lose.

Ms. Buchanan stated it is one per house so if between the landlord and the renter, the landlord says you don't get to access it because I'm not giving you my card because I'm keeping it that is between them. Our policy is one set of privileges per household.

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Ms. Chambliss stated we did the proposal for fixing the fireplace, the parts and labor and everything plus they were going to try to add a timer so the gas is not left on and it comes to \$1,540. I wanted to see if we can get approval for that.

I had them look at the grills because that is another issue with the gas being left on and to put the timers on the grills it is going to be \$2,350.

Mr. St. Pierre stated I don't think we need timers on anything. The outside fire pit has not worked for three or four months. When it was working I never heard of an issue where the gas was left on. Putting a timer on that one is definitely a no from me. I think it is pricey for these people to do it. In talking to people in a community setting they said the timer doesn't cost very much to put on and we probably have some good intuitive people who could do it for a lot less money than \$2,350. I think the estimate is too high, I don't think it is a good time to do it, I don't think we have had a huge issue with it so far.

Mr. Porter asked what about the repairs without the timers?

Mr. St. Pierre stated the repair is fine you have to fix the firepit let's fix it. The \$645 to fix it is fine.

Mr. Porter stated if nobody disagrees go ahead and fix it and don't worry about the timers.

Ms. Chambliss stated the next item is a quote for the pressure washing to get done and Ernesto told me I could get it done and it will be done at the end of the month.

The dock needs to be pressure washed and the wood needs to be treated. I put that proposal in the package and it came to \$2,000.

Mr. St. Pierre asked which one was the one that Ernesto said to go ahead and do?

Ms. Chambliss stated that was pressure washing the whole facility, the chairs, facility, pavers, walkways around the amenity center.

Mr. St. Pierre asked was that in the budget? Do have a budgeted item for that?

Ms. Chambliss stated I believe it was already in the budget and it came under any of the other proposals that were given to me. All the other proposals from different companies came in between \$2,000 and \$4,000.

Mr. St. Pierre asked we have taken so long to fix stuff, firepit, what can we do to expedite the process of getting things fixed in this facility? What will make it easier instead of waiting

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three or four months to get that fixed, the fan upstairs, what do we have to do to take care of that?

Mr. Porter stated the easy answer to that is if something like the firepit comes up in most districts if it is a problem Darrin or Heather will get a proposal, typically they get one from the folks we normally deal with and if it is not outrageous I authorize it and I ask that we ratify it at the next meeting.

Mr. St. Pierre stated I hear residents complain about things that don't work in this facility and you are paying all this money per year and things are broken and we are waiting three or four months.

Mr. Porter asked are you comfortable with that if it comes up between meetings if I think it is reasonable I will authorize it and we will go do it. The only other way we can do it is wait for a meeting, discuss it and so forth.

Ms. Chambliss stated it was difficult trying to find a vendor to come out and fix the firepit. A lot of vendors don't want to work on our facility because they did not install it.

Mr. Porter stated that is typical, a little job like that is more of an annoyance for the folks.

Mr. St. Pierre asked can we budget some money for maintenance?

Mr. Porter stated we have money budgeted for maintenance, but it doesn't get down to the level of assuming that a firepit is going to rust and need to be fixed, we have just a general maintenance item. Generally, we don't have the amenity manager decide when to spend money. We have the amenity manager recommending stuff, we have the amenity manager or Darrin try to get prices but typically the chairman will make the decision or the whole board would make a decision.

Ms. Chambliss stated one of our indoor lights was flickering and I had someone come out and give me an estimate and unfortunately it has to be replaced. All the lighting around the entrances, those spotlights, they don't make them anymore. I have a price of \$68.95 and we need about seven. The ones by the fountain are coming apart and they need to be replaced.

Mr. Porter asked if you replace all of them you are talking about \$1,000 or less?

Ms. Chambliss stated I would have to count all of them but I know we need seven and I haven't gotten the labor charge yet.

Mr. Porter stated get a proposal and get with Darrin, Darrin will get with me and if it is within reason I will approve it and ask the board to ratify at the next meeting.

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Ms. Chambliss asked do you want me to get a proposal for all the lights or just the ones that are broken because they are not going to look the same.

Mr. Porter stated let's do it right. If half are broken the rest of them are not going to last long anyway.

Ms. Lambert stated I spoke to Heather about the local handyman she uses, the painting of the 100 entrance, the lights are basically stained with a big orange stain.

Mr. Porter stated I noticed that coming in today.

Ms. Lambert stated it needs a couple coats of paint.

Mr. Porter stated we will treat that the same way. Is it okay if we treat it the same?

Mr. St. Pierre asked is it below \$7,000?

Ms. Lambert stated it should be minimal.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. St. Pierre stated I was privy to a meeting the other night, a big concern is the traffic going towards the new section. People are very concerned about the traffic and they would like a better situation. The safety issue is off the charts right now.

The parking in front of here has improved since D.R. Horton employees have done a much better job over here.

A big concern with everybody is vendor trash, mostly on the entrance coming in from 100. Today is much improved but they are already out there picking it up. I want to make sure I keep talking about trash because this is our house and we need to take care of it.

Mr. Porter stated that is a constant problem and I will remind them again and hopefully it will get better for a while.

Mr. St. Pierre stated there is a lot of speeding with the cement trucks. I sent some emails but we need to do it again because they are not heeding our warnings.

Mr. Porter stated what happens generally when we have problems with vendors or subs that are speeding or throwing out trash or using the wrong entry there are lot of them and it is not the same driver every day for the same company. We will send out an email to everybody and remind them.

Mr. St. Pierre stated the last thing is revisiting contracts. Lots of residents have lots of issues with existing contracts. They overcharge for things so on and so forth so I put that back to

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you. We had this discussion last time, I did have a meeting today, I think I got my point across about what the residents are looking for, but I'm very concerned about us going forward without changing things. We need to start controlling it instead of continuing it down the road.

Mr. Porter stated we can rebid any of our contracts whenever we want. To me right now is a very bad time to be rebidding things especially like landscaping because everybody's price is going way up right now because of inflation and one of their biggest costs is fuel and right now fuel is so high I'm afraid if we rebid it Yellowstone is going to go up \$20,000 a year and so will everybody else. If you want to take the chance we can do that.

Mr. St. Pierre stated unfortunately, last time we had another bid come in, Yellowstone dropped their price.

Ms. Lambert stated that is incorrect. The budget said \$131,000 and that is what we gave them but that was a budget for all the extras as well, which wasn't made clear. It wasn't a bid it was an unsolicited proposal from Corey Enterprises and their price came in just under but that didn't include the extras. Yellowstone didn't lower their prices.

There are a couple things on the balance sheet and I want to know where we are with irrigation because unfortunately after spending so much money on the pumps and everything it all got taken out with lightning last week. I believe we have to replace the two pumps and I believe we put in an insurance claim in for it. Apparently, there are only 3 in the U.S.

Mr. Porter stated I had asked Darrin to try to get us some more bids and they are trying to find someone else to provide the pumps. Again, this is going to be one of those he either finds somebody or he won't. Within the next week I'm going to order pumps from somebody and I will bring it back for ratification and they are very expensive.

Mr. St. Pierre asked will that be covered under insurance?

Mr. Porter stated we filed for insurance and hopefully it will cover the majority.

A resident stated at one point you discussed having something to protect the pumps. What happened with that?

Mr. Porter stated Darrin will add it to his list. It doesn't have to be fancy but we need to protect them.

Ms. Lambert stated I have a few questions on the balance sheet. The electric under field expenses monthly cost in 2020 was just over \$2,600 and this year it is \$6,300. Do we know why that is? I guess it is the streetlights but we haven't had any more put in.

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Mr. Mossing stated I will get back with you on that.

Ms. Lambert stated the pool maintenance in February our monthly cost was just under \$4,000 and over \$3,000 budget.

Ms. Chambliss stated I would have to look into it. We haven't had any repairs except for the one that was free.

Mr. Porter stated we will look into that. Chemicals have gone up dramatically in cost.

Ms. Chambliss stated we have a contract and even when they come out and work on the controls that is included in that \$800.

Mr. Porter stated we will report back at the next meeting.

Mr. Lambert stated we have been charged for a site manager that we have not had for 3 months and I want to get with Darrin afterwards.

NINTH ORDER OF BUSINESS

Public Comments

This item taken later in the meeting.

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the February 23, 2022 Meeting**
- B. Balance Sheet as of February 28, 2022 and Statement of Revenues and Expenses for the Period Ending February 28, 2022**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

On MOTION by Mr. Dearing seconded by Ms. Lambert with all in favor the consent agenda items were approved.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 05/25/22 at 6:00 p.m. at the Island Club

Mr. Porter stated our next meeting is May 25, 2022 at 6:00 p.m.

Public Comments

A resident asked what areas do the irrigation pumps cover?

Mr. Porter stated all the irrigation in the neighborhood.

A resident stated I was wondering why ours wasn't coming on.

Mr. Porter stated we are trying to get another bid then we will get them replaced.

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A resident stated I was in the electrical repair business and these pumps are hit by lightning, it is the electric motor. Those motors are of the size that it is practical to repair them. The landscape people are not the ones to get prices from. I would be happy to get names of suppliers that will be happy to come out and give you a price to repair those motors.

Mr. Porter stated if you have the time and are willing to do it, I would love for you to get with Darrin and we will let you manage that process.

A resident stated Gail mentioned the entrance sign and I agree it looks pretty ratty. The three-way stop signs I'm not in favor of those, I don't know how it was decided that we go with those. My experience with them is that people will speed between the stop signs and the speed hump, people who live near the top signs are going to hear people accelerate and stopping and starting and stopping. It is not going to slow people down it is going to make people rush through it.

Also we were talking about reducing expenses and I heard someone agree with Peter that we are going to hire the engineering time to help out with this. Was it decided that was what we were going to do and who decided it?

Mr. Porter stated the board decided it. I don't mind slowing for speed bumps or stopping at stop signs. I try to respect the speed in neighborhoods where we are selling homes. Not everybody does and we have people worried about how fast people are going.

A resident stated those stop signs are not going to stop people from speeding.

Mr. Porter stated the whole process was essentially the consensus of the folks who were here felt like having three-way stop signs was better than not having them.

Ms. Lambert stated I have had several emails from residents complaining about the speeding and near accidents. We were trying to do traffic calming measures and we were not hiring the engineer, but it was to get his advice because I had been discussing it with the City of Bunnell.

Mr. Porter stated when we ask Peter to do something, he is charging us by the hour. Maybe we should hire Peter and his traffic engineer for a few hours work to tell us whether they are appropriate or not and leave it on an engineering basis rather than we like them or we don't.

Mr. Amans stated stop signs are not allowed to be used to reduce speeding. That is not allowed so if that is the reason why it is being considered I can tell you right now the answer is we cannot use that for speeding.

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Mr. Porter stated I don't think it is so much speeding. The entrance coming in from 100 to me is a little dangerous because people coming in on 100 don't stop and it is a T intersection and the people coming through some stop some don't stop. Talk to your traffic engineer and get us a recommendation. We will talk about it at the next meeting.

A resident stated I have seen a couple of near misses of accidents and talked to the police department and they are going to send more police officers to the area. I'm getting a meeting with the police chief to discuss the problems we are having. Everyone says we are having construction done but it is not the construction it is the people that are speeding. If we are talking about stop signs we need to lean on the town because they are responsible for ticketing people when they break the law.

Mr. Porter stated D.R. Horton is not calling the police, but I'm delighted to have anyone here call the police. Our experience has been when people have called the police in Bunnell they have been very responsive.

A resident stated anyone here can take pictures of speeders, cement trucks, D.R. Horton people who are constantly speeding and send them to the police.

A resident asked are you incurring a lot of insurance increases in the budget for next year?

Ms. Buchanan stated that is dependent on the legislation.

Mr. Porter stated unfortunately there are only about two carriers in the state that are willing to write insurance for community development districts.

A resident stated the sign coming in off of 100, supposedly it is nature and conservation homesite area. All the trees are gone now and in the Links you don't see any.

Mr. Porter stated we have not cleared any conservation areas. There are a lot of conservation areas. We have done a lot of clearing but it has all been in accordance with permits.

Mr. St. Pierre stated one more thing I forgot to mention there was a consensus to move the CDD meetings from 3 p.m. to 6:30 or 7 so that all our residents can make the meeting. It is a nice turnout today but people have been asking for us to move our meetings until at least at 6:00 p.m.

Mr. Porter stated our next meeting is scheduled for 6:00 p.m. In my experience the people who care generally show up whether it is 1 p.m. or 3 p.m. or 6 p.m. We will see, maybe

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we will have twice as many people next time, but we can set the meeting time wherever we want to. Holding meetings later in the day cost us money because we pay folks hourly. We try to set it so that our engineers, management or attorneys can have two or three different CDD meetings when they are in the area because that saves us travel time and that kind of thing.

A resident asked is the pool clean, did we change companies, is the tile fixed now?

Ms. Chambliss stated they have been working on it. They have been scrubbing it with scrub brushes, it looks clean but I haven't been in the pool. I will look at it and see how well they are doing.

A resident stated you should set up a committee of citizens to look into the traffic and stuff and find out what the actual information is and who can do what for us in the city. Should we do that rather than have several people running around several different times gathering information several times?

Mr. Porter stated we can have an informal committee investigate and report back to the board. If you are willing to take that on and you have some folks who will join you it is a great idea. Gail has been a godsend to this group because she has gotten very involved and taken the time to look into all of this stuff and not everybody has the time to do it or the tenacity.

Ms. Lambert stated if David is involved I can't be involved because of the sunshine law.

Ms. Buchanan stated you can have either or and the second thing is that if you have an official committee that the board intends to take recommendations from that becomes something else. You have to pay to advertise in the newspaper because it is a public meeting. If you just have an informal group of citizens gathering and the board hasn't asked you to do anything you may report back during audience comments, that is not required to be advertised.

Mr. Porter stated Gail brought up something that is important. We are a unit of local government, we are covered by the government in the sunshine act, which mean none of us can speak to any other board member outside of public meetings about anything that may come before the board. If Gail has an idea she doesn't get to tell me until the next time we have a meeting.

A resident stated you said you were going to send an email about trucks coming in the wrong entrance.

Mr. Porter stated I don't do it, I talk to our purchasing manager and he will send an email to all the subs and vendors that work here and remind them to be careful about speeding,

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construction access, to try to be polite to people and not to throw trash. It will get better for a while and when it gets worse we will send out another email.

A resident asked what was the discussion under item 6, the parking policies?

Mr. Porter stated we realty didn't discuss it because we have been over it about six different times and never reach a real consensus. We talked about doing tow away zones and apparently we have to have a no parking towaway sign every 25 feet, which would be so ugly nobody wanted to do it.

A resident stated one of the problems is people parking on grass along Grand Reserve when you come in the entrance there are some no parking signs on the grass. Can you put a few no parking signs?

Mr. Porter stated we have done some no parking on the grass in the areas we have put them it has helped. If you will after the meeting let Darrin know specifically what area you are talking about we will have that done.

A resident asked are the gates the HOA's responsibility?

Mr. Porter responded yes and everything behind the gates is maintained by the HOA, the CDD does not spend any money on the gated entrance or on the stuff behind the gates. We maintain the stormwater pond because it is a unified stormwater system, but the HOA maintains their own roads, landscaping and so forth.

On MOTION by Mr. Dearing seconded by Ms. Lambert with all in favor the meeting adjourned at 4:37 p.m.

DocuSigned by:
Jim Oliver
D1BA5E5E7410418...
Secretary/Assistant Secretary

DocuSigned by:
Bob Porter
F46AAA3DC4184BE...
Chairman/Vice Chairman