

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, July 26, 2023 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

David St. Pierre	Chairman
Gail Lambert	Vice Chairperson
Darrell Broom	Supervisor
Andre Poulin	Supervisor
Greg Dean	Supervisor

Also present were:

Howard McGaffney	District Manager
Katie Buchanan	District Counsel
Peter Armans	District Engineer by telephone
Kayla Rinker	RMS
Natalie -----	RMS
Rich Gray	RMS
Alison Mossing	GMS/RMS
35 residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Lambert asked have there been official complaints about dog walking on the golf course?

Mr. St. Pierre responded yes. The complaint is that non-golfers are walking onto a private property with their dogs. A golf course is a private property. There has been a lot of dog waste left in garbage cans on the course and on the course.

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Mr. Lambert asked while discussing that will we be able to bring up issues residents might have with the golf course itself?

Mr. St. Pierre stated yes.

Mr. Lambert stated I'm specifically referring to people using the 18th tee as a toilet on a regular basis, golfers and employees of the golf course. Golfers making physical threats to people who live in the neighborhood and trespassing on private property and the trash that is left. It is a two-way street and there needs to be cooperation. There are also people who are just out walking, not just with dogs.

Mr. St. Pierre stated the concern from the golf course is it is a private property and there is dog waste.

Ms. Lambert stated on weekends there is aggressive behavior, abusive language. There are also people fishing on the golf course. I have spoken with employees of the golf course and they do have an issue with the trashcan on the 18th tee, but that is on the edge of Fairway Court and people walk up and down the court and dog walkers fill that trashcan, they are not walking on the golf course.

A resident stated there is also sand on the road from filling the holes on the golf course. The 18th tee is not the only place where they go to the bathroom.

A resident stated it is a Florida law that golfers are allowed to come on private property to retrieve their golf balls.

Ms. Lambert stated they drive their golf carts around the pond on CDD property and hit the ball from there.

A resident stated I have seen people put their dog waste bag in the trashcan on the 18th hole. They should be made aware that they shouldn't do that.

Mr. McGaffney stated what we can do as staff, even though we have no enforcement on what the golf course or the residents do on the golf course, we are a partner in the community and we can use our resources to send out eblasts, and Rich and I can meet with Brian and talk about some of the concerns and get an update and bring it back to the board.

THIRD ORDER OF BUSINESS

Consideration of Proposals

A. Sand Filtration

This item tabled.

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The next item taken out of order.

Engineer’s Report

Mr. Armans stated we did finalize the updated irrigation analysis, that updated report was forwarded on June 12th and the district manager can send it to you for review. Overall we haven’t changed the recommendations, we don’t believe any additional connections should be made to the system without further evaluation.

The annual stormwater inspection report was completed July 5th and district management has it and they are looking at the items that were noted and are being addressed. The district manager can also forward that to the board.

The coordination with the water management district on the non-compliance letters, our last meeting with them got canceled due to weather and we just received a response from them today to reschedule so that is ongoing and once we have additional information we will report back to the board.

Back to the original agenda items:

B. Mulch Installation

This item tabled.

C. Yellowstone – Phase 4

This item tabled.

D. Sunshine State Heating and Air Conditioning (Quarterly Maintenance)

Mr. Gray reviewed the items contained in the proposal for quarterly maintenance of the four air conditioning units at \$425 per visit.

<p>On MOTION by Mr. Poulin seconded by Mr. Dean with all in favor the maintenance agreement with Sunshine State Heating and Air Conditioning for quarterly visits at \$425 each was approved subject to review by district counsel.</p>

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FOURTH ORDER OF BUSINESS

Discussion of Fiscal Year 2024 Approved Budget

Mr. McGaffney stated we leave this on the agenda until the public hearing. We can adjust things downward; we are unable to increase anything. We have noticed the public hearing and sent notice to the homeowners of the maximum assessment level.

FIFTH ORDER OF BUSINESS

DR Horton Monthly Update on Development within the District

Mr. McGaffney stated Joe Walter has agreed to produce this report on a monthly basis.

Mr. St. Pierre stated I had a discussion with Robert Porter and we have never finalized what we are going to do with the pond. They are still taking landfill out but after talking to Robert he said what do you want to do with it. I'm asking all of us, what do you want to do with it and if you have some ideas talk to one of the board members and we will follow-up on this. They are not ready to finalize anything yet. I talked to the City of Bunnell it cannot be a closed area, you cannot put a fence in front of it. I would like to put a permanent walkway around that pond and maybe some parking spaces.

Mr. McGaffney outlined the items in the DR Horton update: Phase 3 still active vertical construction to begin July 24th, curb and lime rock completed, electric and gas currently being installed. Phase 5 final submittal has been submitted to City of Bunnell for review and approval, plans are out to bid. Activity could begin with clearing in September. Phase 6 there is no update and no change. The rec area pond, no update, no change, the area will be part of the Phase 5 construction when it begins and will continue to use this area until we run out of dirt or complete Phase 6, whichever comes first. Upon completion we will fence and secure grass and sod and that is what you are talking about, that is to be determined. Mail kiosk waiting on the city's approval and will include the landscaping, which is the buffer between that private resident and the kiosk. We have weekly inspections performed by a third-party inspector who looks at construction debris and NPDES erosion control.

SIXTH ORDER OF BUSINESS

Discussion Regarding Dog Walking on Golf Course

This item taken earlier in the meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

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A. Attorney

There being none, the next item followed.

B. Engineer

This item taken earlier in the meeting.

C. District Manager

There being none, the next item followed.

D. Operations Manager - Report

Mr. Gray stated the cameras will be here Monday and I will be present for the installation process.

E. Amenity Manager - Report

Ms. Rinker gave an overview of the amenity manager’s report for July 2023, copy of which was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

Additional comments: update on irrigation plans, amenities group meets monthly, give any suggestions to staff to forward to them.

NINTH ORDER OF BUSINESS

Public Comments

Additional comments: definition of special assessment, mulch washing out, cutting grass by mailboxes, time of amenity center group meetings, vent on women’s room door in bad shape being replaced, is mulch needed, obtain different type of proposals rather than mulch, types of edging for mulch, accountability for maintenance not done, irrigation system, irrigation for new section, DR Horton’s contribution for irrigation, form temporary committee of residents for the new park, advise residents when plans are made for new pond/park, parking by pond.

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the June 7, 2023 Meeting

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- B. Acceptance of Minutes of the June 7, 2023 Audit Committee Meeting**
- C. Balance Sheet as of May 31, 2023 and Statement of Revenues and Expenses for the Period Ending May 31, 2023**
- D. Assessment Receipt Schedule**
- E. Approval of Check Register**

On MOTION by Mr. Poulin seconded by Mr. Broom with all in favor the consent agenda items were approved.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – 08/23/23 at 6:00 p.m. at the Island Club**

Mr. St. Pierre stated the next meeting is scheduled for August 23, 2023 at 6:00 p.m. in the same location at which time we will adopt the budget. The City of Bunnell voted to approve an 8.43 millage rate over the current 7.43, that is their ceiling. They are going to have two workshops, one is August 7, 2023 and one August 17th.

Mr. Broom stated tonight will be my last meeting, it appears the house has sold and we will be moving out of the district.

Mr. St. Pierre stated if anyone would like to serve on the board, please send your resume to Kayla. We will take all the resumes and work on a replacement at our next meeting.

Mr. McGaffney stated I would like the resumes to come to me directly and I can make sure Kayla has my information. I administer that process for the district. We recognize Supervisor Broom’s for his contribution to the board and we appreciate you working with us.

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor Darrell Broom’s resignation to be effective at the end of this meeting was accepted.

On MOTION by Mr. Poulin seconded by Mr. Broom with all in favor the meeting adjourned at 7:03 p.m.

DocuSigned by:

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 Secretary/Assistant Secretary

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 Chairman/Vice Chairman