

**MINUTES OF MEETING
TERN BAY
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District was held on Friday, July 11, 2025, at 9:00 A.M. at the Heritage Landing Golf & Country Club, Clubhouse, 14601 Heritage Landing Boulevard, Punta Gorda, Florida 33955.

Present and constituting a quorum:

Tara Brady	Chairperson (by phone)
Denise Blakely	Vice Chairperson
Robert Brady	Assistant Secretary
Vickey DeLuca	Assistant Secretary
Gary Hamilton	Assistant Secretary

Also present were:

James P. Ward	District Manager
Cori Dissinger	Assistant to the District Manager
Greg Urbancic	District Counsel

Audience:

Katherine (Kathi) Burke	Resident
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Phone:

D/M Knight

Presenter:

Fatme Beev	ISN (International Security Networks)
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All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS
WERE TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Vice Chairperson Denise Blakely called the meeting to order at approximately 9:00 a.m.

SECOND ORDER OF BUSINESS

Consideration of Minutes

June 6, 2025 – Public Hearings and Regular Meeting Minutes

Ms. Blakely asked if there were any corrections or deletions to the Minutes; hearing none, she called for a motion.

On MOTION made by Vickey DeLuca, seconded by Gary Hamilton, and with all in favor, the June 6, 2025 Public Hearings and Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Discussion and Presentations on Guardhouse Operations

I. ISN (International Security Networks) Presentation

[the entire presentation and discussion afterwards have been transcribed as verbatim]

Fatme Beev from ISN introduces herself. ISN has been in business for over 25 years successful experience in helping security professionals to provide superior service in the residential communities. The company prides itself for great customer service in technology. We strive to improve our technology day by day, year by year, and albeit the owner of the company has been very successful in doing that for the past 25 years. We have put ourselves in the industry as a once source place – you can buy from us anything from visitor screening systems to access control, traffic enforcement, unmanned and manned resources for your visitor screen services. So, with no more delay, I would like to start a quick presentation, and I will share my screen, and please stop me at any time if you have any questions. [Ms. Beev shares her screen with the slide show presentation]

I'd like to mention beforehand that ISN is the most complete security suite for gated communities for visitors creating access control, traffic enforcement and much more. We have the gatekeeper which is the front end of the system, the interface with the residents, the cloud-based database system which is the backend what the admin will see, we have the traffic enforcement and you will see the Traffic Hawk which will catch speeders in the community and with our interface it generates citations automatically, and then our famous kiosk. I know you guys are interested in kiosks, correct?

Denise Blakely: Well, we want to understand all the options.

So, our cloud-based system is a website, and app provides system administration from anywhere and security dashboard with real-time statistics and graphic based activity of security processes. If your admin is still home, they can see what is going on in the community by going in remotely. The features are secure google cloud, encrypted and authenticated communications, daily database backups – everything continues to work if the internet goes down, so that when the internet is back on everything gets synced in – so you never lose the ability to continue to check people in such as your visitors and guests. There is also RFID access. You can also produce reports about access into the community.

Gatekeeper is the front end of the system. It has all the information you need – guests driver's license plate recognition, where they are going, very easy and super intuitive – can be taught to security

officer within 5 minutes and runs efficiently. It will never go down unless you have a loss of power, unless you have a backup generator, and it will continue to run and run efficiently. There is a driver license scanner in the system. There is a visitor log that contains the date, time, address, driver's license, the face on the driver's license, phone number – system captures everything at the entry point. The system is made of modules, so you can make the system as robust as you like.

Cori Dissinger: Fatme, could we pause for just a moment. We have a question.

Gary Hamilton: So, would we need one for the front gate and one for the south gate?

Vickey DeLuca: We would only need one for the visitors.

Gary Hamilton: So, you only need one and it's strictly for guest access.

Vickey DeLuca: Our system does not have cache, and we do not have a generator, but Fatme will talk about how their system continues to be operational.

Fatme Beev: We also have RFID Tags that you can put on the vehicle headlights, and we also have the ability to code tags that you already have and get them into the system so you're not having to get all new tags.

Residents can control a host of features and preferences for their guests or vendors on an easy to use app or browser. Users can log into their page to review and update their information, update their guests or vendors lists, review visitor activity, update preferences to receive a text or email when visitors are logged at the gate or kiosk, send their guests or vendors an invitation with a QR code for the gates or the kiosks, QR codes can be setup for single or multiple entries, and people who do not use the app can simply text their guest to add them.

Virtual Cloud Based Voicemail gives residents the ability to call automated cloud-based voicemail to add their guests, no local phone line or hardware necessary – more reliable. Virtual voicemail is convenient for residents and staff as well as secure. Hosted on the cloud with local backup.

Guard App – for extremely busy guard gates - guards can greet visitors at their vehicles to expedite screening, scan license plates, driver licenses, QR codes, look-up vehicles and visitors, open gates, call residents, send notifications of visitor entry, update visitor's lists, print passes, guards can verify visitors and residents info, including access control information, log/report incidents, listen to voicemails .

Vickey DeLuca: Just so you know, real quick, I'm not sure if we need that until we get more data and statistics [undecipherable due to feedback in recording].

Vickey DeLuca: Fatme, can you answer Gary's question on if they have the guard keeper software, and they are in the gatehouse, the application you were talking about the guard app was the mobile app, correct?

Fatme Beev: That is right. Just remember, there are different modules, and you don't have to have them all at once. As the years go by, you can add onto the system as needed. But you can start with the basics and work up with the system.

The guard app is also used by the rovers or the guards who patrol at night. They can actually create a incident report and send it to the proper authorities, or reach out to the homeowner and ask them about a car parked out in front of their home.

Ms. Beev: [quiet with no verbal audio for a few seconds] So, the officer has the ability to actually complete tasks that night. It's a really good tool that they use. I would like to introduce you to our Gatekeeper when the gates are unmanned, we have been very successful introducing this kiosk. We have different levels of kiosks from a very standard just QR code scanning and driver's license scanning to a fully featured kiosk. And that's what I'm going to show you. If you don't mind, just give me a second here.

Vickey DeLuca: What's going on? Fatme, are you trying to pull something up?

Fatme Beev : I'm sorry I didn't hear you.

Vickey DeLuca: On driver's license scanner?

Fatme Beev: So, you're not seeing the video?

Vickey DeLuca: No.

Fatme Beev : Okay. Let's see. Here I'm thinking you all are listening to the video already. Give me a second please. Oh, alright, now we'll start over. Oaky – can you hear that now?

Vickey DeLuca: No, we hear nothing.

Fatme Beev : Okay, give me a second, please.

Video is now playing: ISN is proud to present to you our latest version of the smart kiosk. We will show you how intuitive and simple it is to utilize the ISN kiosk. Let's go over the components. It has an eight-inch touch screen, a camera, and a lighted keypad. The driver license scanner. The QR code scanner, and a push button to call the remote guard or central station. Now I'm going to show you how a visitor can get in. The touch screen displays a standard greeting message. Simply touch the screen and follow the instructions. You can search by last name or street address, and just like a smartphone, start typing the information and it will automatically populate the available names. (video is paused)

Fatme Beev : The main screen, it can be customized by the community. We can put the picture of the community, and whatever message or greeting you like to put in there. So, it's very customizable.

Video continues: Let's call Rocky Balboa. Party standby. Hello? Hello? Who is this? Okay, you can come in. Your access is granted. Welcome to our property. Please drive carefully. Now, I'm going to show you how to use a daily code. This is given by the resident from their app.

Simply punch the six-digit code. Next, we are going to try a QR code. The QR code is sent by the resident from their app or webpage. Your access is granted. Now, we are going to try access by scanning the driver's license. Simply insert the license into the DL scanner. It will search the visitor list, make sure the first and last name entered is exactly as it reads in the driver's license. (video is paused)

Fatme Beev : That is very important because, names like if you're putting, if you're entering the information in the app, your visitor's name is Robert Smith. You want to make sure that you put Robert Smith, as the driver's license reads Robert Smith versus Bob Smith because if you call, you know, Bob, you know and say you put Bob Smith in the on the login, then it's not going recognize it's not going to find, you know, Bob versus Robert. So that's important that people put the correct information on the system.

Video continues: Also, if the visitor is already in the system, the license plate reader will recognize his vehicle and let him in. Last but not least, calling the remote guard or central station, simply push the button, call guard, and it will call the remote guard. Now, if you need any information, we will be glad to help you. (end of video)

Fatme Beev: So, that was the kiosk that we offered and this kiosk can be like I said, it can be, a full feature one or a just base one with whatever features you need for your community to use. We have different levels of features that we can put into the kiosk themselves. I think this is all that information that I have to share with you today, other than if you would like to see anything about the traffic hawks, are you guys interested on the traffic hawks? Those are the radar devices.

Vickey DeLuca: Fatme, can you go over the resident application.

Fatme Beev: Sure.

Vickey DeLuca: I don't think we went over that and that's really important in how we manage the residents.

Fatme Beev: Of course.

Cori Dissinger: Do you have another part of that just to add to it?

Gary Hamilton: So, this is for access for the community.

Fatme Beev: Hold on just a second. Sure. That's why I wanted to. The answer is yes, but –

Cori Dissinger: Go ahead Fatme.

Fatme Beev: All right. So, the resident website application, this is what it looks like. This is the resident website. It's an interface and easy to use. We can customize it with a picture of

your community. This is all customizable, the same thing with the login, the homeowners will see. It will be your community information, picture in there. Let me open it a little bit so you can actually see it better. If you can see that better, it has different tabs. One has the profile of the homeowner, the residents living there, the vehicles, the guests, vendors, gate, guest events and activity. You can see that this homeowner has three residents. It has six guests on the list and has three vendors and has one only one vehicle. The cool thing about that running this through the website is that suppose that you have a Thanksgiving dinner and you're inviting twenty people over, you can go to events and then create a Thanksgiving invitation list, and you put your guests in there and automatically by clicking the button, you can send the invitations to all those twenty people with a QR codes and then the QR codes automatically gets to those people inviting to the party. So, it's not like you have to do one by one in sending the invitations individually. So, that is pretty nice. The other thing that is nice about it is that if you have now a hundred people over for your sixtieth birthday party and you want to invite them all, you can do the same thing, put together a spreadsheet and uploading the spreadsheet with your guest list in there and then it will function the same way. So, it's pretty nice to be able to send that and with a click of a button. You can see, like I said, it's up to the community, you know, admins and a board to decide what information the homeowner has the ability to add or change into the website. You can allow the homeowner to update their information - you don't have to allow them, you can allow the homeowner to have so many permanent guests, you can put settings as how many vendors they can have in the list. So, you are in control of that too. You can make it very tight and simple at the same time. So, you're in control of that. The vehicles information, you provide the ability whether they can edit or change anything in the vehicles information if you don't want them to have the ability, then we don't have to give them the ability to do that. They can just view it. And, if they want to change a vehicle, they can actually go into, you know, the cam office, the HOA POA and make those changes. It all depends what kind of abilities you want to give the homeowner to have onto the website.

Then we have the app, and the app is super simple. We send you a QR code, they can download the app from their both from Google and from android. I mean, from, from Apple and android. And you have the ability to review and update your personal information, update your guests and vendor list, so it's the same ability that you have on the website you have at the resident on the app itself. With the exception of sending the automatic list of an importing the files that that can only be done on the website version of it. But this one, the application is pretty nice. You can send your guests and vendors invitations individually and you can review your account, you can see who's coming into your community and your house at any time. You can set it up to give you text messages for, for arrival notifications. So, if I'm coming to see Vickey and I arrive to the gate, but she's out of town, she knows what time I came into the house and what time I left. So, you know, you can monitor who's coming in and out.

Vickey DeLuca: Fatme, can you talk about things on the resident app like the one is when people lease out their houses or their condos, how it still stays that the resident is the homeowner; and then second of all, how they access amenities where that can be set up so

that you can grant access to various different amenities. There's a couple of really important pieces that I talked to Rob about that.

Gary Hamilton: To extend on that, when you're looking so the CDD will control the guard house say for argument signaling along with displaying, so they need to put the master HOA so the master HOA owns the communities, the amenities in here, correct? So, is it a separate module that they have that they use?

Vickey DeLuca: We use one database.

Gary Hamilton: So, understood that there's one database. However, there's just put on the access control. So that CDD could not deny or has anything to do with the rec center building at the entity. The master has that control over there. They pay for their own module for that, but it's connected to the same database - if that makes sense. We've got two separate access, databases under CDD. You've got community access, they have access to the gym and to the spa, etc.

Vickey DeLuca: Yeah - just think of it.

Gary Hamilton: I'm saying they could piggyback on.

Vickey DeLuca: Correct. And to go even a step further, we can adjust all of the data that's currently there today. So, any of these we can adjust everything we have, so there's no re-entry of the data, Gary, ... and then let's take it a step further is that let's say that and you want to give - the guardhouse would have no access to pickleball where the amenity of information they can silo it whatever. Again, we can restrict it where the master HOA can bring up the gate access.

Gary Hamilton: One cannot interject with the other, and there, but they pay for their own - they own it - there's no issue there, right. So, I don't know if you talked with, like [indecipherable] community. So, they've got a guy out there that sits [in decipherable] Say the Master Association and I know that they're looking to generate revenue here, we'd like to open the clubhouse up and say, hey, you know, our clubhouse now offers dinner on these sites here. Somebody, I live over there, I want to come up I'm like hey I'm here for, for the - so how does that integrate with that?

Vickey DeLuca: Great. So, Fatme, I'll help and then you can fill in the blanks here. So, you can set up a type of guest called "clubhouse diner", and when the bar check or the gatehouse tenant checks them in, they check them in as a clubhouse restaurant person. So, we can run reports and say, this many people came in, they can set it up as a goal.

Fatme Beev: Yes.

Vickey DeLuca: So, they can set them up as visitors have to have many different

classifications. So, the gate attendant simply states you're playing golf, you're eating dinner and I'm a visitor. We know in the system those delineations. Let's say we have a tennis tournament we can set up and modify the types of people that come in. There's the real estate agent.

Fatme Beev: All that information is saved, so for marketing purposes, since it's emails and they don't get email addresses, they get driver's license, meaning they would come through just like any vehicle, the vehicle identification, the driver's license and that they were going to eat or golf or to a tennis tournament or, you know.

Vickey DeLuca: You just set it up where they're going to – Contractor real estate agent

Fatme Beev: Correct. We can also take it even a step further. We can actually notify the Golf Pro Shop that the guests you know "Bill Smith has arrived" and they can know that they get notification that Bill Smith has arrived and then he gets his golf car ready to go. So, when he approaches the Golf Pro Shop, they already know that he has arrived. It's like I said, all these little modules can be built to a very robust system if you like to. So, would you like me to expand a little more on the resident app side of it? I just want to show you one more.

Denise Blakely: Great. Yeah, it would be great if you could talk through tenants because we do have a fair number of people who rent here, and love how it is sophisticated to be able to block their access once they're done, etc.

Fatme Beev: So, you have, you know, ultimately all control in the system in the back end on the DVM database part of it about your people, your tenants that you're leasing this, the place to, you can allow them to have the same benefits or not have the same benefits of a resident depending on what the, what we choose through in the system. But, one thing they do for a short-term renters is they also do like a QR code that you can give a tenant that is going to be there for three months and this QR code can be permanent and then this QR code can be added to the wallet so it's like a quick identification, you know, they have already in their wallet like as an ID for your community so in that QR code it will have a start and end date, so you can tell them, you know, they can be allowed through anywhere in the community with this information. We also provide access controls for amenities, I heard people talking about, you know, maybe going to the gym or the tennis courts or other areas. We have what we call phone access. So, all the residents' phones will be registered in the database so anybody who's coming into those amenities can just basically waive their phone in front of the system, and it will access that location. But if you have a guest or a tenant that is going to access those amenities, you can give them the same ability, so you are completely in control to do that. Let me show you...

Vickey DeLuca: What she just said is the near field access and how we can move unfold access through the same codes that we give them to come inside, you can give them access to the pools or the gym or the various others right from their phone, not from getting passed around.

Gary Hamilton: We have to talk to the HOA, and we'd have to buy into that system in order to do that because we don't control.

Vickey DeLuca: No, it's the same system.

Gary Hamilton: It's the same system, but...

Vickey DeLuca: It's the same system, but the license plate and the driver's license are already in there, but it's the resident has to say that "Gary Hamilton can come in" and "Gary's here for X amount of time" etc. Or we make a goal, you know, they can make their own decision, but the ability in the system...

Gary Hamilton: So, the ability is there, but what I'm saying is that the HOA, so in order to facilitate the entry into those communities, into those amenities.

Kathi Burke: They're not going to want the CDD controlling them.

Vickey DeLuca: No, absolutely not, yeah. Absolutely not. It's just a camera system. The system can handle it.

Gary Hamilton: The system can handle it so we can offer that too. Right. You know for them to go off on their own and do somebody different or to access our database, which to me would be the right thing and would be the easy thing to do.

Vickey DeLuca: Well, but for the residents, it's the ease of how do you get stopped, the cards being handed around to if they've got a phone with a QR code to get into the community, how do they then control what amenities they get into.

Gary Hamilton : That's what they get a reader. You get a master you just stick it in there and that's how you end up.

Kathi Burke: Not everyone has smart phones.

Vickey DeLuca: Kathi, it then goes back so you can do the cards. They all have different ways. You can do it on your Apple watch, they have all of the different fobs. So, they have them, it's that's a master to the site, but if you get a QR code and I say "Denise is renting my place for thirty days and we give you a code to get in, the master can then say, here's the access to the amenities in which you can have.

Denise Blakely: So now on the codes, could they be screened printed as a picture and sent to someone else or do they cross check with the license plate?

Fatme Beev: You can have the ability to have the code to be a one-time use. So, if it gets

screenshotted and sent to somebody else, the QR code is already used. We can provide the ability to generate a QR code daily.

Denise Blakely: So, let's say we have, I don't know, someone that has general access here and they do a screenshot and send it to their friends and say, you know, whenever you want to come use the pool, just scan in this QR code at the front gate. Does it work that way?

Vickey DeLuca: No, because they don't have the correct vehicle identity.

Denise Blakely: So, that's what I wanted to know – if it's cross checked.

Fatme Beev: Yes, there's a second authentication process that takes place at the gate. So, if you send me the screenshot of that QR code and I'm coming in, the QR code it has the information of who's it going to so when I give my driver's license at the gate, they're realizing that the names don't match - so that will be a red flag.

Greg Urbancic: This is Greg Urbancic, District Council. I just want to jump in and make sure that that we're all kind of on the same page. I think we have to remember that, as a CDD, our roads that we own are public, and so we can't operate them exactly the way that an HOA can. So, because there was financing with federal tax-exempt bonds, so we have to be very careful in how we administer the gate, and so we don't have to delve into all the details today, but it doesn't really allow us to turn people away, so we have to be a little bit careful on that. I just wanted to mention that we can't - I don't want to go down the road that where we think we can operate this as, as we might on a HOA that has private roads. Our roads have to operate a little bit differently and I'm happy to answer questions on that, but I just want to make sure that we're all on the same page as to that.

Vickey DeLuca: Right, can we or could we just set up a classification of a person that just says they want to come in Greg, meaning we can't deny it, but we could set up a, a classification so we could state we have X number of people came in for no reason whatsoever. I understand what you're saying, but I think we can do that through a classification.

Greg Urbancic: Yes, that makes sense Vickey. I'm sure there's some way to administratively do it and then keep the count.

Jim Ward: So let me help a little bit because I agree with Greg fully and I think with respect to all of the items you talked to and how to do that, I think that's a good idea. So, the key question is, only, if someone comes up to the gate and basically says "Hey, you know, I'm not going to provide you my driver's license - I'm not going to do this, and I want to go in the community. The answer to the question is that the guard has to let him in and that's it. It's that simple, I don't think it requires a lot more than that. I think that whatever is put together within the context of this system, I think everything you all talked about is fine. There's only one other step that needs to be that needs to happen, and Greg is right. If

somebody comes to the gate, whoever it is, whatever time of day or night it is, and says "I want access," the guard has to open the gate. That's true today, even though the HOA is operating it, that is true today. So, there's no change in the process whether the CDD is operating it or the HOA is operating it. That's all the guard has to do. So, all that we have to do is give that order manually at the gate, but everything else you all want to put in place I think is fine. I don't I don't see a problem with that except that one little order that the guard has to know that. That's it.

Vickey DeLuca: And we can just put that in the control book, right, Jim?

Jim Ward: Yes, that's it.

Vickey DeLuca: Greg, I just wanted to ask a quick question - so when they come in and the vehicle comes in and the license plate reader takes a picture of their license plate, that's okay because today I drive on public streets and apply my license plate gets taken, you know, on speed cameras today. I mean, I assume that the vehicle license plate reader is good so we can see when they come in and when they go out. Right?

Jim Ward: Those are all reasonable things that you can implement. You can even ask for the driver's license. The only thing you can't do is deny. So, if someone walks to the gate and you get the license plates reader and you have all these other things in place, those are fine. They can't be overburdensome, but at the end of the day you know if you want to go in, you've got to let them in, that's it. But that's no different whether it's a CDD or an HOA. They are public roads, that's the way they have to be operated. As Greg noted correctly under federal law because they are financed with tax exempt bonds. That's the key to this issue.

Denise Blakely: So, what about the amenities? They can't access the amenities, right? Just the roads and yes, I mean, but we would still have their license plates to know that they came in and they went out if there were any issues.

Jim Ward: No. You know, they can take the readers, you can take the license plates, you can ask for the driver's license, you just can't deny them access if they, you know, if, if those things aren't in place or the resident, you know, they're not in some resident list or that driver's license plate is not registered somewhere, they come in, they give you the driver's license and you take the driver's the reading the license plate, and they're not in any database, you still have to let them in. But I want to make it clear. That's true today whether the CDD operates this facility or the HOA. The HOA still has the exact same responsibility as the CDD does.

Gary Hamilton: Is there a camera module so that when I pull up in the gate. So, it asks me for my license. I'm not giving you my license on a public road. I'm going in and you've got to let me in.

Jim Ward: Yes.

Gary Hamilton: I mean, you're right. Is there a picture of the face, you have a license like is there a picture of the face?

Cori Dissinger: Fatme, that would be a question for you.

Fatme Beev: If we have the right tools implemented at the gate - yes, you will have not only let me share this is exactly where you'll gather let me show you on my screen here. So, this is the live community I'm showing you - it's called Glenn Kernin. It's in Jacksonville. I want to show you just to answer. There you go. Just to show you, let's see this one, okay. So, I'm looking at this gentleman right here. So, when he came in we have a tech camera to grab the picture of the face, the license plate information, and the driver's license. So, each one of your guests, if you implement those features at that gate access, this is what you're going to get. So, if this person is one of those people that you say you're going to just allow them in because it is a public road, then you have all this information on this person. So, if he does anything in the community, you have that information, you know, handy.

Denise Blakely: Yeah, we probably would want a picture of when they were leaving - just in case, you know.

Fatme Beev: We can capture that too, if you like to do that, we can put a system in place to capture that in the way out too. I also want to point out that this system can be easily filtered all different ways. You can actually, you know, tell them to give me the gate entrances so if you have more than one gate, it'll tell you what gate that person came in through whether it's the back gate, the main gate. So it's just easy to recognize and you can filter this way - pedestrian gates, if they just walk, you know, came in through the pedestrian gates too, you can do by last names, you can do by address, by unit number, by type of whether it's a vendor or a guest or by plate number. So, there's easy ways to filter this information super easy.

What I want to show you quickly – I know we're coming down to our time here, but this is what your dashboard looks like at your admin side. You have everything at your fingertips. You have the information of all your units, all the residents, the visitors coming in, how many vehicles are registered, how many vehicles have AC access control codes, which is transponders. On the left side of the screen you see the visitor chart, and then on the right side of the screen you see the resident entrance. So, you see, this is also the use as a tool for scheduled their guards because you can see the activity of how many people coming through the gate live. This is real live information. So, fifty-seven people came through at 7:00am. At this gate, then sixty-five at 8:00am and so forward. So in in the meantime, you didn't have anybody coming in through the gate on the homeowner site. And, and then you can see the logs underneath it. So, you have all this visitor information super easy.

I want to show you quickly to see the logs and activity. Keep on the property, you can see how many people are in the property at all times or all visitors - people that come to visit the

most or how many people are coming per units, you know, you get all different filters you can add, you know, to and from people on the property, you know, a lot of people use this for, the clubhouse when they're doing a big dinners, you know, say, hey, ok, how many people do we have in the property between, you know, this dates in a planned meals and things of that nature? A lot of statistics that you can do by front gate main gate. If we go back to the main dashboard.

Vickey DeLuca: This part, meaning this reporting here is one of the most important parts is to be able to see what's going on in the community and that is what First Door uses, and they said that is the magic behind the system is being able to understand who's coming in for what reason. Whether it's the golf course or what's the cycle of them coming in, are there people, you know, we've had problems with people coming in for the pool at, you know, we can see who it is. We could search the system for tenants and how many people are coming in and help, you know, for tenants. There's just, it's everything's here and it's super easy to be able to use and. This is the most critical part is the ease of what she's showing as well, because if they're all coming in for transponders and very little, you know, then we don't need physical people. How do we determine when we, if we go to a kiosk for a physical person.

Gary Hamilton: Are they using both?

Vickey DeLuca: They're using this one. Yes, they do. So, they are not using AI. So, they've got the contractor gate at the back, which is manned like seven to seven, they've got the third gate, which is never manned and then they've got the name and they that's how they know how to staff plus what's the low? They let people go during the summer because there's such little traffic here.

Gary Hamilton: Sure, I understand. Said that, how do other communities maybe share the dashboard. So, with five or six CDDs, how many would have access to that? Do they have access or do they normally have access to the management team, the HOA boards other communities maybe shared the dashboard? I mean, what is the experience and how do they do that?

Vickey DeLuca: So, Mark doesn't (Mark on the board) doesn't get some monthly report from the head guy and I at Burnt store, the head guy running it now, and Andy's monitoring it on a daily basis. If we shared the same database, they can give access to Tim, and Tim can change it. You just put the controls in place just like any good corporation.

Gary Hamilton: I was just wondering how others are doing it.

Vickey DeLuca: Are they a CDD? They are not. So, they would have reasons like Mark was telling me they've got Section twenty-two, which is the master association, they've got Prosperity Point. They got all the little HOAs, so they give access to the individuals only in like Gran Isles, but Gran Isles can get access to their information and only their residents. So,

they can manage their people. But it's still one database.

Denise Blakely: But if we can't stop anyone from coming in, we would have to put those in what is, why are we – what information are we hoping to get?

Vickey DeLuca: Again, we can query who those people were, as Greg was saying, I mean, it could be we're talking - we simply don't know today because we have no data on anything coming in. Tim gets nothing.

Denise Blakely: Right.

Fatme Beev: Can I show you just one more thing here on the screen? I changed communities. I went to a different community now that I want to show you the amenities. In this community, they only have one main gate as an entrance point but look at all the amenities they have. So, we have from the gym, gym pool, the main pool, the tennis courts, the town center, the front and upstairs, so they have all these doors. So, it tells me when it's all green, it means there's communication to the system that everything is working perfectly fine. When it's red, it means that it's off. It hasn't been turned on, and that would, that would happen is probably that the admin had decided that if they're having a, a party at the clubhouse, they can unlock those doors and leave them open for the time being. So that's what that means, but you can change - see how many people can go through by the gate. So, and here main RFID readers, you can see how many people went through the pool, at what times, the tennis courts, the gym.

Vickey DeLuca: This part right here is the HOA - Fatme is showing the sophistication in this case to Kathi, right? So that you can easily understand the loads in these various amenities very quickly. I think so.

Gary Hamilton: Yes. I think we want to understand that. I mean finding people going in and out for whatever.

Kathi Burke: It would be nice if we had emails and marketing information – but, you know.

Fatme Beev: That's what I had to show you, guys. Do you have any questions for me?

Vickey DeLuca: That's the next step. Tara wanted us to all talk together to determine what the next steps were and make sure everybody was briefed and then we will, once we get done, try to work on what we want to do. For now, it's just gathering information.

Gary Hamilton: Well, I understand. I was just wondering, and did we look at other companies as well?

Cori Dissinger: We have another presentation right behind.

Fatme Beev: Thank you so much, everyone. I appreciate your time and we're here to assist

you. We would love to partner up and work on this project together. So just let us know how we can serve you and we'll make things happen.

Vickey DeLuca: Sounds fantastic. Thank you so much.

*Robert Brady: All this is all over - great. This is all dependent on somebody in the gatehouse getting off their *** and you know, doing what needs to be done correctly or you know you can have all these and nobody puts into it.*

Vickey DeLuca: This is a great kind of sort of break here. There are three components of bringing up a very important part. There's three parts that we have to decide. One is the people, so again, we know we have problems. Jim will have to put this out to bid. We will crunch some numbers together and then some more thresholds so this will have to go out to bid. March of this year. [indecipherable] went out to bid, and we got their RFP that they sent out. So, they just went through that process. The board just did it to make sure they had the most competitive prices. So, one is the people. The second is the software, which we're seeing and the people in the software world, though, when Ramco they're tied together. We should have flexibility if we love the software, but we're having a problem with people, we should be able to, you know, Jim and I talked about, we should decouple these because we're being held hostage right now. The third component is the gate. So, the gates right now. The service. Sure, they come out the next day, they do all their maintenance and they currently are half the price of what Ramco charges us for every single visit here. We're being eaten alive by their trip charges because of one-hundred and forty five dollars for the first hour, they just charged seventy-five dollars. So, there's three components of Bob, Gary Denise, Tara, and Jim and Cori to community access. Just trying to make sure that we have three separate components to answer your question, and we know we have a problem.

Burnt store has a very precise control book and it's called their control operation and that designates how they're supposed to operate. We have a supervisor that we're paying for, the guy's never [inaudible] I'm like, what's the supervisor if they don't get reports, they don't report what's going on in the community. Same thing that you were just asking. And, you know, we should have a manager just like we're at store head, they got fifteen hundred doors over there. We got fifteen hundred doors. They've got like Marina and a cascade of various [inaudible]. We've got golf and a clubhouse we need to be concerned of. So, just wanted to make sure that this is the first time we're able to talk here so when Jim said what would we do for community access, I went over to Burnt store and talked to Mark, who's in charge of community access on the board and said, what do you do? And then he went through hours with me on what they do over there.

Denise Blakely: So would it worked differently, Jim or Cori, since we're a CDD, I mean, are we, looking into more than we're Greg, that we're allowed to do I mean, are we looking at all these modules, but they're not going to benefit us?

Jim Ward: I think it's...

Denise Blakely: Is it going to benefit us because we're going to have to let people through anyway? I mean, is the front door just for show? Do we need to go through all of this?

Jim Ward: The direct answer to your question is yes. I think it's a great idea to go through this. I think it's a good idea to look at the process. I think it's a great idea to talk about how we're going to provide access to the community itself. Irrespective of the issues at the end of the day on federal tax law issues. So, I think that's a great idea. If you don't want to do that, you know, I will always tell a community to tear down the darn guard house and move on with life. That's, you know, that's really what you need to do if you don't want to do this. But I think it's a good idea. I think the modules that you, whatever the vendor is that you think is the best, we should go through a process to determine which modules we need, how much they cost, and then we can make a decision on the bidding process with respect to that issue itself.

The other part of the process is the people. That's the process that will probably be over the bid threshold under the statute, and we're going to have to go through a process to, you know, it's not overly complicated, but go through the process of bidding out for lack of a better term bidding out, but it's identifying what we need, the number of hours, the type of people and the cost of that. And we'll go through that process and do that. And the third part of that is actually fixing the gate itself. And you have the arm gates and the swing gate. I think you have both arm gates and swing gates. Those need to be fixed on a regular basis. Sometimes there's another company that's relatively inexpensive. I think you guys use Ramco now for all of it, but there's other companies that I'm aware of and I think we just need to just find another vendor. They're usually really inexpensive to maintain it. So, it's kind of a team effort with respect to the different vendors to do that. I have seen other communities, I've worked on other communities that have the same issue of public roads, they still have the guard and not the guard, but they have a guard, they might not have a guard, but they still have the closed gates in that system. You all bought into that, and I think it's a good idea to keep it, and I think we need to move on. I agree that I think you guys need to keep that and move on with the process. We will have to work out some of the details with the HOA access and who can do what to the system. I think that's a little more difficult, but the general concept of having access and having people coming to the gate and showing your ID and being able to get in when they want to is a great idea. The probability of someone walking up to your gate or driving through who wants to be, for lack of a better term, a pain in the cazoos and just say, I want in is rare. But it's there if it has to be there. I think generally speaking, you are going down the absolute perfect road right now with respect to looking at the system and making decisions on how to handle this in a way that's not only consistent with the law, but good for your community.

Denise Blakely: I wasn't suggesting at all to get rid of the gate. I bought in here because of the gated community also, I just wanted to make sure that someone like you will keep us in line and say, you know, nah, you're going a little too far, you can't do that or, you know, suggest maybe you should do that. That's all that I'm saying. I definitely want that gate in

the community.

Jim Ward: But, trust me I'm the first one that'll raise my hand and go, no, no, no, no. You've got to stop for a few minutes at particular point and Greg's going to slap me upside the head and go, my diploma, you know, trumps your dragon. So, we know what we're doing. We will help you through that process for sure.

Cori Dissinger: Mr. Hamilton, you had a question?

Gary Hamilton: Yes, a couple of points. Currently we're using Ramco. There is a four-year contract on it. It expires, I believe in twenty twenty-one. There's a sixty-day buyout on it because it is terminated if there's a termination clause in there, like roughly think I'm going to go back to the, my head. It's around twenty-two thousand dollars that has to be bought out. It's something that just a point of word. Number two is that we were looking at electronic access here because we're not really happy with quote-on-quote with the current situation. Have we looked at other access companies or manning the booth with competent people, if you do the rough math, if you care somebody do that you're twenty-four seven through sixty-five, somewhere between two eighty-three hundred thousand.

Vickey DeLuca: Two hundred and forty-two one sixty one and ninety two.

Jim Ward: Vickey had it.

Gary Hamilton: Yeah, so I mean I just did rough order about thirty bucks or whatever. So, have we looked at those, have we looked at other people to do that that have been recommended that people are happy? I mean, not everybody's happy with platinum security.

Vickey DeLuca: They also gave me the name of who they sent that RFP out to and I sent to Jim. So again, you know, who did Mark send his RFP out to in March?

Vickey DeLuca: The answer is yes, Gary. So, we've got pricing on that as we compare to these modules. Mark wouldn't give me their pricing, but I've got Ramco's pricing, and what I did is I took that that...

Gary Hamilton: I mean if we decide to go and it might not be that idea, let's not if we're going out to get the pricing on the modules, we might as well go out for pricing on the people as well. We have two separate things.

Vickey DeLuca: Well, and the other part in that two forty two, Gary, is that I put in a manager because the supervisor, I didn't use this, I used the current RAMCO rate agent number and I used a higher number because we need a manager managing it in forty hours, which is what they have over there. They have somebody who manages it. But then we need the cars to be able to easily go through so they can manage it and issues that come up

during the day, they go to the manager at the front booth, meaning where do they go to if they've got issues? So, trying to get the data.

Gary Hamilton: The other thing here is, when you go to the module systems, everybody's got an app. There's billions of apps out there, right? And I probably have got five hundred. And everybody loves the new apps. But a lot of people don't like them they're like "what do I need all those apps for?" I only want to, what is the process for training? And getting a community of fifteen hundred and forty-one people involved in training, you offer training sessions and is there a website where the automated like educational you know heritage landing educational website, you go on there and you can learn how to use that app, how to use in the right way and so on.

Vickey DeLuca: So, actually, that's why I like ISN. Rob lives in Fort Myers and he will come up and do community training for us. And he's done that.

Gary Hamilton: So hundred and forty more people here, you're going to, you know, five this today, five this tomorrow.

Vickey DeLuca: He has offered to Zoom and do the training - he knows and Mark said that they do a phenomenal job. So again, they have fifteen hundred people over there and there's a hundred people. I understand that training was important in making sure our residents have something super easy and like he said the guards can get up in like five minutes and learn it. Andy told me the same thing because they just upgraded. They used the system for fifteen years over there and just upgraded to their new cloud-based solution. And they can't speak highly enough about how easy it is. I can't say that on the second one, but I can tell you, this one specific, but I wanted to get a second and somebody else – we can't find them.

Cori Dissinger: Miss Burke you had a question?

Kathi Burke: It sounds fabulous. It sounds really great. It looks really great, too. But it's one hundred and fifty-four dollars per home. Just so you know, it's a lot of money on your system. But, on another note, that's going to be a lot of money for people just for security. On another note, we oftentimes have people just driving golfcarts in here from other communities, especially the back gate area, they just come in on the sidewalk, there's no gate whatsoever on the sidewalk plus they can come in on the side cause there's no landscaping. Have you thought about doing anything about that access point there? Because I've had a lot of people say something.

Vickey DeLuca: Goes back to they can come in the front. Again, it's no different if they go to the front gate, they can say I want in and we can't stop them.

Kathi Burke: Are we liable if they get hit by a car?

Denise Blakely: Yes, we could look at putting in some kind of blockade at the sidewalks there

or whatever. That's a question for Greg. Greg, did you hear Kathi's question?

Greg Urbancic: Yes, I guess I'm not clear where, what is the concern with the golf carts? Like where's the concern point?

Vickey DeLuca: Next to the gates, there's a sidewalk where the golfcarts can go in there.

Greg Urbancic: Okay, so people come through on the sidewalks. Okay.

Denise Blakely: Go to the front gate and say they want in the same as the vehicle. Yeah, but that would be, it wouldn't be as easy as just people driving in and out. At least we wouldn't know that someone and we would get a picture of that someone and their golf cart. Put cameras at the back eight, which I think was...

Greg Urbancic: Still have to be street legal. I mean if they're driving on roads, they've got to comply with the traffic laws, so they have some responsibility in that regard. So, I guess I'm not overly concerned. I mean, if we have a concern that somebody's doing something they shouldn't be doing, we call the sheriff and have the sheriff come out and handle that particular situation. So that's always an option when we have somebody that is violating using a golf cart improperly, just call a sheriff and just have them come out and address the situation.

Vickey DeLuca: So, question Greg - Kathi also asked on the sidewalk at the back gate, can we put like a poll to stop golf carts from driving in on that sidewalk?

Greg Urbancic: You can, but then you are denying access – and we can give street legal golf carts access through the gate. They just have to comply with that. I mean, I think that can be a safety issue of how we need to protect pedestrians on what's a sidewalk.

Kathi Burke: They also do not allow motorized vehicles on site here. That is in our declarations.

Greg Urbancic: That helps too if the HOA has some enforcement mechanisms on that as well, even though they may be CDD owned, it's all subject to the declarations so they have some enforcement capabilities there as well.

Jim Ward: It's also important to be clear that, you know, CDDs aren't subject to HOA declarations, but I clearly don't have an issue with, you know, doing whatever we need to do with respect to those back gates and securing them a little bit better than we need to be. So just to make that clear.

Kathi Burke: Thank you.

Cori Dissinger: Any other questions?

Robert Brady: I think we're hitting a wall with all these little items - not that they're not valid, but can we get the vendor and how much software we're going to buy. I think we can then fine tune, you know, the gates that little access. Time the gates are open, all that stuff can be done.

Jim Ward: I think what you unless you have any further questions and, and Vickey I know you're controlling this if you don't want to listen to the other vendor's presentations, the questions in the great ask the other vendor than other questions and then, you know, we can kind of go from there at this point on what we need to do with respect to the next step for you guys.

Vickey DeLuca: I think that's what was going to be my question was, you know, so what are the next steps and, you know, now that everyone has seen this, do you feel that this is something we need to move forward with I agree with Gary that Ramco can terminate. They have not given us a new price sheet from Tim told me so we're still working off of the price sheet from last year. They were supposed to give it to us by May 1st. We continue to, we will then start getting the invoices, you know, starting September 1st.

Jim Ward: Just let me clear up something. The District doesn't have an agreement with Ramco. We are not going to pay them. I don't care - period. So, we have until - I know we have it in our budget beginning October 1st and we can start it earlier than that. You are in July, from a timing perspective. We should try to be in a position to have this flushed out in the next thirty to forty days, including getting out to bid so we can get an award done by September, such that we can start the new contract in October. With respect to whatever happens with Ramco, that is I understand, you know, we need kind of trying to help the HOA through the process, but at the end of the day. The HOA has to be responsible for terminating that contract on whatever terms they want, including dealing with whatever buyout provisions or lack thereof that they may have. So, we as a CDD are nearing, you know, I think we're in a good position right now, and I think Vickey has done a great job in getting us to this point. We just need to move this forward such that we can be in a position to get this in place if it's before October 1st great, but clearly that drop dead date needs to be that latter of September piece kind of thing.

Denise Blakely: Jim, what do you see as next steps to all of us to discuss if we continue moving forward or what, what's the next steps.

Jim Ward: And I'm sorry I'm just not there yet. Do we have another vendor presentation to go to?

Vickey DeLuca: He sent an email to Cori, Jim, that he's got a sick son that he has to attend to his sick son and he sent a video that everybody can watch and I've already watched that video and pretty well understand that solution, so Cori I suspect you're going to forward it to us.

Cori Dissinger: Yes, I can re-forward the video.

Jim Ward: I didn't see the other video, but which vendor Vickey sent you kind of are in the weeds of this one, which vendor in your mind is I didn't see the other video, so which vendor do you think is the best at this point or if any of the other board members have seen the other vendor, what is it that you, you know, which ones do you guys prefer?

Vickey DeLuca: No, I think we need to, you know, like I said that you wrote down, you know, the five areas that we really need to sort of home in on, meaning the keeper, the vehicle recognition, etc. Jim, I think we should get pricing from both. I think ISN personally, and I say this because number one Rob lives here and we'll be here every day to come, you know, be able to train our residents, which is really helpful. Number two, it's super easy to use, which is then confirmed by the guards at Burnt store, as well as the management team to get the reports and has been using it for fifteen years, so it just talks to the quality of the product, the quality of the organization, a team many of us have been through Burnt store and understand the simplicity both as a resident, as well as to get through, and then I also really like with the amenities that gives the master, you know, the ability to work on the same database cause it's all about the residents. We need to keep in mind, you know, that's who we're here trying help is and we're all residents too. So, I think we need pricing like Mary said, you know.

Vickey DeLuca: Denise just handed me the thing with the five if key areas, you know, the five key areas where the gatehouse visitor access, which we saw, the resident app, it needs to both be both web based and home based as Gary said, we've got residents who don't want to use a phone app, which we're well aware of. I think Kathi brought it up to vehicle access, so again, how are we recording the vehicles which come in, understanding what Greg said, that we are the CDD and we need to understand what vehicles are coming in? License plate recorder, which is critical for us to be able, and then the reporting. And we can always add the other stuff at a later date, but that gives us a starting place to be able to tell our residents were improving our systems and, you know, being able to speed it up, and put the RFP together on those elements and they call them different things Jim, but to answer you, those are the upgrades from what we have today.

Jim Ward: Okay, so let's do this. We'll work, you know, you and I can work on getting the RFPs out the door and getting the pricing ready to go. We'll get the vendor ready to go with respect to the gate maintenance itself. And then we'll do the RFP - the more formal process RFP with respect to hiring the people. Conceptually, we should have this ready within the next week or two. So by mid-August we'll have numbers or the third week of August, and then we'll be in a position to kind of award and you know go through this at the board meeting in September, pick the vendors for a start date on October 1st, and we can work with the HOA for purposes of letting them know where we are, how we're going, making sure the timing is on, working together on the timing so they can terminate that contract with Ramco in however that needs to get done. I'm unfamiliar with that contract, that would

that...

Gary Hamilton: Just so I understand Jim, you're going out for three pricings: one for the technology; one for the people; and then one for the gate access or for the gate maintenance.

Jim Ward: Gate maintenance yes, but I will tell you because I've done this before, the gate maintenance is like, you know, dollars and cents kind of numbers. They're much lower than - that doesn't really need to be bid. It's just we have to pick the vendor and doing that I don't need board approval for that part of it because it's kind of very tiny, but Vickey and I will give you the vendors information, and the pricing schedule and you'll have that but it doesn't require board action on that specific piece of it. The other two pieces I would like to make sure you get in front of you and have board action on those two items.

Vickey DeLuca: If we send it out mid-August, should we look at moving the September board meeting a week later? Because the second is the day after Labor Day, and the master HOA will have just been put in place. I'm just trying to look at a calendar and logistically look at what makes sense here.

Gary Hamilton: Yeah, I think so. I mean I won't be if it's on September 2nd, I'll be virtual because that's Labor Day weekend.

Jim Ward: Okay, we'll coordinate schedules but we'll try for maybe...

Vickey DeLuca: Denise won't be here either Jim. So, we might as well just move it a week later, you know.

Jim Ward: Probably have to move it and try to move it to maybe the tenth of September, if that works with everybody's schedules. I know the HOA said their clubhouse is closed on Fridays, and I'm traveling I know the ninth and the eleventh, so, probably the tenth would be a good date. Does that seem to work on everyone's schedule?

Vickey DeLuca: Yes.

Jim Ward: Okay, so let's try for the tenth with everyone's schedule. Cori, you'll have to get a hold of Tara, to make sure her schedule is free for that date. So let's try for ten o'clock on the tenth. You'll coordinate with Tara, please, and then Vickey, you and I will need to be ready cause the agendas have to go out no later than the third. So, we've got to be finished with everything, literally by the twenty second of August in order for us to get an agenda package ready.

Vickey DeLuca: You can give them, we can put it there but can we...do we need final pricing from the vendors back by the twenty ninth, twenty first or twenty second. I'm just trying to logistically look at...

Jim Ward: We need to get packages back from the vendors. I would like the twenty second, but if it drops into the twenty fifth or something I'm good with that. And then we need to, you know, I need a few days in order to get this evaluated and scheduled correctly so we can post an agenda on the third and not kill Cori and the rest of my team.

Vickey DeLuca: Cori is going to send those dates.

Denise Blakely: Quick question I don't know if we could discuss this later or whatever, but on the personnel for the guard shack, is it even necessary to really have someone there? Cause to me, I mean maybe I'm not twenty four seven, but to me it seems like you have more of a chance of people arguing with the guards saying you need to let me in, where if they're not even there, there's not going to be anybody for them to argue with and they wouldn't even be able to get in.

Jim Ward: I'll answer that question directly so to the extent if there's nobody there, you have to open the gate. I mean that you just have to open it because you can't deny access period. So yes, you need the guards, they need to be there.

Denise Blakely: So, virtual in our situation you can't do virtual.

Jim Ward: Yes.

Gary Hamilton: No, you know, because hopefully enough people know Matt that they can just go in. When they see that when they see the guard there and they're like, oh, it's a guard there I'm not going in are you going to like, hey guy, look at the house right? Oh, you have a. Oh, ok, you need to turn around and turn around, right? Okay. I mean, it's just a little. It's a visual. Yes.

Jim Ward: A good idea you can do this extraordinarily professionally with good guards and a good system that doesn't violate the federal laws and doesn't, you know, deal with any tax issues we have with those, with our existing bonds. I think you can do a great job with this, with the system that Vicky has looked at and with a very professional guard system out there, I think it will work extremely well for you all.

Vickey DeLuca: Greg, a question here - they call them gate agents. They do not call them guards. They took guard uniforms away and they put them in polo shirts that say, you know, that are not security, because, in our declaration within heritage landing and that's why it's called community access and they're called gate agents. And just from a legal standpoint, because our declarations are very clear that heritage landing does not have security, we are not responsible for security. I just wanted to make sure from a legal standpoint, if there's like when we put out gate agents, that's not a guard.

Jim Ward: I agree. I know we're not going to call them security agents or guards security

people are guards or something. We have to come up with a more, a better description of what they need to be called and, we can do that offline on here, I literally haven't thought about what to call them, but we can think about that for right now and then anybody who has any ideas, you know, please let me know and we'll kind of figure out what's a best way to do that kind of thing.

Greg Urbancic: And just to add, I'm I am familiar that the most HOAs will call it access control or privacy control or something to that effect. I agree with Jim, we'll come up with something that that is a little, you know, general in a sense. I mean because at the end of the day, you know, there, they're going to be operating the gate and controlling access. But ultimately to the extent we ever need police powers, that's not something we can act on and or we can enforce statutorily, we have to engage local law enforcement to do that. So, I think coming up with a more general name is probably prudent.

Vickey DeLuca: Yes, I just wanted to share that with everybody just because I can't talk to them.

Jim Ward: If anybody wants to provide an idea, please do so. Okay, any other questions from anyone? Are you guys all set? Okay, we will move on this road and try to get an award ready to go for the September meeting for an October 1st start date, that is a very aggressive schedule by the way, but let's we're going to try to get this done. And personally, I would like to thank Vickey, she did an absolutely great job in helping get us this far the programs that she looked at I thought were actually phenomenal. So, congratulations.

Jim Ward: Okay, if there are no other questions, a motion to adjourn would be in order.

Cori Dissinger: Jim we have questions.

Jim Ward: Okay. Go ahead.

Gary Hamilton: So, I'm curious about who owns or is responsible for the entrance lights?

Vickey DeLuca: We will be.

Gary Hamilton: We will be. How do we go about being we will be and does that, when does that occur? Because right now for the past, and I can tell you six weeks they're not on, they weren't on the night before last when I came home, you go five minutes to do communities over here. Those are bright, they're shining, you drive by here, it looks like nothing.

Robert Brady: Whoever owns them needs to get them fixed.

Vickey DeLuca: So, we talked to Mary yesterday and the wiring underground was eroded, which is all replaced, the glass was replaced, and they went to turn them on and the lights are all damaged. She went to get the lights put in, and the results makes her get three bids.

She has two bids already. She has the one that was originally there. She got Angelo who has done some of ours in the community and she needed a third bid. I gave her two names yesterday to get that third bid. Those lights should be Lennar's responsibility to get them done, Gary. Once they get done, we have them in our budget and we also talked about lighting the back entrance and we put that Jim put that in our budget too, to do better lighting out back.

Gary Hamilton: So, it will be the CDD's responsibility once Lennar turns them over, which will be on August 29th, right?

Vickey DeLuca: Right. We're just letting them finish it. And then, because I asked Jim, can I get some bids and he said let's get through our big rocks that we have, meaning the drainage...

Gary Hamilton: Yeah, it's just so many people out there complaining about it. I mean it's a physical thing where the drainage is something that's non-visible and I get that the drainage is very important, don't get me wrong here, but that that's a big visual thing.

Vickey DeLuca: They're all up-draft lights. The ones he's talking about that's lighting like the Heritage Landing sign.

Denise Blakely: Oh, yes – the entrance.

Vickey DeLuca: Hey Jim, I think I hear Gary volunteering to take on the landscape lights.

Jim Ward: Have at it, Gary.

Gary Hamilton: I'm looking for something to do.

Jim Ward: You know, there are words I use a lot, so let it be written, so let it be done. Go ahead. You're good to go.

Vickey DeLuca: You reach out to Jim.

Gary Hamilton: I've got a lot of homework to do now.

Jim Ward: There's so much to do and a lot of homework right now to get done. We're trying to tackle them one, one job at a time. It's a really big job. at the moment.

Gary Hamilton: Alright, so my next one. This is a big thing that we've been talking about this, you know, I'm still serving on the finance committee and the legal committee, is the wells. Who owns the wells and who's going to be responsible for the wells, part A going into the future and so there's six of them, I believe, and the golf course uses two of them. Does the golf course own two wells? Does the CDD? Does Lennar? Who gets them?

Jim Ward: If you can say this is screwed up, that's probably an understatement. So the permits for the withdrawal from the water with the regulatory agencies are in the name of the community development district. Ultimately, the CDD has responsibility for ensuring compliance with that particular regulatory permit. The other side of the coin is who owns what is and where the easements are with respect to the wells or who owns the land underneath them, where the wells are located or there are also what are called monitoring wells on site that monitor how much water is the depths of the aquifer itself. All of which needs to be reported. Who owns that underlying fee title land, it's all over the place. So, the final piece of the puzzle is there is a Plat that is in the middle of being reviewed by the County that should be recorded within the next two or three months that clears up all of the landownership, clears up the easements of where all of these facilities are, including these wells, the monitoring wells and all of that stuff. Once that is cleared up, the intent is to get an engineering review of the wells themselves and the monitoring wells, the intent is for the district to pick that up in terms of maintaining those pump houses, etc., the well systems and the monitoring wells and getting reporting in place necessary to keep the regulatory permits up to speed. We are months away from getting all of that work done simply because the permits, the plat's not done and all of that is not finished at this point. I've been having regular conversations, and as has Tara, with Atwell on this particular issue. We know where it is, we know there are problems, but at the end of the day, you're just going to have to give us a few more months in order to get that completed, but there is a plan in place to move that process forward. If that helps.

Gary Hamilton: My point was that there are six wells, who owns them on being, I understand what I just heard is the CDD with more than likely own them. There's 24 pumps in our community, those things break down and they can be very expensive, are we, do we divvy up if the golf course is using two of those wells to water their golf course, do we maintain their pumps and their wells if they're a separate HOA entity making money on their own?

Jim Ward: I don't know the answer to the question just yet. I think we need to get through step one, which is who owns all of this stuff, what its status is, where the easements are or the ownership is, and then we can make a decision on, you know, whether that is going to have to be maintained by the CDD or we have to do an agreement with the golf course for maintenance of those pumps or there are a number of alternatives that we can do, but until we figure out exactly who's going to own all of this stuff and where it all is and who paid for it, that process is still in...I'm still in the process of kind of trying to figure all of that out and it's going to be another probably sixty days before I get there with all of that.

Vickey DeLuca: Gary, we can work with Jim. Just contact him directly.

Gary Hamilton: Sure. It's Thursday and I can only imagine, I'll work with you, and like I said, I don't want too much homework here with it. One other thing is the CDD owns the streets. The water and sewer that goes down, there is a gutter – if you will- on either side of the

street that is made of cement that leads up to people's driveways. Some of those are chipped out pretty badly and cracked. Who owns that? Is that a Lennar warranty item or is that a CDD responsibility.

Jim Ward: So, the curb and gutter that's on either side of the street is owned by the community development district. We do need to work with Lennar right now to see if they can repair some of the problems that are with the streets themselves or with the curb and gutters and I know that is an ongoing discussion that at Atwell is having with Lennar at this point in time, that's not completed at this moment in time, but the CDD does own them. Driveway access, for example, so if you're going into a multi-family site and they have curb and gutter on their side of the roadway, some of those roadways, the district has easements to them for purposes of access, but the actual maintenance of the road and curb and gutter to the extent there is curb and gutter on those multi-family sites would be their responsibility for ownership for maintenance part purposes. So, the main road itself and the curb and gutter is us, we do know that we're working with Lennar to try to fix some of those issues that we think are development related items and then roadways that are connecting to our roadway systems specifically for multi-family, they get to own and maintain them. The only caveat to that is, I will tell you, some of those streetlights down those roads are Flower Power & Light's and are in the CDD system. Some are not. It's a little convoluted, but that's what it is.

Vickey DeLuca: Related to the curb, I have walked what has not been lifted. I think from Cherry Blossom all the way around to hole seven to look at the sidewalks before they do the final lift and I'm about ready to send Jim a report. There's only about twelve areas that need to be fixed. If you walk around, Lennar has gone and fixed a tremendous amount of them in the past.

Gary Hamilton: Sidewalks?

Vickey DeLuca: Sidewalks. I also went back to where there were complaints about whatever the street break is with all the townhomes.

Kathi Burke: Poppy Field.

Vickey DeLuca: I went and walked Poppy Field this morning and all the Poppy Field was fixed. So, again, just saying if you want to go get a list and I'm going to get the list on the sidewalks to Jim before they do the final lift.

Gary Hamilton: I'm not talking to the sidewalks. I understand what you're doing, but I could do the same thing.

Vickey Deluca: Give Jim a general list and I just took pictures of it and put the house number on where it was because that gives him something to go back to Lennar about.

Denise Blakely: And they are slowly repairing parts of the road, like curves in the road over by where the lift station is, they just busted out there. They did...forget what street it is, but they're slowly repairing parts of the roads.

Vickey DeLuca: It was good because I heard how bad the sidewalks were and I don't know if they changed on the back section of the development, but Basswood and Bonsai, they have no issues whatsoever with any the sidewalks that they just put in. So, I don't know what changed. Scarlet Oak, I mean, there are no issues. I'm happy about it.

Kathi Burke: There are still issues along Long Meadow...

Vickey DeLuca: I was looking at what hasn't been fixed.

Kathi Burke: Some of them were fixed recently, but a lot of them were not. And that's strange to me because you can see it needs to be.

Gary Hamilton: Somebody had mentioned that, and I've ridden along there too. Some big chunks taken out of that they had sent them over and said Lennar's got them all marked out here to all be taken care of them, came back and said, Hey wait a minute, there's no markings on any of this over here, and then I started thinking I'm like, well, wait a minute. Who owns that? And if that's a CDD issue, I can help in depth not that I want another one but I can help there.

Vickey DeLuca: Well, we can help turn it over to Jim to make sure it's fixed and on the list before the 29th comes. So, that's why I wanted to get this whole back section done. I couldn't do anything with what's already been lifted, but I did go back to Poppy Field because there was a gentleman here complaining at the last meeting and I wanted to see, since I was looking at sidewalks with him.

Gary Hamilton: I don't want to take up too much time here to go to one last question. I think this one here speaks to Jim. During the Lennar turnover, I've been doing some research for the finance committee on the GAP audit that we will have to do that it's not really forensic people just call it a GAP audit. Are we going to, as a CDD, do the same thing for assets being turned over from Lennar to CDD and specifically requesting that we have the right to access the audit that they provide us because if we don't do that, what I've been told by one of the CPA firms that I spoke to that they will not have to give you that. So, where are we in that transition that's coming up here pretty soon?

Jim Ward: So, CDDs are you know, governmental agencies in general and don't operate anything like an HOA does, the assets that we already own, to the extent, you know, when they were constructed and built and then they were acquired from Lennar, there was an engineering certificate that says they were built in accordance with the plans and specifications and they were acceptable to be owned, you know, we, we took title to those things and they belonged to the CDD. So, we don't do an audit. It's not required to be done,

and even if you did it, there's nothing - it's not a turnover process. We already own these facilities. For example, the roadways, the, you know, your whatever they maybe, your entire water management system, the bridges, all these things are already owned by the CDD. Governments don't do audits because we already own them. So that's not something we would normally go through and do.

Gary Hamilton: Turnover to us, meaning the wells, that Lennar when they turn them over to us, they turn them over to us in a good operating condition versus us having to go out to spend a couple hundred grand to fix them.

Jim Ward: Yes too I mean to the extent that there is something that needs to get turned over that hasn't been done at this point, whatever that maybe, and as I said, I don't know the specific answer about whether the district paid for the well or not, let's just assume we did not, for example, in your scenario, then yes, we would make sure that the well was built in accordance with the engineer's design specifications, it was constructed correctly. We would get a certification from the district engineer that this is true, and it's acceptable for us to take ownership of that. That's the process we would go through to do that.

Denise Blakely: After our last meeting, we were discussing the roads what's owned by the CDD and what's not, and it was brought up that the Terraces, that the condos should own their own roadways and it was brought up one of the major reasons was the Terraces have carports out there. And then if the CDD took on their roadways that we would be responsible for the carports also. So, I walked around and the carports are actually on cement pads. They're not part of the blacktop like the rest of the roadways are. So, I mean, there should be no reason that the roadways throughout the whole community couldn't all be owned by one entity instead of piecing off different parts of the road and saying, you own this, and you own this and...

Gary Hamilton: I'm not sure, but I think this was brought up and they said if the CDD took it over right now we have certain parking spots that are guaranteed, it would be a free for all that anybody could park in any spot over there and that would take away that person's spot.

Denise Blakely: But the parking spots are the black top area. The CDD could take over just the black top area, the parking spots are cemented areas where the carports are. So, we wouldn't necessarily take over the cemented areas, we would just take over the black top areas, so when a lift goes through, we could re lift the whole entire community instead of saying we are going to re-lift this, but not this street or that street, you know, because it is totally, totally separate. Just a thought.

Jim Ward: Okay. Any other questions? If not, I want to give you guys an update on one issue. The bridges, which I want to blow up at the moment, but we will get past that issue. As I mentioned to you, I think a couple of months ago we were having an issue with the vendor and the people which I thought was going to be resolved, and that has not been resolved, at this point in time. I'm moving down another path. So, we have been able to locate the

vendor who actually built the bridges back in 2003 or 2004, whenever it was. So, we're going through a process now where we are putting a request for proposal out on the street to restore the bridges in a slightly different method than we originally intended to do. That will be, I hope ready for you at your September meeting, or with any luck at all, your August meeting if we have one of those, but I wanted you to know that. am, I don't have final numbers yet on what we think it's going to cost to do that, but at the end of the day, I don't want you to be shocked. It's going to be a very big number, but we're, you know based on what we know about those bridges they were, as I said, they were built in 2003 or 2004, and the shape of the bridges with respect to the wood itself is in some pretty bad shape. So, the intent is to replace all of the wood structure, all of the wood on the bridges including the driving side of the of the bridges and the walkway side of it and the railings, etc., is intended to be all replaced with a material that should last us another thirty years at this point. That is the intent, but as I said, we'll just have to just stay tuned for right now until we get through the full bidding process and spec process to get this out to bid again. So, just wanted to give you that information.

Vickey DeLuca: Could you put together a paragraph to send out under your name again to Mary to give everybody an update, because we all get asked questioned about what's the status of the bridge and just again the vendor is not able to perform and it needs to go out to Bid again.

Jim Ward: Yes, I'm happy to do that.

Vickey DeLuca: Appreciate it. I know we all get questioned about what's going on with the bridges, anytime we go anyplace.

Jim Ward: I agree with you. Anyway, we will get that out. We will get that ready and out to you.

Vickey DeLuca: Gary, if you can take care of the wells, I'd be happy to do the landscaping and security will go away. So, I'd be happy to do that. I already told him I'd work. But the wells are the big project.

Gary Hamilton: Yeah, I'll take care of it. I'll do the wells, you've got to get the electricity up and on.

Vickey DeLuca: I'll have Mary talk to Lennar. We'll get security out and then. I really wanted to make sure it just I talked to Jim because we've got a budget I really want to make sure it's there when we hit daylight savings time in November, meaning on the back entrance.

Jim Ward: Any questions from the board? Any other questions from the audience? Any other questions?

Cori Dissinger: Ms. Burke, do you have any other questions?

Vickey DeLuca: Kathi?

Cori Dissinger: Jim, we have none.

Jim Ward: Okay, if you're ready, a motion to adjourn would be in order.

Denise Blakely: Okay, motion to adjourn.

- II. Proptia Presentation: Recorded Demo All Modules – Chris Carr unable to make presentation in person; however, a video link was provided to the Board for their viewing and review.**

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a. Important Board Meeting Dates for Balance of Fiscal Year 2025

1. Next Meeting August 5, 2025

b. Financial Statement for period ending May 31, 2025 (unaudited)

c. Financial Statement for period ending June 30, 2025 (unaudited)

FIFTH ORDER OF BUSINESS

Supervisor's Requests

None.

SIXTH ORDER OF BUSINESS

Public Comments

Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

None.

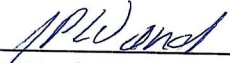
SEVENTH ORDER OF BUSINESS

Adjournment

Ms. Blakely adjourned the meeting at approximately 11:15 a.m.

On MOTION made by Denise Blakely, seconded by Gary Hamilton, and with all in favor, the meeting was adjourned.

Tern Bay Community Development District



James P. Ward, Secretary



Tara Brady, Chairperson