

**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 Wednesday, September 10, 2025 at the Heritage Landing Golf & Country Club, Clubhouse, 14601 Heritage Landing Boulevard, Punta Gorda, Florida 33955. It began at 10:00 a.m. and was presided over by Ms. Brady, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Ms. Brady	Chairperson
Ms. Blakely	Vice Chairperson
Mr. Robert Brady	Assistant Secretary
Ms. DeLuca	Assistant Secretary
Mr. Hamilton	Assistant Secretary

Also present were:

James P. Ward	District Manager
Mr. Urbancic	District Counsel

Audience:

Katherine (Kathi) Burke
Ellen McCoy
Troy Martin
Jimi McCauley
Lori Smith

John Katrich, by phone
Jill Auger, by phone
David Pusateri, by phone
Cindy, by phone
EP, by phone

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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Chairperson Ms. Brady called the meeting to order at approximately 10:00 a.m. Roll call was taken, and all Members of the Board were present, constituting a quorum.

Ms. Brady: Today we have a small but large agenda today, this meeting has been advertised on the Tern Bay CDD website (Ternbaycdd.org), as well as posted in a couple of

different Facebook spots and everything, but the Tern Bay website, just to reiterate to everybody, is where everybody should go to check for any and updates will be.

SECOND ORDER OF BUSINESS

Approval of Minutes

Ms. Brady: The August 5th and August 12th meeting minutes were sent to everybody, does anybody have any changes, comments, or concerns? Ms. Brady made a motion to accept the minutes as presented.

A motion to approve the minutes of August 5, 2025 and August 12, 2025 Regular Meeting Minutes were approved, as presented.

On MOTION made by Ms. Brady, seconded by Mr. Hamilton, with all in favor, the minutes were approved.

THIRD ORDER OF BUSINESS

Ranking and Award of Bid Community Access Control Services

Consideration of Ranking and Award of Bid for Community Access Control Services for the District and authorizing the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor(s).

Technology:

Ranking of Community Access Control proposals (Technology).

Ms. Brady: The next thing on the board agenda is the ranking for the award a bid for our community access control services. Once we do this, this will authorize Jim and the attorney to finalize an agreement and the contract and everything. We did two separate proposals, one for technology and one for personnel. Do you want to go?

Mr. Ward: Let me add a few just general comments. The way in which we did this, we went through this process. This is called a request for qualifications. So that simply means that you will evaluate qualifications so the vendors that provided proposals for as Tara indicated to you, technology and personnel and that including it in that qualification-based process is price. So you will evaluate the two proposals that you received for each of the services based on the criteria that was up enumerated in the what we call the request for proposals that went out that includes price, the quality of the proposal, the experience of the vendor, personnel qualifications, delivery timelines, the presentations, presentation proposals that they did, computer and technology experiences, and then control procedures. You will evaluate them based on a point process that was included in the RFP itself. I have provided to you a ranking sheet that you can use to go through this process. I would suggest that what you do, is that you have all listened to a number of proposals, at least on the technology side of this. We take them separately. We'll do the Technology piece first. You can just I would suggest you go ahead and discuss them amongst yourselves when you're finished with that discussion. So the Chair can ask for any questions from the community that they may have on the specific aspects of the proposal, not the process, the proposals themselves.

Unidentified Male Speaker: Explain the background, I can't even hear right. I'm really concerned making this thing online. Okay, because I'm struggling to hear you.

Mr. Ward: Well, and you're good because I don't speak loud anyway, so I'll try to speak up a little bit. I'm going to work on that right now. I will go back a little bit to try to help you out. There are two portions of the proposals that are two RFPs that went out for these services. One was for technology and one was for personnel. This is what we call a request for qualifications, which means the board will evaluate not only the price, but the qualifications of the proposals that have submitted bids. The qualifications will include things such as quality of the proposal, the experienced personnel qualifications, delivery timelines, proposal presentations and computer technology experience and then control procedures. I would suggest the board go through and discuss each of the proposals individually, they'll then open it up for any questions from the community with respect to each individual RFP that went through has gone out at each individual one will close it at that point and then the board will go into deliberations. They'll rank the proposals, we'll accumulate them and then I will announce who the winning bidder is on each one of those particular services. So, with that Madam Chairperson, that's all I had for you.

Ms. Brady: Okay, so we're on technology first, the first one on the list is EntrancelQ. This came in at an annual cost for year one at \$31,834.80; year two at \$32,471.52; year three at \$33,120.96; year four at \$33,783.36; and year five at \$34,459.08 for a total for the five-year costs, including the onboarding price, of \$172,149.72. So, with that, thoughts. considerations? Our ranking things are first is the price, then the quality, then the experience that they have in here with reference to under similar conditions, then personnel qualifications, delivery kind front, timeframe, their proposal presentation, computer and technology experience, and then operation and control procedures. You guys have discussion on EntrancelQ. The first one I want to ask Jim and I think this would just need clarification with them under the pricing, the camera plate scan, it has three at \$75.00 a month. Not that it's a big price, but I don't understand why there's three if there's one at every spot, there, if one license plate can get both guests and visitor, I would think you would need two scanners. So, it would be three at the main entrance and two at the...?

Mr. Ward: So, when we did this project, we did not ask for pricing on the cameras or that piece of it just the technology related to doing this. Well, my thought was that, you know, once we got into this, we will make individual decisions on how many cameras or whatever other technology computers. Yeah, we're going to have to do that separately.

Ms. Brady: That's fine. Okay.

Ms. Blakely: So these costs are just like the basic upfront costs and then we may be adding more costs depending on different packages on cameras or such?

Mr. Ward: Correct.

Ms. DeLuca: So, I see in the pricing that there is [inaudible], which is where like secure meeting scan and then the other models we could add as we needed to expand but we are having included in our package just like when you get an Office 365 or may not use

PowerPoint. This is a package. and we can determine like in the future put on, you know, remote access, it's part of this pricing, we just need hardware because now I'm reading this.

Mr. Ward: Correct.

Mr. Hamilton: [inaudible]

Ms. Brady: I need to address that right now. We would not be doing...we cannot put speeding tickets on public roads.

Mr. Ward: Right.

Ms. Brady: It's a mute point because we cannot do that.

Mr. Ward: Yeah, we're not going to do that.

Mr. Hamilton: Again, SMS notification I guess that goes back [indecipherable] cents per events.

Mr. Ward: I didn't hear that.

Mr. Hamilton: Asked a question which was indecipherable about general liability.

Mr. Ward: The general liability they're going to have to provide us general liability in terms of they are a company and they need to provide us general liability. We did not include cybersecurity in the liability provision. I can certainly ask them to do that. I don't know if that will be an additional cost. It's going to be minimal, whatever it is, so.

Mr. Hamilton: And for the side?

Mr. Ward: Yeah, we did not include that in the RFP itself, but to the extent that might be an important component for the technology. I see no problems in asking for that and getting a cost for it.

Ms. DeLuca: I think that we're talking about presentation, which has security software Microsoft based so again. There's security protection.

Mr. Ward: Right.

Ms. Brady: Any other questions?

Ms. DeLuca: The only thing I want to say is that I reached out yesterday to try and check their references. So just wanted to let you know that I appreciated this since I did reach out yesterday. Bella Terra had [inaudible], Botanical Lakes is six fifty-five more than three hundred and six. So, I just wanted to make sure. Their references that we're trying to get some insights on. The same is true with the rest of them.

Ms. Brady: I was going to say I think you might have mixed up those people cause those aren't references for EntrancelQ.

Ms. DeLuca: Yeah, I know they are not references. And finally [inaudible].

Ms. Brady: If there's nothing else, we'll go to the RAMCO one. Did you want us to go through numbers first, right?

Mr. Ward: No, talk about RAMCO, and then you all will go through the numbers and ranking.

Ms. Brady: So, with RAMCO, I won't lie. Their package looked good; however, they put both of them in one, so I didn't even realize in the beginning that they were together. So, they didn't really follow RFP directions, which kind of is annoying. So, bear with me one second while I go through to find this. So, towards the back of their quote. Their total I didn't even have to push it out the same way. Their monthly fee is \$2,140.00 and then \$14,169.39 for their installation and onboarding. So, first year is \$25,680.00; second year is \$25,680.00; third year is \$25,680.00; fourth year is \$25,680.00; and fifth year is \$25,680.00. They didn't up their price at all during the months, during the years. So, their total is \$142,569.39. Questions or comments? Questions or comments on the RAMCO proposal?

Ms. Deluca: Is Greg on the phone by chance?

Mr. Ward: I didn't hear you. Yes, he is. Mr. Urbancic?

Mr. Urbancic: Yes.

Ms. Deluca: Greg, I've got a question for you, on the contract, it says that their software verifies actual identity to a government ID once creating a permanent digital record that works as works access across authorized locations. They go on to say that their software reduces onboarding because they have a hundred and fifty percent of the visitors arriving at the same property, and they're already verified. I'm concerned about our data being authenticated to somebody else's servers who allow those people to be authenticated and it's on the first page of their RFP.

Ms. Brady: I'm pretty sure what he means is that they verified this people that that truly is a license. If you noticed on the Intelligence IQ or EntrancelQ one, they specifically say they do not verify state information for that reason so that they can tell you yes - I have this driver's license, but they're not checking is it a valid driver's license and all of that, which again, is not super concerning to me because they're public roads and we can't deny anybody anyway. I prefer not to have that full verification.

Mr. Ward: I agree, I think Vickey brought up a good point and you bring up a good point. I do not and I'm not going to recommend to you that we use a vendor that that database becomes a public record and that if, you know, this gentleman right here wanted to see that entire database of RAMCO, they would have to provide it by law. We're not going to do that.

Mr. Urbancic: I agree with that. I think if they are capturing that data, it is becoming a public record, they may be holding that information, and so we would have to deal with that in some way shape or form, so I agree with the comment.

Mr. Ward: Yeah, that's just not a good thing.

Mr. Hamilton: I'm not sure I understand. [Indecipherable] the world today and everything is there [inaudible] Your people to see, right? I mean, I'm not going to [inaudible]. I don't understand the issue.

Mr. Ward: So the issue is - and Greg can elaborate better on this - but I'm sitting here Greg so I'll try to help you with this so the issue becomes if anybody inside, outside, anywhere in the world sends me a public records request that says I want to see every driver's license that has come through Tern Bay in the last year, two years, whatever, whether they live in Tern Bay, don't live in Tern Bay or whatever, we have to produce that record as a matter of law and we can get sued for not doing that. If RAMCO refuses to produce it to us, that makes it even worse. So, we, you know, we as a governmental agency, we should not be as a governmental agency, we should not have any vendor - forget the verifying part, but we should not be collecting that data that then becomes a public record basically forever, kind of a thing. So, we should not be doing that.

Mr. Hamilton: [inaudible]

Mr. Ward: No, they're just looking at it to see that, hey, yeah, this is the picture that's on the ID. They're not scanning.

Mr. Hamilton: [inaudible]

Ms. Brady: If Clear is a public agency, then if you send an email to Clear to say I want to see everybody that went through your thing, then they have to provide it.

Mr. Ward: They have to provide it, Yeah. But we, as a matter of course for a community development district, that should not be something we should be doing.

Ms. Blakely: So you're excited in that Clear is doing something that?

Mr. Ward: They might think that's a good thing and it might be for them, but it's not for us.

Ms. DeLuca: There are pieces, there are the only one that does it in this manner, and then.

Ms. Brady: Which for HOAs would be a great thing because HOAs don't have to follow that same role, and if HOAs want to track how many people came in and how many visitors and where are they coming from for tourism and all of that stuff, how they specified in the document they want to do that, that would be a great thing for an HOA if they wanted that. We don't want that. Anything else on the technology for RAMCO? I noticed that they did not have the license plate reader thing in there, did they? I didn't see that. Okay, so if there's no

other questions, we can take five minutes and use your ranking form and rank both of those proposals.

Mr. Martin: When do we get to speak?

Mr. Ward: Oh, I'm sorry. We'll let them do it before you guys do the ranking or if you guys can do that while we're ranking. Right. If you could just state your name for the record so that they have it.

Mr. Troy Martin: Yeah. Troy Martin. Two minutes related to this. Okay, one of them is a request. I know you all post notice of your meetings on the website that they require people go to them to find out them.

Mr. Ward: I'm not trying to be difficult here, but if you're going to ask a question that's not related to the technology piece.

Mr. Martin: Well, it's in reference to the agenda posting and getting the message out.

Mr. Ward: Okay, go ahead.

Mr. Martin: So, what I'm asking is that if you all are looking to get notice out to people's eyes and get approved a little bit. Just get it out like the other awards do here and bring people's attention versus the way you're doing that, but I understand that this is normal. I'm not a big complaint, just asking if you could do that, that would be great.

Ms. Brady: I will say normally Mary puts it in the Friday newsletter that it comes out and it did not and I don't know, it could be on me because I didn't remind that it was happening, but I will coordinate with them and request that Mary put that out in their newsletter as extra making sure that...

Mr. Ward: I can change our internal procedure to send Mary a notice when we do the agenda, too.

Mr. Martin: Okay, and then on the agenda, this particular area you're in support area. I think it is. And I don't know when you all started as a group how long you've had to study, but I don't know whether it's good or bad or different because I've never seen the proposals a summary or anything of it. So, I'm sure you want to do the best job you can to make a decision. But as an owner, and I understand you know, kind of relationship between the master board and you guys, if it would be possible that we could look at this is out the door now, but you know look at getting this type of information out to the owners and not necessarily on socials, but maybe a summary or some communication letting people know that you're making an important decision or just on the notice that you send of the meeting, I think it would be helpful and then on the other question is that I don't know what coordination this decision is impacted the whole community was made with all being under a new master. I don't know if they've had this information, it's been the stuff with them and I understand there are sunshine laws and all that kind of thing. But I'm just saying that I think on big decisions like this, I would hope, and I'm going to talk about another decision that was made by the CDD at the end, maybe coordinate these things as best you can lawfully with the

incoming elected Board that would, it would have some impact vary. And, and I'm not being critical I'm saying if you could do that as best you can. If you have this wonderful, I wouldn't know it, but it would be great if you did that. That's my only comments.

Ms. Brady: Thank you.

Mr. Hamilton: I have several questions.

Ms. Brady: Okay, David yeah, no, no, you're okay. I just want to make sure for right now, let's stick with just with the technology because I know you and I have talked and we have several things, some of those will do at the end. So, stick with the technology portion for right now.

Mr. Hamilton: Awesome. Thank you. So, I have several questions. And I will stick to everything that we discussed here in a moment. We have the information being tracked by both of these companies - these whatever they are called. Can the government request that data irrelevant whether or not we share and they request. Can the county group come in here and convey state leads to the FBI coming here and access the data that's being collected?

Ms. Brady: For?

Mr. Hamilton: For whatever they want.

Ms. Brady: For whatever they want. Anybody can. Because we're a public agency, you could walk up to the gate and say, this is what I want to see all of this and if we are collecting that data, we have to provide that data.

Mr. Hamilton: Perfect, thank you. There's some chatter around cybersecurity. I think more important to the members and owners here of the CDD around cybersecurity is data breach and more significantly the database if we were to take our data, what does this organization company to do to protect everyone whose data is there. That needs to be addressed, in my opinion. Vickey, you talked about doing references that you getting way too old References on these companies that you alluded to the numbers each one of these communities. So that's like a data figure but it's not a reference to me would be about the happiness they have, what would be changed, were you people have any of those kind of conversations with everyone just give you, we have about fifteen hundred viewers.

Ms. DeLuca: I love to find out. Perfect. I've got the requesting to launch, and like I said I haven't heard back. So, I wanted to hit the ones that weren't [inaudible].

Mr. Hamilton: Yes, perfect. RAMCO, there was this whole piece about sharing data with others, within their system. So, clearly we would want that information, any information is information. Search the data for whatever is important for us, that's something like data that nobody cares about the data. Somebody or car, a person, whatever, so it's great that all that is in their system. Do we have any risk and have they committed on us to make it an assumption that they have that they will be sharing our data within that system. Are we ok with that?

Mr. Ward: With RAMCO?

Mr. Hamilton: That's what was discussed [inaudible].

Mr. Ward: My answer to that is no. We're, we're not good with that.

Mr. Hamilton: And then my final question is something that I had to considered including all products in this conversation, and that is technology is not in the best interest to see. However, if we were an HOA, it might be in the best interest for the HOA. My question to you, is it that Important to the HOA and the owners in this room, the members of this community for this piece to be passed off from the community in its best interest?

Mr. Ward: Let me answer that. So the answer to the question is, I mean, I understand that the answer is no, that's not in the best interest because even if the CDD enters into an agreement with the HOA to maintain that, that's still a public record and the HOA has an obligation to provide to the community development district any record related to the operations that are owned by the community development district. So, they still have the same obligations that we would. So, it doesn't obviate it by changing it.

Ms. Brady: It would be like my Old Bert's Store Meadows HOA where there is no CDD. Questions? Can you say your name for the record.

Ms. Smith: Lori Smith. You guys have talked about our roads being public roads that we cannot deny anyone from using our roads. So, explain to me to help me understand the significance of putting in or notifying the gates that we're expecting sometimes so we put in the coming on these two gates. We get notified, but if we didn't put them in, we forgot or we didn't expect them, tell me the process. There's just not going to let them their ID and they may not be able to see me, but they may just...explain that to me so that I can understand.

Ms. Brady: Basically, our proposals you'll notice, if you look at them, we have changed it to the welcome gate access stuff. Trying to tread lightly because they are public record meetings and everything. It makes it look like it is a gated community and nobody can come in. But we're not. We're a gated community and we can ask for their driver's license and it limits in some people will pull up and say I'm not going to get through the gate and they turn around, if they had bad intentions. That is all that it is.

Ms. Smith: That's what it sounded like. Okay, thank you.

Mr. Hamilton: Say you're going to David Marksa's house and then they don't go to their house and have cameras and technology, track them within the community. Make people aware of someone can look further into. I'm saying that has importance because it's not important until somebody needs the data they said they're going here, go through elsewhere and someone would be alerted to. Maybe we should check to see what's going on.

Ms. Brady: I will say David that you and I have talked and I know that in a perfect world that would happen. I can pull up to that gate and say, I just want to go drive around. And I can just go drive around, and we have no right to go track that person down and say, what are you doing in here? You shouldn't be in here. We have no right to do that. We can't do that. So

that to me, same reason we wouldn't put speeding tickets up, that to me is information while it's great to know, hey, this many people came in and this many people left. It's not, and in no way would I not want the gate there. I bought in here because it looked good and I'm behind that gate. However, knowing that it is public and it is that...

Mr. Hamilton: When you say you're talking about saying we have no legal right?

Ms. Brady: We have no legal right to do that.

Mr. Hamilton: We track somebody else we're going to have Technology and we're going to have people. So, we can have someone watching, we have cameras that could be installed that can watch and with people who need to be here to ensure the security of our community.

Ms. Brady: Not security.

Mr. Hamilton: Okay, so what is the proper word?

Ms. Brady: Access. And really it's not even access, which is why it's called the Welcome Gate access to continue then to ensure people are welcome here.

Mr. Hamilton: Sure, you're welcome guests within the community.

Mr. Ward: Non welcomed guests. Yes.

Mr. Hamilton: We're playing on words here. I understand the document, because it's very specific. But if all of this didn't matter, we wouldn't be having this discussion.

Mr. Ward: Exactly.

Ms. Brady: Okay, and in the real world we could save \$400,000.00 a year, take the gates down and do whatever. But, I know that we wouldn't want to do that. So, the minimum of what we can do to make it look like it is a secure place that nobody can get in is what we're trying to do.

Ms. DeLuca: What about enforcing no solicitation?

Ms. Brady: You can't enforce no solicitation on public roads.

Mr. Hamilton: But you can on private property just as long as they step one foot off of the public road into Troy's driveway, right, they are no longer on a public road. So, Troy would need to have the no solicitation sign on his front house.

Mr. Urbancic: If I could just add one thing to the discussion because I have some communities that that do this and when they do have this and somebody either doesn't hasn't been sort of authorized or doesn't have ID, whatever the case maybe, in those cases that the community or the welcome person will hand them a map of the roads and tell them these are public roads, you're not to go off the public roads. If you do you may be tress

passing onto private property if you don't have permission to be there. So, I'm just mentioning that because that's how some other communities handle this.

Ms. Deluca: I think that would be very problematic because that doesn't specify to the COA homes, which are all the multi homes. So, if we're showing them which ones are public then we're telling we can go back to the multiple...

Ms. Brady: No, you have that backwards, the multi-unit ones - that road in front of my condo is private.

Ms. DeLuca: Private, that's what it says but [inaudible].

Ms. Brady: No, what you specifically said is they can go on public roads, they cannot go on private roads.

Ms. DeLuca: I couldn't hear him before.

Ms. Brady: Yeah, they can only go on public roads and if they step foot into your driveway, they are trespassing and if they go on a private road, they are trespassing. If they pull into the parking lot, they are trespassing.

Mr. Hamilton: It's simple back, they usually can go a document that says. Stay on public roads, the moment you turn left or right you are no longer so there's no solicitation anywhere here.

Ms. Brady: And that we can work on that so were there any other comments on the technology?

Mr. Hamilton: To your point, somebody coming in here you don't know if they're supposed to or not. The other day and there was four women and they were out there and it was just regular [inaudible].

Ms. Brady: So, I'll close public comment for that and then we can write.

Mr. Ward: Okay. Just take a few minutes and go through your ranking sheet. Fill it out.

Mr. Hamilton: Just finished my test sir. I finished my test. Understandable?

Mr. Ward: Yes.

Male Audience Member: I don't know who is going to acknowledge that the acoustics in here are just terrible.

Ms. Deluca: The microphone is solving some of it.

Mr. Ward: Let's wait until Denise is done.

Ms. Blakely: I'm done. Just writing myself notes.

Personnel:

Ranking of Community Access Control proposals (Personnel).

Consideration of Ranking and award of Bid Community Access Control Services for the District and authorizing the District Manager and District Attorney to finalize an agreement/contract with the highest ranked vendor.

Ms. Brady: There's only two proposals for the next one also.

Mr. Hamilton: I don't see anything about the statements.

Ms. Brady: No, when we get to comments, the attorney comments are at the end. Alright, we're going to go on to the next agenda item is the discussion and tabulation of the personnel for the welcome areas. Yeah. And for that we had two, RAMCO who is the current personnel out there and we had Allied Universal, Jim shrunk this down real small for me to actually try to read here. So, personnel with RAMCO in the period of five years, the total is \$1,308,062.81, and with Allied Universal, the total in five years is \$1,220,093.04.

Mr. Hamilton: Point of clarification?

Ms. Brady: Yeah.

Mr. Hamilton: There's a mistake. In a number transposed for year two holiday rates is \$59,259.20 It should be \$8,700.48 for the 216 hours and \$384.66 for the 9 hours, for a total of \$9,085.14, plus \$231,339.60 for a total of \$240,424.74 for Year 2.

Ms. Brady: Jim, somewhere in RAMCO somehow an extra \$50,000.00 instead.

Mr. Ward: Yeah, the pricing is it's just my extension of things the way it's been they've been on a per unit number, whatever the number of hours I'll multiply the amount to correct them.

Ms. Brady: All right. So, with the RAMCO proposal, were there any questions that anyone had in their proposal, Per se? In their specifications and their proposal? That was easy.

Ms. Deluca: Yeah, sure, I did have a question. Extremely broad range they are spending five years here, so I mean they talk about a friends person in like paragraph, they call a shift supervisor with no job description, I've asked him repeatedly what a supervisor does here and we found out we don't actually have one so they adjusted that accordingly. So, I just want to, it's hard to determine whether we need different than what we have right now based on this.

Ms. Hamilton: When I look at Allied versus RAMCO, based on that too, when you look at what their client list was seen to be seem to be better than I also didn't see where they quickly under their imaging. As well to be charged here and there. As far as the management fees. [inaudible]

Ms. Brady: Well, I would say that if it's a new client, Gary, they probably don't have that person yet I mean on page four, we're over to the Allied one, it specifies the branch manager, the director of operations, and then it gives you the, here is the organization chart of what it's going to be. It's a whole new thing. They're not going to know who we are going to have yet.

Mr. Hamilton: [inaudible]

Ms. Brady: Correct, I think our point was that if they already have that person here, they, would have put that. And I didn't see the list like that any further. I just see their director of operations for Southwest Florida. I didn't see anything deeper than that. So, if I missed that in the RAMCO one where they would have a manager, the supervisor and all that, please tell me where it is.

Mr. Hamilton: Is the issue that was brought up for Allied saying that they both followed that same procedure nobody specified either.

Ms. Brady: Okay, I don't want to, if you could tell me in when they fill anything lower than the director of operations, how they're going to manage us? Tell me where in the proposal it is because I didn't see it.

Ms. Blakely: So, I didn't notice on that Allied . I'm pretty sure we've been but I have noticed the RAMCO either verified that the employees need to go through e-verify.

Mr. Ward: E-verify is not a specific individual. E-verify is for the company so the company's by law, we all have to go through an E-verify procedure that for an individual. It's not just an individual either. I see contractors and individuals have to go through either before they're hired.

Ms. Blakely: So, I was just wondering if our Welcome Committee is going to be required to go through the E-verified?

Mr. Ward: As a part of the RFP, we would not know that, but in terms of the companies, they have to go through the E-verified process with us to be E-verified.

Ms. Brady: I think what they said is getting their employees, they make their employees do it, but I question it.

Mr. Ward: Yeah, I question that too.

Ms. Blakely: You don't question that?

Mr. Ward: No, I do question it.

Ms. Brady: I question that they actually do that.

Ms. Blakely: So, I see here on RAMCO, they do have a whole section on E-verified.

Ms. Brady: Which would make your own page twenty-six,

Ms. Blakely: number twenty.

Ms. Brady: I don't even have the page numbers. I'm literally confused as to where you are.

Ms. Blakely: Oh yeah cause there was like towards the middle,

Ms. Brady: So you went into where they gave us a contract that it's not like this is and again this is a contract, this is what we would do afterwards. We should not be ranking them based on a contract that our attorney hasn't even like this isn't the contract that we would sign because it's not technically, we can put anything we want in an actual agreement like this.

Mr. Ward: Right. We had a form of agreement that we included in the RFP or the RFQ. There was a qualification process. Greg and I already went through all of those procedures and requirements that are required under the statute. So that's what's in there in terms that it came from our team is the form of document that we will use when not going to change that, but those are all contractual obligations between the district and the company itself. You need to focus on the responses that the vendor gave to you the personnel rates, whatever qualification-based information you want to look at. The agreement itself is just at this point is a document that Greg's team prepared along with, with, you know, not my assistance, but I just had a set of eyes on it.

Ms. Brady: So, it's like those first pages that aren't numbered are the ones that we should be basically going through. Anything else on these? Okay, no other questions, any public questions on the personnel side of it?

Mr. Pusateri: Hi, this is Dave Pusateri. I do have a public question.

Ms. Brady: Hi Dave.

Mr. Pusateri: Great, it is sunny in Indiana. I had a question on Do you guys have standards in there for the personnel. You know, their appearance? What I put it, I put my comment in the, the chat, but I used to visit Hilton Head a lot and at the, all the gates to the communities, they had very serious looking security. They looked like state troopers. They wore the chin strap, the whole nine yards. When you came in the gate they looked at you they saluted you, it was very official and very intimidating, and I don't know if that's the vibe we're going for, but I think that vibe is very effective and I also think that like, having like a cruiser type vehicle parked right in front of the Guard Shack would be a lot more effective than the crotch rocket that sits behind there or the Ford escape, type vehicle with, you know, RAMCO on it, like something just more, more intimidating because I know that's what Lee County and Charlotte County, they parked those cruisers in the middle of the highway to slow people down because it's intimidating even though there's nobody in them. So, that's my comment, so thank you.

Ms. Brady: Thank you. I don't know that there would actually be a vehicle with the company name, the RAMCO vehicle that used to be here all the time was because in the prior contract, they drove around the neighborhood all night long and we are not putting that in

the contract anymore. So, I haven't seen that vehicle here in a while unless the supervisor is coming on site. It's normally just the person who is working gets their personal car that they come, come to work and then leave. So, there is no security vehicle parked here all the time anymore.

Mr. Pusateri: Well, if we're planning on spending one point two to one point three million dollars on the contract, maybe we can buy a cruiser that says heritage landing on it and stick it in front and then we own it is the thought.

Mr. Ward: A part of the contract you know on an ongoing basis, not this contract, do whatever you want, but this one's just is really just dealing with personnel.

Ms. Brady: When we do the agreement, I mean we can have them wear security uniforms, like they do now., I don't know that I personally want it to look like it's a law enforcement officer, I mean, the uniform pretty much now are, but I don't know that I'd be going for this scary chin strap saluting when they come in. I mean I don't know if that's the look we are going for.

Mr. Ward: A part of the specification is that we will determine what it's going to be, but it's, you know, I'm not going to sugarcoat this, is not going to look like that. It's going to be kind of like a polo shirt kind of thing with the with the heritage landing logo on it. Something a little more professional looking, but it's not security related.

Ms. Brady: Any other questions from residents?

Male Resident: We already have a contract for personnel. And what I've not been able to understand from this meeting or the last meeting is what is it going to cost for us to get out of the RAMCO contract, hard cost? What is the new cost going to be and where is the breakeven where it makes sense for us to terminate our existing contract, but that doesn't add additional expenses?

Ms. Brady: The personnel contract with RAMCO, there is no cost to get out of. Okay. At all. We have sixty-day cancellations at any time. Sixty days to cancel at any time, no cost to get out of that contract.

Male Resident: So, we are clean to get out with sixty days notice and move forward with whatever you all decide.

Ms. Brady: There is something in the technology portion that we would have to pay, but the personnel portion there is not. Okay. Yes Sir, Again, your name.

Male Resident: I'm trusting that you guys will do your best job to make good decision. Only point to come back to is I don't know what input to give you because I never saw proposals, I don't know if they were posted on the website. I don't know if they were summarized for you guys. I don't know what the bid parameters were where you said, hey, I want you to respond in this way, so it would be easy to summarize. My only thought is, in the future, it'd be nice on important decisions like that the owners get a chance to take a look at this stuff you got to do a good job never seen this stuff.

Mr. Hamilton: [inaudible] there was a buyout clause to terminate their contract. I remember seeing it.

Ms. Brady: That was the software piece of it.

Mr. Ward: Right.

Mr. Hamilton: Right. I get what I service [indecipherable] I only saw one contract. So, you're saying that there were two contracts for it?

Mr. Ward: I think with RAMCO I'm unfamiliar with it. As I understand there was one contract between the HOA and RAMCO. That contract was assigned. It's just a matter of course between the transition from the HOA to the CDD, so we only have one contract.

Ms. Brady: There is only one contract, but it's...

Mr. Hamilton: If you read the contract, it was \$14,559.00.

Ms. Brady: Correct. If we were to say today, we're going to go with technology and not have the personnel we can cancel the personnel and keep that technology. Again, I don't like the current technology that we have, which is why we were looking for new stuff to go license plates, QR scanners and all of that. No matter what, that technology wasn't the technology that we wanted and there was that that buyout for the personnel portion, if we were to say we're going to not use your personnel, and we're going to keep that technology.

Mr. Hamilton: I don't believe that's how the contract is, so I think that there might be a certain buyout [inaudible].

Mr. Ward: Right.

Ms. DeLuca: It's the same buyout at the end of every year, which is February, so whether we terminate it in sixty days or if we terminated in February that fourteen thousand dollars is still there, even if they stay. If they stay, we have to hit it regardless, so that fourteen thousand dollars at the end of year five is in there and it has to be paid at the end of February when it's...

Male Resident: So, to clarify what I'm hearing from you say is contracts states at technology at the end of the Technology contract, at the end of whatever the time period is, we have to pay forty thousand five hundred. Verify that with Tim.

Ms. Brady: Because it was on a Lennar contract. Greg, you reviewed that current contract, no matter what, we have to pay that buyout fee at the end, correct?

Mr. Urbancic: Let me pull it up real quick so I can review. I was actually in the middle of pulling it up to look at that.

Ms. Brady: Thank you. So, while he's looking at that. Yes ma'am, that is fine.

Ms. Smith: You mentioned that in this request that you took out the security, you said we would not be having a security car or something.

Ms. Brady: We're not having somebody drive around from 6:00pm to 6:00am, right.

Ms. Smith: And so can you just kind of like explain the rationality of that?

Ms. Brady: We talked about it at the end of the last several meetings people requested and they don't actually do anything. They literally just drove around and we were paying and bear with me I'm going to go to Tim for this. What was it?

Mr. Greco: Tim Greco here. What they were charging for the car three times a year for charging, they were saying they were basically driving two hundred miles a week.

Ms. Brady: It was over a hundred thousand dollars a year, right?

Tim Greco: Yeah, we're doing a ridiculous amount and then if I went and said I need you to do something, they didn't do anything anyway.

Ms. Smith: So, I did not see that in the minutes.

Ms. Brady: I understand the object of it. Yeah, but the reality of it is we could get the Sheriff's office to do it for free.

Mr. Greco: Company that would not provide some type of community service for us. Some controlled type of the sheriff's office doing.

Ms. Blakely: If we're spending like one point two million dollars on the gated community with a welcome team at the front, we shouldn't need to spend another hundred thousand dollars for someone to be controlling here because that means that one point two million dollars that we're spending isn't working.

Male Resident: So as a really hard to real life example, a naked man sitting at the park...

Ms. Brady: They're going to call the Sheriff's office. That's what we're going to do. I have to hear that story because I have yet to hear that story, but it would be the sheriff's office. And I can call and say, hey, make sure you do, I think the fact that we have several that live in here is a good deterrent already because their cars are parked all over. And the fact that we can get them to commit in patrol, that's that won't be and that won't cost us anything. So, with that, can we start ranking these.

Ms. DeLuca: The other thing I just want to tell all of you is that technology can tell us whose coming in 11:00 pm at night. So, we don't know what's the data to the problem right now because we don't get that. So, we've asked repeatedly from RAMCO to tell us who's coming in and out and we can't get that. So, we wanted to leave we talked about it hopefully the technology data guided us on how we spend the money, your money, and we want to be mindful of that, right?

Ms. Brady: Okay. So, let's rank, we'll try to do it quickly, but look Gary's already done right now.

Mr. Ward: He did these beforehand. He had them all done, and he put the numbers too.

Mr. Pusateri: David Pusateri comments: Like, each one of these, there should either be a good camera that shows all the people on the Board, or each should have their own individual – but right now everyone is on Jim's, and Denise is signed in separately.

Mr. Ward: Hey guys, you're on video, so if you're going to have discussions, please mute yourself.

[The board is ranking the numbers between RAMCO and Allied Universal]

Ms. Blakely: So, we're not signing for any packages right now. We're not signed up for any packages right now, we're just quickly ranking – correct?

Ms. Smith: Can I ask a question? Are you guys allowed to talk to each other? It's just procedural.

Ms. Brady: We cannot talk to each other in between meetings.

Audio was inadvertently lost for approximately 5 minutes.
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Ms. Brady: So back to RFPs so back to agenda item number three, the first one was the ranking of the technology.

Mr. Ward: So, with respect to the technology the total number of points awarded for EntrancelQ was 467, and RAMCO the total number of points is 284. So, the number one ranked firm would be EntrancelQ, and the number two ranked firm would be RAMCO.

On the personnel side, the total number of points for RAMCO was 351, and the total number of points for Allied Universal is 497, so the number one ranked firm would be Allied Universal, and then the number two ranked firm would be RAMCO.

Ms. Blakely: What was RAMCO?

Mr. Ward: 351. So, what I will do is ask for a motion simply to accept the rankings and then authorize staff to enter into the appropriate agreement.

Ms. Brady: So, I will make a motion to accept the rankings for technology and personnel for first and second and authorize Jim to enter into an agreement with these

companies for our Technology and our Personnel for our welcome gate. Okay, is there a second? Denise seconded, with all in favor.

On MOTION made by Ms. Brady, seconded by Denise Blakely, with all in favor, the rankings for Technology with the number one ranked firm is awarded to EntrancelQ, and number two ranked firm is awarded to RAMCO; and the rankings for Personnel for the number one ranked firm is Allied Universal, and the number two ranked firm would be RAMCO; and authorized James P. Ward, District Manager, to enter into an agreement with each of the companies for Technology and Personnel for the Welcome Gate.

FOURTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of Agreement between the Tern Bay Community Development District and Calvin, Giordano and Associates to manage and oversee district facilities and maintenance contractors.

This item was completed during loss of audio referenced above.

On MOTION made by Ms. Brady, seconded by Ms. DeLuca, with all in favor, the Agreement between the Tern Bay CDD and Calvin, Giodano and Associates to manage and oversee district facilities and maintenance contractors was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-13

Consideration of Resolution 2025-13, a Resolution of the Board of Supervisors of the Tern Bay Community Development District, Ratifying the Uniform Method of Collection Agreement dated September 3, 2025, providing for Severability, providing for Conflicts; and providing for an Effective Date.

This item was completed during loss of audio referenced above.

On MOTION made by Ms. Brady, seconded by Ms. DeLuca, with all in favor, Resolution 2025-13 Ratifying the Uniform Method of Collection Agreement dated September 3, 2025 was adopted.

SIXTH ORDER OF BUSINESS

Staff Reports

Ms. Brady: Okay, now we are up to Greg's staff update.

Mr. Ward: Mr. Urbancic?

Mr. Urbancic : Sorry, I hit the wrong button. Yes, but can I address that one question you asked me first? Because we kind of lost the connection there. So, that contract with RAMCO, it was, it was a bit interesting because of its vagueness, it did have a reference to an early termination fee and it wasn't clear and it didn't provide for, for termination cause when we were first looking at it as such, that's why we drafted the amendment to provide for a termination for convenience so that we could provide for 90 days' notice and only pay for what we use through that 90 days. And so that was the method to the madness on dealing with that contract. Hopefully that answers the question, but I just wanted to kind of make sure that that was addressing the question.

Ms. Brady: So, with your amended contract, we don't have to do that \$14,000.00 or \$20,000.00 payout at the end of the contract anymore.

Mr. Urbancic: My position is no because we created the termination for convenience effectively which allowed us to terminate this contract on 90 days' notice and we specifically said that we'll be responsible for payment for all services prior provided by service provider through the date of termination.

Mr. Hamilton: Okay. Awesome position. Thank you, thank you.

Mr. Urbancic: You're welcome.

Ms. Brady: Okay, now do you want to give your report?

Mr. Urbancic: Yes, absolutely. The one thing I wanted to clarify from the last meeting - I think maybe some of my statements didn't come out exactly how I intended or weren't received the way I intended, but effectively I know some questions came up regarding litigation. I just wanted to clarify what I do in my services. I'm general counsel to the district. I have your best interest in mind. You know, and I will advocate for you. At the end of the day, you know, I do represent developers my firm does, but I don't litigate and so if there are litigation matters, the only litigation I do is for bond validations, it's the only time I get near a court I don't want to ever get near a court. I leave that to other people or rather firms to do that kind of stuff. So, to the extent there's litigation that comes up, we would always pull in somebody else. Usually some other firm to handle that sort of litigation on the litigation front, but I'm here to help you and guide you on the general, you know, district issues that may come up and to the extent we ever need additional council, I'll be the first one to tell you, hey, I think we need to pull in so and so as an expert on this type of matter. So hopefully that, that clarifies things a little bit. I do represent districts across the state, mostly in Southwest Florida region. You know, dozens of them sort of like Jim does, and so if you have any questions on that, just please let me know. Otherwise, you know, just a reminder, you know, we probably have some more meetings before the end of the year, but you have a couple more months for your ethics training. So, we'll have to do that and, and just as another reminder, we're entering a new year. So, we should update our goals objectives, and policies. Jim, I can't remember if we've done that, but that's one thing.

Mr. Ward: We've done that.

Mr. Urbancic: Okay, good. I just like to make sure that we have that box checked. Otherwise, I didn't have anything to report unless you had questions for me.

Mr. Ward: Questions for Greg?

Ms. Brady: I don't, but anybody on the Board have questions for Greg? Okay. Jim, do you want to go do your thing?

Mr. Ward: Yeah, let me just go. Thank you for getting through that extraordinarily laborious process that we went through with the RFPs, just so the audience know we actually started this like three or four months ago, with a number of presentations by all of these vendors. I will make sure that we try to do a different job in terms of getting Mary information and Tim information on our agendas a little early so you can provide them to the community and we'll try to clearly do that on an ongoing basis better than we have done currently so we will help you through that process kind of thing. Your next meeting is in October. I don't actually have anything scheduled for October yet, but I'll keep you posted if we don't need that meeting, I'll coordinate that with all of you and just we may need one just to go through things as we wrap things up to for the end of the year kind of thing. So that's all I had for you.

Ms. Brady: All right. Is Clay on?

Mr. Ward: Oh no, he declines my meeting invites all the time. Alright, that's good. He's a \$250.00 an hour guy, so I'm good with that.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Brady: Important dates - Tuesday October 7, 2025 is our next meeting. So, I'm just asking why it's the seventh and not the first since we have said that it's going to be the first Tuesday of the month.

Mr. Ward: We will update the entire schedule for you and make it correct.

Ms. Blakely: Actually, October 7th is the first Tuesday of the month.

Ms. Brady: Oh, sorry, it's October 7th. Okay, that is the first one. Perfect. I was looking at September. And I'm like, wait a minute, that's even the wrong day. So that would be the next one. And then the Asset management report is under you, but I don't believe we are ready for that yet. Okay, financial statements were in the books. So, the comments that I had, I wanted to say, do we have the draft USDA agreement? Yes. I have it done. I executed it. It doesn't actually require it. Okay, so we have entered into an agreement on a reviewed last week with the USDA for the tracking of the wild swine, they say instead of hogs. Following the correct word. The USDA contracts with Charlotte County and Lee County, and several of the other areas, so they're actually doing the conservation right next to us too. They will use a variety of methods including drones looking for them and everything. They want one hundred percent do this all the time, know the cycles, know how they're moving, they'll want to be watching them moving through the park and see when they get to our edge. So, it'll be a much better contract working with them. I was happy with the with the last person I think we had over

forty, he has ended up getting, but cost wise I think it'll just be better to work more with the USDA and the surrounding areas to hit that up good. I am meeting with FWC at the end of the week. They're coming out to look at the job client link anyway, because it is a great fishery and natural area. They're thinking about doing some things out there and I said, well, hey, could you maybe work with us if we wanted to do something at the park area that we're supposed to turn over to the state anyway? So they're coming out, they're going to do some core samples of the latency to see how much stuff on the bottom if they want to clean it out and that kind of stuff, and see if we could possibly get any grant money to do some of the stuff that we had been talking about and that were in the original plans from on our out there. So, it's just the start of that process. So, working on that. There was something else that I said I needed to tell everybody, and I don't remember what it was. Oh yes, we have the new sign for residents only at the back gate. I was tired of people just sitting there and sitting there and sitting there thinking that the gate was going to open. So, I figured this will be very helpful, I would just like to remind people that if you have guests coming tell them, hey, Google Maps is going to take you to the wrong entrance, make sure you turn one about mile north because. No matter what, google Maps just takes everybody an apple maps, they all take everybody to that back gate. So having that sign up there I think has been a very good thing and just caution one person at a time because that is what keeps breaking the arm. Some of them try to go quickly in behind the other person and it hits and breaks and they are not cheap. Denise, I can't remember what my other one was, so I'll go to you. You have a specific - oh yes, the landscape lighting. Thank you.

One big thing and I will say this and I want it in the minutes so that when people go back and read it. Facebook is not the place to say that, hey, I have a problem, how come you guys aren't fixing things? If I don't drive out the front gate and somebody else doesn't drive, I normally use the back gates. So, I happened to scroll through Facebook, and with that I saw, hey, lights are out again CDD, why aren't you doing something? We didn't know that the lights were out. So, I literally made a call that night. We had somebody out there looking at it, the electrician was out the next morning and the lights were back on.

Mr. Ward: So, that was a Friday night and it happened on Saturday.

Ms. Brady: So, I'm asking for a little bit of grace as we're moving on that - call one of us or call Jim. Jim's cell phone number is on that website, and this man answers that phone. I've never gotten voicemail from him. And if I do, I know he's sitting in a meeting like this and a lot of times. I do even want to just bring up the Board. I have tried to reply to comments. I have stopped because I've noticed other people have been replying and frankly, that's a violation of sunshine law, so like I saw one the other day I replied to and then you replied to you to can't do that. So, if somebody wants to reply to comments on Facebook, I don't care, you pick one person from the Board and one person from the Board can do it. I will sometimes message people privately when they post something, but even those messages I screenshot them because it is public record and I have to have them so that if somebody ever asked Jim, what did Tara say about this to these people, I have that. Everything we do is public record, which is why we can't speak to each other unlike the HOA and the golf board who two members can talk to each other all day long, three members cause they're all five two members, they talk to each other. We cannot speak to each other about anything that's going to come before this CDD. So that is, that is a very important thing. So, I just want people to know, call, you know, I'm here all the time, call me, call Jim, but a lot of people post and ask

questions and Vickey doesn't know I'm working on something. Denise doesn't, like we don't know because we don't talk to each other, so get the information from Jim because that's where you're guaranteed you're going to get the right information. But the landscaping lights were up real quick?

Ms. DeLuca: New technology, some work with Front Gate actually has incident reporting in it, and so everyone on their phones, if they see something, they can record it on their phone two buttons and it will go to this team. So again, we're trying to get technology to help us and wanted to make sure you guys all know Sometimes email question number, so we'll make sure that she gives you more info.

Ms. Brady: What once we get going and if you called Jim and it's an HOA thing, Jim will direct you to the HOA. Just call Jim.

Mr. Ward: That works.

Ms. Brady: But it's then you know that it's going correctly and our residents are getting the correct answers and getting that info as soon as soon as possible. What ended up being the thing with those lights, it appears that Sunny Grove whacked them with either the weed whacker or the mow and they broke the outlet which got wet, which then turned out all of those lights. It is electrically not built correctly, so we're going to end up going in and redoing all of the electric to all of those things. Jim, can I say about the lighting on the trees? Can I give them the news about the lighting on the trees ahead of time?

Mr. Ward: Sure.

Ms. Brady: So, you know I love the holidays. Big secret, huh? When the trees were wrapped and they were lit, it looked beautiful here - so that should be done by the middle of November, I believe I was told, and we are going to leave that up all year long. But I actually think it's twenty trees. It's the trees coming all the way into the circle, so I am super excited for because that'll look really good. The south entrance, we're going to do some decorations but there is no electrical outlet yet, so we're going to work part of our budget that we did was to provide electricity at the back of the area so that we could do that. I don't know that it will get done before holiday season this year, but definitely by next year.

Mr. Ward: There will be something little at the back gate, but do not have a lot of electric. There's nothing back there back there.

Ms. Brady: Also, for the storm drains, I know that has been a big concern. We had people come out and I don't know if anybody here saw them, but they lifted up those grates and those two kids jump in every single one of our drains to measure the pipes, everything that we have, they gave us the list how many pipes were pulled, how much debris was in them, that process should be actually starting soon.

Mr. Ward: That is starting in the next couple weeks.

Ms. Brady: Right, they were coming in and blowing out those pipes, and I am happy to say - knock on wood- that we did get Lennar to give us some money towards that. Because

they were partially responsible for some of that. It was more than I had thought they would, so I'm going to take that little I'm taking little tiny wins and running because I, you know, we got that from them and we got that agreement from them and that was good. We have a list of, I've been hounding them with sidewalks and we have lists of sidewalks that they are going to replace. I'm still working on all those ones on Long Meadow. They have assured me that the ones that they have not put final lift on yet and the ones that they just put final lift on, they're coming back and doing. I did notice that they were all marked. I'm still trying to, I don't know why they never came back after Long Meadow and did them, but assured if I cannot get them to do them, the CDD will come in and replace the stuff that we need to replace. I just can't see them on our We'll them, but there's a list of I want to say at least sixty locations that they have already said yes, they agreed to do and that will be done when they put the final lift on those last rows.

One thing that I am working with the engineering to see if we can do, is someone brought up the whole south side or the whole north side doesn't have a bike lane. And I just went right with it's because the final lift isn't on. However, the whole second phase, the roads were not built big enough to put a bike lane on both sides, which is why there is not. However, it is big enough to do, one bike lane, which I'm going to ask this Board, in my opinion, I'd rather have one than nothing. So, after you come over the second bridge, if you come in the main entrance and go to the right, you got double bike lane, to the second bridge. Once you go over the second bridge by Cherry Blossom, there's nothing all the way back around to the front bridge. So, I would like to, I requested that they hold off on striping, which I don't know if they will do or not, but I would like to have it striped at least one white lane. like coming from that light, put it on the right by where all the combos are going all the way around, back up to the front entrance. You can't put one on each side the road is not wide enough.

Mr. Hamilton: Yeah. I would think one is better than nothing.

Ms. Brady: So that would be I would like to request the Board to agree with that again, you know, we can have that conversation at the next one if they stripe beforehand, we just have to pull it off and do that.

Ms. DeLuca: You know, I think safety is important if you bike there, but my only issue is that people don't use some of the bike lanes that we have on both sides of the road - they go in the middle of the road. Walkers don't go down the sidewalk. They're walking in the middle of the street, so I'm just trying to understand going to the expense when they don't use what we have today. I mean that it's all times of the day or night.

Ms. Brady: Right. Because technically you can ride a bike anywhere on an actual road, so there's not...

Ms. DeLuca: They don't use what we have right now.

Ms. Brady: It's just kind of safer, and then if something happens. I know. That's what I'm seeing even the walkers do, so again, if you guys say no and then we'll back track.

Mr. Hamilton: What's the rough cost?

Ms. Brady: For striping?

Ms. Brady: Well, if we can get them to do it while they're doing it, if Lennar is doing it with their final list, it wouldn't cost the CDD anything.

Ms. DeLuca: What is the cost is we do it then?

Ms. Brady: It's not super expensive, but we'll get I'll get that for you. The other thing is I did have the County come in and did the traffic count study. This is what I didn't remember. To make us a "golf cart community" so that, you know, I drive my golfcart around all the time. I'll be the first person to say that you legally cannot drive our golf cart, my golf cart on our roads in here. So, they are working on that as well as then my next discussion was what do you guys want the speed limit to be? There is a sign, someone said that it says 30mph, which I didn't see that.

Mr. Hamilton: It's 25mph.

Ms. Blakley: Yes, it's 25 out there.

Ms. Brady: So, it has 25 on one and 30 on the other. The recommendation is to keep it at 25. I personally think that we should go to 20. Of course, then I'll be safe in my golf cart because when I put my speed up to 24.9, I'm like speedy out there. But I don't know, you guys, you just want to stick to 25? So, if we stick with 25. I think the circle definitely should be lowered to 15 though. The circle should not be the same as everything else. So, the County is going to give me the signs and give me the suggested spots to put the signs for speed limit as well as "golf cart community" when we get to that, they're just running it through their legal right now to see if I need to actually have County Commissioners amend the ordinance because it is a public road because in their eyes it's really because they don't maintain it, it's a dedicated, not accepted road, so they're just getting their legal opinion to see whether they can just tell me that it's ok and we meet all the criteria or if I have to go to the County commissioners to have them do it either way won't be a big deal, they're going to recommend that we need the community so that we're all legal.

Ms. DeLuca: That's fantastic. One of the [inaudible] about that Tara had said that we have to post signs?

Ms. Brady: Yeah, he's going to give me the list of where to put the signs - yes he will send me exactly where. Also, if you notice the other thing that I did was if you're coming again going that loop cause if I come to main entrance, that's where I am back further, but the cart camp crossing between ten and eleven I had to have the tree cut back so that you could actually see that park path sign because no one ever really knew there was a sign there because the tree has been blocking it for five years.

Ms. DeLuca: And did they fix the cart path on River Birch? They've got it only on one side of the street and not on the other so it's well proven that every other walkway on both sides, there's no sign that tells the incoming people on Heritage Landing to stop at that

pedestrian walkway is across that intersection right at River Birch there's only a pedestrian [inaudible]

Ms. Brady: So, if I'm coming from here. If I'm, you're talking about the cart path, the cart sign?

Ms. DeLuca: No, the pedestrian walkway across River Birch, Heritage Landing.

Ms. Brady: Which side, right or left?

Ms. DeLuca: It is when you're going to River Birch, it's the right side. Oh, when you're coming out to you, back by the fence, there's no sign. So, everybody coming into Heritage Landing blows by that house. There is no sign.

Ms. Brady: I'm not getting what you're saying, so show me when we're done cause I'm not gathering where you're saying, so just show me on a map. I'll see it on the drive home when I go home to see, but I will ask. I'll ask that one.

Mr. Hamilton: Question back from [inaudible] any issues?

Ms. Brady: LSV (Low Speed Vehicles). LSV's are already legal on our roads.

Mr. Hamilton: So, we still have that going into it, and you have to get insurance and get it registered.

Ms. Brady: No, that's with the LSV, those roads are registered and all of that, so that's why they can already go on all of the roads in here. Our regular golf carts - no, I will not have to register my golf cart with the State.

Mr. Hamilton: It doesn't have to do the [indecipherable] or something if your cart reaches 25mph?

Ms. DeLuca: It could be registered as a low-speed vehicle.

Ms. Brady: Yes, it can be registered as a low-speed vehicle (LSV). My cart, my cart goes to 25mph. I'm not registering mine and I have insurance. I do have insurance because I don't trust myself. I don't want to spill myself over into the ditch, but we have that and then you know you there's no requirement for that.

Mr. Hamilton: So, this is just [inaudible].

Ms. Brady: It's so that the Sheriff can't come in and give you a ticket because you're driving on the road, because they can do that right now.

Ms. Blakely: Yes, because they can do that right now.

Ms. DeLuca: But it's just like any other components... golf carts...[inaudible]

Ms. Brady: Correct. That's why I would have insurance. I know a lot of people that have insurance on their golf carts. That's \$60.00 a year – easy for me. Okay. Then the next thing was Denise with the dog park request.

Ms. Blakely: Yeah, and I'd also like to bring up now that I hear that you're working on [inaudible] I've been looking into utilizing that area back there. Also, so what is going on [inaudible]. You said you're looking into grants or something like that. Is it to build it up back there?

Ms. Brady: We talked a few meetings ago and asked for the [inaudible] engineer to come up with a design and what it would cost, could we permit for what was in the actual plans for out there.

Ms. Blakely: So, we're kind of double working this same thing. So, we'll have to figure out what to do on that. For the dog park, that area of the back there over by the golf maintenance area, Lennar still hasn't cleaned that out. Did you talk with them? I think last meeting you said you had a list and you were going to add that to the list to turn that in and talk to them.

Ms. Brady: I have not heard back from them at all. So, they are not going to clean anything out until they're ready to totally pull out.

Ms. Blakely: Yeah, cause there's those big, huge semi-truck trailers back there. I think there's three or four of them filled with garbage and cement pads back there. But that's the area that I was thinking that we could consider to have the dog park back there. I also looked into various types of dog parks where we could just go. It's an expansive gated area for people to bring their dogs and to run around, and Bert's Store Marina has gone real high tech with key fobs and all of that other dog parks out there, so I would think that would be a community decision and maybe do like Bert's Store Marina did where they started a dog park club and they did fundraisers to pay for all of the stuff for their dog park.

Ms. Brady: Now, what property is it on?

Ms. Blakely: It's on the Bert's Store Marina maintenance area.

Ms. Brady: A couple things we need to keep in mind while I think that's a great idea. I don't know that you could use the CDD public property and then make it be a you have to pay to use the dog park. You have to pay – that would be a legal question.

Mr. Ward: What was the question?

Ms. Brady: If they want to build a dog park on CDD property...

Mr. Ward: Whose they?

Ms. Brady: Us, somebody. A volunteer group raises money and they want to put a dog park on CDD property but do it like Bert's Store Marina does where you have a key fob and you have to pay every year to use it.

Ms. Blakely: No, I just thought that's another option.

Ms. Brady: Yeah, I don't know. If we do a dog park, and again, I have a dog I'm all for it, I'm going to take my dog there, but if we do a dog park it would have to be open to everybody. We couldn't do that charge a fee and let people do it because if we're putting it on our property, it has to be open to the public.

Mr. Ward: Correct. And every time I've taken my dogs to a park, they've all gotten sick, so I don't go anywhere - every single time.

Ms. Brady: The other thing is when they finalize and break out. We have to check on when the plat is going to be done to see who is owning which parcel because right now it's all still owned by Lennar and I'm not sure how they split that out between the golf course and the CDD.

Mr. Urbancic: Can I add one more thing to that discussion? I would have to go back and look to see whether or not we have recreational powers from this District, so technically the statute provides - and I realize that this District was formed by Rule of the...

Mr. Ward: Yeah.

Mr. Urbancic: So, I'm not sure if we have permission from the local government entity under Chapter 190 to do parks and facilities so we would have to check that out. And if we don't, we would have to go get that from the County.

Mr. Ward: Kind of a technical issue. Under the Statute, there's what we call optional powers for CDD's and optional powers are mostly the recreational side of things for dog parks.

Ms. Blakely: I'm pretty sure we have it.

Mr. Ward: This District was created by what we call a Rule - which is the Governor and Cabinet. We don't always get those powers, this is a really old CDD and I don't remember that either, whether we have it. So, Greg's just pointing out that we want to do that. That's just something we need to look at. Not hard to get if we want to go through it, it's time consuming, but we'll check it.

Mr. Brady: Now I don't know if the CDD has navigated all the stuff to actually build a dog park.

Mr. Ward: I have them in CDDs.

Mr. Brady: [inaudible]

Ms. Brady: You could not be limited to, it would not be limited to residents here to because we are looking.

Mr. Ward: I'm going to separate these issues because there is...to me, there is some distinctions in the law here kind of a thing. When you raise a CDD to the level of saying anybody can get in the gates, etc. The real test here is that if that infrastructure was financed with governmental bonds that are tax exempt under the IRS law, then the IRS rule is that they are public to everybody in the entire world. So, that's what's happened here in Tern Bay specifically with respect to the roads. Governments that, you know, CDDs that don't finance some infrastructure without publicly issuing bonds for them, we'll just call it a dog park for them moment, I don't necessarily have that personal opinion of that. It's not settled law. I'll tell you that. It's not settled law, but I think there's, you know, we have some rights to limit use on facilities that are within a CDD that haven't been financed with public funds, a dog park could be a good example of that. But again, just be careful what I say because it is not settled law.

Ms. Blakely: Yeah, and it's not like we would be saying putting a sign out there on Bert's Store - dog park, come on in. Just like people could come in right now. Right?

Female Audience Member: Why wouldn't we use like an access control when you have on the people [inaudible].

Ms. Blakely: Well, that's what we were excited about, but they're saying that you can't charge. Well, it really wasn't charging for it, it was a maintenance fee for the members.

Ms. Brady: We'll have to finish our discussion and then open it up to public for comment. Just trying to make sure everyone gets a chance to speak.

Ms. DeLuca: Yeah, I think there's a lot of questions that go into that one. That's, you know, will it be the other part for the instance, you know. It sounds like we've seen some great ideas and kind of really appreciate it, but who takes care of it? Well, somebody has to clean up, but like Jim said, I heard plenty of horror stories about fleas and everything else. Who's going to treat the areas and then go in there and find the dog or find some even carry Liability insurance. Just when we find out who's going take care of it and sure you've done a lot of work on it. But that's what just comes into mind for me. You know I've seen big huge dogs here, and the children.

Ms. Blakely: Yeah, there's a lot of different ways you can do it. Some of them are just dog runs or there's nothing there except for the fence so that allow the dog run that have one side for small dogs one time, one side for the big dogs, they have community Dog Groups which they're doing the key fobs and everything so I mean, a lot of people have reached out and have asked about it and have wanted it in our community. I wouldn't take mine down to the dog park because he's 15 years old but I was just looking out for other community members that had been interested.

Ms. DeLuca: Curious, Jim. Could we ever get a survey from people on how many people - we got their email address - send them an email and I guess to see if that would be an interest to them because we get twenty people and it's interesting that we have 1541 doors.

Mr. Ward: We don't collect email addresses, as a CDD. If the HOA would like to send something out and give it to the CDD that I don't, you know, that's up to them as to whether

they want to do that. I would not recommend they disclose to us all these email addresses. But, you know, maybe as a result of that's what they want to do kind of thing, but not something we could do.

Ms. DeLuca: [asked an indecipherable question]

Mr. Ward: You are going to get very mixed reactions from that one. Trust me.

Ms. Blakely: It seems like it's a lot of times, so I mean, I think it would be an asset to our community even though I know it is just a dog park.

Mr. Hamilton: I just like it being in the back. I just lost my train of thought.

Mr. Ward: You'll think of it.

Mr. Hamilton: Yeah, but then I can't talk to anybody about it.

Mr. Ward: Got to write it down for next month.

Ms. Blakely: Oh, well, I wanted to say earlier, which has nothing to do with the dog park, but talking about communicating with the Master Board and everything. This is the first meeting we've had with Master HOA Board was it was only for a couple weeks ago. So, I mean there was no way to communicate with them and in the meantime, we couldn't let the contracts fall through. I'm sure hoping that we can have meetings with the Master HOA Board, the condominium Boards, so we all know what we're going to be handling at this point. We're trying to figure out who handles flow, what we can, how much they need, what they did, what they didn't do. So, it's going to take a little while for us to work through all of this and get everything running smoothly. But in the meantime, let's try not to like, try pinning groups against each other. We all want to work together, we all live here, we all want to just run smoothly and, you know, and make this the best place for all of us.

Mr. Hamilton: To that point, is anyone here working or planning to work with the Master HOA on the landscape?

Ms. Brady: The landscape agreement? The draft landscape agreement is done and Jim will be sending it to Tim this week. So what I want to be very careful with us because again, you're doing something, I'm doing something, Jim needs to just do all of it, like we, we can say, hey, we're going to work on something and talk with him, but for the main contact while yes, I think that we should have some joint meetings and everything, I also don't think that it should be me and the president of the other boards because that's not right. Jim and Tim. It's Jim and Tim, Jim and Tim! Jim needs to work together because Tim oversees the Master HOA, and Jim oversees the CDD board and he (Tim) is that contact on site and Jim is the one for the CDD, so working together on all that stuff is the two of them doing all of that. I reviewed the draft agreement, I saw it, make sure that it had the, the stuff in it that it needed to, and then he's going to work with them. He'll send them that agreement. They'll have their lawyer look at it; however, they want to do it. And it's the same thing that we did with the golf ball retrieval. Jim will handle that with them. So, that way we're not violating things and causing any issues

Ms. Blakely: I agree with that in my little head here. I have the thought of having a meeting open - meet and greet, meeting with the community, with CDD, with the Master HOA, with the Condo HOA's, with all of the public to discuss everything,

Ms. Brady: Where would you like to have that? Because, while I agree that is a great thing, I won't lie. I was cursing Tim out the other night during the Master HOA meeting when I said, I'd like it to be in person and the response from one of the two of them over there, was there's not a room big enough. Well, everybody in the Master HOA and in the CDD - we seem to do it. So we should, I have a big one where I think I hate things, meetings and not in person because you can hide so much and not be real with people when you are on a computer screen when you see every single facial expression I make and it's just more real that you can be very distant and set back and not so much a keyboard warrior, but not as engaged and care about what the people sitting in front of you like we all live here. We all want the same thing and want to live in a beautiful place that we bought. Like everybody should just be nice and work together and be in person and sing Kumbaya at the same time.

Mr. Greco: I would never have an in-person virtually... is the largest room we have [inaudible]

Ms. Blakely: It's large enough we could get the Board Members here while we could do virtual for [inaudible]

Mr. Greco: That's true, but if you're going to have to open it up to [inaudible] The reality is you might get from CDD meeting you know ten, twelve, fourteen people, maybe when the budget one comes out for you, whatever. But we had a meeting that people got chinned up about. I mean fifty people in here nonetheless, three thousand people to live in here.

Ms. Brady: I don't know if the HOA can do that. We cannot do that. If we had fifty people show up and we can't get them in this room, we have to postpone that meeting and have it another time.

Mr. Ward: Right.

Ms. Brady: You cannot tell people that you're having a meeting and oh, we're full, you have to do it online - you cannot do that.

Mr. Ward: You can't do it.

Ms. Brady: We can't have that meeting. So, it has to be postponed.

Ms. Blakely: It just seems to me that people will work better, the different groups will work better together. And if they discuss things with each other and if we all know with each other is doing, rather than saying well they're doing that .

Ms. Brady: That's what these two do because he can talk to every single one of us. He can't say, hey Tara, Denise is doing this because that's a CDD meeting and you're not

allowed. Tim can talk to both - all of his boards - because they don't have those same rules. Vickey cannot speak to her husband about a darn thing.

Ms. DeLuca: I have a question: the golf course being property which appears on our maps, is they think it's CDD property, but it appears to be called the golf course property, so anywhere around the golf course...

Ms. Brady: Where?

Ms. DeLuca: Cherry Blossom was brought up as one. So, again it appears it's from the plat maps. Cherry Blossom all the way to the home edges is the golf course. Go any way around the golf course eleven has the same thing where, again, people, anytime they see reserve, they think CDD owns it is what I'm trying to say, and it's not, it doesn't appear as it was the case.

Ms. Brady: So, like Cherry Blossom?

Ms. DeLuca: The golf course does take care of one side of that, they don't take care of the other side and the people, all those new homes on Cherry Blossom they want to know who to talk to, and I was like better ask Jim.

Female Audience Member: Yes, right behind my house - on the eighth and ninth fairway.

Ms. DeLuca: So, behind your house too, it's like all course, it's on seventh and eighth too.

Ms. Brady: So, I've asked for a new map. I've asked for a new map on the aerial.

Mr. Ward: The problem with new maps, as Tara knows, is that until the Plat is finalized and recorded, you can't do anything until the plat is recorded.

Ms. DeLuca: Totally understand. I just wanted to let you know.

Mr. Ward: Okay, got it.

Ms. DeLuca: [inaudible as she is speaking to a member of the audience]

EIGHTH ORDER OF BUSINESS**Public Comments**

Mr. Ward: Any other questions from the Board? Any questions from the Audience? Yes, sir? Oh, go ahead.

Ms. Brady: Okay, we'll do in person audience first. Kathi?

Mr. Katrich: John Katrich. I have one.

Mr. Ward: Hold on sir. John, I'll get to you in one second. I see you.

Mr. Katrich: Okay.

Ms. Burke: Kathi Burke. I just wanted to add, so Vickey had mentioned about survey to our audience. We already had our communications team put together a survey, we just have to have the approval of the Board to actually send it out, but in that survey, there were questions about everything discussed here.

Ms. DeLuca: So, what's the big question [inaudible]

Mr. Ward: I'm having a hard time hearing you so.

Ms. Brady: I think us as a group, if we have questions that we would like to survey and we would like the Master. No, we should do that as a group I don't think that one of us individually should go say, hey, I want this.

Ms. Burke: Put your questions together and then send them to Paul to see if we could add them to the survey.

Mr. Ward: Send them to me and I'll take care of it. Okay. But you guys need to agree in a group, don't send me individual questions.

Ms. Brady: In our next meeting we could put down survey questions and we can discuss it at the next meeting. Can you add that to the agenda for the next meeting, Cori?

Mr. Ward: Cori, add that to the next agenda.

Ms. Burke: We were talking about the Bike Path. One of the amendments that was made as rules in here was only people can, you can only walk on the sidewalks you're not allowed to bike or use a golf cart.

Ms. Brady: So, who made that rule? Because you can't make that rule. The HOA can't make that rule.

Ms. Burke: I think it was an amendment.

Ms. Brady: Matt can't make that rule. It's CDD property and they are public roads. So technically I can ride a bike on the sidewalk. I would say you shouldn't really ride your golf cart on the sidewalk because they're not built for it, but it's not, per se.

Mr. Ward: Yeah, just as a general rule, HOA's can't make rules over top of CDD property. Just that's just like me telling you, hey, you can't just drive your car - we don't like your car, so you've got to park it on somebody else's lot that - we can't do that. You can't do that to a CDD.

Mr. Martin: Yes. Okay. Hey, I think I see you all thinking about ways you can communicate amongst yourselves, alright and thank you for volunteering because I know it could be a thankless job. Okay, so I want to go to a decision principally made I'm going to call it the missed time decision to close the construction. And so, how decisions made is as important as what decisions made. I may not really decision, but I hope that you all be working to have enough process for decisions. Okay, so I consider that decision impactful. Alright, impactful because it caused chaos and that's all. Which led me to do little investigation because the suburban had the front gate probably still a mistake, and it's directing heavy vehicular traffic because I right there, so I see what it was by every day over the bridges that haven't been maintained yet and understanding reasons for that. So, I guess what I'm saying is that I just consider that an impactful decision, okay. And so because it is an impactful decision, then who had input on that decision and with what investigation I did and I'm going to call it upon good authority, I can't control Lennar, who at the time is still in control saying let's close that gate. All right, even though it's not about who makes the decision, but I can't picture them saying let's close that gate, alright and then my understanding is that the management gets a company here that doesn't work for the Board, for you guys were consulted and they didn't think it was a good idea. Okay, but somehow that decision was made to close the gate and if there was value added to that decision, if it improved the quality of life here, safety or something like that, then I understand it. But they're not done with construction here yet. And I wouldn't call that impactful enough that the Board should have been consulted; however, you're going to do it. You can't put it on a meeting agenda before that was executed. Okay, so my only point is, I mean, it's kind of over with now and everybody's kind of adjusted. I don't like the fact that those big trucks rolling over the bridge here. But I just don't think that was a well put together decision and kind of just happened. But, I may not have all the facts and you all may have had that on a board discussion and then decided let's close the gate on this day. All right? And if you did, then I'd still maybe disagree with the decision because I know someday it needs to be closed, but I just think that the chaos it created and the fact that it really didn't make any value community meant that it could have waited for a better day. And I just wanted to pass that along. I'm not just saying that I thought that was an impactful decision and it just seemed the execution of the day that it was done when it was done was off and wasn't necessary. Thank you.

Ms. Brady: I will address that just because I am always open and full, full transparency for everybody. This board has been discussing the closing of that gate for almost a year. We have requested it based on the residents that have come to the board meetings and asked us why is the construction gate still open? This is where the solicitors are coming in, this is where the people are coming in on the weekends, it's a holiday, they're using our pool, they're doing all of that, meeting after meeting after meeting we were asked to. We had asked Lennar probably four months ago to close the gate and they said no, they wouldn't close the

gate. They wouldn't close the gate. We had more meetings when the contract was finally switched from RAMCO to us at the last meeting. We had the discussion again and said we're signing the contract, it's ours now, we're going to tell them to close the gate next week. So, we have had that conversation at these meetings for probably at least four months about having it based on the residents asking us to do it for keeping the place more secure people not coming in, people not trying to utilize our stuffs, keeping the solicitors out and that kind of stuff. We've had people go, I had this person come to my house and they go through the gate because they went through the guard shack. So that's why that decision was made. We had talked about it at meetings and meetings and at the last meeting said we were going to do it.

Mr. Martin: So, it's in the minutes and you all decided.

Ms. Brady: I'm sure it's in the minutes.

Mr. Martin: That's not the impression that I got, but I understand you've got people come and complain, ok, but what your job is, is to sort out. What's legitimate and what's not, and you have experts. You have the management company here, okay. You have the Lennar people, and if you've made a decision, you have the Board and it's in the minutes and it was ruled on - I don't think it was, but if it is than I've got a problem with the decision. You're the Chairperson claiming your hearing people complaining, then that's not the way to do it and I do know that others - Lennar's kind of got their own agenda - but others said this is not the time and I think you are closer on the weekends talking about. I'm talking about closing it in the week when the traffic is still up. There really isn't I just don't see the value added to that decision at that time. And with all due respect to all the owners, I tell them, I hear you and at some point it needs to be closed, but right now we still got construction traffic coming in and you just don't do it, but if you all made that decision, then I have a qualm, but that's not my impression that I got it was just deciding and then it happened.

Ms. Brady: And I can assure you that as Chairperson, that is not a decision that I would be like, I can make that decision and I'm going to without the backing of at least three so that it is a majority of this board. And that was a decision that was made and voted on, and I drove it. So, I do assets for a living. I drove down there. There's less than fifteen homes at that time, all of them, but two, the roofing material was there, the tile material was there, the amount of the super large construction traffic, things coming in was limited down to where it's the guys in their trucks and the workers all of the time, but the majority of the heavy stuff was done, it was down to that many houses and that's when we had made that decision.

Mr. Martin: If the minutes reflect you all made that type of decision then I no problem. But if it turned into people are wanting in my ear and I think this is a good idea and if the board members sitting there knows yes, we discussed it and voted on it, and that's who said we're going to do, but it just my whole point is it did become off that way and in terms of value added, other than flagging people who were complaining, there was no value added.

Ms. Blakely: We just spent hours discussing spending one point two million dollars on security at our front gate. And you're saying you should be leaving the back gate open. It's a big concern for all the people that are living here that bring up constantly, me too. A lot of people close the back gate. How long was, we're finally got the back gate closed I mean I do

realize we're not going to be everyone's friend, When we're are currently spending a million dollars a year on a front gate, but leaving the back gate open.

Mr. Martin: To me it's final, close the gate during the day. All I'm saying is if I know you all [indecipherable - people talking over each other]

Ms. Blakely: My husband and I were walking over in that area, there was a couple out there loading the back of their truck with brick pavers. The whole thing to the top was loaded with brick pavers. I called and reported these people are stealing brick pavers, security wasn't here yet control with not that they were doing anything. It was during the day. These people were stealing a whole truckload of brick pavers.

Mr. Martin: Do you think that if they did not want to get in here that they would have difficulty?

Denise Blakeley: But what I'm saying is...

Ms. Brady: So, let's back it up, and if you contact Jim he can find you the line of minutes where we made that decision and everything and let you see that. And again, I want to say how I said this earlier, the information you were given was wrong because I can tell just by how you're saying it, you were told that I made that decision

Mr. Martin: I wasn't told any of that.

Ms. Brady: If you have questions on stuff like this, call this man because this man will answer and give you instead of getting it from a couple different people because everybody does have those different impressions and he can find in the minutes quickly. His staff will look it up and tell you when it was, what action it was and all that cause I don't want people thinking like that.

Mr. Martin: So that's fine, my point is [indecipherable].

Ms. DeLuca: Troy, is it? All right. One thing I really want to make sure of is that it was communicated. Mary had it on Friday and she's having [inaudible] weeks. So again, she's done a great job of getting that information out.

Mr. Martin: I saw the community thing.

Ms. DeLuca: Mary's done a great job.

Ms. Brady: So, I will also say that there was one day that I got a phone call from Kathi saying there's chaos out there. I got an email from Tim and I literally called the manager of RAMCO and I said, what is going on? I said, the food truck is parking out there and that's what's causing traffic. Because the food truck didn't want to come in, he goes, the food truck guy knows he comes in, we let him in because it was they're not letting him in. The guards are like, we let him in all the time. It was a different food truck guy that day that didn't know he could come in and didn't come in. So, the guards now know if a food truck tries to park out there, they walk over and tell them we'll go in and go to where you need to go so the traffic

doesn't come out here. So as soon as those issues were brought to our attention, we got them addressed quickly.

Mr. Greco: Okay. Obviously I was well involved with that day. The only thing I think that kind of things to bring into the air is again we're all new of the processes is that I didn't know the gate was closed until Matt Kortich called me and said this guys can't give in, which again, I don't have an issue with the decision what I didn't know the day was going to be closed and then we had large signs out in the front telling construction guys to go to the second gate. You know, so the fact that those were still out there and all that, then I have my guys and these aren't businesses that have small signs. In the future, you know, I would like to know the day before and kind of prepare for it and then we could communicate that out to the public. I mean I knew that that was going to happen. I just didn't know the data that it was going to happen in the preparations we should have done anything.

Ms. Brady: We're learning and we're getting much better. I know there was a gentleman waiting online.

Mr. Ward: John, did you have any questions?

Mr. Katrich: Yes, I have a general question for the Board. Does anyone know or could you provide with the status is of the previous CDD property on the south side of the back entrance that was at one time platted for a hotel like where are we at with that these days?

Mr. Ward: We, we don't have any information, I, I just can't tell you from my memory, it's, you know, it's zoned as commercial property. It's a large piece of land but they pay assessments to the CDD just like everybody else does, but other than that, I don't have no knowledge of anything else that's going on with it.

Mr. Katrich: Okay, so they just pay assessments to CDD.

Mr. Ward: From there I'm sure it'll be developed at some point, but the District wouldn't have any knowledge or information with respect to that or what it's even land use planned as, at this point. It's commercial, that's all I can tell you.

Mr. Katrich: Okay, thank you. I just thought I'd ask if, you know, there's any firmer rumors going around or anything new from what we've been hearing and the last maybe six months ago about it maybe being a grocery store that the developer wanted to put in there. Last it was said they were supposed to break ground on something like last March and then died out maybe a financing problem.

Ms. Brady: I think you might be mixing up two different properties or the hotel property, I believe, and we'd have to verify, was north of the construction gate in between the two entrances, the property you're talking about is not in the CDD. It just abuts the side, it's on the south side of the entrance gate and its zoned commercial. I don't think that's actually in the CDD.

Mr. Ward: It is not, you are right.

Mr. Katrich: Thank you for pointing that out. That's very helpful. Appreciate everything the Board is doing. Have a good day.

Ms. Brady: Thank you. Yes, Lori.

Ms. Smith: Lori Smith. I know I don't have long left in the meeting but I just have a couple maybe recommendations, and I know a lot has been set up for communication, but your pointing a lot to just asking Jim, being he's the person to ask questions, find out things and so forth. And I can't even tell you which of the Facebook websites I found this meeting on, but I saw it like two days ago or maybe four days ago. So I think getting out the date, maybe the contact information, wherever I know it's on the Tern Bay site but having a pretty good stickler about finding stuff and reading and I don't think I have the website for the Tern Bay, so I don't know that that's something that a lot of people just have on the tip of their tongue, so...

Ms. Brady: So, I will resend it to you. I think because we put it on that Facebook page just so that people have it.

Ms. Smith: Facebook is not how we wanted to communicate.

Ms. Brady: One hundred percent, that's why I put the website on there.

Ms. Smith: Fine. It needs to go to Mary. It needs to be in the news because there's a lot of information there.

Ms. Brady: Yeah. And if you don't want people to read and complain on Facebook, than don't rely on it for your information.

Ms. Smith: If you're deciding not to answer questions, then don't answer them because if you answer one, someone's going to go "oh, we can complain on here and get information". They are going to answer us, and they'll start a snowball. It's just easy reference.

Ms. Brady: Understand. I had that same thing and I even posted on there this is not the place for them. Here is the contact information and gave that information. I will ask Mary if she can add to the important phone numbers portion of the email. I wouldn't even say the emergency cause that's not Jim's number, but the list of important phone numbers where you have the share up in the utilities and all that, if we could add maybe under your contact information and Tim's if we could add CDD issues and add Jim's number to that.

Mr. Greco: I can tell you Mary and I have a two o'clock call today. We've been talking about this and actually I've been talking on the call when in President of the Board, we're working now on the page to where there's going to be a section where if you have a question, so you can relate a questions or if it's going to be an CDD or HOA, and we'll have an email that associates to that question to go to directly to the person. Talking long term, we're going to have this portal that all of this information will be going to so people don't have to screen the Facebook pages and everything else and obtain misinformation [inaudible].

Ms. Brady: Awesome. Awesome. Awesome.

Ms. DeLuca: Should we make the motion to agree that none of the five of us will respond on Facebook and even post it?

Mr. Ward: You can't make that motion. It's not binding.

Ms. DeLuca: Not binding?

Mr. Ward: If you want to violate the law, then you violate the law. You can't make a motion to say don't do it, and then nothing. There's no keeping that motion. You can't.

Ms. Brady: So that's good news. Are there any other questions online? No, there's no one here. They're all like peace out, were done. Is there any other questions from you guys? No - okay. I just want to say thank you for coming because I do see new faces, which is good, which I'm surprised that the normal faces aren't here because there's normally more people. So, I do truly appreciate it and that's it. We are all here to make the place to be the best place that we can and help, suggestions - everything that you can, please, you know, give them to us. You've seen very clearly that we can't talk to each other about anything that comes before this board. Or that may come before this board. So even if it's something that it's not in the works now but oh we think maybe next year it will be, we cannot talk to each other about it. So that does make it very hard sometimes. But you know Jim, is that person - he has all of that data and he can relate things to us as needed. So, it is really important and I do really appreciate you guys.

Ms. DeLuca: Thank you.

Ms. Brady: Motion to adjourn?

Ms. Blakely: Motion to adjourn.

Ms. Brady: Okay - thank you all.

Mr. Ward: Thank you.

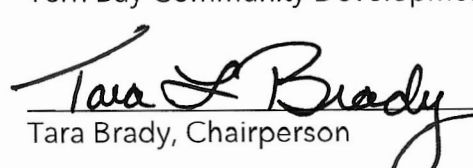
NINTH ORDER OF BUSINESS

Adjournment

Ms. Brady adjourned the meeting at approximately 12:34 p.m.

**On MOTION made by Ms. Brady seconded by Ms. Blakely
with all in favor, the meeting was adjourned.**


James P. Ward, Secretary

Tern Bay Community Development District

Tara Brady, Chairperson