

**MINUTES OF MEETING
FOREST CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Forest Creek Community Development District was held on Thursday, June 1, 2023, at 6:00 p.m. at the New Hope Baptist Church, 9422 Old Tampa Road, Parrish, Florida 34219.

Present and constituting a quorum were:

Joseph DeWitt	Chairman
Walter Wolf	Vice Chairperson
Sarah Ashley	Assistant Secretary
Todd Kuehn	Assistant Secretary
Michael O’Hair	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Brenden Crawford	Field Services Manager
Elizabeth Rocque	SOLitude (via phone)
Residents	

The following is a summary of the discussions and actions taken at the Forest Creek CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- Mr. Mendenhall called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Opening Prayer

- Mr. Kuehn opened the meeting with a prayer.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- None.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda Items

- A. **Consideration of the Minutes of the Board of Supervisor Meeting held May 4, 2023**
- B. **Consideration of Financial Report for April 2023**

Ms. Ashley MOVED to approve the Consent Agenda and Mr. Kuehn seconded the motion.

- Mr. DeWitt noted on Page 21 of the financials the mulch needs to be recorded to the Reserve Fund.
- Mr. Wolf noted in the monthly expenditures January/February for R&M–Pools, the Symbiont 1/30/23 invoice should be under R&M-Pool/Spa Geothermal.

On VOICE vote, with all in favor, the motion was approved as amended. 5/0

FIFTH ORDER OF BUSINESS **New Business**

A. Discussion of Reserve Study Report

- Mr. Wolf prepared planning recommendations noting they will discuss it further after the first of the fiscal year.

SIXTH ORDER OF BUSINESS **Old Business**

- Mr. Mendenhall provided a FEMA update noting FEMA has not done anything with it yet. Mr. Ettore checks the status weekly and it is in the pending grant completion mode.

SEVENTH ORDER OF BUSINESS **Staff Report**

A. Aquatic Services Report
i. Discussion of Triploid Grass Carp

- Ms. Elizabeth Rocque, SOLitude,
- Mr. DeWitt noted Andrew was onsite and said he would be back tomorrow to do the third application of the Sonar, Green Clean and Summerslam for pond #3. Ms. Rocque was asked to confirm this.
 - Ms. Rocque noted she does not have his schedule, but he did say he would be there tomorrow.
- Mr. Wolf noted the carp proposal is the same as they received before. He inquired what is the optimal time of year to stock the carp.
 - Mr. DeWitt noted they had previously said January and February.
 - Ms. Rocque noted they like to get the carp stocked in the cooler months.
- Mr. Kuehn noted the carp do not eat the algae on the surface they are having a problem with and inquired how it works that the carp reduce the surface algae.
 - Ms. Rocque noted the carp do not eat the algae directly; when they treat for the hydrilla that the carp eat, it releases nutrients into the pond that fuels algae growth. Inadvertently, the carp will help in reducing the amount of algae present because SOLitude is using less chemicals to treat other things that release those nutrients.

There will still be some algae and SOLitude will still need to do treatments, but the carp will help keep it from spiking out of control by eating the new hydrilla growth.

- Mr. DeWitt inquired about approving the agreement and the timing of barriers and permitting.
 - Ms. Rocque noted if the Board approved it tonight or next month, SOLitude could have the barriers done within a month, the permitting does not take that long on their end, it is the time that FWC takes to review it and look at the property.
- Mr. DeWitt inquired if she has seen any current photos of pond 3.
 - Ms. Rocque noted she has not.
 - Mr. DeWitt noted there has been significant improvement and the rains yesterday beat down some of the algae that was on the surface. There is still the third application to do. He inquired if it would be a complete coverage of the 16 acres of the lake or is it just the shallows for the hydrilla.
 - Ms. Rocque noted she is texting with Mr. Hartwig who is stuck in traffic and he states they have another treatment tomorrow.
- Mr. DeWitt noted the Board had asked that any treatment for Brazilian pepper tree be listed on the report. They want to know the area that was treated and when on the report.

Mr. Wolf MOVED to approve the SOLitude proposal dated November 21, 2022 for \$5,677 to build and install FWC approved barriers, permitting and Triploid Grass Carp stocking from the Reserve Fund and Mr. O’Hair seconded the motion.

- Mr. Kuehn inquired if this is going to help.
 - Mr. Wolf noted from everything he has read, yes.
- Ms. Ashely inquired if introducing carp changes the ecosystem.
 - Mr. Wolf noted it does not eat anything other than hydrilla.

On VOICE vote, with all in favor, the motion was approved.

B. Landscape Services Report

i. Field Inspection Reports

- Mr. Crawford noted he had nothing to add to the report but would be happy to answer any questions.

- Mr. DeWitt noted they received Mr. Alvarez’s response, and he accomplished several of the things, the only item not yet done is Natures Reach.
- Ms. Ashely noted the list is getting shorter.
- Mr. Crawford noted Yellowstone is very responsive to the reports.

ii. Landscape Proposals

a. Yellowstone Contract Price Increase

- Mr. Mendenhall noted they can disregard this item. Yellowstone sent an email stating they are withdrawing the FY24 increase request.

C. District Counsel

- None.

D. District Engineer

- None.

E. Operations Manager

i. Operations Report

- Mr. Crawford reviewed Mr. Johnson’s report.
 - The tree on Forest Creek Trail that was struck by a vehicle was addressed with Mr. Crawford noting the ARBORx Senior Arborist has said the tree would be fine and no action is needed.
 - Mr. DeWitt read an email from Mr. Jerry Reese of ARBORx that addressed the tree noting the recommendation to remove was a misdiagnosis.
 - Mr. Kuehn inquired about a police report.
 - Mr. DeWitt noted they have not yet received it.

a. Natures Reach Park Tree Replacement – Yellowstone - \$1,380

- Mr. DeWitt noted this is informational only.

ii. Proposals

a. ADA Mats – Inframark

- Mr. Crawford noted they have a proposal for the ADA mats from Inframark and that a proposal was received today from Site Masters.
 - Mr. Wolf noted the Site Masters proposal has three items and inquired if it is separable.
 - Mr. Crawford noted it is.

- Mr. Kuehn addressed the number of ADA mats noting he and Mr. Johnson can probably reduce that.
- This item was deferred to July to allow for an ADA mat recount.

b. Sidewalk Grinding – Inframark

- Mr. Crawford noted the Inframark proposal is \$1,056 and Site Masters is \$900.
- Mr. Kuehn noted each vendor proposed a package deal of ADA mats and sidewalk grinding – either Site Masters or Inframark will be selected.
- This item was deferred to July to allow for an ADA mat recount.

c. Pressure Cleaning – Gladiator Pressure Cleaning

d. Pressure Cleaning – Kings Power Washing Services

- Mr. Crawford outlined the Gladiator proposal for \$1,725 and the Kings for \$1,275 noting for Gladiator proposal they require water to be provided onsite and Kings brings 1,300 gallons of water.
- The transport of the water tank and the use of chemicals and cleaning agents were addressed.
- This item was deferred to allow for responses from the vendors.

e. Bridge Repair – Charles Sweetser

- Mr. DeWitt noted Charles Sweetser this is the handyman/skilled carpenter they were introduced to. He has provided two proposals – one for the Clubhouse porch railing and the other is for the deck boards and rails on the walkway bridges. For the bridges the proposal is fairly detailed about what he is going to do. He will take the planking from the Natures Reach bridge and replacing it in totality. For the handrails it is to replace 120 feet.
 - Mr. Wolf addressed a report from Department of Florida on a license search noting he did not find Mr. Sweetser; though it could not be there because the company started four months ago as an LLC. Mr. Johnson has noted he does have the proper insurance at this time. For the handrail is there a sample of the clay powder coat? Is the clay going to look different?
 - Mr. DeWitt responded that it would be lighter but would match the building closer.
 - The Board was in consensus with using aluminum rails instead of wood.
 - Mr. Mendenhall noted the Board could move for tentative approval upon review by District Counsel and updated proof of insurance.

- Mr. Wolf requested they ask the Engineer if permitting is required.

On MOTION by Mr. Wolf seconded by Mr. DeWitt, with all in favor, the Sweetser Construction proposal, contingent upon verification of licensing, dated May 2, 2023, in an amount not to exceed \$3,536 to remove Clubhouse entry porch handrails and poles and install new clay powder coated aluminum handrails and poles, to be funded from the Reserves Fund was approved.

- For the bridge proposal it will need to be determined the type of planking, and if there are any code issues or permitting needed.

f. Boundary Clean-up – John Parish Cove – Yellowstone

Mr. Wolf MOVED to approve the Yellowstone proposal #315431 for \$700 to remove debris and reachable (10 foot) vines 10 feet into the buffer southwest of the John Parrish Cove cul-de-sac and Mr. DeWitt seconded the motion.

- Ms. Ashley noted that she does not agree with doing work for resident complaints. If it something where they need to do cleanups in areas or plantings it is something the Board should be looking at on the whole to determine what needs to be cleaned up and in what area.
 - Mr. DeWitt outlined the work the volunteer committee did to clean the ditch out and any debris left over from Hurricane Ian noting they stopped when they reached the resident property line abutting the buffer. This proposal is for debris in the buffer area left over from Hurricane Ian and growth over the years.

On VOICE vote with all in favor the motion was approved.

F. District Manager

- Mr. Mendenhall reported he was contacted by Mr. Roy Mazur of Taylor Morrison. They are building a community apartment complex to the west of Forest Creek by Oxford Road. He would like to know if the District or HOA would be interested in a presentation to the residents so they can explain what the project is and that sort of thing.
 - Mr. Wolf addressed the drainage/stormwater management plan and the agreement with the County regarding the flow rate.

- Mr. Mendenhall raised a question from the Finance Department regarding investments. There is currently a three-month T-Bill that is paying 5% interest and the recommendation is to move it into that.

- This item to be placed on the next agenda.

i. Presentation of the Proposed Budget for the Fiscal Year 2024

- FY 2024 Proposed Budget Amendments:

- Other Physical Environment - Contracts-Landscape (Yellowstone) reduced to FY23 value of \$182,148
- Reduce Other Physical Environment – Contracts-Mulch from \$10,000 to \$4,000
- Increase Other Physical Environment – R&M–Other Landscape from \$12,000 to \$18,000
- Contingency - Misc-Contingency increased \$13,460

ii. Resolution 2023-03, Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing

On MOTION by Mr. Wolf seconded by Ms. Ashley, with all in favor, Resolution 2023-03 approving the proposed Fiscal Year 2024 budget, as amended, and setting the public hearing was adopted.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

- Mr. O’Hair reported he finished the first round of the statement of work for the Brazilian pepper tree removal request for proposal. Ms. Reiss has reviewed it, provided edits and they have an agreement. He will shortly be ready to go out for bids. He is including two areas – one at the swale at Natures Reach and the other behind Fennemore Way. These two areas will probably be over \$20,000, so it might be two phases.
 - Mr. Wolf inquired if in all the areas identified, none are SOLitude responsibility.
 - Mr. O’Hair noted that is correct.
 - Ms. Ashley inquired if this is all of Fennemore Way.
 - Mr. O’Hair noted it is the 20-foot landscape buffer along the east fence to the corner.
- Mr. Wolf noted street flags will be up for Flag Day and they will keep them up through Juneteenth.

- Mr. DeWitt addressed the abandoned playground next to the Clubhouse with the discussion ending with a request to get more information about what the cost might be. He and Mr. Johnson have been working on that. They have talked to Mr. Chang about the drainage in the area and he suggested they should be drained. They have two proposals from Yellowstone – one if the gazebos remain and the other for if they are removed. Mr. Wolf had an idea about tying the drainage into the existing drain in the parking lot. The other thing they looked at is removing the Magnolia between the bike rack and the bench, Alan has not had a chance to look at it. The spoke with a contractor about removing the gazebos or moving them to reuse them. The contractor feels the cost to move them would be exorbitant and would require a crane. They received a demo proposal. They pursued with Site Masters what it would cost to have a 45' x 15' pad poured, and he quoted 675 sq. ft. at \$6 per sq foot at 4-inch thick, does not include site prep and such.
- Ms. Ashley reported she spoke with a group of young men about peeling stickers off the playground equipment and hopefully it will stop.
- Ms. Ashley addressed an issue at the pool with kids jumping in the pool. She noted there is no diving but inquired about jumping.
 - Mr. DeWitt noted Mr. Johnson spoke with them about not jumping into the pool, but they were not asked to leave the pool.
 - Ms. Ashley suggested an email to the community.
- Mr. O'Hair reported they had a very good ceremony at the flagpole for Memorial Day; it was well attended. The only thing missing was entire Board attendance.
 - Mr. Wolf suggested they do something for the 4th of July.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business to come before the Board,

On MOTION by Mr. Kuehn seconded by Mr. O'Hair, with all in favor, the meeting was adjourned. 5/0



Joseph DeWitt, Chairman