

**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, October 5, 2023, at 1:00 p.m. at the Forest Creek Clubhouse, 11685 Old Florida Lane, Parrish, FL 34219.

Present and constituting a quorum were:

Walter Wolf	Vice Chairperson
Sarah Ashley	Assistant Secretary
Todd Kuehn	Assistant Secretary
Michael O'Hair	Assistant Secretary

Also present were:

Andy Mendenhall	District Manager
Michelle Reiss	District Counsel (via phone)
Jeff Johnson	Operations Manager
Brenden Crawford	Field Services Manager
Guillermo Alvarez	Yellowstone
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**

- Mr. Rodenmayer, HOA/ARC provided an ARC announcement of the updated ARC Design Guidelines.

FOURTH ORDER OF BUSINESS **Approval of Consent Agenda Items**

- A. **Consideration of the Minutes of the Board of Supervisor Meeting held September 7, 2023**
- B. **Consideration of Financial Report for August 2023**
- C. **Ratification of Yellowstone Irrigation Repair**
- D. **Hoover Pumping System – Invoice #176238 - \$313.74**
- E. **Hoover Pumping System - Invoice # 176245 - \$501.02**

Mr. Wolf MOVED to approve the consent agenda and Ms. Ashely seconded the motion.

- Mr. Wolf noted he and Mr. DeWitt identified a few items for coding, he will address with Mr. Nesbitt.
- Mr. Kuehn noted there is a credit under maintenance.
 - Mr. Wolf noted it was a coding error that was corrected.
- Mr. O’Hair inquired if the Yellowstone ratification is #SS 596954 for \$1,000.43.
 - Mr. Wolf noted it is and was previously approved as an NTE.
 - Mr. O’Hair noted they should encourage contractors to be more descriptive than just irrigation repairs.
 - Mr. Johnson noted the original proposal gives more detail than the invoice.

On VOICE vote, with all in favor, the consent agenda was approved. 4/0

FIFTH ORDER OF BUSINESS

Staff Report

A. Aquatic Services Report

- Mr. Johnson noted there is no representative here today and he has not received any updated report from them. He noted Pond 3 is better.
 - Mr. Wolf noted they were out with the boat a couple of times, as recently as yesterday.
- Mr. Wolf noted Pond 7 looks terrible.
- A resident addressed irrigation repairs and scheduled maintenance precluding residents from having maintenance/repairs made.
 - Sometimes, pump maintenance is unexpected, and the pump has to be shut down immediately, however, when maintenance is scheduled, a notification is emailed to residents.
- Mr. Wolf inquired about the Pond 3 aeration pumps.
 - Mr. Johnson noted they are scheduled to be reinstalled on Friday, October 13th.

B. Landscape Services Report

i. Field Inspection Reports

- Mr. Crawford noted items six, seven and eight corresponds with the Alan’s Tree Services proposal under Mr. Johnson’s report.

- Mr. Wolf inquired if Yellowstone has used a drone to take video.
 - Mr. Alvarez noted he needs to follow-up with the sales team to see if they were out.
- Mr. Alvarez noted he submitted renderings of what they would like to donate to the John Landi Park. The consensus of the Board is to accept the donation.

C. District Counsel

- None.

D. District Engineer

- Mr. Mendenhall noted Mr. Chang did not have anything, however, he did reach out to let Mr. Mendenhall know that for the dredging he reached out to three companies and has received one proposal from Finn Outdoors for \$55,000; he is waiting on the others to respond.
- Mr. O’Hair noted the bridge work is well underway. He inquired if there was any sub-structure work to be done or are they just replacing decking?
 - Mr. Johnson noted they are replacing the sub-structures as they run across the bad ones.

E. Operations Manager

i. Operations Report

ii. Proposals

a. Fence Proposals for Pumping Station

- Mr. Johnson addressed the fence proposals noting any of the three could do the job.
- Mr. Wolf noted since it is pump related it could come from reserves.

On MOTION by Mr. Wolf seconded by Mr. Kuehn, with all in favor, the Variety Fence proposal for the pump station fencing in the amount of \$3,800 from the Reserve Fund was approved. 4/0

b. Yellowstone - Mulch Proposal #355768 - \$3,060

- Mr. Johnson noted this is for the Clubhouse area, 301 entry monuments and the John Landi Park.

On MOTION by Mr. Wolf seconded by Ms. Ashley, with all in favor, Yellowstone mulch proposal #355768 in the amount of \$3,060 was approved. 4/0

c. Hoover Pumping System – Proposal #SPN100593 - \$6,643.48

- Mr. Kuehn inquired if this is going to fix the pump error problem.
 - Mr. Johnson noted that has been fixed. The intake pipe was clogged.

On MOTION by Mr. Wolf seconded by Mr. O’Hair, with all in favor, the Hoover Pumping System proposal SPN100593 for the backflush valve replacement in the amount of \$6,643.48 from the Reserve Fund was approved. 4/0

d. Always Green Tree Service – Pepper Tree Removal - \$9,500

- Mr. O’Hair noted this is the third proposal he needed. He filed the initial application with Manatee County yesterday. They are now waiting for Manatee County to schedule a site visit. No action is needed until the grant is approved.

e. Alan’s Tree Services – Tree Removal Proposal - \$650

- Mr. Johnson noted they have some dead trees and some infringing in areas they do not belong to be partially removed.

On MOTION by Mr. Wolf seconded by Mr. Kuehn, with all in favor, the Alan’s Tree Service proposal in the amount of \$650 was approved. 4/0

f. FitRev – Maintenance - \$2,125

- Mr. Johnson addressed the equipment in the gym noting they were onsite a couple of weeks ago. The proposal is for parts and repairs.

On MOTION by Mr. Wolf seconded by Ms. Ashley, with all in favor, the FitRev repair proposal #14715 in the amount of \$2,125 was approved. 4/0

- Mr. Johnson noted the front tires on the cart were replaced for \$276.73.
- Mr. Johnson addressed previous discussion regarding surge suppression for the major equipment at the Clubhouse, pool pumps and the three pool heating system pumps at the pool. There is adequate surge protection in place at the Clubhouse.
- Mr. Wolf inquired if Gate Pros found anything on their preventative maintenance check.
 - Mr. Johnson noted it was routine stuff – a battery or two were changed, and minor things.

- Mr. Johnson noted Mr. Sweetser is working his way through the bridges and as he removes the floor planks problems underneath are exposed. He is having him repair those areas as he finds them, so the original cost is not going to hold; it is going to be more, but it is things that have to be done. Mr. Johnson noted he is going to number the bridges starting at the north and he will provide a map showing what the number is which bridge.
- Mr. Johnson noted there are sprinkler heads that are tied to the CDD irrigation system that are not on CDD property. They start at the Red Rooster gate and circle around to the walk gate at Summerlake.
 - Mr. Wolf inquired if the solution would be to cap off those heads.
 - Mr. Johnson noted he thinks so. He can have Yellowstone do a survey of how many and provide a proposal to cap them off.
 - Ms. Ashley noted there are some behind the tree line by her house that look like a dripline, but they do not work.
- Mr. Wolf addressed the flags noting some were snapped off and they had to replace three poles and three flags. The Veterans have decided they will only put them up for the Veteran related holidays with the next being Veteran's Day.
- Mr. Wolf inquired about the pedestrian crossing sign.
 - Mr. Johnson noted usually he can straighten it by himself but this time he got Mr. DeWitt to come to help him. Someone had backed a truck into it.

F. District Manager

i. Discussion of Closing Hancock Account and Opening a SeaCoast Account

- Mr. Mendenhall addressed the Hancock account noting it only has what is required by the Bond Indenture in an operating account. The rest of the funds are with Valley National. Valley National is paying 5.45% and Hancock is paying 0%. They are evaluating other District's that have the same circumstance and speaking with District Counsel regarding the language in the Bond Indenture to say this is not competitive and we are moving the account.
- The consensus is to pursue moving the account if possible. Ms. Reich noted she will look at the language again.

- Mr. Wolf inquired about Florida State House Bill HB3 that recently became law that added language in the law about (Qualified Public Depository's) QPD's on certain new requirements pertaining to investments. They need to keep an eye on whether any QPD banks fall off the list for not meeting the new requirements.
 - Ms. Reich noted if they lose that qualification then they would be in breach of the agreement from their perspective.
 - Mr. Mendenhall noted he will let the Treasury Officer know so that she is keeping in tune with the QPD's with regard to the requirements.

SIXTH ORDER OF BUSINESS

Supervisor Requests

- None.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business to come before the Board,

On MOTION by Mr. Kuehn seconded by Ms. Ashley, with all in favor, the meeting was adjourned. 4/0



Chairman / Vice Chairman