

**MINUTES OF MEETING
GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Grand Haven Community Development District held a Community Workshop on Thursday, March 7, 2019 at 10:00 a.m., at the Grand Haven Village Center, Grand Haven Room, 2001 Waterside Parkway, Palm Coast, Florida 32137.

Present at the meeting were:

Dr. Stephen Davidson	Chair
Tom Lawrence	Vice Chair
Marie Gaeta	Assistant Secretary
Ray Smith	Assistant Secretary
Kevin Foley	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Scott Clark	District Counsel
Barry Kloptosky	Operations Manager
Stacie Acrin	Grand Haven CDD Office
Robert Ross	Vesta/AMG
Jay King	Vesta/AMG
Roy Deary	Vesta/AMG

Residents present were:

Patsy Campbell	Mike Campbell
John Polizzi	Kathy Polizzi
Mike Frichol	Diane Frichol
Kathleen Fuss	Denise Gallo
David Reisman	Brad Scott
Judy Reese	Earl Buchanan
Judy Edward	Jerry Kagan
Paula Geppner	Lorrie Sibole
Nick Rotella	Anne Adamiak
Allan Roffman	Ronald Johnson
Bob Rovegno	John Licata
Lisa Mrakovic	William Green
Maureen Pellegrini	Bob Mehl
Laura Foley	Reginald Hermans
Michael Coyle	Mary Coyle
Ken Ersbak	Mary Ann Woika

Nancy Velardi
Barbara Wright
Chip Howden
Ed Pakel
Mike Prior
Mike O'Brien
Margaret Guerrere
Sharmon Lee

Margo Dowling
Mike Wright
Dennis Seiferheld
Michael Mauricio
Beth Prior
Nancy O'Brien
Beth Hagan
Karen Hickman

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Mr. McGaffney called the workshop to order at 10:07 a.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

UPDATES: Operations Manager

Mr. Kloptosky discussed the following:

- Village Center Storage Addition: Construction was underway and expected to be completed within the next seven to ten days.
- Village Center Stucco Repair Project Request for Proposals (RFP): The RFP was advertised and three responses were received.
- Replacement of HVAC Units and Ducts at Creekside: Replacement was underway. The entire facility had been closed for more than a week but work was expected to be completed by Friday. The hope was to reopen the facility by Sunday.

FOURTH ORDER OF BUSINESS

UPDATES: District Manager

- **UPCOMING MEETING/WORKSHOP DATES**
 - **BOARD OF SUPERVISORS MEETING**
 - **March 21, 2019 at 10:00 AM**

The next meeting will be held on March 21, 2019 at 10:00 a.m.

- **COMMUNITY WORKSHOP**

- **April 4, 2019, 2018 at 10:00 AM**

The next workshop will be held on April 4, 2019 at 10:00 a.m.

FIFTH ORDER OF BUSINESS

DISCUSSION ITEMS

A. Holiday Schedule

Mr. King presented a chart of other properties that Vesta manages, along with the holiday closure days and whether the tennis courts are available when the facilities are closed. He discussed the following:

- Other communities traditionally observe three to four holidays, which is similar to the District.
- The definition of “closure” varies but, generally, it means that the facility is not staffed and key areas are locked. Oftentimes, amenities outside the amenity facility perimeter are accessible, such as basketball courts, playgrounds, etc., as they do not have gate readers and are generally open for use.
- Some courts are not accessible when the facilities are closed, some are fully accessible and others require an access card to gain entry.

Discussion ensued regarding why access cards can only be used when a facilitator is present, why the facilities do not have unattended access card readers, etc.

Mr. Kloptosky stated that, when he researched unattended access card readers many years ago, the District’s wiring infrastructure could no accommodate the readers; however, if wireless was available, it might be possible now.

Mr. Deary discussed the options and noted that trying to retrofit the entire community to have unattended card readers could be expensive and unsightly; wireless could also be unreliable.

Additional discussion of the holiday schedule continued during Item 5B.

B. Definition of Amenity Closures

Supervisor Gaeta stated her understanding was that “closed” meant the amenities were locked and she was not aware that some facilities were not locked, when the amenities were closed.

to whether to add security and how to do it. He agreed with Supervisor Lawrence's position with the caveat of discussing later the release of liability form suggestion and potential other mechanisms to limit liability.

Discussion and debate ensued regarding the potential for nonresidents to use amenities "outside the fences" when the facilities are closed and there is no facilitator on duty to scan access cards, allowing residents and anyone that might enter the community to use the facilities when the amenities are closed on a holiday until "something happens", whether to lock the tennis courts each evening when the amenity facilities close, the recent need to lock the pickleball court during the day to protect the asset from damage being caused by children riding skateboards on the court, facilitator staffing and whether the staffing level is sufficient, whether to staff all amenities on holidays or only the tennis courts and whether to assemble a resident group to develop recommendations regarding the holidays, closure on holidays, opening and staffing all or only some facilities and amenities on holidays and the potential extra cost to the District.

Mr. King stated that the cost to staff both amenity facilities with one facilitator for four hours on the holidays would be approximately \$800.

Discussion ensued regarding allowing employees to spend the holidays with their families, whether having guards manning the gates on the holidays was any different than having amenity employees work holidays, limiting the discussion and decisions about usage on holidays to only the tennis courts, whether amenity employees would want to work on the holidays and the likely very small percentage of residents that would use the amenities on the holidays if they are opened.

C. Height of Tennis Court Fencing

Supervisor Davidson expressed his opinion that it is better to control the safety, security and quality of the amenities by reducing the opportunity for the amenities to be damaged he preferred to prevent something from happening than to waiting for something to happen and having to repair it.

Discussion ensued regarding what prompted the concept of 10' high, rather than 3' high fences, the challenges to securing tennis courts, the professional contractor advising that most communities install 10' high fences, fence heights at other amenities within the CDD, reducing the District's potential liability with higher fences and signage, etc.

Supervisor Davidson suggested compromising and installing a 5' high fence.

Supervisor Smith discussed the current configuration of the area near the tennis courts, resident concerns that 10' fences would impact the appearance of the area, his opinion that the fencing matter was about security and not about preservation of the District's assets, closure, etc. He favored installing a 3' fence and solving the other issues in the future.

Supervisor Foley stated that he could not support any increase in the height of the fence, as he felt it would negatively impact the appearance and he saw no evidence of a need for a higher fence. He discussed the construction of the courts, his visits to other tennis facilities, his conversations with Welch Tennis, etc. He felt that this matter was "a solution looking for a problem" and questioned why the Board was trying to solve a problem that the District does not have.

Supervisor Lawrence favored a 3' high fence, as he felt 3' high was adequate.

Supervisor Gaeta was willing to compromise on the height of the fence. She felt that the decisions about the holiday schedule and fence height could be made at the continued meeting following this workshop. She did not believe a 3' high fence would be effective but was willing to compromise with a 5' high fence.

SIXTH ORDER OF BUSINESS

OPEN ITEMS

This item was not discussed.

SEVENTH ORDER OF BUSINESS

SUPERVISORS' REQUESTS

There being no Supervisors requests, the next item followed.

EIGHTH ORDER OF BUSINESS


ADJOURNMENT

There being nothing further to discuss, the workshop adjourned.

On MOTION by Supervisor Gaeta and seconded by Supervisor Lawrence, with all in favor, the workshop adjourned at 11:55 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair