MINUTES OF MEETING
GATEWAY SERVICES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Gateway Services Community Development District was held on Thursday, February 5, 2015 at 3:00 P.M. at the Gateway Services CDD Offices meeting room located at 13240 Griffin Drive, Fort Myers, Florida 33913.

Present and constituting a quorum were:

William Guy
Margaret Fineberg
Pam Gill
Rod Senior
Gary Neubauer
Chairman
Vice-Chair
Supervisor
Supervisor
Supervisor

Also present were:

Anthony Pires, Jr.
Cal Teague
Stephen Bloom
Danny Nelson
Tyler Wainright
Scott Connell
Ivan Velez
Melissa Lambros
District Counsel
District Manager
Accounting Manager, Severn Trent
District Engineer, Tetra Tech
Tetra Tech
District Operations Manager
District Utility Director
Gateway Services

Guests and Residents

Melissa Vaughan, IberiaBank
Jason Frucht, Musco Lighting
Ryan Ruskay, RMPK Funding
Fred Malone, Fort Myers Brewing Co.
Paul Wingard
Leon Cote
Paul Fish
Don & Gail Schafer
Ed Tinkle
Chris Cascio
Nancy Hall
Bob Marquis
Dr. Jerald Thompson

The following is a summary of the minutes and actions taken at the February 5, 2015 meeting of the Gateway Services Community Development District Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order & Pledge of Allegiance

A quorum was established with all Supervisors present. The Pledge of Allegiance was recited.
A. Overview of Meeting Procedures and Decorum

Mr. Guy reminded the audience to fill out a “Request to Address” if they would like to address the Board on any item.

SECOND ORDER OF BUSINESS

A. Regarding Agenda Items

B. Regarding Non-Agenda Items

- Mr. Bob Marquis of Royal Greens addressed the Board regarding crosswalk hazards for students crossing on Gateway Boulevard. Key areas should be identified for crosswalk and blinking traffic light installation.

- Mr. Leon Cote of Royal Greens addressed the Board regarding trash pickup and speeding along Gateway Boulevard. The District should promote cleanliness asking businesses to give back to Gateway by either providing trash bags or arranging to have trash picked up.

- Mr. Fred Malone of the Fort Myers Brewing Company agreed and responded to Mr. Cote’s comments; he offered to provide trash bags free of charge from his company.

- Mr. Paul Wingard updated the Board on the Landscape Advisory Committee that had its first meeting on January 28th. He noted there are 5 voting members of the committee; Delores Linscott, Mr. Wingard, Paul Boude, JB Shouts and Collin Manning. A Chairman, Vice Chairman and Secretary were appointed. The committee will meet on the fourth Tuesday of each month at 4 P.M. at the Gateway CDD office.

- Dr. Jerald Thompson had an issue with Vision Management and the Board directed him to address this issue with his HOA Board. He also commented on the dangers at the intersection of Griffin Drive and SR82 and suggested that a traffic light needs to be installed there. Mr. Velez indicated that the State DOT will be installing a traffic light within the next two years when the road is widened.
THIRD ORDER OF BUSINESS

A. Approval of the Meeting Minutes of January 8, 2015
B. Review of Financial Statements through December 31, 2014
C. Review of Parks & Recreation Department Costs
D. Site Inspection Storm Water Ponds – January 7, 2015
E. Maintenance Inspection Report
F. P&R Impact Fee Information Update
G. WCI Road Turnover Six Minor Warranty & Inspection Information Update
H. Area 9 West of I-75 Access Easement Update

All consent items (A through H) were pulled for additional discussion.

Consent Agenda Item A

Mr. Senior requested that the approval of the January 8, 2015 minutes be tabled to the next meeting and submitted the following two paragraphs for addition to the minutes regarding the transfer of ownership of the six minor roads:

"Mr. Senior asked Mr. Caldwell if WCI would be amenable to working with the District to investigate the feasibility of transferring ownership of the roads inside the gates at Pelican Preserve from the District to WCI. Mr. Caldwell stated that he thought the proposal was a good idea in principle and that WCI would support such an action. Resident Paul Fish addressed the Board and advised that he thought there was sufficient interest within Pelican Preserve community to give this proposal some further consideration. It was suggested that a District workgroup be established to map out the process."

Consent Agenda Item B

Capital Improvement Program progress needs to be included.

Fire Impact Fees need to be transferred to Pelican Preserve Fund and should be a credit to the 002 Fund.

Consent Agenda Item C

Mr. Senior noted too much money is being spent for Parks and Recreation and the situation needs to be evaluated.

Consent Agenda Item D

Mr. Senior made suggestions regarding what should be included in future Storm Water Ponds reports.
Mr. Neubauer inquired about the snails; why are they so impervious to being treated and getting rid of them? Mr. Teague will ask Molly Meadows or Elle Harris for a response.

Mr. Neubauer also asked what is being done about the washouts and people removing littorals? We need to be more proactive.

Consent Agenda Item E
Mr. Neubauer commented on landscapers making ruts in the grass. Regarding the list of repairs needed why are we letting some things get to the point where they are in disrepair?

Consent Agenda Item F
There were not comments on this item.

Consent Agenda Item G
Mr. Senior inquired about the current status of Fairway Lakes Drive; have we heard from WCI as to who is the rightful owner at Fairway Lakes Drive and the rightful owner of Towne Lake Drive. Mr. Pires responded hopefully at the next meeting we will have a drafted acquisition agreement for roadways provided by WCI.

Mr. Connell reported on February 3rd Mr. Velez and others met with Hole Montez to look at the six local roads and walked it.

Consent Agenda Item H – Area 9 West of I-75 Access Easement Update
Mr. Guy asked why would we keep this land, what advantage is it to the District and why don’t we turn it over to the City of Fort Myers if it’s within their property. Mr. Connell responded this is on the west side of 75. As the District continues to take over more of the operating entity of the water management system, WCI is getting ready to turn over this area, Area 9. We already have some of the property within our ownership and it is all part of the storm water management system and we need to have clear access.

Mr. Pires advised that the area is part of the District’s backbone system. He also gave three reasons for the new access point; 1 Lennar wants to develop those lots and sell them as opposed to an access easement over them, 2 SFWMD doesn’t want us or WCI to access through the wetlands, 3 SFWMD wants us to use the East, West, North, South route for access.

Mr. Senior expressed concern about any hidden liabilities.
Mr. Pires responded prior to the permit transfer District Staff and Engineer will make sure that all the permit conditions as to that area are fully complied with and if not, WCI should address those issues if there are any deficiencies.

On MOTION by Ms. Fineberg seconded by Ms. Gill with all in favor items 3B through 3H of the consent agenda were approved. 5/0

FOURTH ORDER OF BUSINESS

A. Jeff Key Pond Services
   Mr. Senior explained the circumstances regarding the invitation to Mr. Key to present services he can provide to the Board regarding District lakes. It was Mr. Senior’s understanding that Mr. Key would attend the February 19th meeting. Mr. Key was not in attendance at this meeting, but he will attend the next Board meeting to give a 15 to 20 minute presentation.

B. AMI Meter Reporting Software Presentation
   Ms. Melissa Lambros presented an overview of the AMI Meter Project.
   A question and answer period ensued.

C. Gateway Ponds Group – Resident Participation
   Mr. Teague indicated if acceptable to the Board the Gateway Ponds Group will consist of the President of each HOA or Neighborhood Association unless they want to appoint someone else and if there was a need, we could include someone from the CDD Staff and if there was a Property Manager that the HOA wanted, it would be beneficial to be part of that group also; or we could limit it to a specific number and rotate representation or we can have several committees.
   Mr. Senior had other suggestions for assembling a ponds committee; splitting into quadrants for smaller numbers.

D. Review of Ongoing Contract Renewals
   Mr. Connell discussed the contracts listed on the chart provided in the meeting book. He noted the contracts listed on the cover page of this item are up for renewal except the legal services contract which was already renewed in August 2013.
As the current Tetra Tech contract expires on March 1st Mr. Pires suggested the Board consider authorizing an extension of the contract for two months in order to go through the CCNA process and authorize staff to publicly notice the RFQ for engineering services.

On MOTION by Ms. Gill seconded by Ms. Fineberg with all in favor extending the Tetra Tech Engineering Contract for two months was approved. 5/0

District Staff was authorized to draft an RFQ for engineering services to be publicly noticed.

The Board briefly discussed the PSA Landscape Inspection contract and concluded that the contract should expire and it should only be renewed if recommended by the Landscape Committee.

E. 2015 (LWCF) Grant Presentation
Mr. Connell introduced Mr. Jason Frucht of Musco Lighting and Mr. Ryan Ruskay of RMPK Funding who addressed the Board with an overview of the 2015 Land and Water Conservation Fund (LWCF) regarding grant opportunities available for the acquisition or development of recreational facilities.

Mr. Guy reminded the Board there was $84,000 in the current year budget for Stadium Lighting Improvements.

Mr. Pires pointed out some of the restrictions applicable to this grant.

Ms. Fineberg MOVED seconded by Ms. Gill to direct staff to work with Mr. Frucht of Musco Lighting and Mr. Ryan Ruskay of RMPK Funding to prepare a proposal to procure grant opportunities for acquisition or development of recreation facilities within the District.

Discussion of the above motion ensued.

On Voice Vote with all in favor authorization for the Chairman to do the finalization to have staff, including District Counsel, work on applying for the LWCF Grant in the amount of $200,000 for any and all necessary facilities associated with the Sherman Soccer Complex/Multi-Purpose Field was approved. 5/0
FIFTH ORDER OF BUSINESS

A. District Counsel

Mr. Pires reported he has a copy of the Revised Pelican Preserve DRI D.O. Ordinance and it does have the language to protect the District.

B. District Engineer

i. Gateway Lake Restoration Program Update.

Mr. Tyler Wainright of Tetra Tech gave an update on the lake restoration program as outlined in the Memorandum from Tetra Tech, dated January 29, 2015 which was included in the meeting book.

Referring to the Engineer’s Memorandum and Bid Tabulations submitted to the Board and included in the meeting book, recommendations were made to award contracts as per the motions made by the Board below:

On MOTION by Mr. Neubauer seconded by Ms. Fineberg with all in favor awarding the contract for restoration of the lake banks for Lake 106 using repair method ARVS (Armormax) to Extreme Divers in the amount of $61,030 was approved. 5/0

On MOTION by Ms. Fineberg seconded by Mr. Senior with all in favor awarding the contract for restoration of the lake banks for Lake 107 using repair method ARVS (Armormax) to Extreme Divers in the amount of $62,906 was approved. 5/0

On MOTION by Ms. Fineberg seconded by Mr. Neubauer with all in favor awarding the contract for restoration of the lake banks for Lake 108 using repair method ARVS (Armormax) to Extreme Divers in the amount of $72,856 was approved. 5/0

Mr. Neubauer MOVED seconded by Mr. Senior to award the contract for restoration of the lake banks for Lake 87 using repair method ARVS (Armormax) to Landshore in the amount of $175,415.50.
Mr. Guy indicated he would not vote in favor of awarding the lake bank restoration of Lake 87 to Landshore as the difference in the cost is too great.

On VOICE Vote with Mr. Neubauer, Mr. Senior, Ms. Fineberg and Ms. Gill voting Aye and Mr. Guy voting Nay, awarding the contract for restoration of the lake banks for Lake 87 using repair method ARVS (Armornax) to Landshore in the amount of $175,415.50 was approved. 4/1

The Board indicated they would like Tetra Tech to keep moving with some deliberate speed on getting bids for additional lakes.

A resident of Magnolia Lakes offered his opinion on lake restoration.

Ms. Fineberg reported the lake near her home has irrigation near the edge of the lake and it should probably be capped off at the PVC piping when the bank restoration is done.

C. District Manager
Mr. Teague announced we are going through the assessment methodology and we hope to have something within the next four to six weeks. We will verify the acreage and type of usage for all residents.

It was also announced that the Staffing Analysis will be provided to the Board at the next meeting.

i. IberiaBank Relationship Review – Follow Up
Mr. Bloom updated the Board on the investment banking discussion from the last meeting. As the Board previously asked Mr. Bloom to check and make sure the accounts that were suggested were legal and would not cause a problem with the Florida Statutes, he did so and checked with the auditor, checked with the State Bureau of Collateral Management that handles this and they are okay with it as long as we follow guidelines, which is the money must first go to a Qualified Public Depository.

Mr. Bloom recommended the option to move the money in to the ICS Money Market Account, option B.
On MOTION by Ms. Gill seconded by Ms. Fineberg with all in favor the recommendation by Mr. Bloom to proceed with Option B, as listed in the Memorandum included in the meeting book regarding IberiaBank was approved. 5/0

SIXTH ORDER OF BUSINESS
Mr. Senior asked about the rules being posted to the website. He also reported he met with a vendor to discuss an audio/visual proposal.

SEVENTH ORDER OF BUSINESS
There being no further business to discuss, the meeting adjourned at 6:43 P.M.

Cal Teague
Secretary

William Guy
Chairman