

**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, July 20, 2017 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:

Margaret Fineberg	Chairperson
William Guy	Vice Chairman
Kathleen Flaherty	Supervisor
Ed Tinkle	Supervisor

Also present were:

Anthony Pires, Jr.	District Counsel
Tyler Wainright	Tetra Tech
Danny Nelson	Tetra Tech
Chris Shoemaker	District Manager
Stephen Bloom	Severn Trent Finance
Mike Tisch	Public Works Manager
Kenny Hall	Utility Manager

Guests and Several Residents

The following is a summary of the minutes and actions taken at the July 20, 2017 regular 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 four Supervisors present.

The Pledge of Allegiance was recited.

Overview of Meeting Procedures and Decorum

The audience was reminded to fill out a "Request to Address" if they would like to address the Board on any item.

SECOND ORDER OF BUSINESS

Audience/Public Comments

A. Regarding Agenda Items

B. Regarding Non-Agenda Items

Ms. Delores Linscott addressed the Board regarding lake bank erosion and restoration.

Mr. Joe Schofield of Pelican Preserve addressed the Board regarding Carena conveyance areas to be turned over to the CDD.

Ms. Veronica LeBlanc of Sanibel Captiva Community Bank addressed the Board regarding the opportunity to work with the District with the potential purchase of the Girl Scout Building.

Mr. Phil Mezey of Pelican Preserve addressed the Board regarding signs on Pelican Preserve Boulevard, the community does not want them there. He also addressed the Board regarding conveyance issues.

Mr. Dave Caldwell of Lennar addressed the Board and responded to Mr. Mezey's comments regarding Pelican Preserve and the final acceptance of the roads for turnover. Mr. Caldwell also addressed the Board regarding signage that the developer has for Pelican Preserve.

In response to Mr. Caldwell's comments Mr. Pires indicated he received a request today from Mr. Charles Mann's law firm on behalf of WCI/Lennar to add an item to the next meeting's agenda regarding a drafted license agreement proposed by Lennar.

Mr. Guy indicated he would be opposed to the addition requested by Mr. Mann and noted he is ready to vote on the Pelican Preserve signage issue.

Mrs. Flaherty asked Mr. Caldwell to look into an issue regarding a fence on Griffin Drive.

Mr. Charles Mann representing Lennar/WCI addressed the Board regarding the proposed License Agreement/Declaration mentioned by Mr. Caldwell and as indicated in the email received by Mr. Pires today.

<p>Mr. Tinkle MOVED to defer further discussion and consideration of the WCI/Lennar signage in Pelican Preserve until the Board has a chance to review the License Agreement proposed by WCI/Lennar and until Mr. Tinkle has a chance to physically look at the area himself. There being no second, the motion failed.</p>

Mr. Guy reported on a discussion and vote the PPAC had at their last meeting regarding this signage issue. They wanted all of the signs on Pelican Preserve Boulevard removed.

Mr. Guy MOVED that the District Manager be directed to remove all the signs on Pelican Preserve Boulevard at once. There being no second, the motion failed.

Ms. Fineberg indicated she is in favor of adding the signage item on the next meeting agenda.

Mr. Pires suggested that Mr. Mann and WCI be asked not to put any more signs up until the sign issues are resolved and Mr. Mann acknowledged Mr. Pires's suggestion.

Mr. Bob Geppert of Pelican Preserve advised the Board on the status from the ponds perspective only of conveyance and he discussed conservation areas.

Mr. Schofield re-addressed the Board regarding the signs in Pelican Preserve.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Tyler Wainright updated the Board on the Girl Scout Building PUD Amendment.

Mr. Tinkle asked questions of Mr. Wainright regarding several matters such as Lee County Utility rates and charges, and the SRF loan. Mr. Wainright advised that the form of the construction loan agreement had been received from DEP,

Mr. Wainright was asked to provide the Board with information at the second meeting in August on the next phase of pond bank restorations (8 ponds) in order to get them ready for obtaining additional funding for the next phase.

B. District Counsel

Mr. Pires reported he met with Mr. John Fredyma and had a good conversation about the lake bank restoration and that Mr. Fredyma will be providing his opinion.

He also noted he had a good meeting with David Caldwell and WCI about road conveyances and came to a possible resolution to resolve and address those issues. We also talked about Area 9 and discussed what is going on in that area. Something might be

brought to the Board in the next couple of weeks with regard to Area 9 and getting the Board's approval to take some action that would allow WCI/Lennar to proceed with some litigation to ascertain the easement rights over that one strip of property, along the interstate.

C. District Manager

Mr. Shoemaker gave a brief update and noted the following:

- The lake bank project is wrapping up, it will take two weeks to finish all the washouts and punch list items.
- They have demobilized out of 86 and 87 at Cypress Cay and Bristol Park.
- In the next couple of weeks we will be touching up sod and doing any minor repairs and replacements.
- The contractor is responsible for 90 days; we have a one-year warranty on the workmanship and we are still holding retainage on the contract; no final payouts.
- We are putting all the documents together necessary for reimbursement from the FDEP.

D. Utility Manager

Mr. Kenny Hall reported the following:

- Reminded the Board the irrigation system will be shut down starting on Monday for possibly, three days. HOA's have been notified, notice went out with bills and notice included on the website.
- New employee, David Teler started yesterday. He came to us from US Water with almost 20 years in utilities. He will be taking over our collection system and doing electrical trouble-shooting with our irrigation system.
- Had a meeting with the South Trail Fire Department Inspection going over how we will be dealing with unrestrained fire hydrants that will need to be changed over.

Mr. Mike Tisch, Public Works Manager, referred to his report included in the meeting book and offered to take questions from the Board.

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Minutes of June 8, 2017 Special Meeting**
- B. Revised Contract Spreadsheet**

Items A and B were pulled from the consent agenda.

Mr. Pires suggested that the meeting recess in order to give the Board an opportunity to read his red-lined version of the June 8th meeting minutes.

The record will reflect the meeting recessed.

The meeting reconvened and Mr. Pires indicated he will include the time that the meeting adjourned in the final version of the minutes and recommended that the Board approve the red-lined version of the June 8, 2017 minutes.

On MOTION by Mr. Tinkle seconded by Mr. Guy with all in favor the minutes of June 8, 2017, red-lined version edited by Mr. Pires, were approved as amended. 4/0

Regarding item B of the consent agenda Mrs. Flaherty inquired about when the contract for engineering services will go out for bid since the current contract with Tetra Tech expires in May.

Mr. Pires responded to Mrs. Flaherty's question and stated Florida has a CCNA, a qualifications based process, bidding is not required. Mr. Shoemaker indicated RFQ's will go out near the beginning of next year.

Mrs. Flaherty also inquired about the financial services, Severn Trent contract. Mr. Shoemaker indicated the Board can do an RFP, look at continuing the contract for Severn Trent for the financial services that they have been providing for us and could also work on developing that capability to take it in house. Today we are advertising for the position formerly held by April White, with emphasis on finance and accounting.

Mr. Shoemaker indicated we had a vendor in for computer support services and a third vendor will be coming in within two weeks so that we will have a few prices to compare.

He also indicated we had an insurance representative from EGIS in this past week and he will have a quote to us early in August. The Florida League of Cities will have the same opportunity.

Ms. Fineberg inquired about the soccer association contracts that are coming up next month and Mr. Shoemaker responded Mike will be working on that and an update will be brought before the Board.

On MOTION by Mrs. Flaherty seconded by Mr. Tinkle with all in favor item B of the consent agenda was approved. 4/0

FIFTH ORDER OF BUSINESS

Administrative Agenda

A. Policy Regarding Recreational Use of District Stormwater Ponds

Ms. Elle Harris reported on this item and noted the following:

- We had an issue brought to us regarding residents crossing private properties to access our ponds for recreational fishing.
- Residents contacted Lee County Sheriff's Department and they indicated they did not have authorization to enforce trespassing from a utility or a maintenance easement on property owned by a government entity.
- The memo included in the meeting book was referred to.
- The Board was asked to adopt a policy regarding recreational fishing and recreation use of District stormwater ponds.
- The policy states we do not authorize crossing of any private property to access any of the ponds in Gateway and fishing is allowed only from the grassy banks in areas that are outright owned by Gateway. We do not grant people access.
- This document would give the HOA's in the community something in their hands should they need to contact the Sheriff's Department for people trespassing over their property.

Mrs. Flaherty MOVED seconded by Mr. Guy to approve the policy regarding recreational fishing and recreation use of District Stormwater ponds.

The motion was discussed and Mr. Geppert stated he doesn't want this to apply to Pelican Preserve.

Ms. Fineberg stated it will be up to the individual HOA's to enforce or not enforce this. This only creates a guideline that no one is supposed to be fishing on the LME behind a persons house unless it is their own.

The discussion regarding fishing continued at length.

On VOICE Vote with all in favor the policy regarding recreational fishing and recreation use of District Stormwater ponds was approved.

SIXTH ORDER OF BUSINESS

Regular Agenda Item

A. Request for Retainage Water Meter Replacement Project

Mr. Tinkle expounded on his opinion on this item. He stated the date of the Certificate of Substantial Completion should either say September 15, 2016 or September 30, 2016.

Mr. Keith Young of Fortiline Water Works addressed the Board regarding his disagreement with the criticisms made by Board members regarding the water meter replacement project performed by his company.

The discussion of this item continued at length.

Mr. Guy MOVED seconded by Mrs. Flaherty to table this agenda item to the next meeting.

Mr. Tinkle asked for clarification of what the Board is looking for for more information.

The response to Mr. Tinkle's question was the Board wants to have the contracts and the amendments in front of them and a statement from the attorney as to how much he spent on this thing and anything else the Board can get from staff as to how much they spent on the "turnkey" operation.

On VOICE Vote with all in favor agenda item 6A. Request for Retainage Water Meter Replacement Project was tabled to the next meeting.

**SEVENTH ORDER OF BUSINESS Fiscal Year 2018 Budget Discussion –
Enterprise Fund**

Mr. Stephen Bloom recapped previous budget discussions and noted today’s discussion should be on the Enterprise Fund. At the next meeting we should discuss the Capital Projects as well as a final follow-up on any of the other funds or questions previously discussed. The following meeting, the public hearing to adopt the budget, will be held on August 17, 2017.

It was noted an RFP is being prepared to find someone to prepare a rate study in conjunction with splitting out utility items.

The Board was referred to the utility fund section included in the budget and Mr. Bloom gave a brief summary.

Each Supervisor was invited to ask budget questions and make comments.

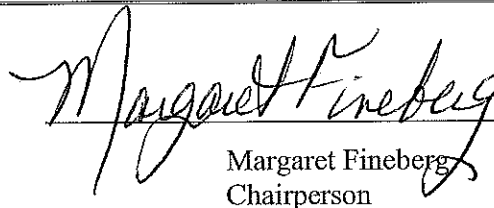
EIGHTH ORDER OF BUSINESS Supervisor Comments

Mrs. Flaherty reported she heard there will be apartments built between Griffin Drive and the old bank; the owner is Gateway 2012 LLC.

Mr. Tinkle noted we need to come up with a new timesheet accounting system especially as it relates to water, water meters and MIU’s to know over the next year how many man-hours is staff specifically spending on correcting this water meter problem.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Guy seconded by Ms. Fineberg with all in favor the meeting was adjourned. 4/0


Margaret Fineberg
Chairperson