

## ***BAYSHORE GARDENS BOARD OF TRUSTEES MEETING MINUTES MARCH 19, 2019***

Items 1 through 3. Roll Call, Call to Order, Pledge to the Flag. A roll call was taken. Trustees in attendance were Belle Baxter, Jim Frost, Barbara Susdorf, Steve Watkins, Sharon Denson, Terry Zimmerly, and Jim Couey. A quorum was established. Sharon Denson called the meeting to order at 7:00 PM and a pledge to the flag was performed. Also in attendance were Jodie Lawman, Manager; Gwen Norris, scribe; Allan Riga, Barbara Greenberg, Winnie Denny-Smith, Suzanna Young, Dan Gassie, and two others who did not sign in.

Item 4. Approval of the Minutes of February 19, 2019 BOT Meeting and March 6, 2019 Work Session. Steve Watkins moved to approve the Minutes from the January 19<sup>th</sup> BOT Meeting. Belle Baxter seconded the motion. Jim Couey arrived at this time. Discussion, additions or corrections: none. The motion was voted on and passed with no one opposing.

Steve Watkins moved to accept the Minutes from the March 6<sup>th</sup> Work Session. Barbara Susdorf seconded the motion. Discussion, additions or corrections: none. The motion was voted on and passed with no one opposing.

Sharon stated that in the package are the Minutes from the Pre Construction Meeting of for the ramp work that do not need approval. She said it was an informational meeting. The contractor (Kelly Brothers, Inc.) plan to come in April 8<sup>th</sup> and close the boat ramp. She said it will take a week to get all of their materials and will start the following week. She said they plan to have the work completed within the 90 days of the contract they bid and the projected completion date is July 19<sup>th</sup>. She said the Minutes become public record and were distributed to the Trustees so they would be aware of what happened.

Item 5. Treasurer Report. Terry said the Profit/Loss and Balance Sheet were distributed to the Trustees prior to the meeting for their review. Terry asked for questions and there were none. Sharon said that the (QuickBooks) records are being worked on and not ready to create a Budget Report and the presented reports show what has been spent. She said that it may be ready this week.

Item 6. Trustee Committee Reports. Jim Couey announced that Dan Rawlinson is out sick and Dan has asked that everyone pray for him. Those Trustees who did not present a Committee Report were Jim Couey, Steve Watkins, and Barbara Susdorf.

Marina Committee: Terry stated that the Pre Construction Meeting was held. She said the boat ramp is scheduled to close April 9<sup>th</sup> to July 19<sup>th</sup> but there is a conflict with the FPL down guys that need removed prior to beginning work. Jim Frost said that FPL sent engineers out to look at the poled and plan reworking the poles. He said that they know the urgency to resolve the conflict prior to April 8<sup>th</sup>. Sharon stated that the contractor is aware of our drainage system and water sampling area.

Town Hall Meeting: Sharon said the Town Hall meeting tomorrow night will start out with a Board Meeting. She said that we want to talk to the county particularly about the dredging of the marina. She said that we will have a Trustee from Trailer Estates who will set with us. She said that she is not aware of any vote that will happen. Sharon said we will ask a couple of questions of the County. She said that anything additional the County has on the lift station will reported. She said this is the start of the communication. She said that we are going to try to get the County's and Trailer Estates' cooperation to pay a portion of the cost of canal's dredging which belongs to the County. She confirmed that the meeting is mostly informational and we can ask questions. She said once we get through those two Agenda Items we will turn the meeting over to the County. She said that she will have some rules for the people to use, asking the residents' questions go to the County and after the County is done, we will

take questions. She said she does not want the County to spend the night here. She said the questions can be made on a card that does not need signed. Steve said that some residents have taken pictures of lift stations that they want to give to the County. She said that if the County has anything else to say, we would like to hear it publically. Jim Couey stated after Anthony Russo had told him that the contractor would move his two yard lights they ripped them out and threw them away and pulled the electrical wires out. Sharon said that this needs to be addressed to the County and suggested that he contact the County Commissioner and ask them what to do. She said that this might be done before or after the Town Hall Meeting, not during. Jim Couey asked about a barge with a backhoe. Jim Frost said that Kelly Brothers, Inc. is bringing in equipment for staging. Sharon stated that Meeting will begin at 6:00 PM tomorrow night and hoped everyone can make it, and at least five Trustees.

House and Grounds: Jim Frost stated that we are moving along with our projects. He noted the new Hall ADA Ramp is new construction. He said we were kind of grandfathered in, but decided to go with the full length runway as seen tonight. He said we had it epoxied for a better grip for rain and water and did the breezeway, too. Sharon stated it is beautiful and no problem to walk on. Jim Frost said that we are waiting on bids for the railing and it may take two or three weeks for this to happen. He said no one would give bids until the concrete was dry for measurements. He said the ramp and railings were on our ADA list of projects. Sharon said she spoke with Jack Humburg on Thursday who confirmed ADA compliance with the plans on the ADA pool lift and door plans. She said that he gave us a compliment for taking the initiative on these things. Jim Couey asked about the proposed elevator. Jim Frost said the cost was about \$20,000 to \$30,000 and we still needed the ramp for people bringing stuff into the Hall. Sharon stated that there is not a good place to install an elevator.

Recreation Committee: Belle Baxter stated that there will be a survey included with the Banner. She said the Swim Team sign-up will be next week with the first practice is May 1<sup>st</sup>. She said the coach is Jeannette Sparrow. She said they are planning a picnic/community get together Saturday, June 29<sup>th</sup> from 11:00 AM to 3:00 PM (the Saturday prior to 4<sup>th</sup> of July) and we are finalizing the food. She is calling for volunteers from her list for games and activities. She said that she would take prospective volunteer's name and number for her list. She said there will be a Paint Party with an artist bringing the canvases, paint and brushes. She said that there will be a material fee for residents and nonresidents will pay the full price of \$30. Belle asked that everyone to look for their survey included with the April Banner and send it in so we can see what the community wants to spend their money on now and in the future. Belle said she is creating a Facebook page (Bayshore Gardens Recreation Committee) that should be available in the future. She said the Committee is work in Pickle Ball. She said we have the Pickle Ball set and are working out logistics of how to securely store it while making it accessible for residents to use. She said they are working on activities for children (in the summer). She said they are working on a Story Time at the beach on a weekly basis after school (is out). She said that she may be the first reader to the kids. She asked that anyone/volunteers interested in making sure our children remain literate and active during the summer to give their name and number. Belle asked that anyone who has a favorite book to share, or provide, to let her know. She is happy to provide the book as there are a lot books available for \$0.25 at the Library. Barbara said she has a lot of children's books. Sharon said she would like to volunteer for this. Belle said they are looking for suggestions from the community to keep the kids active over the summer. Belle said the Committee is trying to get the community 'out' together and encourage them to enjoy the community and our amenities.

Item 7. District Manager Response to Trustees.      Certified District Manager Course. Sharon Denson said that Jodie Lawman has one more project to do to finish the Florida Association of Special District's

(FASD) 'District Manager's Course' which is a wonderful thing for this community. She said we are honored that Jodie wanted to do the course and pleased that we were able to do it. Sharon stated that Jodie has asked for a Special Meeting for the Board and residents to go further in depth than we can tonight. Jodie thanked the Board for the opportunity to pursue the Certified District Manager Course. She gave a description of the four day classroom instruction and activities. (Please see the 'Manager Minutes 3-19-19' for her report in the office.) She asked for a Special Meeting as there are things she would like to suggest to implement to assist us in the betterment of our community. Sharon thanked her as well as applause from the Board and stated that Jodie did all of the work and we will get the benefit.

Surplus Property. Sharon said she made a list of surplus property to review that reflects what is on the proper forms. She listed the items: Popcorn Machine - apparently of no value because it is putting things in the popcorn, Hotdog Cooker- of no value, monitor, Dell computer - has value, been cleaned and loaded with Microsoft Office and Windows and will be for sale - worth about \$100, old Podium – for sale, Scanner – not being used, Large Clock- from the pool, Timeclock, Chalkboard, Ethernet switch, a 10-key Calculator, Keyboard /Mouse, Diving Board, Card Tables, two 8' Tables, and Popcorn Machine. Sharon said the district's freezer will be placed in the kitchen for use eventually, but the electrician needs to wire the outlet. Don Gassie asked if the sale items could be listed on the website. Sharon said that she has talked with Gia and Jodie Monday about listing them in the Banner and some of the things will be for sale at the Attic Sale. She thinks the tables could be sold easily to vendors at the Sale. She said the two 8' tables are unsafe and have broken pieces on the side. The price may be set at \$5 or \$10. Sharon made a motion that we put these properties listed up for sale as surplus properties to be advertised in the Banner and the computer can go on Craig's List, as it is worth at least \$100, with other places. She said the computer can be at the Attic Sale and the other things don't have a whole lot of value. Steve moved to accept the list and disposition of the surplus property as stated. Jim Frost seconded the motion. Steve will check on an owner of the monitor. Sharon encouraged a disposition before Saturday since we cannot sell someone else's stuff. Discussion: none. The motion was voted on and passed.

Jim Couey asked about any kayaks for sale. There are none.

## **OLD BUSINESS**

Item 8. Motion to accept bid from Richards to repair broken pipe in pool and damaged sewer pipe in amount not to exceed \$3,500. Sharon asked for a motion to vote on Richards bid to repair the broken sewer pipe and a broken pipe in the pool area. She said there was a straw vote at the Work Session that allowed us to begin the work for up to \$3,500. Jim Couey made a motion to fix the sewer and pool pipes not to exceed \$3,500. Sharon said that the excavation at the pool area revealed that it may cost more. Jim Frost confirmed that it may be over \$3,500 and said \$4,000 would be closer to the cost. Jim Couey amended his motion to include 'not to exceed \$4,000'. Barbara Susdorf seconded the motion. Discussion: Jim Frost described the work at the pool. He said there were five main lines from the filter lines and one broke underground. He said a 4'x4' piece of deck was removed and the soil. He said the rain prevented them from working today and they will be back out to fix the pipe, then we have to fill the hole and place 4" of concrete deck. He said we are getting bids on the concrete work and dirt. He said at the same time, the ADA chair lift will be installed (by others) in the pool per the pending County Permit. Jim said the Permit went into Permits on the 14<sup>th</sup> and should be back 14 to 20 days later, but hopes it is sooner. Jim Frost said there is a list of things that need to be done to be ready to open the pool. He said that if we get the go ahead to open the pool before the ADA ramp is installed, we will do it, when there is an acceptable water temperature. Sharon said we will need supervision (lifeguards and

attendants) to open the pool. Sharon restated the motion on the repairs up to \$4,000 and called for a vote on the motion. A vote on the motion passed.

Item 9. Motion to remove trees at the south end of the pool. Terry Zimmerly stated that the trees on around the pool have grown too tall and are putting trash in the pool and need removed. She moved to remove the cedar trees on the south end of the pool. She said they were planted originally to screen the pool but are taller than the fence and put trash in the pool and now we have a privacy screen on the fence on two sides of the pool to keep debris from the pool. She said the cedar trees on the west side are too tall for our maintenance crews to cut down and need professional removal. Sharon told Jodie that the stumps may need professional grinding. Jodie said that there is a maintenance men who needs surgery and will be out for the duration with limited duty when he comes back. She said that we will have only two full time men so she does not see this project occurring in the near future. Sharon said that this project can be left at Jodie's direction to get done because in the next six weeks the trees will not grow that much more. Jim Couey seconded the motion with a comment that cedar trees don't grow that far underground. Discussion: no more. The motion was vote on and passed.

Item 10. Motion to put continuous commercial gutter on north side of building to east of breezeway. Sharon stated the water from the roof pours down at the breezeway and from the parking lot. She said she saw the main thrust is from the roof, overpowering, and backing the water up into our storage area and flooding the breezeway. She said the bid includes the gutter and an extensive drainage system (about \$8,000). She said her motion is to put up the continuous gutter with a downspout and another pipe going out to the low spot for run off as it is a sandy area. She said we have one bid (from Shawn). Jim said he'll have another bid tomorrow. Sharon said the bid for \$750 does not include the downspout or pipe for the runoff. She would like to add a little more than the \$750 to include the downspout, etc. Jim suggested three bids. She said when we get the three bids we can direct Jim to have it done. She suggested that unless the bids comes over \$800 that we should let Jim go ahead and get it done. Sharon made a motion that we get the gutter work done from the breezeway to the east end of the building to keep the water from backing up for up to \$800. She said the guys have supplies stored on boards to keep them up out of the water. Jim Couey seconded the motion and asked where the mentioned drainage is. Sharon said there is a drainage ditch that runs down toward the canal but the gutter water should not reach that part because the area is really sandy and it'll soak in. Sharon said the pipe goes downhill and will not get sand in it. There was no more discussion. The motion was voted on and passed. Sharon said if we need to go farther with a drain field we can do it later. Jim Couey asked about the south side of the building. Sharon said it would be addressed with the screen room building project coming up.

#### **NEW BUSINESS**

Item 11. Swimming pool policy 1010P Revision. Sharon said the revision changes the language of 'two lifeguards' to one 'lifeguard and a pool attendant' so we can utilize our lifeguards better. She said that with the slide and diving board gone that helps us. She said there is a proposed job description to discuss later. She said we can still use two lifeguards if we want to, but with as few lifeguards applying now we need to extend their use. Jim Couey moved to accept the changes. Barbara seconded the motion. Discussion: none. The motion was voted on and passed.

Item 11A. Swim Team Waiver 1010STW and Rules 1010R. Sharon said the Bayshore Gardens Swim Team will begin to sign up March 25<sup>th</sup>. She presented the Swim Team waiver and rules. She said Jeannette asked for the Swim Team Rules for some control and gave Sharon some suggestions she would like

included. Sharon said that the Waiver is from a form Jeannette liked and Sharon replaced the legal jargon our attorney's language. Sharon asked for a motion to accept both 1010STW and 1010R. Jim Couey moved to accept the both the waiver and rules. Belle seconded the motion. Discussion or questions: Jim Couey asked if we are having problems getting lifeguards because we don't want to pay them what everyone pays. Sharon said that there is a new pay scale to vote on in a minute. Sharon said that the district will pick up the tab for resident participants (of Swim Team). She continued that Jeannette has asked that the district pay for the \$250 lifeguard course and Sharon will bring that forward after the vote. She said that Jeannette has done a lot in volunteering. The motion was voted on and passed.

Item 11B. Motion to pay for Jeannette Sparrow's Lifeguard Course (cost of \$250). Sharon made a motion to have the district pay for Jeannette to take the Lifeguard training at GT Bray. Sharon said that Jeannette does not want to be a lifeguard, but may fill in. Belle seconded the motion. Discussion: none. The motion was voted on and passed.

Item 12. Pool attendant and lifeguard job descriptions 1010PAJD and 1010LID. Sharon said that she was contacting a gentleman that would do some CPR and First Aid Training for her CERT (Community Emergency Response Team) team members. She asked him what he would charge to train 'here' for our employees and pool attendants because the pool attendants can make more money with this training. She said he has not gotten back to her yet. Sharon said that a Lifeguard has to be certified through Red Cross (on file and displayed), which is a lot more training than required for a Pool Attendant. She said the Pool Attendant is to assist the Lifeguard and allow the Lifeguard his required breaks. The Pool Attendant can watch the pool during the Lifeguard's break and if there is a problem the Attendant can blow a whistle for the Lifeguard to return immediately. She stated that the changes to the Lifeguard Job Description are removing the second Lifeguard and adding the Pool Attendant on duty. Steve Watkins moved to accept the Pool Attendant Job Description 1010PAJD and Lifeguard Job Description 1010LID. Jim Couey seconded the motion. Discussion or questions: Sharon said the Pool Attendant works under the Lifeguard. The motion was voted on and passed. Sharon told Jodie that a portion of the Job Description can be placed in the Banner. Jim Couey wanted to know if it should be posted in the Bradenton Herald. Jodie said she has posted the positions on INDEED.COM, Bradenton Herald, and the Banner.

Item 13. Pool Attendant and Lifeguard pay scale. Sharon said, if the pay scales are approved, it will be placed in the Banner. She said the Pool Attendant Pay Rate starts with the first step, a strong swimmer, at \$8.50 and goes up to \$9.25/hour with no CPR or First Aid training. The second step is a strong swimmer with past First Aid and CPR Certifications (may not be current) from \$9.26 to \$11.25/hour. The third step is a strong swimmer with CPR and First Aid certifications from \$10.26 to \$11.50/hour. She said this pay rate approval will allow Jodie to hire without bringing each to the Board each time. Sharon stated the Lifeguard starting-pay is raised to \$12.00 to \$13.00/hour and the next step up is \$14.00 to \$15.00/hours, with the supervisor Lifeguard at \$16.00 to \$18.00/hour. She said the current Lifeguard pay is \$16.00/hour and this will give us more room to offer more money to hopeful fill positions. Jim Couey moved to accept the Pay Scale. Belle seconded the motion. Discussion: none. The motion was voted on and passed. Sharon said that some of the Lifeguards are coming back, three at this time. She said the Lifeguards don't want to work too many hours and the supervisor Lifeguards is a fireman and has to work around his fireman's schedule.

Item 14. Activity liability waiver 1033W. Sharon said the waiver is for activities like Jazzercise in the Hall. She said that they have no contract or liability insurance in our office. She said that if someone gets hurt

it is the district's liability. She continued that this waiver is for activities that may have liability. She said the waiver will be used by the Recreation Committee and they will use their judgement on when to use it. Steve moved to accept waiver 1033W. Jim Couey seconded the motion. Discussion: none. The motion was voted on and passed.

Item 15. Banner policy 1017P. Sharon said the Banner Policy was discussed at many meetings. Sharon stated that she added the 3,300 printing limit from January through April and 3,000 the rest of the year. Steve said that we need 3,300 from October through April and has to put more in the boxes that empty early. Sharon said most snowbirds are here from January through April and a few come earlier and a few stay later. She said she saw a lot of Banners left over. Sharon said that we can amend the Policy if we need more. Barbara said we discuss the costs at a Committee Meeting. Sharon said it is not much more, it costs \$10 to print 100 more but the extra Banners would need to be thrown away. Jim Couey thought the Banner was for residents only. Sharon said that the advertisers are interested in the number we are circulating.

Allan Riga stated that when the Board went through the motions and voting the residents did not have a chance to speak. Sharon said all he has to do is hold up his hand. He said he would like a list of where the Banners are being delivered. He has seen some at vacant homes and along 22<sup>nd</sup> Street and stop signs. He agree that the amount of the Banners determines whether advertisers value our paper to advertise. He asked for a list of where the Banner is delivered outside the community. Sharon said the Banners are being delivered in the surrounding community in their boxes. Steve said there had been a list of Banner boxes in the office in a green binder. Sharon asked that the list be made available for Allan as a public record. Sharon asked Allan to email Jodie of homes accumulating Banners in driveways when Allan sees them. Steve thought Allan was wrong and Allan asked if he proves to be right will Steve resign from the Board. Jim Couey said that Crime Watch is a private club and don't have to give the information. Sharon said the Banner is a district paper. Don Gassie said that Barbara was correct in saying that it is a small amount of money to print a few more Banners and it is good advertisement for local businesses which benefits Bayshore Gardens. Sharon said that the new quantity will not affect the current deliveries. Suzanna Young said we used to print 4,400 years ago and said that we need accountability of where Banner 'drop' locations are because the district residents are paying for the Banner: She also said that more circulation creates more interest from advertisers. Steve said he would like to table the issue to bring more information forward. He said there are two lists of boxes for the community: 'in' season' and 'out' season. Suzanna said she did not find any mention of the Banner Policy meeting discussions in the Banner. She said the Banner committee is not listed on the website. Sharon said the website is still in progress. Sharon said the policy was on the Agenda and the minutes are not in the Banner. Sharon moved to accept the Banner Policy 1017P. Sharon said we have had a number of Banners left over throughout the year. Steve said that that in past instances the Banners were not delivered outside the community and were found some in the trash. Jim Couey seconded the motion. Discussion: Sharon said Steve needs help monitoring the Banner distributions and that we can complain, but Steve is doing all of the work. Steve agreed to make sure Jodie has a list of drop boxes. Jim Couey said he appreciates Allan's questions but he is out of line to tell Steve to resign. Jim Couey asked Allan to keep questions to questions, not comments. Sharon stated that we need to move on. The motion was voted on and passed with all yeas except Terry and Steve voted 'no'. Sharon asked Steve to advise us the minute there is a problem with the number and we can adjust it, just bring it to a Workshop and we can vote the next meeting.

Item 16. Motion to replace the pool screen. Sharon said Randy told her that part of the problem with the garbage in the pool is because of the holes in the screen on the fence. She said Randy has priced the new pool screen at about \$400. Steve moved to use not more than \$500 to replace the pool screen. Jim Couey seconded the motion. Discussion: There was discussion on the number of trees putting trash in the pool. The screen is attached to the fence. Jim Frost asked that the tree issue be sent back to Committee or Workshop. Sharon and Steve agreed we need a new screen. The motion was voted on and passed.

Item 17. Motion to renovate Hall not to exceed \$180,000.00. Sharon said Jim Frost has been working on 'renovating the Hall'. She said we may not be able to do it all at once, but we need to have the money ready to start. She said the first discovery is the recreation Hall had to be secured to the foundation. She said the Hall will be a big project with a lot of money. Sharon would like to go ahead with the preliminaries with the Hall. Jim Couey moved to use up to \$180,000 on Hall renovations. Steve seconded the motion. Sharon said Jim will still have to come back (to the Board) to get approval of any plans. Sharon said we have to do an RFP on the work over \$20,000. She said it could be put out to bid with bids on portions A, B, C or D, for example. We would need sealed bids on those. She said maybe we can't do everything, but maybe we can do the ceiling, or refinish the floor, or remove the heating system. She said no design has been decided and we do not meet the fire code and certain things will require us to install an expensive sprinklers (fire suppression system). Jim Couey said we can talk about this at a Committee Meeting. She said Jim Frost has been working hard on putting together a proposal for us to look at that we could do for the least cost and the most bang for our buck. She said the kitchen may not be included this year if we have to go with a sprinkler system, however we may after October 1<sup>st</sup>. She said Jim Frost may have two or three different options to look at. Sharon said we are proposing \$180,000 for this work. She said there is reserve money for the roof if there is a problem with it. Sharon said Jim Frost will have to work closely with the Board to keep our numbers right so we don't overspend. Steve asked if this includes the electrical maintenance items. Sharon said we vote to do that work already (\$1,000 to fix outlets), but not new electrical work and she does not want to install the hand dryers now, but include them in the renovation. Sharon said the freezer needs hooked up as it is sitting 'off'. Steve said it may be plugged in where it is now. Jim Frost said the preliminary plans have been sent off to engineering for a permits and work cost estimate. He said once we have plans, some will need to be submitted by the engineer for permits (i.e. electrical licenses). Jim Couey stated he met Mr. Palmer who is a licensed contractor and lives on Washington Place. Jim Frost said everyone is welcome to bid. He said he is waiting on plans so contractors know what they are bidding on. There was cost of \$1,500 to engineer the plans. Jim Frost said then he will write the RFP for the bidders. Jim Frost said some of the work can be done by the Board without professional services (Engineer). Jim said that if it is cosmetic it can be done in-house with three bids. The plumbing, electrical, or permit related issues have to be done with a contractor, engineering, and sign-offs. Sharon said we have an in-place procurement policy passed by the board that we are following with everything. Don Gassie asked why there is only one engineer and several contractors why not one permit. Sharon said the Board will decide how we are going to do the work and she said she has no problem on piece-milling the work out to bid. Winnie asked if the vendors using the Hall have their own liability insurance. Sharon confirmed that all renters have to submit their insurance documents. Jim Couey asked if we are looking into buying more insurance for the district. Sharon said we need to. With no more discussion the motion was voted on and passed.

Item 19. Paid instructors policy 1028P. Sharon said that this is to give direction to our Recreation Committee so they can function but still have to come to the Board for approval. She said they have

guidelines to work with and negotiate with vendors or teachers. Jim Couey moved to approve policy 1028P. Belle seconded the motion. Discussion: none. The motion was voted on and passed.

Item 18. Charge to Trustee committees. Sharon said that our By Laws states we have charges to committees. She said for new people coming on board it is very helpful. Steve moved to accept the Charges to Trustee Committees. Jim Couey seconded the Motion because he said it is very important. Discussion: Sharon listed the Committees that the motion covers: the Banner Committee, the Budget and Finance Committee, the House and Grounds Committee, the Marina Committee, and Personnel and Salaries Committee. Sharon said the Recreation Committee and the Policy Procedure Committee already have their charges. Winnie asked if the Board will be the community's voice for the lift station and dredging work. Sharon said we would have to vote here on both of those issues, but before anything like that there would be a lot of public meetings and input. She said we try to get the public to speak to us about it so we know what they want so we can take care of business, but if the public does not talk to us we have to do the best we can. Sharon said the lift station work is in 2023, so there is some time. Barbara said there is a Town Hall tomorrow to bring this up. Sharon will ask the County to give us further information tomorrow night but not spend too much time on it. Winnie was concerned that we have a voice and described a lift station on the beach that was by the water and not 100'x100' and ours it being moved towards 26<sup>th</sup> Street. Sharon asked for a vote on the charges. A vote on the motion passed.

Item 20. Resident comments that do not address agenda items. (This continues comments brought up in Item 19). Sharon stated that the problem we have now with the lift station is when we get a lot of rain the sewer backs up into our pool bathrooms from the lift station which is unsanitary and needs fixed. She said the County said they will put chemicals in for the smell, landscape and other things to make it pretty. She said the lift station now is too small, too close to the water, and a health hazard for the district. Winnie asked if it serves only Bayshore Gardens. Sharon thought it did. She said Trailer Estates has its own lift station. Jim Frost said that it does only serve Bayshore and was built under designed for the area. He said that when they put it in they were in such a strenuous sewer situation, they had to do something right away. He continued, now, over time, they realize it needs to be a much bigger lift station. Jim Frost said EPA would not allow them to rebuild the lift station larger where it is in close proximity to the water. He said that Sarasota just got sued millions of dollars for the same thing. He said that they have to move it somewhere close to the old one due to the gravity sewer pipes. He said they can buy a house or come down to 26<sup>th</sup> Street, to the ball park. He said he doesn't like it either as no one wants sewer in their back yard. He said what they have been able to do is pretty creative in Lakewood Ranch, and you don't even know it is a lift station. He has taken numerous pictures of what he would like the new one to look like. He said the eminent domain process would take what they need regardless if we say 'no'. Steve mentioned how much the current lift station smells and the county will fix the smell on the new one. Dan Gassie offered to sell his house on the canal for the lift station since he is trying to sell his house. He asked about the shared cost with Trailer Estate on dredging the canal. Sharon said that the County has told us that they are not dredging the canal. Suzanna Young said she has three comments: 1. She asked where the minutes for the meeting with the County just prior to the last Board Meeting. Sharon said they are in the office. Sharon said the minutes are not in the Banner. Sharon said that the approved minutes are on the website. She said the Banner never had Minutes from Special Meetings, Workshops, or Committee Meetings. Gwen said she writes the minutes and they are too large to put in the Banner, but a summary could be in it. 2. She asked what type of equipment they will use for dredging. Sharon said whatever they bid on, they will use. 3. She encouraged using NextDoor Bayshore for notifications which has about 800 people on it. She said people want to know what is important.



Item 21. Termite damage in Hall. Sharon said we need to address the termite issue that came up today. Jodie said the pest guy called her into the Board Room today to show her an area of the floor that has recent termite damage and he suggested that we take care of it as soon as possible. Sharon said there has not been treatment in five years. Jim Frost moved to go with our bug company who were the lowest bid when quoting for termite spraying Bora Care the entire building. Jodie said that the bid was around \$3,200 which included the attic. Jim Frost and Jodie said that eliminating the attic treatment took about \$1,000 off the quote. Jim Frost said the bids for the entire Hall were expensive because they would have to take down the old ceiling above the current ceiling to spray the wood up there. He suggested that we treat the bottom of the building everywhere we can reach and see. He said when we do the remodel all of the ceiling will be gone anyway and treated then. Steve said previously, when Joanne was here, he had said the only way to get rid of the termites is to tent the building and it was tented and the termites were gone for five years. Jim Frost said these are dry wood termites. Steve cautioned that we may not get them all by spraying because you cannot see them all. Sharon said we would treat the whole floor and her experience is the borax treatment works permanently, she said it is pressured into the wood. Jodie said that after the treatment the guy suggested that he come back and treat the new wood after Randy replaced the damaged wood. There was discussion on how it is pressured into the wood. Jim Frost said the pest guy said the damage was isolated to one spot. Jim said to treat the subterranean termites under the whole underneath of all of the building was \$1,220 and \$835. Jim said he wanted another \$1,000 for the attic portion and a yearly fee of \$325 to maintain it. Sharon said the floor treatment and annual fee comes to \$2,480 and she asked for a motion with the money. Jim Frost amended his motion to include \$1,220 and \$835 (leaving the annual fee for termite prevention for later) not to exceed \$2,500 on this motion. Jim Couey seconded the motion. Discussion: Jim Couey said he had his house tented with a ten year guarantee without paying an annual fee. Sharon said this is a commercial building and the annual fee is \$325 a year. Jim Frost said he will have a full termite inspection done. He has a termite inspection in his House and Grounds Report that did not mention finding termites, just old termite damage. He said that Quality Pest Termite Prevention was the cheapest on the Bore Care treatment and their inspections will be quarterly. Jodie said the annual fee includes quarterly inspections and treatment without having to call them. Jodie said that they do not tent. Sharon said that if the termites get a good start in the attic they will want to tent it. Suzanna said if we have termites we want to fight them with a vengeance. She mentioned in 2000 Turner Tree Company told her to remove the mulch near the building and she did and then it was put back under the building. She said when she was still on the Board she found termite dust in the store room in the cabinets and asked that the closet in the store room be checked for termites now. She said the building has been very vulnerable for a long time. Don Gassie said there was no guarantee they won't come back within ten years. Jim Frost said he has researched and Boric is the best now and described the termite treatment and proposed foam insulation which seals the bottom of the floor that termites won't eat. Jim Frost will have the termite guy check the closets. Jim Couey seconded Jim Frost's amended motion. Discussion: none. The amended motion was voted on and passed with Steve voting 'no'.

Terry Zimmerly moved to adjourn. Jim Couey seconded the motion. The vote on the motion passed. We adjourned at 9:05 PM.

Approved  
4-16-19  
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