

**BOARD OF SUPERVISOR'S MONTHLY MEETING MINUTES OF THE
SAN CARLOS ESTATES WATER CONTROL DISTRICT AGENDA MONDAY FEBRUARY 19, 2024, 6:00 PM.
GULF SHORE CHURCH, 25300 BERNWOOD PKWY, BONITA SPRINGS FL 34135**

1. Call Meeting to order: 6:00 PM

2. Roll Call of the Board of Supervisors: Chair and President, Jim Bradford (Jim), Vice-Chair and Vice President, Jennifer Finazzo (Jennifer) and Supervisor, John Cellucci (John); Engineer Ron Edenfield (Ron); Attorney, Richard Pringle (Richard), Audrey Medeiros, Manager and Superintendent of Operations (Audrey) and guests. 10 GUESTS

3. Pledge of Allegiance and Invocation

4. Receive Engineer's Report on District Works:

Open Permits: 10 New Permits: 4 Closed Permits: 2 Inspections: 18 status Inspections and 12 Regulatory Inspections.

Lee County DOT has agreed to plant a vegetation barrier with permission from the board, in the Right of Way at the end of Melanie Ln. Ron and Richard will work out a temporary License allowing The Lee County DOT to plant on our Right of Way. Will place on the agenda Item H: Protection of the District's Right of Way: To include Imperial Parkway and other Right of Way is throughout the district. Motion to add this item: John 1st, Jennifer 2nd, Jim 3rd. Motion passed. The district will maintain the vegetation after the installation.

5. Manager's Report: FOB's we have sold the first order of 500 and are up to 561 sold to date, 230 total requests. The Camera installation was amazing. The manager thanked those involved: Supervisor Cellucci, David Cooke, Cotey and his dad Steve, D&S for lending their truck for hauling materials, John's wife Susana for making an amazing luncheon with hydrating drinks for all involved. This was a 12-hour day, and everyone volunteered. KUDOS to all volunteers. Maintenance of the Roads is on the topic. Parking in the ROW. Trailer in the ROW on Moriah Ln between Luci and Busy Bee completely blocking the ROW. Manager barely got the Golf Cart through.

The manager will solicit estimates for road repairs. Jim will provide some possible contractors. Several skirts on Strike Lane that enter the side roads are being worn and cracking with potholes. John adds that some Residents have been highly disrespectful to The Manager. He adds that these FOBs are a privilege not a right. There is no need to swear at The Manager and tell her your demands. The FOBs are a privilege. Use of the gate is a privilege. It is not a right. Stillwell parkway needs to be preserved, adds Jim.

6. Chair's Report: Jim has been inputting along the way and has nothing more to add.

7. Treasurer's Report: CIP PH II update: Collected \$52,939.10 collected. Outstanding \$119,846.45. Financial statements and bank statements have been submitted for review and approval.

8. Attorney's Report: Just to clarify Agenda item H will also include Mr. Cheddie's letter and the contents of it that relate to the district's Right of Way.

9. Amendments to the Meeting Agenda: Item H: Protection of District's Right of Way!

10. Public Input on Business Agenda Items (3-minute limit)

Mark Thompson, builder asked permission to put a gravel ROW up to our driveway at 25441 Moriah Lane. He is the contractor and part owner. Three beds, 2.5 baths. Lg garage for car collection. Will only be used as a residential roadway. Ron adds that there are easements of record. John adds. The previous owner had all the same intentions and abused the trust of the board. This property is not landlocked. You can go to the army core of engineers. It should be paved and a guard rail. It should be residential. No tractor trailers, no big rigs, etc. A guardrail will prevent that. Plus, there is no lighting. It is dangerous. Easy to end up in the canal during the rainy season. John would like it paved with a guard rail to preserve the canal, embankment and gives you easy access. Jim would like to see asphalt. John also wants the quit cam deed rescinded. Richard explains: There was a deed recorded that only served the purpose of releasing the public's right to drive down the right of way and that was all that

occurred. Mr. Thompson is willing to work with the Board and take care of this deed. He expressed that he has no interest in the deed. They will pave it; they will need a guard rail and will rescind the quit claim as a condition of getting the ROW. ** Ron later added. Mr. Thompson's building permit is on hold with the City of BS. He asked the board to consider allowing Ron to contact the city to release them to continue to construct the home/project. Simply to allow them to get underway with their project. The district still has permits to issue, and we still have CO sign off at the end. This would simply allow them to continue with remodeling. The Board discussed the options. Mr. Pringle will write the letter asking permission for them to have access to remodel. Mr. Thompson and co-owner expressed gratitude for the Boards assistance and willingness to work with the owners.

11. Business Agenda Items (Agenda Items Requiring Action)

a. Monthly Meeting Minutes Approval – 1/15/2024: John 1st, Jennifer 2nd, Jim 3rd, motion approved.

b. Financial Reports Approval – 1/31/2024 Bank Statements; 1/31/2024 Financial Reports; 1/31/2024 Bills and Financial Report as of 2/19/2024: John 1st, Jennifer 2nd, Jim 3rd. motion approved.

c. Property located at 25441 Moriah Ln and pavement of perimeter road. Tyler Thomas: Will continue that item to March meeting for clarification. Richard will work with Mr. Thompson and bring it to the Board in March.

d. Bonding Manager for Acting Sec/Treas: Richard adds. Continuing to the March meeting. After the Audit as previously discussed. Lawyer Richard adds that the board does not need Bond the acting treasurer. Until you appoint a Treasurer, you do not have anyone to bond. Bonding with the Treasurer will occur after you appoint somebody.

e. Busy Bee & Strike Ln cracking of asphalt skirts: Discussed earlier by manager.

f. Board speak with BOA for online viewing of Bank Accounts: Only viewing of account, no access to viewing. Richard adds. Make a motion to grant viewing only access to the financials to make reconciliations monthly. John 1st, Jennifer 2nd, Jim 3rd, motion approved. Will resume in March.

f. The Board to speak with BOA for online viewing of Bank Accounts by Manager until hiring a Secretary-Treasurer. Motion on the floor: John 1st, Jennifer 2nd, Jim 3rd. motion approved.

g. Allocation of funds for ROADS: Forwarded to March after the Audit. The amount will be dependent on our funds forward balance.

h. Protection of District's Right of Way! Ron understands that we are referring to the North end of Amarillo, North end of Rocky Rd. Spots along the entire length of Waterfall where folks have driven over the boulders. N. end of the 4-5 streets at the east end of the district that has an abutting ROW with Imperial Pkwy. Each area's need for protection differs. John suggests non-creeping bamboo. Many options discussed. Motion on the board to have staff: Richard, Ron, and Audrey to put together a plan to establish a method of Protection for the District's Right of Way. Until done. John 1st, Jennifer 2nd, Jim 3rd, motion approved. Richard will send a letter to Mr. Cheddie's Atty. Stating the board has given direct without further delay to Protect the District's Right of Way!

i. Standard for issuance of clickers/fobs for Stillwell gate: Set a standard then how do you address the exceptions to the standard. Property, house, license. Vehicle registration. Exceptions. DL and must live here. One fob for your work vehicle. Manager to write the standard. Bring it to board next month. Operate according to those standards until next month. John 1st, Jennifer 2nd, Jim 3rd, motion approved. Residents must report new or changes to registrations. Motion: Audrey writes the standard and brings it to the Board by next month

12. Public Input (3-minute limit): Mrs. Maria Gamez voiced concern about construction in front of her house. She wanted to know what would happen. It is across the street from 24543 Mountain View Dr. on Strike Ln. She was ensured that the district will ensure they fix any issues before CO is issued.

David Nadig: Concerned about bonding of Treasurer. He wanted to know if we have a Treasurer at this time. He states, " Mrs. Lawson left on October 1st. Richard adds, we have a Manager of the District, we have been searching for a Treasurer, The Treasurer's position has not been filled yet so in the interim time period, the Manager has been performing the function of the Treasurer but there has not been an approval of a person to fill the Treasurer's position. It is difficult to find a person to fill that position. It has been advertised on the website. John asked David if he was volunteering. Do you want to do it? He refused. He states, " I am not sure I am qualified!" David adds we have an interim treasurer. John corrects him that we have the functions being performed to the best of her ability with safeguards in place. Jennifer adds: We have safeguards. Tuscan (Our Auditor) who is working with Audrey. We have effective controls in place of supervision. We have Policies and procedures. She cannot sign checks. There is a chain of custody for bank statements. There are controls in place. David expressed that concerns that we do not have a Sec/Treas period. Richards adds that all we are doing is not acceptable. They have only excuses. The Board expressed that there are checks and balances. Two Board Supervisors have tax and finance backgrounds and are more than capable of managing this. We are not violating any laws and the auditor is not raising any concerns.

Marieanne Kay. Question for David Nadig. What is your solution? He had no solution.

Public input has ended. Ron ads. D&S completed all its work in acceptable fashion. He received praise from many as he did an amazing job. Jim credited Tony for caring for the overgrowth at the end of Strike where the water table is high.

13. Supervisor Comments: Jennifer wants a standard of what is allowed for new FOB's. In the past it has been a fee fall all. Jim adds. Let us put it in policy. Include it on the website. Jim requested the Manager to put a standard in place and bring that to the Board by the next meeting. Mr. Pringle adds: Go back to your business agenda items and add this as item I: Standard for issuance of clickers. Motion on the floor to amend the agenda items to include the standards for the issuance of gate clickers. John 1st, Jennifer 2nd, Jim 3rd, motion approved.

Public input: Tammy Bradford presents a scenario about those who do have a home here but no registration here. Why can't it be one license one fob?

Mrs. Gamez: I already bought clickers before. I ordered three. What about that? John responds we are all in the same boat. It is recent technology, and we all have an option to pay for a new one.

John: Minimum requirement. License and registration and Property Owner.

14. Adjournment: 7:53 pm.