

**BOARD OF SUPERVISORS MONTHLY MEETING MINUTES OF THE
SAN CARLOS ESTATES WATER CONTROL DISTRICT**

MONDAY AUGUST 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 via telephone, 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) – via phone, Secretary Treasurer, Shanelle Cruz and guests: approx. 30

3. Pledge of Allegiance and Invocation

Meeting was recessed to allow for public hearing.

Public hearing noticed for 6:05 p.m. for the board to address and take action on the assessment rates for FY24-25.

Attorney Richard Pringle explained the notice indicated the hearing was to consider the adoption and imposition of non-ad valorem assessment for maintenance and operations costs and considering and possibly imposing an assessment for the CIP Phase 1 final payment.

Attorney Richard Pringle read statements regarding the public hearing and the history behind the CIP Phase 1 collections. The CIP Phase 1 loan, related to this CIP Phase 1 collection, was paid off early with district reserve funds. The district auditor agreed that the loan payments totaled approximately \$15 million and according to the Lee County Property Appraiser the collection of the CIP Phase 1 assessments totaled \$12 million. Leaving approximately \$3 million paid from district reserve funds. An email was read by Attorney Pringle from resident, Chris Lawson, alleging that prior year CIP Phase 1 assessments collected allowed for early repayment (a copy of this email will be attached). Attorney Pringle stated that it would take a forensic audit to completely uncover where all funds had come from. Attorney Pringle recommended (in agreement with the auditor) that despite the apparent shortfall of funds he recommends not collecting a CIP Phase 1 assessment. Furthermore, Attorney Pringle advised that the maintenance assessments at some point soon will need to address all items, including the deteriorating roads, and the assessments will need to reflect those amounts.

The Board and Auditor made comments regarding the collection of CIP Phase 1.

Chris Lawson made a statement that payoffs for CIP Phase 1 were done outside the Property appraiser and that previous boards kept assessments leveled for many years.

Board opened the floor for public opinion on the FY24-25 budget. Residents had comments and questions on the budget and what we need to have in reserves. The board answered questions.

Board voted to approve the FY24-25 maintenance and operation assessment with a 7.4% increase from previous fiscal year.

Jim motioned to approve, John 2nd, Jennifer 3rd.... motion approved

4. Receive Engineer's Report on District Works:

Open Permits: 34 Permits Approved: 0 Finalized (Closed) Permits: 0 Inspections: 24

- Acme paving is working on the repair of roadways.
- Engaged with Vector Landscaping to install vegetation at ends of roads.
- Structure coming from Golf course into canal has been removed and is being replaced.
- Water quality project ongoing and report should be ready around 1st of the year.
- In talks with the City to clean the outfall canals.
- Pipe failure at the end of Busy Bee that blew out into the canal. Working on getting that fixed.

5. Manager's Report:

- Light at the gate is fixed
- New arms for gate have been ordered.

6. Chair's Report:

- Supervisor Cellucci addressed a truck that damaged the gate after a resident let the truck through the gate.

7. Treasurer's Report:

- Financial reports have been submitted for approval for June and July.
- Working with BOA, have the purchasing cards working and working to get online banking.
- Records are being digitalized.
- Working to gather missing information such as previous year audits.
- Ordered laser checks to print checks from QuickBooks.

8. Attorney's Report:

- Was available to answer any questions of the board.

9. Amendments to the Meeting Agenda: None

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

- Resident disagreed with attorney's interpretation of statutes and does not think the Board has the authority to request personal information from residents to receive a FOB.

11. Business Agenda Items (Agenda Items Requiring Action)

a. Monthly Meeting Minutes Approval – 07/15/2024 John 1st, Jennifer 2nd, Jim 3rd, motion approved.

08/09/2024 Budget workshop minute approval moved to next meeting.

b. Financial Report Approval – 6/30/2024 Bank Statements; 6/30/2024 Financial Reports; 6/30/2024 Bills and 7/31/2024 Bank Statements; 7/31/2024 Financial Reports; 7/31/2024 Bills: John 1st, Jennifer 2nd, Jennifer 3rd, motion approved.

c. Property located at 25441 Moriah Ln and pavement of perimeter road. Tyler Thompson, update:

- Waiting on a response for updated application.

d. Treasurer/Secretary Independent Contractor Agreement for Shanelle N. Cruz

- John 1st, Jennifer 2nd, Jennifer 3rd, motion approved

e. FYE 2024/2025 Budget

- Done during the hearing, final adoption done in September

f. FYE 2024/2025 CIP PHI Adoption Assessment Resolution/ FYE 2024/2025 Adoption General Maintenance Assessment Resolution

- Done during hearing

12. Public Input (3-minute limit):

A few residents had comments.

13. Supervisor Comments: None

- Attorney addressed resident's complaint that the Board does not have authority to request Drivers Licenses and vehicle registration from residents. The attorney confirmed that the Board can request the information, however there are restrictions on the information the Board can release if there is a public information request.

14. Adjournment. 7:58 p.m.