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**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**BAHIA LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bahia Lakes Community Development District was held on **Monday, December 11, 2017 at 6:01 PM** at the Sunset Grill at Little Harbor, located at 602 Bahia Del Sol Blvd., Ruskin, Florida 33570.

Present and constituting a quorum:

Ralph Skokanic	<b>Board Supervisor, Chairman</b>
Anthony Orlando	<b>Board Supervisor, Vice Chairman</b>
Taylor Fiorelli	<b>Board Supervisor, Assistant Secretary</b>
Edward Krayewski	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Grant Phillips	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
David Bell	<b>District Engineer; Landmark Engineering</b>
Peter Simoes	<b>Aquatic Systems</b>
Charles Dealaman	<b>Board Candidate</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Phillips called the meeting to order and performed roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members present.

**THIRD ORDER OF BUSINESS**

**Discussion of Board Member Appointment  
to Vacant Board Seat #4**

Mr. Phillips introduced the topic for discussion.

On a Motion by Mr. Fiorelli, seconded by Mr. Skokanic, with all in favor, the Board of Supervisors appointed Charles Dealaman to fill vacant Board seat #4 for the Bahia Lakes Community Development District.

Mr. Phillips administered the oath of office to Mr. Dealaman. Mr. Dealaman affirmed that

he will accept compensation for serving on the Board.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-01, Re-Designating Officers**

Mr. Phillips presented Resolution 2018-01 to the Board for consideration. The Board agreed to keep the officer positions the same with the addition of Mr. Dealaman as another assistant secretary for the District.

On a Motion by Mr. Skokanic, seconded by Mr. Orlando, with all in favor, the Board of Supervisors adopted Resolution 2018-01, Re-Designating Officers, for the Bahia Lakes Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Field Services Manager**

**1. Presentation of October & November 2017 Field Inspection Reports**

Mr. Phillips presented the most recent field inspection reports to the Board for review

**2. Consideration of Landscape-Related Proposals**

Mr. Phillips presented landscape-related proposals to the Board for consideration. Discussion ensued. The Board approved two proposals and declined to approve three others.

On a Motion by Mr. Fiorelli, seconded by Mr. Orlando, with all in favor, the Board of Supervisors approved the proposal from Yellowstone Landscaping for installation of mulch in the amount of \$9,225.00, contingent upon that price meeting the District's contract amount, for the Bahia Lakes Community Development District.

On a Motion by Mr. Orlando, seconded by Mr. Skokanic, with all in favor, the Board of Supervisors approved the proposal from Site Masters for miscellaneous tree cleanup in the amount of \$4,800.00 for the Bahia Lakes Community Development District.

The Board directed staff to follow up on the \$500.00 reimbursement for palm tree trimming.

**3. Consideration of Pressure Washing Proposals**

Mr. Phillips presented pressure washing proposals to the Board for consideration. Discussion ensued. The Board requested that staff send to Bay Bright the scope of work provided by Daystar to see if BayBright will perform the same work for their lower price quote of \$3,580.00.

On a Motion by Mr. Orlando, seconded by Mr. Dealaman, with all in favor, the Board of Supervisors approved pressure washing services to be performed by BayBright for an amount not to exceed \$5,724.00 for the Bahia Lakes Community Development District.

**4. Consideration of Gate Installation Proposals**

Mr. Phillips presented gate installation proposals to the Board for consideration. Discussion ensued.

On a Motion by Mr. Krayewski, seconded by Mr. Dealaman, with all in favor, the Board of Supervisors approved the proposal for gate installation from Specialist Fence for an amount not to exceed \$622.00 for the Bahia Lakes Community Development District.

**B. Aquatics Manager**

**1. Presentation of November 2017 Waterway Inspection Report**

Mr. Simoes presented his latest waterway inspection report to the Board for review and answered general questions from the Board.

**2. Notes on Shoreline Water Quality Results**

Mr. Simoes reviewed his findings from water quality testing for the Board. Discussion ensued. The Board requested that he look into duck potato plantings for pond #4 and provide any other suitable recommendations at the next meeting.

**C. District Counsel**

Mr. Vericker was not at the meeting and no report was presented.

**D. District Engineer**

**1. Review of Faulkner Pavement Analysis**

Mr. Bell provided a review of the Faulkner Engineering Services pavement analysis for the Board. He noted that the hearing regarding 703 Fern Leaf Drive will take at the County's meeting to be held on January 23, 2018. Mr Bell also advised that curb repair work was completed. Discussion ensued. It was decided that District Staff will inspect the lot and decide on any landscape work that may

have to be performed.

On a Motion by Mr. Skokanic, seconded by Mr. Krayewski, with all in favor, the Board of Supervisors authorized District Staff to proceed with obtaining all proper permits and other applicable documents for lot conversion at 703 Fern Leaf Drive for an amount not to exceed \$10,000.00 for the Bahia Lakes Community Development District.

The Board asked that District staff reports be moved up to an earlier point in the agenda.

**E. District Manager**

Mr. Phillips reminded the Board that the next meeting will be held on February 12, 2018 at 6:00 PM. He then presented the September 2017 and October 2017 Unaudited Financial Statements to the Board for review.

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on October 9, 2017**

Mr. Phillips presented the minutes of the Board of Supervisors' Meeting held on October 9, 2017 to the Board for review.

On a Motion by Mr. Fiorelli, seconded by Mr. Krayewski, with all in favor, the Board of Supervisors approved the minutes from October 9, 2017 as presented for the Bahia Lakes Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operations & Maintenance Expenditures for September, October, and November 2017**

Mr. Phillips presented the Operations & Maintenance Expenditures for September, October, and November 2017 to the Board for review. Brief discussion ensued.

On a Motion by Mr. Skokanic, seconded by Mr. Dealaman, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for September 2017 (\$42,809.91), October 2017 (\$22,784.85), and November 2017 (\$44,844.56) for the Bahia Lakes Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Unresolved Issues/Supervisor Requests**

Mr. Skokanic addressed the Board regarding a proposal for monument walls and answered general questions from the Board.

There were no additional supervisor requests.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Fiorelli, seconded by Mr. Orlando, with all in favor, the Board of Supervisors adjourned the meeting at 7:23 PM for the Bahia Lakes Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman