

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, April 12, 2021 at 6:00 p.m. at the Firehouse Cultural Center located at 101 1st Avenue NE, Ruskin Florida 33570.

Present and constituting a quorum:

Ralph Skokanic	Board Supervisor, Chairman
Anthony Orlando	Board Supervisor, Vice Chairman
Taylor Fiorelli	Board Supervisor, Asst. Secretary (via conference call)
Charles Dealaman	Board Supervisor, Asst. Secretary
Edward Krayewski	Board Supervisor, Asst. Secretary

Also present were:

Matthew Huber	District Manager; Rizzetta & Company, Inc.
Christina Newsome	District Manager; Rizzetta & Company, Inc.
Dana Collier	District Counsel; Straley, Robin, & Vericker
Stephen Brletic	District Engineer; JMT Engineering (via conference call)
Peter Simoes	Representative; Solitude (via conference call)
Nick Viles	Representative; Solitude (via conference call)

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Audience Comments**

There were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscaping Update

Mr. Skokanic reported to the Board his tour with the landscaper, Duval. The Duval supervisor was let go and another member has been promoted. The previous supervisor left with his crew too early, too often. Mr. Skokanic reviewed the grounds with the Duval Manager.

Mr. Dealaman stated that dead items need to be addressed. Mr. Skokanic reported that in his conversation with the Duval Manager the dead items will

46 be addressed by the new supervisor. Mr. Skokanic also noted in his
47 conversation with the manager that the irrigation needs to be addressed and
48 that this is the reason why the plants have died. All items will be replaced at
49 no cost to the CDD.
50

51 **B. Aquatics Update**

52 **Presentation of Waterway Inspection Report**

53 Mr. Simoes reviewed the April 1st report for the Board. Mr. Simoes will review
54 \$1,725.00 overpayment. Mr. Skokanic spoke about the restoration project not
55 being completed. He requested to see if it was paid in full. Mr. Huber will
56 review with accounting. Mr. Skokanic brought up that areas are missing Bahia
57 Sod and that weeds are starting to take over.
58

59 The Board discussed concerns about the aquatics restoration not being
60 completed correctly. The Solitude representative informed the board that he
61 would address the issues presented.
62

63 **C. District Counsel**

64 The District Counsel did not have anything new to report.
65

66 **D. District Engineer**

67 The Board addressed concerns for billing services from JMT. The District
68 Engineer advised he will investigate the matter.
69

70 **E. District Manager**

71 Mr. Huber reported that the next scheduled meeting for the district is June
72 14, 2021 at 6:00 pm. at the Firehouse Cultural Center, located at 101 1st
73 Avenue NE, Ruskin, FL 33570.
74

75 **FOURTH ORDER OF BUSINESS**

Update on Property Tax Refund

76
77 Mr. Huber reported to the Board that a refund on property tax is pending.
78

79 **FIFTH ORDER OF BUSINESS**

**Consideration of Third Addendum to
Contract for Professional District
Services**

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81
82
83 Mr. Huber presented the Third Addendum to Contract for Professional District
84 Services to the Board. A discussion ensued.
85

86 **SIXTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2021/2022
Proposed Budget**

87
88
89 Mr. Huber presented the proposed budget for Fiscal Year 2021/2022 to the Board. A
90 discussion ensued. The Board discussed a possible change in meeting schedule to account
91 for the finalized budget deadline.
92

93 Mr. Dealaman asked about a future project for a fence at the southside of pond 6 like
94 what was done at Fern Leaf to be added.

95
96 The Board asked questions about a \$13.15 Hillsborough County water bill.
97

98 **SEVENTH ORDER OF BUSINESS**

98 **Consideration of Resolution 2021-04,**
99 **Approving Fiscal Year 2021/2022**
100 **Proposed Budget and Setting the**
101 **Public Hearing on the Final Budget**
102

103 On a Motion by Mr. Skokanic, seconded by Mr. Dealaman, with all in favor, the Board of
104 Supervisors adopted Resolution 2021-04, Approving Fiscal Year 2021/2022 Proposed Budget
105 and Setting the Public Hearing on the Final Budget, for the Bahia Lakes Community
106 Development District.

107
108 **EIGHTH ORDER OF BUSINESS**

108 **Consideration of Minutes of the Board**
109 **of Supervisors' Meeting Held on**
110 **February 8, 2021**
111

112 Mr. Huber presented the minutes from the February 8, 2021 meeting.
113

114 On a Motion by Mr. Skokanic, seconded by Mr. Krayewski, with all in favor, the Board of
115 Supervisors approved the minutes of the Board of Supervisors' meeting held on February 8,
116 2021, for the Bahia Lakes Community Development District.

117
118 **NINTH ORDER OF BUSINESS**

118 **Ratification of Operation and Maintenance**
119 **Expenditures for September 2020**
120

121 Mr. Huber presented the Operation and Maintenance Expenditures for Ratification of
122 Operation and Maintenance Expenditures for September 2020 to the Board.
123

124 On a motion by Mr. Skokanic, seconded by Mr. Dealaman, with all in favor, the Board of
125 Supervisors ratified the Operation and Maintenance Expenditures for September 2020 in the
126 amount of \$43,703.70, for the Bahia Lakes Community Development District.

127
128 **TENTH ORDER OF BUSINESS**

128 **Ratification of Operation and Maintenance**
129 **Expenditures for February 2021**
130

131 Mr. Huber presented the Operation and Maintenance Expenditures for Ratification of
132 Operation and Maintenance Expenditures for February 2021 to the Board.
133

134 On a motion by Mr. Skokanic, seconded by Mr. Orlando, with all in favor, the Board of
135 Supervisors ratified the Operation and Maintenance Expenditures for February 2021 in the
136 amount of \$19,044.59, for the Bahia Lakes Community Development District.
137

138 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**

139
140 Mr. Orlando would like to have a Board discussion of investments. He would like F-
141 Class information to the Board of Supervisors.

142
143 Mr. Skokanic would like to replace lights at the monument. The outlets are corroded
144 and out of the bed. He would like them higher. The Board of Supervisors will look at it and
145 discuss at the next meeting.

146
147 **TWELFTH ORDER OF BUSINESS** **Adjournment**

149 On a Motion by Mr. Fiorelli, seconded by Mr. Dealaman, with all in favor, the Board of
150 Supervisors adjourned the meeting at 7:30 PM for the Bahia Lakes Community Development
151 District.

149
150 
151 _____
152 Secretary / Assistant Secretary

149
150 
151 _____
152 Chairman / Vice-Chairman

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