

**MINUTES OF MEETING
HEMINGWAY POINT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hemingway Point Community Development District was held on Wednesday, March 24, 2021 at 2:00 p.m. at Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, Florida 33033.

Present and constituting a quorum were:

Russell Brick
Cheryll Angell
Roy Spallone
Carlos Suarez

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Paul Winkeljohn
Scott Cochran
Ben Quesada
Wendy Lopez

District Manager
District Counsel
Waterstone Clubhouse Director
HOA representative

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the meeting to order and called roll.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
January 27, 2021 Meeting**

Mr. Winkeljohn: The minutes from your January 27th meeting have been circulated, if those are ok, a motion to approve would be appreciated.

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, the Minutes of the January 27, 2021 Meeting were approved.

THIRD ORDER OF BUSINESS

Ratification of Enrolling into the E-Verify System and Signing of the MOU by the District Manager

Mr. Winkeljohn: We have two items No. 3 & 4, which are items related to a statutory change in the State of Florida, that created a requirement for District's and their vendors to participate in the E-Verify System. Basically, it's a vetting software that basically makes them register and documents whether they're compliant with a variety of State and Federal laws. We're required to do it, so the District already approved the Memorandum of Understanding and item No. 3 is to ratify the actions of District manager signing that document.

Mr. Brick: Was that you?

Mr. Winkeljohn: Yes, I signed it.

Mr. Brick: Ok.

Mr. Winkeljohn: It was due January 1st.

Mr. Brick: Ok, so you signed it.

Mr. Winkeljohn: Yes, I did sign it, so is there a motion to ratify the MOU, the Memorandum of Understanding with the E-Verify System?

On MOTION by Mr. Brick seconded by Mr. Spallone with all in favor, ratifying enrolling into the E-Verify System and signing of the Memorandum of Understanding (MOU) by the District Manager was approved.

FOURTH ORDER OF BUSINESS

Authorizing the Chairman to Sign the Blank MOU for the District's Records

Mr. Winkeljohn: And item No. 4, similar to that, and if you have any legal questions or you really want to hear about it, Scott is an expert. So, we also have a blank one for the chairman to sign should that be required and should any vendor come out, or anything comes out that we need to verify, and the form is signed by the chairman, but we don't know who would be put on the form until we hire a new electrician or something like that, we have to sign the agreement with them. So, you're preauthorizing basically any new vendor for the District's record, is there a motion?

On MOTION by Mr. Spallone seconded by Mr. Brick with all in favor, authorizing the Chairman to sign the blank Memorandum of Understanding (MOU) for the District's records was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2020

Mr. Winkeljohn: Item No. 5 is one of the main reasons we went ahead with today's meeting because your annual audit has to be accepted by the Board in order to meet the state guidelines. The audit itself is actually in a good way not very interesting, it basically identifies all the statutory requirements that have to be tested by the auditor. The auditor reports back the results of that in essence and if they have findings, we would address those findings today. There are no findings, the audit basically identified that management's practices meet all the requirements with state law and that your account procedures were acceptable, or above acceptable by state standards. Your job is not to interpret the audit necessary beyond that, it is to accept it as a record of the District by motion, and if you have any questions, I can talk about it.

Mr. Spallone: Where is it?

Mr. Winkeljohn: It's in your book, it would be in section 5, and it usually corresponds with the number on the agenda.

Mr. Brick: Yes, it's the same as last year.

Mr. Winkeljohn: Yes, and ideally Districts should not have anything happen in their audit, a big chunk of what they're doing is verifying that we're complying with everything in the trust indenture which is the governing document for your debt, and that's been in place for quite a few years, almost 10 years now. So, that would have been found if there were any problems. One of the things they do find, if the state law changes, they will identify that we're not doing it, like this MOU, well if we hadn't done those things, it might show up as an audit report. The other thing that they look at, and we've already addressed it is, if you have consecutive years where you basically spend all of your money, they will recommend that you increase your assessments because you're not building a reserve. We've already talked about that, that we've been using our reserves basically to do projects and we're proposing next month the budget which the Board has already asked that I bring back \$150

increase to the assessment. You can lower that, and I already went through all that, and we can talk about that later, but the auditors in many Districts will identify that type of a pattern, and you're in that vicinity, you didn't have the requirement for it to be mentioned in this audit but you're pretty close to it. With that, if there are no questions, a motion to accept the audit is appreciated.

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, accepting the audit for Fiscal Year ending September 30, 2020 was approved.

Mr. Brick: So, we are not accruing any reserves at all right now?

Mr. Winkeljohn: Not a lot, I mean if you have, the last 2 or 3 years we put it back in front of you because you had deferred maintenance that you wanted to jump ahead of. We have that list, we bought the furniture, and we went off that list and we'll update you with this budget cycle with a few other projects, not really projects, but maintenance items you want to start looking at. A lot of it was the cloud of the developer wrap up and departure.

Mr. Brick: So, the extra assessment, that would be an accrued surplus for us every year?

Mr. Winkeljohn: It will do two things, it will fix that, the missing surplus that you should have, but it will also give you things you know you're going to spend every year, and the things that have evolved that we've used reserves for are a more robust pressure cleaning project, and the tree trimming, remember that was a big expense that was never really budgeted for, and there are things you're going to want, and the community is going to want, and you've heard me say this 100 times that whoever is doing it, as long as somebody has it in their budget. Once our budget is set, it shouldn't move around very much.

Mr. Brick: Well, \$150 a house should give us about \$48,000 so that should be a forwarding number forever, and there's no way we would spend \$50,000 a year.

Mr. Winkeljohn: Right, about half of that would be for projects, the other half should be accumulating a reserve.

Mr. Brick: Good.

Mr. Spallone: But it's needed.

Mr. Winkeljohn: Definitely.

Mr. Spallone: So, the \$150 is annual.

Mr. Winkeljohn: Yes, that's the assessment level you kind of gave me the nod on at the last meeting, and I thought it was sufficient, but I think, just to keep things in perspective that's reasonable and not unexpected.

Mr. Brick: Absolutely.

Mr. Winkeljohn: And I just want you to remember that next month we will pick a hearing date to adopt that increase, we will mail a letter to all of your residents telling them we're going to increase their assessment, and I can tell them why in the letter but they never read it, and we'll get say 50 phone calls, maybe 10 or 15 emails, and we'll get I'm going to guess maybe about 15 or 20 people who want to come to that meeting, and it's still up to your vote.

Mr. Brick: Right.

Mr. Winkeljohn: Alright, are there any other questions? Not hearing any we can move on to the next item.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: We can go to staff reports, Scott, how are you?

A. Attorney

Mr. Cochran: I'm doing well, it's good to be back in person to see everybody. I don't have anything specific to report right now, it was kind of covered on the E-Verify System, so nothing specific to report.

Mr. Winkeljohn: Very good.

B. Engineer

Mr. Winkeljohn: I had no other items under engineer.

C. CDD Manager

Mr. Winkeljohn: Under District manager, I sort of covered what we're going to do at our next meeting, which is I'll have the proposed budget, and I already mentioned what types of line items I'll use that money with and as we just described, you'll have a reserve that will carry. One of the big things I'll put in there is a note about hurricane recovery, and

how difficult the reimbursement process was, and anything you do is very difficult to get reimbursed for anymore. It used to be kind of automatic and then about 10 years after Hurricane Wilma, the audits came out, we had several Districts that had received funds, gone through an entire process and then the audit came in and they changed their minds basically. They reinterpreted the original guidelines and said they wanted the money back, and so that's the kind of thing that Districts are not built to react to. This community had close to \$250,000 worth of damage and it had maybe 70% of it is probably going to be reimbursed, and we're still appealing. So, we have that many budget cycles with that money out of our budget.

Mr. Spallone: Just so I understand, so we're saying \$150 per house, so Russ said it was about \$48,000, how much besides the projects, how much do you think will go forward each year?

Mr. Winkeljohn: I would say, I wouldn't budget more than half of that new money on a recurring expense, meaning a line item where you plan for it. The other half, I would say a little over \$25,000 or \$30,000 should grow every year, you should have one full year assessment in your books at all times, that's a good thing to point to feel like you're doing a good job at building reserves. Now, if you had a lot of infrastructure, which you have a pool, you have fencing, you have landscaping, you want to work at being able to pick all that up, throw it in the garbage and replant it, that would be how I would define a hurricane fund. Now, could you get somebody to do it for you and be reimbursed like a county, and you can imagine what I'm thinking, you're not going to be first on their list, they're going to do main roads, and you're not going to want your roads and your parks, or your linear spaces sitting there unkept.

Mr. Spallone: How many years will it take us to be comfortable?

Mr. Winkeljohn: Well, again with no new expenses hitting us, you should be within 2 years, I think that would generate enough money, and what I'm saying, don't spend and in about 2 years you'd have that \$50,000 or \$60,000, that's about enough for you guys to do a pickup and then the next year you'd have that \$30,000 or \$40,000 to do the replanting. This is a good example, where you're sitting, the hurricane that was in 2017, we're in basically year 2, or 2 ½ of the replanting schedule, so we've used the same exact concept. We've taken our savings, we increase \$100 per property, and there's 2,200 units here, so it was a bigger expense to replenish the reserves and to start to replant, and we

got reimbursed and it still took that big of a chunk, so it's reality. That's something you can look at all your neighbors in the face and say, you're going to be asking where's the help in a hurricane, this is how we do it. You look at these fences here, nobody wants to look at the road, they didn't buy a house with a road out their back window, they bought a house with a hedge, well we had to replace it, and it has to grow, and so that's reality.

Ms. Angell: I have a question, are you sending out the letter before the next meeting?

Mr. Winkeljohn: No, so what will happen at the next meeting you'll look at the budget, you'll approve the choices or amend the choices that I make on how that money is allocated, if you approve the budget, I will send out a letter within 30 days of the hearing date and then whenever we pick that hearing date, so look at your calendars and see when you want to do that, the middle of August is kind of a good time for that type of a hearing, with travel schedules and things like that, maybe even early September isn't too bad. There's a couple of dates we're not allowed to use as courtesy to other governments, so we're not having the same meeting at the same time, it will be a hybrid meeting no matter what, we'll have a ZOOM capability for people to participate.

Mr. Spallone: So, the assessment will start January what?

Mr. Winkeljohn: It starts October 1st.

Mr. Spallone: Ok.

Mr. Brick: Right, we have a fiscal year.

Mr. Winkeljohn: Yes.

D. Property Manager

Mr. Winkeljohn: Alright, anything else out in the field, Ben, you have anything to report?

Mr. Quesada: I had a few repairs and the health inspection went through, overall it was good, one or two code changes that we had to comply with, so you guys are good. We made some progress here, one of your pumps had a little minor issue that they sealed up that should give a few more years. Outside of that I am, just so you're aware of the lights at the entrance that are not lighting on the columns, I have been in constant communication with Wendy Lopez I believe her name is, the property manager from your HOA.

Mr. Winkeljohn: Yes, she's on the call, she's here.

Mr. Quesada: Ok, and so we're working on getting in touch with a homeowner, they have a transformer, or an electrical panel that the developer put on the inside of the wall, right along the entrance, the corner unit on the entrance side, and so we're just waiting because you have these builtin light fixtures as opposed to incandescent bulbs which we're going to swap out to make it easier for maintenance for you guys down the road.

Mr. Brick: Wait a minute, we just replaced all those fixtures.

Mr. Quesada: Ok, just to go back, I know you guys did some work around the mailboxes and around the pool.

Mr. Brick: No, we replaced all the fixtures at the front wall.

Mr. Quesada: Ok, well on the front wall there's some of those that still have built in LED as opposed to an incandescent bulb, they're not turning on. I had an electrician that was out there to go do some work, but in order to get access and to be able to play with these lights during the daytime, you need to access that electrical panel which is behind the corner unit on the entrance side.

Mr. Winkeljohn: Do you know whose house that is?

Mr. Quesada: I can use your help, I reached out to Tony and we talked to Wendy, and it's been a few weeks, I'm just waiting on an answer.

Mr. Brick: Which side, east or west?

Mr. Quesada: At the entrance side, so I believe that's the west side.

Mr. Brick: The west side, no, we don't know that guy.

Mr. Quesada: Hold on, I'm trying to get my bearings over there, but yes, it's on the entrance, the corner house.

Mr. Brick: Ok, we replaced those fixtures and those fixtures were replaced specifically with LEDs.

Mr. Winkeljohn: Yes, we upgraded them, we may have to ask that electrician.

Mr. Quesada: I will find out for you, but my rule is whenever you guys have a light fixture, I'm just telling you from a property management standpoint, incandescent is the way to go because I can tell your janitor who's doing the pool, I already got him a box of bulbs, so he can go out there and just change the bulb and then you guys don't have to worry about maintenance or we'll be in a holding pattern for an electrician.

Mr. Brick: Well, as far as I'm concerned, everything that happens with that wall needs to be billed to that house, no way are we going to pay for any of that, he did that stuff all without our permission, and without the HOAs permission. Every single light on that fence on that wall is out, both sides.

Mr. Winkeljohn: Right, and it's new.

Mr. Quesada: So, I will get to the bottom of it as soon as we're allowed access to that private property and being able to look at the electric and I can give you a better idea what the issue is, but we want to fix it as quickly as possible.

Mr. Brick: Ok, you know what, on the way home and I'll knock on the guy's door, let me have your business card.

Mr. Quesada: Ok, I will and my electrician already did that, he left his business card and I still haven't heard back.

Mr. Brick: Ok.

Mr. Quesada: So, I'll give you my information.

Mr. Brick: Ok.

Mr. Winkeljohn: Very good.

Mr. Quesada: That's all I have.

Mr. Winkeljohn: Alright.

Mr. Brick: Where are we at with getting anything done about the streets and the curbs and specifically with Danny Gonzales house?

Mr. Winkeljohn: I haven't had any new information, it's all with the county, we know that. It's been reported to the county, they approved it without it being actually repaired, and it's between him and the county.

Mr. Brick: Him who?

Mr. Winkeljohn: The property owner, the adjacent property owner and the county. County roads, or traffic, or public works department, it's not our jurisdiction, otherwise we would have fixed it ourselves obviously, but we don't own it.

Mr. Brick: It just seems wrong to me that there's no pressure that we can apply somewhere to make this happen. I mean there's kids out there playing in the street, they're falling down because of holes in the street.

Mr. Winkeljohn: Right, and path to pressure would be through your local elected official, your county commissioners, and we tried a little of that, and I can't remember exactly which commissioner you have.

Mr. Brick: Somebody brand new right?

Mr. Winkeljohn: They just got re-elected.

Mr. Quesada: It's either Moss or Claudius, I know he's south also, but I don't know your District so well, what are you District 9?

Mr. Spallone: I have no idea.

Mr. Quesada: Ok.

Mr. Winkeljohn: We could look it up, but the point is if you want to make the county do something, you have to go through the best pressure point.

Ms. Angell: Maybe the homeowner herself, she may have to draw a petition, and walk around the neighborhood, and knock on doors and have people sign it with their name and address and then send it off, or bring it to whoever, and maybe things will get done. She's not going to be able to just call and they're going to come tomorrow, it's not going to happen.

Mr. Brick: This is over 2 years now.

Ms. Angell: And she's at the bottom of the list, so she needs to get out, get a petition going, go door to door, get the whole neighborhood to sign it.

Mr. Winkeljohn: And arguably petitions don't have any weight to them, but they have the weight of numbers, like a HOA association being on the letterhead, the District can certainly say, we acknowledge this repair wasn't done, so we can participate at that level, but that's the process, it has to go through a political process. I mean the county is the one who signed off on it, the head of public works, Paul Blackburn is the one who said, it was fine when I looked at it and signed the paperwork, so he's not going to help us clearly. I think he retired anyway this summer.

Mr. Suarez: Paul, did you guys see Wendy's note she said in the chat?

Mr. Winkeljohn: No, what did she say?

Mr. Suarez: She said yes, the member on file is not correct. I've tried to get a hold of the owner.

Mr. Winkeljohn: What does that mean? Yes, I see it now, oh you mean the property file?

Mr. Suarez: I think so.

Mr. Winkeljohn: Ok, yes, I understand, so she's been trying to help.

Mr. Suarez: She said yes, she responded yes to you.

Mr. Winkeljohn: Ok, thank you. So, back to your story, yes, it's absolutely the only way to really get an affective reaction from county staff is from the top down, because at staff level is where we found out they weren't helpful.

Mr. Brick: Right, I know I spent 45 minutes on the phone with that guy, Paul Blackburn and got nothing but lies.

Mr. Winkeljohn: Right. Moving on, I did want to mention the phone credentials have been working pretty well, we've got just under 200 credentials have been issued. With over 300 properties I thought we probably would have gotten more, so it's going to just continue to trickle in, but we put the application on the website, so we can just direct people to the website, so if anybody asks you, I have linked it to my phone, go to the application link on the website, and it's right next to the pool, and that will generate the same responses if I do it, or they call or whatever. It's taking a lot of my time to be honest, I mean I spent almost the better part of 2 hours every day for an entire week on one person, and it's not really the way to do business. So, if they can go to the website, fill out the application and this one individual that I tried to help them, but they just don't understand phones, and they don't want to use their phone that way, it's just not comfortable for them. We can, for people where the technology is too hard for them, which I can't imagine, but it is possible, I do recommend a FOB be issued to that person.

Mr. Brick: Well, didn't we buy any, we bought "X" amount for those circumstances.

Mr. Winkeljohn: Right, so the ones that I can't satisfy at some point, we're going to sign them off as a hardship in essence, and I'll come up with a better term than that, but a "needs" based exception type of thing, and we'll issue a FOB, but the big picture is, there is a percentage of the community who hasn't applied. They probably don't use the pool, they probably don't care, or for whatever reason, but I thought you'd be a little bit further, and the numbers would be a little further, but I want to transition away from all the hours every day working on this to something that happens more spread out. So, I guess what I'm saying is the first wave through it.

Mr. Brick: The system is stable now?

Mr. Winkeljohn: It's working fine.

Mr. Brick: Ok, because I had to have mine reissued because it didn't work, and I've seen some isolated complaints on Facebook.

Mr. Winkeljohn: There's been a couple, I'm happy to deal with the issues, I'm just saying, sending out a mailing and ask everybody to join, that's done, and it went pretty well I thought. So, if Wendy could sort of help the communication part through the HOA side, that the District website, right next to the pool rules is the application, and anytime anyone wants one, and once they get into that application, it forces the process to be done accordingly, and it's worked well. The ones that are renters, that need to go get their landlord, the owner of the property to sign the affidavit, we've only had one or two that were willing to do that, and frankly that's who owns the pool, like you guys, and that's who should be using it are the property owners. Who they rent it to is up to them and their rental agreement and signing that affidavit, so one of the goals of this credentialling was to separate out the handing off of the key, to bring the use of the pool to what it's designed for, and how it's funded, and I think we've accomplished a lot of that, so that's good, and now that it's open, there's really no restrictions on access to the pool anymore, all those were lifted a few weeks ago, so we're up and running.

Mr. Spallone: Have people been going?

Mr. Winkeljohn: Yes, and it's been a little bit cool over the last 6 or weeks.

Mr. Quesada: Oh, this weekend you'll have some people because it's going to warm up.

Mr. Brick: Did we incur some extra landscape costs?

Mr. Winkeljohn: Extra, we had them do the mulch.

Mr. Brick: That's part of his contract though.

Mr. Winkeljohn: Mulch was extra.

Mr. Brick: It was?

Mr. Winkeljohn: Yes.

Mr. Brick: Ok. Did we pay him \$2,275 or \$3,596, I see two totals here?

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Winkeljohn: Are you on the financials now? I guess we've moved on to financials.

Mr. Brick: Yes, I'm sorry,

Mr. Winkeljohn: That's ok.

Mr. Brick: Were you done?

Mr. Quesada: I was definitely done, yes.

Mr. Winkeljohn: Alright, let me look.

Mr. Brick: Or is that the cumulative total?

Mr. Winkeljohn: It could be, where are you?

Mr. Brick: I'm on page 1 and page 2 of the check run.

Mr. Winkeljohn: Ok.

Mr. Brick: Landscape maintenance \$800, \$521, \$800, \$1,475, \$225, \$212, and \$212.

Mr. Winkeljohn: Let me see if I have the invoice and I will let you know. If I don't have the invoice, I'll look it up and get back to you.

Mr. Brick: Ok.

Mr. Winkeljohn: Usually I keep them in here.

Mr. Brick: Wait a second, I apologize.

Mr. Winkeljohn: Right, I think that's all it is, it's the mulch, it's all built into one check.

Mr. Brick: This must have been our water bill, \$1,321.

Ms. Angell: Yes, that's the water bill.

Mr. Winkeljohn: Yes.

Mr. Brick: I just saw the landscape maintenance and went blank, sorry.

Mr. Winkeljohn: That's alright, no problem.

Mr. Brick: Alright, we're good.

Mr. Winkeljohn: Are there any other comments or questions on the financials? If none, can I have a motion to accept those?

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, the Check Register and the Balance Sheet and Income Statement were approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn: Any other questions, comments or Supervisor requests?

Mr. Brick: No. What are we doing with the fountain?

Mr. Winkeljohn: Like what, besides we had it repaired.

Mr. Brick: But it's not working.

Ms. Angell: I didn't hear what you said, what are we doing with what?

Mr. Winkeljohn: He asked what the status with the fountain was.

Mr. Brick: I don't ever see water coming out of the fountain.

Mr. Winkeljohn: And Ben might know the latest on that. I got pictures of all the repairs and I can send him down to supervise it now, he's willing to do that for you guys. I think our new pool vendor, I know he's been really busy with this inspection because all the pools are shut down and I think basically those are all his and he's never heard of any of these items. Do you know what the status is of the fountain Ben?

Mr. Quesada: Yes, so we've done several repairs there but, one of your jets was broken and I got it replaced. There's another jet now, and again this goes back to your developer. Where the PVC is, the break is right where the joint, the sleeve meets the wall, so my guy is really good and he's trying to save you guys money because I already told him we're topped out on the expenses right now, so he's basically having a special sleeve just made where he doesn't have to break your cement, your concrete, and it's going to address that leak. Once that's done, your fountain is going to be running because all the other issues have been resolved.

Mr. Brick: Ok.

Mr. Quesada: So, it's a finesse job where he's being very delicate because he doesn't want to break your cement.

Mr. Brick: Whose idea was it to put the extension pipe on the drain on top of the building?

Mr. Winkeljohn: That was mine.

Mr. Brick: That was a good idea Paul.

Mr. Winkeljohn: Thank you, it solved it. They were painting it so you couldn't see it.

Mr. Brick: The paint job is good.

Mr. Winkeljohn: Yes, it looks good. Any other items? Carlos you have anything?

Mr. Suarez: Nothing here.

Mr. Winkeljohn: Alright. Roy?

Mr. Spallone: Nothing.

Mr. Winkeljohn: Cheryl anything else?

Ms. Angell: Well, we talked a few months back about getting possibly a Christmas tree for Christmas and so I didn't know if we could think about it, or you can take a picture of something and then we can come to the meetings and we can see if we like it.

Mr. Winkeljohn: I'll put a line item in the budget.

Ms. Angell: I was thinking at Christmas time we could have maybe some homemade ornaments or something, and then the kids come around with Santa or something.

Mr. Winkeljohn: And Ben just mentioned to me, we talked to the landscaper that we use here since they have a lot more, big, buying nursery type background, and they have a couple ideas for us so we'll bring that up at the next meeting.

Mr. Quesada: I'll bring you some renderings because we're actually talking about a great bed that involves some trees that I think you may be interested in.

Ms. Angell: Some place around the pool area maybe.

Mr. Winkeljohn: Right, we only own so much land, so by the pool is best.

Ms. Angell: Yes, I was just thinking about that, it would be nice to have something at Christmas time for the kids maybe to decorate.

Mr. Winkeljohn: I did confirm that the Florida magnolia will work, that one looks like it, it grows, it looks like one, and there's a South Florida variety that might check the box. If that one doesn't work, we've been experimenting with one called the Japanese blueberry that literally grows on its own like a Christmas tree, like you can't even make it not look like a Christmas tree if you wanted to.

Mr. Brick: So, the other seed I just want to keep alive is, I know we've talked about it before but I'd also like to entertain some estimates and some ideas to professionally decorate the front entrance and the pool at Christmas.

Ms. Angell: And I agree with you, we need to have something professional done.

Mr. Winkeljohn: Yes, and the electrical will have to be tuned up, so we know how to do that.

Mr. Brick: It doesn't have to be blown out over the top, but it's got to be better than, I'm sorry to Colleen, I mean she does the best she can.

Mr. Winkeljohn: Right, it's absolutely the way to do it, this community you're sitting in is known for its holiday decorations. It spends an enormous amount of money by comparison to what you should spend, you can afford whatever you're willing to assess, but in scale your entrances and your pool, cabana, could be properly decorated within a reasonable annual budget, that makes perfect sense, so we'll put it in the draft budget.

Mr. Brick: Excellent.

Mr. Winkeljohn: And we'll get some prices. Very good, anything else?

NINTH ORDER OF BUSINESS

Adjournment

Mr. Winkeljohn: If nothing else, then a motion to adjourn would be welcomed.

On MOTION by Ms. Angell seconded by Mr. Suarez with all in favor, the Meeting was adjourned.



Secretary /Assistant Secretary



Chairman / Vice Chairman