

CDD Follow up answers to resident questions

Nov 19, 2009 Town Hall Meeting

Question: Budgets

Reply: The CDD every August advertises and holds a Public hearing on its Budget as mandated by Florida Statute. During this public hearing the Board of Supervisor's request and receives resident recommendations.

Question: Ways of increasing income for the CDD

Reply:

As a government entity income can only be increased by taxes, rent, fees, and donations

Board cooperation

Reply:

It appears that some residents believe there is no communication or cooperation between the HOA and CDD. In most cases our two boards agree to cooperate via on site management when required.

Though the two Boards may not necessarily agree on every decision they make; the total intent of their decision is for the benefit of the community. To say that the Boards do not work together is misleading as indicated in the below list. The list clearly demonstrates the Boards do work together on many community projects that benefit the community. They may not meet as Board to Board but cooperation does occur almost daily.

The following community projects have occurred with cooperation of the HOA and CDD Boards.

- a. Cooperation by the purchase of 40 Oak trees for the golf course along US41 and other parts of the golf course.
- b. Cooperation by installing sod on a large common area next to Hole #1 and continued the sod up to the golf cart path where the sod had died. It made the whole area clean and neat looking for golfers.
- c. Cooperation by installing a 24 hour ADT monitoring alarm system in the Pro Shop
- d. Cooperation regarding cost sharing associated with Clubhouse phone bills.
- e. Cooperation regarding cost sharing for electric cost associated with the Well and other irrigating areas in the community
- f. Cooperation regarding repair and replacement of irrigation timers and clocks located throughout the community.
- g. Cooperation regarding use of office space and cost related to mail and copy charges.
- h. Cooperation regarding **significant overhead cost** related to the Pro Shop, Grill Office area and Maintenance building.
- i. Cooperation on Golf cart bridges regarding their overhead cost, inspection, cleaning, maintenance and repair.
- j. Cooperation regarding re-striping of golf cart lines across the road ways.
- k. Cooperation regarding new signage in the Wetland Conservation area.
- l. Cooperation by removing obsolete signage near the golf course.
- m. Cooperation by reconstructing the Maintenance storage building making it more secure for golf course landscaping equipment storage.
- n. Cooperation by individual supervisors meeting with HOA representatives to discuss legal and or contract issues.
- o. Cooperation by individual supervisors meeting with HOA committees.
- p. Cooperation by individual supervisors in meetings with HOA and CDD management.
- q. Cooperation with individual supervisors, HOA and CDD management and SWFMD directors in meetings that resolved wetland issues cutting parameters.
- r. Cooperation regarding orange tree issues on the Golf Course,

The following community projects have occurred with cooperation of the HOA and CDD Boards. (continued)

- s. Cooperation regarding overlapping lawn mowing responsibilities for resident, golf course and common areas.
- t. Cooperation regarding Aqua Range use for the benefit of the Golf Course and replacing the netting at a cost of \$27,000. The old netting is in storage for use along US 41 if required by the Golf Course.
- u. Cooperation regarding the irrigation pumps for the golf course, homes and common areas. All cost related to repair and replacement is taken care of for the benefit of the community except 2/3 of electric cost to run the pumps.
- v. Cooperation by Senior management for the CDD and HOA by meeting in formal and semi formal sessions to resolve issues for the benefit of the community.
- w. Cooperation regarding use of property required for the HOA and Golf Course to conduct its business via license agreements

When the two Boards meet, further cooperation can be discussed so residents can be assured the two Boards though separate and having very different duties, responsibilities and agendas will continue to work together when permitted by Federal law, State Statue and Pasco County ordinances for the benefit of the community.

It is very important for residents to understand the responsibilities of each board and how they benefit the community as a whole.

Question: County installation of reclaimed water for sprinklers

Reply:

- a. The developer elected in 1999 not to enter into agreement with Pasco County for community reclaimed water. The county could not guarantee service on a daily basis due to storage issues.
- b. The developer determined that there was not enough or reliable reclaimed water to irrigate our golf course. "He explained that this would not be suitable for the golf course and landscaping needs therefore not included in the community's plan"
- c. The developer gained a permit from SWFMUD to have a deep aquifer well that could provide a reliable/cheap water supply for the golf course and homes that are irrigated via the HOA. This permit is now the responsibility of the CDD and needs to be renewed in July 2010
- d. In 2007 discussion with the developer regarding what it would take to have Pasco County provide the community with reclaimed water. The bottom line was "it will take a very large sum of money with major community construction to run piping to each home and the golf course."
- e. The developer also indicated that "re-claimed water is not free and it would be hard to beat the low cost that the District pays now, which is the cost of running the pump."

Question: Status of orange trees

Reply:

- a. A community orange tree survey has taken place along with updates during several CDD meetings and posted in the community newsletter.
- b. Additional information and discussions will occur at our Nov 19,2009 Town Hall meeting

Question: Overall clubhouse cleanliness

Reply:

- a. The Clubhouse is ten years old
- b. The community is now built and the Clubhouse is being used at a higher volume from both the residents and outside events.
- c. On Sept 1, 2009 the CDD hired a full time Clubhouse manager, Mr. Tyree Brown from our management company to oversee the Amenities as the Community;s **first full time CDD on-site manager** to supervise contractors, vendors and staff.
- d. At our November 3 2009 meeting, we discussed and approved hiring an additional part time janitor two days a week. The Clubhouse will now have **janitorial service seven days a week.**
- e. Since Sept 1 residents have commented and have seen great improvements in the appearance and cleanness of the Clubhouse under the direction of Mr. Brown.
- f. Residents are encouraged to bring to Mr. Brown's attention any concern they may have regarding the Clubhouse or CDD properties

Question: The protection of our ponds and waterways and their enhancement.

The community ponds were constructed by the developer as part of the community master plan using guidelines from SWFMD and mandates from Pasco County. They are part of our infrastructure and were created for community stormwater protection and provide water quality for the abutting wetlands.

Most residents believe that all our ponds should be pleasing to the eye by having clear water (free of all aquatic vegetation).

Algae blooms in our ponds are the result of water temperature, water depth and most of all nutrients from grass clippings, fertilizers, pesticides and herbicides washing off our lawns, roads and golf course during rain storms and irrigation.

All research and advice from SWFMD indicates that Native Aquatic vegetation should be used to stabilize a pond and remove pollutants These plants are a vital link that helps maintain water quality and prevent algae blooms and invasive plants like hydrilla. It has been shown that ponds with aquatic plants increase wildlife habitat, fish, and provides aesthetic vistas.

The CDD has planted native aquatic vegetation in two different ponds using a State certified ecological contractor, these plants have reduced alage blooms and increased wildlife and fish.

By understanding stormwater pond management and proper use of aquatic plants, individuals can participate in the improvement of our pond quality by residents voluntering. A 3-year commitment by the community is required to maintain our ponds four times a year through an Adopt a Pond program sponsored by SWFMD.

The CDD and HOA can work together and develop a program that would improve the ponds next to the golf course. It would involve developing of a pond aquatic design for each pond, discussions with SWFMD and extension service and a financial commitment from the community.

A pilot project in the pond located Festive Grove Blvd is under way. We are in the process of requesting a Carp permit for this pond. Before Carp are introduced into this pond the Stormwater pipe needs to be screen to prevent Carp from escaping into the Wetlands.

The community needs to create Adopt Pond policies for all our pond's!

Ponds on the golf course are listed as CDD property and are under a maintenance contract with One Source. The Adopt a Pond project will require major coordination and cooperation between the CDD, our Golf community and HOA to accomplish our goals. A major education program regarding the purpose of why the ponds were created is needed and required. Tony from Ecological associates has agreed to provide education to our residents at our various meetings or at specific ponds or Wetlands. Our ponds are man made and are in reality storm water run-off catch areas. We can use his guidance and expertise on these projects.

Once discussion and education takes place we should proceed and attempt to obtain SWFMUD input and try to obtain a small grant from them under their Adopt a Pond program. If we can not obtain a grant from SWFMUD then we will need a commitment from the HOA, Golf community and CDD for a small amount of funding to plant or stock the ponds with carp. Some of the ponds have enough aquatic plants that we may be able to harvest and transplant them into other ponds saving the community some money. In the test pond on Festive Grove we will have to monitor the Carp and see if they will not only eat the algae and bad weeds but will eat all the good plants (this test pond with Carp will provide the template for the other ponds) "No Fishing signs will be posted" Each pond most likely will be unique in their requirements, some may require plants others may require Carp. Ponds planted with proper aquatic plants will absorb nutrients.

These nutrients are flowing into ponds from lawns, streets and golf course. Carp eat everything in the water and then die due to lack of food.

Question: Discussion on sound barrier along US 41 by residential housing

Reply:

A letter was sent to FDOT on March 9, 2006 and a reply received on May 8, 2006 from FDOT regarding a sound barrier. The bottom line; FDOT will not build a wall for the community.

Past discussions with the developer occurred at HOA and CDD meetings to determine if the community could build a sound barrier along US 41. Discussion regarding engineering, zoning issues and survey cost were held. The community would have to pay a great deal of money from both the CDD and HOA budgets to have a sound barrier wall built; dollar estimates were briefly discussed in the range of \$300,000-\$500,000.

The cost of construction of a sound barrier would be at resident expenses with major assessments from the HOA and CDD to each homeowner.

The CDD planted a large number of trees and plants along this area to assist in the reduction of future road noise. Forty oak trees were planted on the golf course to assist in reduction of road noise

Residents present at these meetings were not willing to pay for the sound barrier.

Mr. Brown will write a letter to the DOT requesting they plant trees in front of our community to limit road noise. If they can't plant on the highway side we are requesting they provide trees to the community so they can be planted on our property.

Question: Update on projects scheduled by both boards before they happen

Reply:

In most cases we make every effort to discuss projects in public at the CDD board meetings.

Many projects are day to day issues and are handled by communication and coordination of CDD and HOA on-site management.

Projects that require approval or coordination with the County or to be coordinated with the HOA are handled at the Management level or at HOA committee level.

Resident who don't attend all the CDD or HOA meetings will miss these discussions or updates.

Question Security at gates

Reply:

The personnel at the front gate and roving patrol are not guards; they are **monitors**.

Community monitors log who is coming into the community by obtaining the license plate of the vehicle and where they are going. If a problem occurs in the community the monitor must remain at his post and call law enforcement.

Our community roads are and always will be open to the Public as stated in Pasco County and Tax Free Municipal Bond Covenants. The community has been given approval not to permit anyone into the community after 9pm by Bond Counsel. After 9pm; the monitor will permit a guest to enter the community if the resident indicates the name of the guest in writing.

If no note is available the guest must have the resident call the main gate from their home phone giving approval to the monitor for entrance in to the community. Caller ID is on the monitor's phone so the monitor can cross check who is calling him from an updated resident telephone number address list.

The monitor's are doing their job, their logs indicate that every visitor is logged and reflect when police and fire rescue enter the community.

We are also trying to determine how to upgrade the video linkage to the Clubhouse, Pro Shop, Pool/Spa, Maintenance area, and rear gate to the front gate so the monitor can observe these areas. We will hold additional discussions and workshops to discuss with residents these options.

Question: Find ways to reduce cost (an example would be for homeowners to take over security at the main gate during day

Reply:

Homeowner volunteerism, although something we do not want to discourage, is not something that can be counted on. There are too many instances when a homeowner, with all good intentions, would not be able to honor his commitment and the post would go unstaffed.

Secondly, volunteers would need to be able to withstand the tendency of some folks who treat others rudely.

Question:

Market the "Groves" as a viable community and promote our services & amenities

Crime watch and security

Reply:

The CDD is not in the business of promoting our community. It does not sell "services and amenities". Unlike the HOA the CDD has nothing to sell. It is a quasi-governmental entity that manages property.

Marketing is something for the realtors. Our resident realtors can market our amenities, services and security. Mr. Tyree Brown and our resident realtors are working together to create a realtor package on our community amenities to be presented when they bring new home buyers into the community.

Question: Speeding and speed limits

Reply:

The speed limit in the community is posted as 20 mph. Personal observations over 7 years indicate that most residents are responsible drivers but many residents do speed in the community. Additional observations also indicate that some golf carts pass cars doing 20mph.

On two different occasions the CDD Board discussed speeding issues and had our attorney and management ask specific question to the sheriff's office on how to have the police ticket speeders in our community. The county requires a traffic survey of our street, stop signs and speed signs evaluated by an engineer firm that would certify our signage meet County and State requirements; cost estimates range from \$12,000-\$15,000 for this survey. A contract would be signed with the sheriff's department to come into the community to ticket after this inspection.

Another suggestion, we could hire the sheriff on 4 hour shifts, pay the sheriff office \$40.00/hr so they could write tickets. Because of staffing and budget problems within the Sheriff's Office, we will be obligated to pay for additional services we ask that office to provide.

Residents were not happy about the cost or having the sheriff write tickets in the community. This topic can be discussed at a later meeting or workshop

Comments:

The CDD Board of Supervisors hopes we have answered all resident questions. These questions and replies will be posted on both community web sites and bulletin boards. Residents with additional questions or concern can contact Mr. Tyree Brown. Mr Brown is located in the Clubhouse administrative office and is the CDD Clubhouse manager. He is available from Tuesday-Saturday 10am to 6pm.

Communication to residents is always important. We communicate our meeting dates and time to residents and the public via newspaper notices as per Florida Statue, we post our meetings dates on the Melogold Marquee; agendas and minutes are posted on community bulletin boards and on CDD and HOA web sites. Monthly newsletters from the CDD provide a wealth of information. Copies of all CDD information is open to the public in our Administrative and business offices. During our business meetings we answer all questions and concerns during and after the meetings. Each Supervisor, Clubhouse Manager and our District Manager answer many questions and concerns via e-mail, mail or phone calls. Significant CDD information regarding Budget, financial, assessments, or other significant events are mailed directly to each homeowner. Questions addressed to the HOA regarding CDD issues are transmitted directly to our Clubhouse manager for reply. The reverse for the HOA also takes place. Supervisors hold direct conversation with HOA board of directors and their property manager on many issues. Supervisors, Clubhouse manager work directly with HOA committees or their management on common cooperative projects.