

MINUTES OF MEETING
NARCOOSEE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Narcoossee Community Development District was held Tuesday, May 25, 2021 at 3:00 p.m. at the Offices of GMS-CF, LLC, 6200 Lee Vista Boulevard, Suite 300, Orlando, Florida.

Present and constituting a quorum were:

Jeffrey Smyk	Chairman
Steve Giercyk	Vice Chairman
James Gregoire	Assistant Secretary by telephone
Peter Wong	Assistant Secretary
Betsy Burgos	Assistant Secretary

Also present were:

Jason Showe	District Manager
Roy Van Wyk	District Attorney by telephone
Rey Malave	District Engineer by telephone
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the March 23,
2021 Meeting**

On MOTION by Mr. Wong seconded by Ms. Burgos with all in favor the minutes of the March 23, 2021 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04
Approving the Proposed Budget for Fiscal
Year 2022 and Setting a Public Hearing**

Mr. Showe stated next is consideration of Resolution 2021-04 approving the proposed Fiscal Year 2022 budget and setting a public hearing for July 27, 2021 for final adoption and it directs staff to transmit the proposed budget to the City of Orlando and Orange County and post it on our website.

There is no assessment increase proposed in this budget. We are seeing insurance going up in other District and we proposed an increase for this District. We don't expect any major increases from our vendors for the upcoming year. We transfer the remainder to capital projects.

Mr. Smyk asked why are we budgeting \$1,000 in interest income when the actual is \$50?

Mr. Showe stated we will adjust that line item. Starting on page 32 each community has their own capital project fund.

Mr. Giercyk asked since they are not gated communities, why doesn't the city take the streetlights rather than the District?

Mr. Showe stated the lease is with the District.

Mr. Giercyk stated I suggest you ask because at one point in time Ziani was paying for the lift station and all four communities were being serviced by it. They initially said it was going to be turned over to the CDD and then they said no it is directly with OUC. I would like to see whose name the lease is in.

Mr. Showe stated we will look at it.

Mr. Scheerer stated I'm pretty sure it is the CDD. There is a lease agreement dated July 15, 2004 between OUC and the CDD. There was a master lighting upgrade and agreement March 31, 2004 between OUC and the CDD.

Mr. Van Wyk asked do we have sufficient reserves for our roadways?

Mr. Showe stated we don't own any roadways.

Mr. Malave stated mostly what we own is the stormwater system. Do we have a line item at each one of those to have some money there if you need to do any repairs?

Mr. Showe responded each one of the communities have their own capital reserve fund.

Mr. Van Wyk asked are there any capital projects you want to think about?

Mr. Giercyk stated I would like to bring up a topic that came up recently that may affect the budget and that is the stormwater ponds and drainage in the east pond and flooding of the

road on the east end of the community. We discovered that the drainage retention pond has one drainage pipe in it, the one on the west side has three. Also in looking at everything we discovered that doing a little more cleaning of underbrush and stuff like that around the drainage pipe might be helpful in getting the water out of there. Should we have some kind of regular maintenance for the areas around the storm drain or retention pond pipes that are going into the wetlands?

Mr. Scheerer stated in the landscape contract when we first started this the contractor, Down to Earth, is required to keep the bleed down pipe, the white pipe that runs into the wetland, open. That is all that was ever asked and that is all that has ever been done. We have permission to add another bleed down pipe to the east pond and we are in the process of getting that number together. It is not going to be a budget altering number. What Rey has instructed us to do is go to each outfall and clean out the width of the weir and as far back as the end of the pipe and maybe a little bit beyond that.

Mr. Malave stated is correct.

Mr. Scheerer stated if it is more than a couple thousand I would be shocked.

Mr. Showe stated we put \$7,000 in La Vina for repairs and maintenance for the remainder of 2021 so most of that has been factored in.

Mr. Scheerer stated we will work with Applied Aquatic and see if there is something they can spray back there to keep that vegetation down going forward.

Mr. Giercyk stated they have built several communities east of us and is there something we should be looking at?

Mr. Malave stated we have done a general review of it and we are somewhat at the mercy of the water management district to ensure that they comply with all their permits. Knowing how they work when you are trying to get a permit and also checking after you have constructed it, most of the time it is close to what was intended. I think the biggest issue that has happened and we checked some of the rain gauges at the airport, which is close enough to compare, the rainfall that you got that one time was definitely not a design storm it was a pretty intense very short duration type quantity rain, which created something that normally is wet. After we reviewed it everything demonstrated that it was working as originally designed and the lakes are at the level they are supposed to be.

Ms. Burgos asked in terms of the sidewalk in Ziani, do we have to do something?

Mr. Scheerer stated outside the gate is still your sidewalk, but I said we would come in and try to help you out and get it cleaned up and get it fixed, which we will continue to do, but I believe that tract of property for Ziani and Mirabella goes all the way to Narcoossee and the sidewalks east and west go to City of Orlando.

Ms. Burgos stated then it is just the landscaping.

Mr. Scheerer stated we have all the landscaping on Dowden Road through the interlocal agreement regardless.

Mr. Giercyk stated think of where the crosswalk should be, that is where our responsibility stops. You are saying that everything downstream is working the way it should or has been constructed properly to the best of your knowledge and should be working the way it has been designed to work.

Mr. Malave stated that is correct.

On MOTION by Mr. Smyk seconded by Mr. Giercyk with all in favor Resolution 2021-04 approving the proposed Fiscal Year 2022 budget and setting a public hearing for July 27, 2021 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated at the next meeting I will have the full recap of what happened in the legislative session. There is going to be a little bit of change, not too much, but there are some things we will need to address.

B. Engineer

Mr. Malave stated we were trying to see if there was an option of adding a second or third outfall low water pipe to that pond in Ziani and it turns out that we can't. It is exactly what it was approved for, the right size. I made a mistake and misinformed Alan, therefore, no additional pipe can be added.

Mr. Giercyk asked the drainage rate is more than adequate for any rainstorm we could expect to get?

Mr. Malave stated up to the 100-year storm. The volume needs to be dissipated within 24 hours after a rain event, half of it needs to be out. Based on how the pipe is sized and the actual

size is exactly what is put there. We just have to make sure it is clear all the time, get the vegetation out and I apologize to Alan for the things I told him.

Mr. Van Wyk stated last night at the East Park Board meeting they authorized a company to go in and clean about ¼ mile of vegetation all the way down toward 417 from their wetlands. There was a lot of vegetation, a lot of overgrowth.

Mr. Malave stated that was actually an open channel that was created as part of the permit and that is why they were allowed to do that. You really can't go into the wetlands. The channel is considered part of the stormwater system that goes all the way to the expressway authority right of way.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Giercyk seconded by Ms. Burgos with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Presentation of Number of Registered Voters – 1,925

A copy of the letter from the supervisor of elections indicating that there are 1,925 registered voters residing within the District was included in the agenda package.

iv. Field Report

Mr. Scheerer stated we got the plants in and have the pressure washer come out and get it all cleaned up, the sidewalks addressed. We are going to keep an eye on the Indian Hawthorne, we have a couple plants that don't look good and if they don't work out we will have new plants put in.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Gregoire asked will you take a look at the cracks in the walls?

Mr. Scheerer stated we haven't started looking at that, but we will. We had that problem at Nona Preserve a year or so ago and I will get going on that.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – July 27, 2021

Mr. Showe stated the next meeting is scheduled for July 27, 2021.

On MOTION by Mr. Wong seconded by Mr. Smyk with all in favor
the meeting adjourned at 3:30 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman