

MINUTES OF MEETING
FALCON TRACE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Falcon Trace Community Development District was held Wednesday, July 15, 2020 at 6:00 p.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69, 20-112, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, and June 23, 2020 respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum were:

Sara Hurst	Chairperson
Carole Miller	Vice Chairperson
Kathy Stark	Assistant Secretary
Sue Marchesi Baron	Assistant Secretary
Perry Shaikh	Assistant Secretary

Also present were:

Jason Showe	District Manager
Mike Eckert	District Counsel
William Viasalyers	Field Operations
David Tuel	Head Pool Attendant

The following is a summary of the discussions and actions taken at the July 15, 2020 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 6:00 p.m. 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 June 2, 2020 Meeting

On MOTION by Ms. Baron seconded by Ms. Stark with all in favor the minutes of the June 2, 2020 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Release and Satisfaction of Lien for Series 2007 Special Assessments

Mr. Showe stated those assessments have been satisfied as of May and this was drafted by Counsel and will be recorded and attached to each of the parcels indicating that lien has been paid.

Mr. Eckert stated we did receive the release of bonds from the trustee so that resolves our relationship with the actual bondholders and trustee and what this does is puts on record that none of the homes within Falcon Trace have any more debt assessments at this point in time and we recommend approval.

On MOTION by Ms. Hurst seconded by Ms. Baron with all in favor the Release and Satisfaction of Lien for the Series 2007 Special Assessments was approved.

FIFTH ORDER OF BUSINESS

Discussion of Dock Rules

Mr. Showe stated when we talked about the reopening of the facility we discussed that we don't really have rules for the dock and lake area formally adopted by the Board. Included in your agenda package is a sample policy from another District, Narcoossee, and in essence they say no swimming, bathing or wading and it is only for recreational purposes and they haven't put a lot of limitations as to what types of boats can go in there. We thought this might be a good place to start the discussion and get input from the Board on what you would like.

Ms. Hurst asked do you know how large this lake is compared to ours?

Mr. Showe responded it is probably about half the size. It is comparable, it is in the same County and falls under the same general permit restrictions. This is a good place to start and get some feedback.

Ms. Hurst stated the whole fishing area would be eliminated from our policy. I don't think we want to have anything to do with fishing in our waterways.

Ms. Miller stated they reference a townhouse and that needs to come out because we just want to assign it to the homeowners of Falcon Trace and townhouses is not for our community. Can we limit the number of crafts on the water?

Mr. Showe stated you could, but I don't know how you would enforce that.

Ms. Hurst stated some lots go into the water and we can't say you can't go out because somebody has come to the boat dock and is already on the water. There is no way to manage that. You could say only two people could enter from the boat dock area, but you wouldn't be able to control the homeowners that live along that one side.

Mr. Shaikh joined the meeting at this time.

Ms. Hurst stated my husband said our boat dock is unsuitable for kayaks. At Shingle Creek they have a floating boat dock that can be used for kayaks. Do we put one in first or ask the residents if that is something they would use then put it in? We would have to come to a consensus. I did send Jason a couple of notes about how to maintain some sort of controls on people who access it so Dave and the pool attendants didn't have to sit and wait for things all the time, maybe we could have a key on a floating keychain, so they could check the key out on your pool pass so you know who had the key and if it didn't come back you could charge them and if the key fell overboard it would float. All the things that concern me is that this is a natural waterway, there are snakes and alligators, all kinds of stuff and I don't want us to be held liable for anybody who gets injured in any way, shape or form. I don't want us to take on additional liability if we don't know if people really want this.

Ms. Baron asked what would our liability be?

Mr. Eckert stated I think the best course of action would be if you are aware of dangerous animals to have some signage regarding the dangerous animals. That is something that is thought of as a best practice if you have actual knowledge of dangerous animals in the area. In terms of holding the dock & lake out for people to go and kayak I don't see potential liability necessarily as a reason why you shouldn't do it. If somebody is drunk and they are out there and drown then the District has a defense to that case. If they are just negligent and they drown the District has a defense to that case. I would not say from a liability standpoint that you shouldn't allow anybody whatsoever, but I think you have to make the decision do we want to allow boating and then

under what circumstances. Our other concern is to make sure that whatever rules you come up with and things that you allow are consistent with the permit that governs that area. I have seen some permits in the past that say, no boating or boating is restricted to certain types of boats and that is actually in the permit. My guess is what you are looking at as an example, because we represent Narcoossee as well, is an example of what is actually allowed in the permit but you want to verify that because every project is a little bit different.

Ms. Baron stated I like the idea of having boating on that lake. That is a big plus for having that lake, but I would like to hear from the attendants who are really there, what they think about having boating.

Ms. Hurst stated you are only talking about human powered boating, no boats with motors.

Ms. Baron asked would we allow battery powered? I know we don't want gas.

Ms. Hurst stated we don't want gas.

Mr. Showe stated the Narcoossee Board chose to allow battery powered because they were concerned about fuel getting into the lake. That will come down to checking the permit and Board preference if it is allowed.

Ms. Baron stated we can figure out if we want battery or not.

Ms. Hurst stated canoes, kayaks, paddle boards, are things that I don't think anyone would mind seeing if they looked out their back windows because it wouldn't be disruptive. Dave, have you had anyone express interest in going to use the boat dock? I know you put up a sign after the last meeting.

Mr. Tuel stated we had one guy with a kayak last week and he didn't want to use the boat ramp, he brought the kayak down next to the dock and put it in the water. The whole time I have been there only one person asked to use the boat dock.

Mr. Viasalyers stated I have seen more people put in a boat by the roundabout than by the dock.

Ms. Hurst stated we need to think about signage even by the roundabout even though that is owned by the HOA.

Ms. Baron stated the HOA would have to vote on it, but I can't imagine that we would mind putting a sign there. When we decide I can bring it to the board of directors.

Mr. Showe stated we will provide the wording for the signs. The decision for the Board is what type of boats would you want out there if any, and fishing. Once you make those decisions we can put together a policy.

Ms. Hurst stated the only reason I didn't think we wanted fishing was because of the carp that we had in the lake although I don't know that they are still there.

Mr. Showe stated I think they get replenished every year or so and the vendor can add once he determines how many are still out there.

Mr. Shaikh asked would this allow a small sailboat?

Mr. Showe stated that is up to the Board to make that determination.

Mr. Tuel stated four or five people fish there every day, they enjoy it and look forward to it. They don't keep the fish they catch and release.

Ms. Hurst stated that's okay with me.

Ms. Baron stated that is something to take into consideration to allow catch and release.

Mr. Showe stated we will get the permit and make sure we know the permit rules.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert stated the ability for us to meet electronically is set to expire August 1st. We anticipate that will probably be extended and we will let the Board know if that gets extended.

B. Manager

i. Approval of Check Register

On MOTION by Ms. Hurst seconded by Ms. Baron with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

iii. Action Items List

A copy of the action items list was included in the agenda package.

iv. Field Manager's Report

Mr. Viasalyers stated we had some warranty issues with the lighting in the parking lot with the new LED conversion. The vendor sent the four lights out under warranty and the replacements should be received in the next week or so.

I'm working with Varsity Courts to get a price to enclose the tennis court and basketball court and getting a price from ACT to put the key fob swipes on the basketball court as well. We are working with vendors to get prices for the bench and other items that were requested.

Ms. Miller asked did we have a lightning strike that damaged the camera or computer?

Mr. Viasalyers stated yes, there was a lightning strike that did crash the computer and camera system and internet. The camera system was fine, the only thing damaged was the modem, printer and computer. I believe it has been replaced but I haven't seen the invoice.

Ms. Miller asked did we get estimates?

Mr. Viasalyers stated I think it was a situation where they needed to be sure they could let guests in and out properly because the gate was unlocked. It would be impossible to monitor that with it not being locked.

Mr. Showe stated we used our IT staff that does all the repairs for GMS to make sure there were no delay, but I will follow-up with them and get the cost and make sure it is in line with what you would have paid.

Ms. Miller stated we also had an issue with the pool pump.

Mr. Viasalyers stated that has been repaired. It went down on Sunday and we shut the pool and that has been taken care of. Spies came out Monday morning and took care of that.

Ms. Miller asked how are we doing with sanitizing?

Mr. Viasalyers stated I think it is going well, I haven't had any issues.

Mr. Tuel stated they are there twice a day, 8:00 a.m. and then at 3:00 p.m. They do a good job of spraying everything and cleaning everything.

Mr. Viasalyers stated we had an issue with the fan blower in the a/c in the club room went out and a vendor came out today and replaced it.

Ms. Miller asked when are we going to power wash the basketball court?

Mr. Viasalyers stated I think there was a misunderstanding with the vendor on that process and we are waiting for them to finish the boxes and if not Dave's crew will do a soft pressure wash and paint those. Hopefully, within the next couple of weeks that will be done.

Ms. Hurst stated I have seen people at the tennis courts. Are we having a lot of usage or is it just every now and then?

Mr. Tuel stated they are playing tennis every day.

Mr. Shaikh asked are the tennis lights on a meter then can turn on and off?

Mr. Viasalyers responded it is on a timer that was recently replaced because the old one was no longer working.

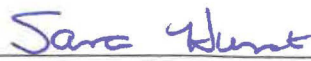
SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Shaikh stated our facilities look good and staff gets credit for it.

On MOTION by Ms. Miller seconded by Ms. Stark with all in favor the meeting adjourned at 6:42 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman