

MINUTES OF THE BOARD OF SUPERVISORS

ISLE OF PALMS SPECIAL DISTRICT

June 14, 2023

Board President Ken Wright opened the meeting; calling it to order at approximately 1833 hours with a Roll Call of all Board members present at the Pablo Creek Regional Library. Other Board members/officers present were Vice President Paul Raudenbush, Secretary Brad Radloff, Member David Touring, and Member Josh Reichert. A quorum was established with all five of the Board members present at the meeting. Also, Board Attorney Wayne Flowers of Lewis, Longman & Walker (LLW) attended the meeting and Charlene Stroehlen, P.E., the Project Manager with Wood, PLC, as representative for the District's Engineer of Record to assist with administration of the dredging efforts, in attendance via call-in/speaker. Lance Young of Brance Diversified, Inc. (BDI), the dredging contractor, did not attend the meeting; however, his right-hand man, Anthony Ewing (also of BDI) attended the meeting. There were no homeowner(s) from the District attending the meeting which was held in a Community Meeting Room of the Pablo Creek Regional Library at 13295 Beach Boulevard, Jacksonville, FL 32246.

Agenda-Specific Public Comments [Agenda Item 1]-

As a result of a Florida Statute, *public comments of Agenda items only* (no general items) are to be taken prior to addressing the Meeting Agenda. There were no public comments on any of the Agenda items from homeowners - no homeowners present.

OTHER AGENDA ITEMS

2. Vote on approval of the Meeting Minutes from the monthly Board meeting of May 10, 2023.

MOTION: To approve the minutes of the Board meeting held on May 10, 2023, by KWright.

The motion was seconded by JReichert and PASSED unanimously by the Board members present.

3. Treasurer's Report. PRaudenbush provided an update to the Treasurer's Report for this meeting and the District's bank balance [no longer a combined balance bet. two accounts - Wells Fargo and SunTrust - it is now consolidated at Wells Fargo] at \$2,064,192.53, as of June 14, 2023. There were a number of new/old bill(s)/invoice(s) needing approval for payment from four separate entities, as follows: 1) \$21,467.50 to

ARC Surveying for surveying services in Jan. (1, missed invoice), Apr. (1), and May (2); 2) 5,440.00 to WSP for engineering services in Jan. (1, missed invoice), May (1), and Jun. (1); and \$1,298,999.54 to BDI for dredging services -- three invoices (Payment App. Nos. 10, 11, and 12) - PRaudenbush summarized the invoices by indicating that Inv. #10 included the original contract amount, Inv. #11 is for an additional 10,000 yards over the contract amount, and Inv. #12 is for the total retainage, thus far. There was also some discussion on how much of the surveying that BDI is to pay, according to the contract, and how it would be paid. Further discussion regarding when the payment of the retainage would be made and the amount being held back resulted in a reduction of the retainage percentage from 10% to 5%.

MOTION: To approve payment to WSP, as described above, by PRaudenbush.

Motion was seconded by JReichert and PASSED unanimously by the Board members present.

MOTION: To approve payment to ARC Surveying, as described above, by PRaudenbush.

Motion was seconded by BRadloff and PASSED unanimously by the Board members present.

MOTION: To approve payment to BDI for Payment App. Nos. 10 and 11, as described above, by PRaudenbush.

Motion was seconded by KWright and PASSED unanimously by the Board members present.

MOTION: To approve a retainage reduction for BDI's invoices from 10% to 5%, by PRaudenbush.

Motion was seconded by KWright and PASSED unanimously by the Board members present.

PRaudenbush also provided Wells Fargo's loan payment schedule, which has been fully funded now, in an effort to obtain Board approval to make the necessary on-going payments, from this point on until the loan has been satisfied. As such, a motion was made to approve such payments so that each payment will not require future individual Board approvals.

MOTION: To approve the loan payments, as necessary and without additional Board approval, when they come due, as described in the schedule of payments, provided by Wells Fargo, by KWright.

Motion was seconded by PRaudenbush and PASSED unanimously by the Board members present.

4. Dredging Status: BDI's Anthony Ewing passed out a listing of homeowners that have conducted individual dredging and number of loads for each. Also, there was much discussion about where final touch-up dredging needs to be done and/or if it will be possible to even reach certain areas or other potential issues (as indicated by BDI's Anthony) - SIOP only has some areas in Baseline 3 and NIOP has a host of small areas, mostly at the ends of certain canals and several more open areas, mainly along Baselines 1 and 5. Anthony was asked to come back to next month's meeting with reasons, if any, for not being able to dredge any of the final touch-up areas that have been indicated by the Board as not having reached the target depth. KWright asked BDI's Anthony again whether BDI was going to be interested in providing a quote to dredge a couple of specific problem areas (as a result of flow from creeks, etc.) that the current contract does not address, once the current contract is complete. A short discussion ensued between Board members and Anthony which resulted in a Motion to authorize WSP to provide an exhibit indicating the southeast end of Baseline 7 as being the location for the additional dredging and a maximum quantity/volume of sediment not to exceed 5,000 cubic yards.

MOTION: To approve authorize WSP to provide an exhibit to show the area of additional dredging at the southeast end of Baseline 7, and obtain a quote from BDI for the additional dredging based upon a quantity/volume not to exceed 5,000 cubic yards, as described above, by PRAudenbush.

Motion was seconded by KWright and PASSED unanimously by the Board members present.

5. Discuss next year's Property Assessment: Keep it at \$1,000 or change it. KWright brought up discussion on whether to change the current annual assessment (could only be lowered). Some discussion ensued as to whether it should be lowered, if even possible. The discussion resulted in the Board's agreement to not lower the annual assessment and keep it at its maximum allowable level of \$1,000. A hearing will be held in July when the Board will formally vote on maintaining the annual assessment, as is, for the upcoming fiscal year.

MOTION: To tentatively agree that the annual assessment will stay at \$1,000, authorize LLW to publish a hearing notice for this July, and also for LLW to prepare a Resolution for Board approval indicating the resultant assessment, by KWright.

Motion was seconded by PRAudenbush and PASSED unanimously by the Board members present.

6. New Business. None.

General Public Comment -

There were no other comments from the public at the end of the meeting (comments/questions were taken during the meeting, if any).

Adjournment -

KWright adjourned the meeting at 1904 hrs.

Future Meeting Dates -

Meetings are held on the second Wednesday of the month (6:30 PM), at the “Pablo Creek Regional Library,” 13295 Beach Blvd. Jacksonville 32246. **It is recommended to check the District’s website (isleofpalmsjax.com) for any updates to the location of the upcoming meetings.**

Future meeting dates listed below:

July 12, 2023 August 9, 2023 September 13, 2023 October 11, 2023

November 8, 2023 December 13, 2023