

1 **PUBLIC COMMENT**

2 Charles Gordon – Orchid Cove – Shared that he was against buying the land from Mr.
3 Sanchez.

4 Steve Gunther – Peacock Ln – Shared that he does not want a community center going
5 into the property if purchased from Mr. Sanchez. Mr. McNamee said that whatever is
6 done with the property will be at the desire of the community not the Board.

7 David Jarois – Orchid Cove – Asked if part time residents will have a say about what
8 goes onto the property. Mr. McNamee said that he does not believe that the Board has
9 ever said part-time residents' voices don't count.

10 Dave Keyser – Commented that the important aspect of this sale is being able to have a
11 say about what gets put on the property.

12 **DISCUSSION ON THE PURCHASE OF THE PROPERTY FROM MR. SANCHEZ**

13 All Board members desired to follow through with the purchase of the property. Mr.
14 Pires provided a draft contract with the projected closing date of March 15th. There will
15 be two deposits paid prior to closing in the amount of \$25,000 each. At closing the
16 purchase price less the deposits is anticipated to be \$512,000. The District will pay for
17 the title work. The purchase of this property does not set precedence regarding the
18 purchase of any other vacant properties in the community.

19 **On a MOTION by Mr. Truckey with a second by Ms. Hansen, with all in favor, the**
20 **Board determined that the purchase of the property was for a valid public**
21 **purpose and was in the public's interest and authorized the Chairman to sign the**
22 **purchase agreement as presented to the Board.**

23 **On a MOTION by Mr. Kish and a second by Mr. Baird, with all in favor, the District**
24 **Manager was authorized to prepare a budget amendment for closing costs that**
25 **will be ratified at the next meeting.**

26 **DISTRICT ENGINEER RFQ**

27 One proposal was received from Johnson Engineering. Mr. Truckey and Mr. Carter
28 have met with them in person and had exploratory discussions with them.

29 **Mr. McNamee made a MOTION to move forward with Johnson Engineering with a**
30 **second from Mr. Baird with all in favor.**

1 **PUBLIC COMMENT**

2 Deborah Jansen – Sunrise Cay – Suggesting including a brief summary of the District’s
3 financial situation to residents so they can feel confident that the District can afford to
4 purchase the property from Mr. Sanchez.

5 Following Ms. Jansen’s comment about finances, Mr. Truckey shared on the grant
6 process. He said everything is looking very good. The State will be working with the
7 District on the road and covering some of the costs. Mr. Truckey is currently working on
8 \$3 million in grants. Mr. McNamee clarified that certain items have been included in
9 multiple grants so if one grant does not cover the cost it is likely a different grant will. Mr.
10 Truckey believes that the new water storage tank will be covered at 75%. The roadwork,
11 including the wellfield work should also be covered. Mr. Truckey said that even if the
12 District had to cover the work out of pocket, there is \$5 million in cash on hand which is
13 enough to purchase the property from Mr. Sanchez and still have what is needed for the
14 community. He is confident that the grants will go through and cover that work. Mr.
15 Truckey commented that the consultants assisting with the FEMA process are worth
16 every penny as there is a lot of red tape they have to work through.

17 Joe Levy – Suggested creating a budget line item for community beautification.
18 Applauded the work done at Cays Dr. Suggested making a landscaping committee to
19 collaborate on beautification ideas and efforts.

20 **ERC DISCUSSION**

21 Mr. McNamee shared what he is envisioning regarding ERC’s. He wants every property
22 to cover the base rate cost of a utility meter and then be charged for usage. The current
23 ERC rate is 300 gallons a day. The operation and maintenance structure would stay the
24 same, he is wanting a change regarding the utility ERC structure. The current ERC
25 structure includes payment of a bond that has been paid off.

26 Steve Gunther - Peacock Ln – Suggested involving members of the community in the
27 ERC study to get input from people in all the factions of the community.

28 Kathryn Kehlmeier – Slip Owner – Shared that when Scott Preppin was discussing
29 expanding the Marina, there was a system determined on size of slips (ground
30 underneath) that included a separate addition of slip size and ERCs associated with it.
31 What the Board approved at that time was different than what Prepmac presented to
32 Hole Montes. Ms. Kehlmeier recommended that the Board confirms that the ERCs they

1 are referring to regarding Prepmac are the ones that were approved by the Board, not
2 what was presented originally by Prepmac to Hole Montes which was different.

3 **SUPERVISORS REQUESTS**

4 Kevin Baird – Said that thefts have been increasing. Thinks the Board should
5 investigate a monitoring system.

6 Steve McNamee – Wants to get lights added by LCEC for “dark spots” in the
7 community.

8 **ADJOURNMENT**

9 The next meeting will be March 15, 2024, at 9:30 a.m. **On a MOTION by Mr. McNamee**
10 **and a second by Mr. Baird, with all in favor, the meeting was adjourned at 10:55**
11 **a.m.**