

*Pine Air Lakes  
Community Development District*

*November 21, 2019*

# **Pine Air Lakes**

## **Community Development District**

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Phone: 954-721-8681 - Fax: 954-721-9202**

November 14, 2019

**Board of Supervisors  
Pine Air Lakes  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of Pine Air Lakes Community Development District will be held on November 21, 2019 at 2:00 p.m. at the offices of Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida 34103. Following is the agenda:

1. Oath of Office for Newly Elected Supervisors (Seat #1, Seat #4 and Seat #5) Elected at Landowners Election
2. Roll Call
3. Organizational Matters
  - A. Consideration of Resolution #2020-01 Canvassing and Certifying Results of Landowners Election
  - B. Consideration of Resolution #2020-02 Electing Officers
4. Approval of the Minutes of the September 26, 2019 Meeting
5. Consideration of Correspondence from S.F.W.M.D. Regarding Extension Request to Resolve Noncompliance
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Report
  - D. Manager
7. Financial Reports
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statement
8. Supervisors Requests and Audience Comments
9. Adjournment

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.pineairlakescdd.com>*

## RESOLUTION 2020-01

### **A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

**WHEREAS**, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing **three** Supervisors of the District; and

**WHEREAS**, following proper publication of notice thereof, such landowners meeting was held on **November 21, 2019**, at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

**WHEREAS**, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT;**

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

<hr/>	<b>Votes</b>
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<hr/>	<b>Votes</b>
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<hr/>	<b>Votes</b>
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2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

<hr/>	<b><u>four (4) year term</u></b>
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<hr/>	<b><u>four (4) year term</u></b>
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<hr/>	<b><u>two (2) year term</u></b>
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3. Said terms of office shall commence immediately upon the adoption of this Resolution.

**PASSED AND ADOPTED THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_.**

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Chairman / Vice Chairman

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Secretary / Assistant Secretary

## **RESOLUTION 2020-02**

### **A RESOLUTION ELECTING OFFICERS OF THE PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT**

**WHEREAS**, the Board of Supervisors of the Pine Air Lakes Community Development District at a regular business meeting following the landowners meeting held on **November 21, 2019** desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINE AIR LAKES COMMUNITY DEVELOPMENT DISTRICT:**

The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

**MINUTES OF MEETING  
PINE AIR LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Pine Air Lakes Community Development District was held on Thursday, September 26, 2019 at 2:00 p.m. at the offices of Coleman, Yovanovich & Koester, PA, Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida.

Present and constituting a quorum were:

Tom Conroy	Chairman
David Stevens	Vice Chairman
Doug Nelson	Assistant Secretary
Michael Durant	Assistant Secretary

Also present were:

Rich Hans	District Manager
Greg Urbancic	District Counsel
Brent Burford	District Engineer
George Fogg	IBIS – Field Supervisor

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the  
June 27, 2019 Meeting**

Mr. Hans: The next item is the minutes from the June 27th meeting, if anyone has any comments on those, we'll take them, and if not, a motion approving those would be in order.

On MOTION by Mr. Nelson seconded by Mr. Stevens with all in favor, the Minutes of the June 27, 2019 Meeting were approved.
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**THIRD ORDER OF BUSINESS****Discussion on Notice of Noncompliance from S.F.W.M.D.**

Mr. Hans: Then item No. 3 says discussion of the noncompliance from South Florida Water Management District, that's kind of an engineering item so Brent do you want to take that?

Mr. Burford: Yes, we just finished taking care of the items on the second notice of noncompliance that we received earlier, so we got approval on that, in this letter we got approval, so when she issued this new letter of noncompliance she did state in the first paragraph that we had met the requirements of the previous noncompliance. Item #2 of the noncompliance letter, George has addressed that with the theater, I think they're the people that maintain that area, and they've actually been, even since they put the fence up, they went around the end of the fence and mowed it there, but he got that issue stopped and resolved. Then item #1 is the one that's causing the headaches and there's a berm constructed around the perimeter of the conservation area and you see in the pictures there that it's sparsely vegetated to say the least.

Mr. Fogg: Where is this area they're concerned about?

Mr. Burford: This would be up at the NW corner of the car dealership, the old car dealership, but I've inspected this berm more than I wanted to and it appears stable, you don't see erosion, you don't see sediment that's migrating down into the edge of the wetland and this is what I've been trying to get across to them, that you don't see this but, we actually met with South Florida Water Management District again yesterday, we've been actually dealing with the compliance officer, Ms. Fain, and we met with two of her supervisors and another compliance officer, me and my supervisor, Andy Tilton, and we really didn't make much headway. They've got it in their minds, they want this thing planted and vegetated and the material of the ground, you can see it's not brought in, you have to dig in there and what you're hitting is probably, 90% of it is lime rock in there, and then plus with the canopy from the wetland that you're protecting has this area so shaded out that things just won't grow, but I said the berm is stable, it's been there for 25 plus years, there's not gullies running down it. In fact, Andy was saying yesterday, I'm sure there's some erosion, if one grain of sand rolls down that hill, that's erosion, but can you quantify it. So basically, what happened at our meeting yesterday is that we'll meet onsite

again with Emma Fain, Laura Layman, which is her supervisor, myself and John Curtis who is our environmental person.

Mr. Nelson: And they wanted a concrete wall structure, right?

Mr. Burford: That's about what it's coming down to. They actually did discuss maybe some of these areas placing rip rap in there but, to do that you have to bring equipment in there and you're constantly going to be disturbing this berm and doing more damage than good I'm afraid, so hopefully we can get her supervisor onsite, and we can really look at it together and see what we can come up with.

Mr. Conroy: Did they say there's any erosion, could they evidence any erosion in there of significance?

Mr. Burford: Emma had a picture that really wasn't clear to me, sometimes when you have all the shadows and everything going on, and that's one thing we want to do is sit down and look at it.

Mr. Conroy: Well, is it just this 20 or 30 foot area, or is it longer?

Mr. Burford: They're basing these along the entire area, it pretty much winds up being the entire berm, and I'd say it's sparsely vegetated.

Mr. Nelson: How long is the berm?

Mr. Burford: I think it's about 600 or 900 feet.

Mr. Conroy: Is there a way that we can objectively examine, and their concern is the erosion is that it, or is there any other concerns? Their only concern that they want the berm to stay up there to do its job.

Mr. Burford: That's basically all they can do. Now she's wanting what they call structural buffers and that's the reason she wants these plants put in there because an older permit that had nothing to do with this berm mentioned in there had the structural buffers, which is plants, it's a plant material.

Mr. Conroy: Ok, but let me make sure I understand, their concern is they need a berm, they need some height to keep water in, or water from going out, or something, they want that.

Mr. Fogg: Water from going out basically.

Mr. Conroy: Alright, so why don't we suggest that we'll go shoot some elevations at 25 foot intervals and then we'll come back in 6 months and we'll shoot elevations at 25 foot intervals, and our argument is that there's no erosion, or significant erosion. So, we'll

shoot elevations, you can't take a photo that's not going to help, but the elevation is what's going to identify erosion.

Mr. Nelson: That's a great idea, could we take a step back and say, other than she's out there and we're live bait because she can communicate with somebody and get response which isn't always the case with South Florida Water Management dealing with owners and people of that nature, but is there something else driving it, in other words on the other side of the berm somebody getting wet where they're saying, we have water coming from here and you need to stop it?

Mr. Burford: No, like I said the berm is in good shape, it's really good shape, it's not vegetated the way they would like to see it and it does stand a chance for erosion, there's always the chance for it if you don't have the grass growing on it but, what's really protecting this berm is cutting the canopy. Like I said, if you look at aerials from Google and just step back and look at it, when you go back about the furthest colored aerial you can get, you can tell it's a nice and grassy berm, and you can see it clearly from one side to the other. As you go through the years, in January, 2019 you don't even see that berm anymore because of the canopy, and you don't get the sunlight in there. Like I said, most of this is lime rock if you try to plant it with irrigation, in the middle of the winter this stuff is just going to be bone dry.

Mr. Nelson: The other point was stop maintaining it and this one is, put more plants in and start maintaining it.

Mr. Fogg: I'd like to make a couple of comments since I'm the only one that's been walking that berm since it was originally built over 25 years ago. I haven't noticed damage to that berm in the entire time that I've been walking that berm, the establishment of grass in a shaded area is a complete non-starter and I don't care what idiot from the Corps is saying words to that affect, I can prove it instantaneously that they're crazy. The only thing that you could do is either one, structurally, i.e. rip rap something that had been perfecting stable for 25 years or come in and put some shade tolerant plants and there are very few, very draught tolerate native plants, and it has to be a native plant, but there are very few draught tolerate native plants that could be put in that area, it can't be grass. So, what they're asking for is going to boil down to putting some rip rap in there for something that, because you can't put any vegetation in there, and there never has been any vegetation in there.

Mr. Conroy: Alright, well my thought would be do your best to defer it but, at a minimum before they make us spend tens of thousands of dollars, let's have an objective standard by shoot elevations and see whether there's actually erosion. If they can't show erosion, they should make us put in rip rap.

Mr. Burford: Right, and me and Rich discussed that earlier too, as once a year, go out there and let's monitor it, take pictures, make sure there's no erosion evident, no sedimentation going into the wetland there.

Mr. Conroy: What I'd like to do is, let's not do it every year, but let's say we'll do it today, we'll do it 6 months from now, or we'll do it a year from now, and if we are even, then we're done. I don't want an annual for the rest of our lives we have to keep treating those.

Mr. Fogg: Now, the only other option that comes to my mind is what looks alright is if we put sod on there and it will die, but we'll put it on there and make you happy, but I don't recommend it.

Mr. Conroy: Alright, anything else on that?

Mr. Burford: Well, I just want to clarify the reasoning for the berm is to protect, one thing is the CDD has to maintain the water on their side, it has to discharge through a control structure and this berm in particular is actually protecting the wetland to keep water running directly off into the wetland there, so that's the reason she's worried about the sedimentation flowing into the wetland, so that's what's behind it.

Mr. Nelson: Oh, from outside.

Mr. Burford: Well, on top of the berm because there's no grass on it and she's afraid the rain is hitting on it and washing it all off in there but, the berm to me is in really good shape, even one of our contractors had a question about why we're in here disturbing this berm, and I recall it just the same way. So, we'll meet with Laura Layman and she's one of the Supervisors that's meeting with us, and she's been good to work with so far.

Mr. Conroy: Good.

#### FOURTH ORDER OF BUSINESS

#### Ratification of Professional Services Agreement with Cardno, Inc. for Water Use Permit Compliance Monitoring

Mr. Hans: Alright, the next item we have is ratification of professional services agreement with Cardno, Inc. for water use permit compliance monitoring. This is the group that takes care of our meters and reports our usage for the wells, and they've been doing it forever, so just a motion ratifying that would be in order.

On MOTION by Mr. Conroy seconded by Mr. Durant with all in favor, ratifying the professional services agreement with Cardno, Inc. for water use permit compliance monitoring was approved.

#### FIFTH ORDER OF BUSINESS

#### Notice of Automatic Renewal for Water Management Agreement with Aquatic Systems, Inc.

Mr. Hans: Then the other one is called a notice of automatic renewal for water management agreement with Aquatic Systems, Inc. and they have a 3% increase, so their \$554 is going to \$571 per month. Do you have any issues with the lake bank company George?

Mr. Fogg: I'm sorry, I couldn't hear you.

Mr. Hans: We're renewing the Aquatic Systems Lake & Wetland Services for the lakes.

Mr. Fogg: I have no problem with them, they've been fine. The fountain people have changed their names but the wetlands people have done whatever needed to be done for years.

On MOTION by Mr. Durant seconded by Mr. Conroy with all in favor, accepting the automatic renewal for Water Management Agreement with Aquatic Systems, Inc. was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution  
#2019-05 Amending the Fiscal  
Year 2019 General Fund Budget**

Mr. Hans: Next is resolution #2019-05 amending the fiscal year 2019 general fund budget which we need to do. If our numbers aren't matching our budget, we have an option to amend it so that when they do the audit everything matches and we have no write ups about our budget not matching our expenses and so forth. A lot of it is the FEMA money that came in and then some of the extra expenses, irrigation repairs and preserve maintenance that's been going on. So, if there are any questions or discussion, we can take those, and if not, a motion approving resolution #2019-05 would be in order.

On MOTION by Mr. Nelson seconded by Mr. Stevens with all in favor, Resolution #2019-05 amending the Fiscal Year 2019 General Fund Budget was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Engagement  
Letter with Grau & Associates to  
perform the Audit for Fiscal Year  
Ending September 30, 2019**

Mr. Hans: Then we have our engagement letter with Grau & Associates for the audit ending September 30, 2019 and if you remember we selected them at our last meeting after our audit selection committee meeting, and here's their agreement, it's \$3,400 that was in their proposal which is basically a \$500 savings over what we would be paying in 2020, so a motion to approve that would be in order.

On MOTION by Mr. Durant seconded by Mr. Conroy with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2019 was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Hans: Moving on to staff reports, attorney?

**A. Attorney**

Mr. Urbancic: I didn't have anything for today.

**B. Engineer**

Mr. Hans: Engineer, anything additional?

Mr. Burford: Just at one of our previous meetings there was some discussion about the responsibility for the road coming into Costco. I think there was discussion about the planting of the palm trees. This is a map that was prepared and it was updated in 2018 and the pink highlight areas are parcels that are owned and maintained by the CDD, and this road going into Costco is the CDD's responsibility. Actually, we were just looking at some stuff the other day, and this interconnect road from Naples Blvd. to this back here, and I believe it comes all the way back over to this corner, should also be included in the CDD's, and I'm not sure if it's ownership or if it's just maintaining it, I have to look back at the Property Appraiser's website but it's definitely their main responsibility to maintain it.

Mr. Fogg: We have not maintained this road ever, except if the plants get too high where it meets Naples Blvd., we'll go in there and keep them cut down enough so that you don't lose visibility but, other than that, we have never maintained this. This other area that goes along that's adjacent to Lowe's, those have always been maintained by the commercial area here, and we've never touched or been involved with it in any way, shape or manner, nor have we, other than the cutting of the fire bush in this area here, occasionally. Now, over here on the access to Costco, we have replaced some royal palms in there on a fairly regular basis and we usually get reimbursement by Costco because they're the ones that put them in, we didn't do it but this is in the last 3 to 4 years has just not happened and we've continued to keep the royal palms on this road and seeing for the first time this explanation that this is ours, we have legitimately been paying for the replacing of those.

Mr. Conroy: So, the purpose of bringing this up was?

Mr. Burford: It was brought up about the palms, I think 2 or 3 meetings ago, George or someone had brought up about replacing these royal palms, and I think they are kind of expensive and should the CDD be doing it.

Mr. Conroy: But we should be?

Mr. Burford: Yes.

Mr. Conroy: Ok.

Mr. Nelson: Well, also to be clear there, there's palm trees on both sides of the road there, and we've had this conversation before because we talked about the signage there and when Costco redid that road and put the island there, you talked about maintaining the interior which has just an ugly hedge right in the center and then on the east side there's 5 royal palms that are right along Boulevard Shops, on the west side there's also palms between the car wash and the road. Back in the day, we decided that we were told we owned that sign, there's a little monument ground sign there that's at Costco and I can't remember what that sign is but, we were talking about who owned it or whatever, presumably you're talking about the east side of the road that goes to Costco where there's 5 palm trees that could belong to Boulevard Shops or could belong to the CDD. I don't think you're talking about the west side between the car wash and the road where there's also royal palms, is that correct?

Mr. Fogg: I was questioning the whole area.

Mr. Nelson: Well, I think we go and obviously if Costco is willing to replace trees, it would blow my mind if they're replacing trees that are on the east side of the street.

Mr. Fogg: Well, they replaced maybe 2 or 3 altogether and we probably replaced 8 or 10.

Mr. Nelson: Well, there's like 15 royal palms there right now on both sides of the street.

Mr. Fogg: On either side of the road.

Mr. Nelson: Correct, but we need to define where we're talking about, northeast side, west side, median or whatever. Right now you've got 5 on Boulevard Shops, about 5 depending on which ones are dead, essentially on the other side, keeping on the east side, and then on the west side where the car wash is, there's somewhere between 5 and 8 on the Costco property, but we need to define that before we go further. So, when you're saying we own that road it's got to be one way or the other, or the road and the easement on one side or the other.

Mr. Burford: It probably would be right-of-way, it wouldn't be just the road, it would be the right-of-way in there.

Mr. Nelson: Ok, but does that include both sides of the road?

Mr. Burford: Yes, it should.

Mr. Conroy: I think your point is well taken, do we own the road up to the curb or do we own 15 feet back?

Mr. Fogg: I think we own the right-of-way from this description.

Mr. Nelson: So, tract B.

Mr. Fogg: And those palms have been defacto ours for years and we've replaced them for years.

Mr. Nelson: Which ones are you talking about George by the Boulevard Shops there?

Mr. Fogg: The whole road.

Mr. Nelson: And I don't think that's the case, I think Costco probably owns all of their palms, and if anything, we might own these that were on the Boulevard Shops.

Mr. Fogg: The palms are all in our right-of-way and we have been replacing them for years.

Mr. Nelson: Could you tell us what is right-of-way, in other words you have tract B here which is obviously a plat, but where is the road in the curb if you will, is there a blow up of that?

Mr. Burford: We can get a blow up of this section here.

Mr. Nelson: We need to know where the road sits here, and is the tree on this side of the pink or that side of the pink, because I'm guessing that this is to curb here.

Mr. Burford: Yes, and I would think where it necks down right here, like you say is probably the curb.

Mr. Nelson: So, after you get past the car wash and Boulevard Shops buffer, we probably don't maintain the trees.

Mr. Fogg: No, we do.

Mr. Nelson: Well, we have them but we shouldn't be.

Mr. Fogg: Well, that may be the case.

Mr. Burford: But without having stakes in the ground it's hard to say.

Mr. Nelson: Well, at some point wouldn't there be a drawing that shows where the edge of the pavement is?

Mr. Conroy: We're going to find it right now.

Mr. Burford: Whether we would have everything or not, I don't know.

Mr. Hans: You may have something from, because when we were looking at that sign to see who owned it and you guys did a survey, and this is before your time to find out where that monument was, so you may have it in your files already, a survey that may show that.

Mr. Fogg: Didn't we conclude that sign was sort of halfway on someone else's property?

Mr. Urbancic: At least some of the concrete base was maybe, the footer or whatever.

Mr. Hans: Most of it's on our property because we cleaned it up, painted it, but maybe like the back edge of it was on the other property, but most of its ours.

Mr. Fogg: Right, but when all of that stuff was built I can assure you there was never anything accurate done as to where the right-of-ways were, who was on which base, it was just built.

Mr. Nelson: Well, since royal palms are not cheap, we should know who is owning the palms before we buy them.

Mr. Conroy: I agree.

Mr. Fogg: Just let me know and I will follow up.

Mr. Conroy: Doug, here's the Collier County Appraiser's website, and it looks like the red lines are right in the middle of the grass.

Mr. Nelson: Right, but if you look on the tract B on his drawing, it definitely gets more narrow after Boulevard Shops.

Mr. Conroy: Have we ever done a survey on that, I'm sure we had a survey on that at some time.

Mr. Hans: We did when we were trying to figure out if we owned that sign.

Mr. Conroy: But I wonder if went all the way down, or how far down we went.

Mr. Hans: Right, at least that one side.

Mr. Conroy: And the Collier County Appraiser website is not known for exact accuracy because that kind of shows it right in the middle of the grass, but it looks like, at least clearly, it's not just the roadway.

Mr. Fogg: An interesting part of this is that we do not, and have not ever maintained the median strip on that entrance to Costco, we've never done anything there at any time, that's strictly Costco.

Mr. Conroy: And they do it.

Mr. Fogg: Yes, they take care of it and we just don't have anything to do with it, and never have.

Mr. Conroy: One thing to think about is at the end of the day, unless we have the survey before we decide we're going to get a survey, if we're going to replace the trees anyway, we don't need to spend the \$1,000 on a survey because we're not going to let them die I don't think.

Mr. Nelson: Well, if you've looked at those trees, first of all they're huge, and so they're expensive trees, and if you're going to replace them and I don't know how big we'd replace them with, small ones or big ones in but, my argument is, I wouldn't replace a single tree until we know whether we have to.

Mr. Conroy: But if we don't have to, we're just going to let it die and let it look empty, maybe at this phase just say its Costco's job.

Mr. Nelson: How many years have you been going to Costco?

Mr. Conroy: I don't go to Costco.

Mr. Nelson: Well, ask your Costco family shopper where the palm trees are.

Mr. Fogg: I'm sorry I have to keep interrupting but, I was involved with this whole thing when it was evolving and those trees were put in by Costco to provide a fancy entrance to their building and nothing else existed on either side, or any other developments, it was a standalone and they wanted those trees, they made it very clear to the CDD and very clear to anybody that would speak to them that those trees needed to be kept in good shape. The CDD has put in the irrigation system to that, which is tied together to our Naples Blvd. irrigation system, so we provide the water to those trees and have been for years. We don't touch the hedges, we never had anything to do with those, or do we have anything to do with the median but, that's the way it's been, the way we've been handling it for many years, and if the Board decides it wants to do something different, all you have to do is let me know, and I can be very stubborn.

Mr. Nelson: Well, what do we need to do to find out whether we own the trees or not? I guess you can look and see what you have and then review it at the next meeting. At that point we're not spending any money we're just getting information.

Mr. Conroy: Right, ok.

Mr. Burford: Two things, and I'm glad you all brought up the survey because on the noncompliance issue, on the north side of Hendrick's Auto they have fence there that abuts our preserve, part of the conservation area, we would like to survey that line to see exactly where the CDD's property is.

Mr. Fogg: You're talking about the preserve?

Mr. Burford: Yes.

Mr. Fogg: We should do the entire boundary of the preserve, not just a piece of it because as you know, we've had encroaching problems by the car dealership which quite a lot of getting them cleared out fortunately the Corps. never saw them and the new car dealerships are to some extent encroaching into the preserve on the maintenance of some of the native grasses that were planted there. We need to clearly know exactly where the boundary is so the Corps. can't wave their hands and say this is yours, and we just stand there and look stupid because we don't know. I know where we've been taking care of too, but that doesn't necessarily mean that is actually where the boundary is.

Mr. Conroy: Right.

Mr. Fogg: And I think I know where the boundary is, I've seen it staked once before but, we need to when we do this put some monuments in so that there's no question when the little 1 X 2 stakes or 1 X 3 stakes fall over that yes, this is in fact our boundary.

Mr. Stevens: Notwithstanding the boundary discussion, does it make any sense to just try the direct communication with Costco and say, this was part of the entry feature that we're seeking, that you installed, and we continue to have a lack of understanding about maintenance, we are in the right-of-way, on the right-of-way, outside of the right-of-way, are you guys in agreement that you need to take care of the royal palms? Is that a dialogue, notwithstanding the survey discussion, worth having and just have something on record that says, yes we got it because if we don't have the interest or ability to go ahead and take care of them, or the obligation, or maybe we do and maybe we don't, but if they just say, oh no that's an important entry feature to us, and we'll go on record as to an agreement to maintain them, then we don't have to figure out who's on first, so you guys are going to take care of these, great. Can that be a simultaneous discussion with them?

Mr. Nelson: Wouldn't that be a letter from Rich?

Mr. Stevens: I think it is but what I'm saying is, this is an important analysis and we're trying to determine, hey it's not on my line, it's on your side of the line, actually half

the trees so you're going to have to take care of east half of the tree and we have the west half, my side is looking good but I think your side is sick so you need to replace the whole thing. So, just say look this is an important entry feature and I'm pleased to know the history because that's what it was for.

Mr. Fogg: That's the only reason the royal palms are there.

Mr. Stevens: You know, Aronoff wasn't going to fund that, Costco is going to pull and say we want something that looks royal, regal or whatever, ok there is it, but we continue to have this dialogue about this, and we want to go ahead and get clarity that it doesn't look like it's on us, let's just go ahead and formalize this agreement. You are taking care of these, right?

Mr. Fogg: Another piece of information, at one point when I think 2 or 3 royals were dead, I suggested that we start replanting that with royal poinciana trees and they wouldn't even consider that.

Mr. Stevens: And that's a great point of reference that, in order to comply with county code, we can put lower less and burdensome less expensive plants but we think this is important to you and your entry feature. So, before we start taking some of the dead ones out and putting up a cactus or want to make sure that you have the opportunity to maintain your entry.

Mr. Fogg: I like your approach.

Mr. Stevens: And I'm just trying to cut corners, that's what it really is, I'm trying to get to the point that says, ok this is what you wanted I think we can ultimately figure out whose responsibility it is but, before we do that can we just try to make it theirs?

Mr. Conroy: Yes, but also if it our responsibility we don't need to do royal palms, we don't have to do anything.

Mr. Stevens: All the more reason though, with this history lesson saying, you guys want this look.

Mr. Conroy: But actually, that may be more conversation because, at least in the initial conversation rather than a letter. Who would I call to talk to at Costco to make a decision?

Mr. Fogg: At Costco, you'd have to talk to corporate, the local manager knows nothing about the history.

Mr. Conroy: So, who do you talk to about this?

Mr. Fogg: Oh, this was a few years ago and then they went and must have bumped it up to corporate because this probably is 10 years ago or more.

Mr. Stevens: I like the idea of trying the local GM first just so they don't feel circumvented.

Mr. Conroy: Well, there's actually a woman, Diane someone who I deal with on the utility association.

Mr. Fogg: There would be nobody there now that was involved in these discussions 10 or 15 years ago.

Mr. Stevens: But the people there now probably still like them.

Mr. Fogg: Oh, I would say that this is something that they would want to have, everybody seems to think it's prestigious to have royal palm trees leading into your place.

Mr. Conroy: Her name is Diane Carter, real estate manager.

Mr. Stevens: Ok, and I like your suggestion as well before we get King Rich to do it.

Mr. Conroy: I'll give Diane a call, in fact I'll give her a call on my way back to the office.

Mr. Stevens: Yes, let's give that a try because we think this might be you, we think it might be us, if it is us, we're going with a very low cactus because they're easy to maintain and we thought you might prefer to just take over full responsibility and keep the royals.

Mr. Fogg: No, we'll call it a less expensive street tree, they'd be a quarter of the price.

Mr. Stevens: Ok.

### C. Field Report

Mr. Hans: What else do you have for us today George?

Mr. Fogg: Yes, unfortunately I have 3 things that need to be covered. One, we've already talked about and that's the mowing behind the fence, between the fence, and the preserve, and unfortunately when I picked up my folder, the photograph I had to show you that we're behaving ourselves and that no mowing is taking place, are in my desk at my office but, I'll be forwarding it on to the engineer, both the letter I sent to them, I've had a verbal communication with them, I sent a letter to them confirming the communication, I've checked on a weekly basis and they have stopped mowing behind the fence, and it's

actually got grass and flowering plants in there now, and nobody is going to say that they're mowing when they shouldn't be.

Mr. Nelson: Weren't they moving it so they could get all the trash out of there so it would be cleaned up?

Mr. Fogg: They were mowing it because they had been mowing it.

Mr. Nelson: But once you stop mowing it, and they throw the trash over the fence, now we have a real mess.

Mr. Fogg: Well, I'm sorry I said that was going to happen a long time ago but, we have within our landscape maintenance contract for them to pick up the trash in the preserve and technically we're not changing anything, it's still within the preserve so, it's just one of those things that's annoying as hell but, if it keeps the Corps of Engineers happy as I said at our last meeting, it's a worthwhile fence to have built.

Mr. Conroy: Ok.

Mr. Fogg: Now, that's number one, number two, the Airport Road sign used to have some plants that grew up fairly high up on the sign, they were about three quarters of the way to their full growth and we had started trimming them into basically a vertical hedge, they're now a 3' hedge. Somebody went in and it was not our maintenance people, I've already double checked that, with a pair of clippers and cut the tops of the trees off and made a little low hedge out of it.

Mr. Durant: Didn't it have something to do with the hurricane? Weren't they damaged in the hurricane because these were pre-hurricane weren't they?

Mr. Fogg: No, they're not damaged by anybody or anything.

Mr. Conroy: It was post hurricane because it was all part of the sign rebuilding thing and we had those beautiful trees coming up the side.

Mr. Durant: And that was the hurricane, you're right.

Mr. Fogg: Now, we can do 2 or 3 different things, one is that we can take out the stubby hedge and replant the plants which were originally about 5' or 6' tall before somebody went in and neatly trimmed them and took the branches away. They were up about 9' tall and subsequently, what we could do another alternative is just to let the plants grow back up again, and they would probably be back up in about year's time to where they were. What would my recommendation be, actually it's two parts, one is let the plants grow but, the probability is whoever cut them is going to come back and cut them again.

Mr. Nelson: Why, and who would cut them?

Mr. Fogg: I haven't a clue other than I can make a guess that's it's one of the people that's on the sign, and they do not want anything that might conceivably obstruct the view of the sign.

Mr. Nelson: Well, there's two things, there's the hedge that goes in front of the left hand side, and then there's the 3 trees on the right hand side, those 3 trees on the left hand side could be 50' tall and they wouldn't obscure the view of the signs.

Mr. Fogg: No, they would not have.

Mr. Nelson: So, there's no logic there other than somebody said, they sent the landscaper out and said cut everything and they just cut everything.

Mr. Fogg: Well, it wasn't my people.

Mr. Nelson: No, and we're not pointing fingers but there's no logic to cutting the 6 trees that we planted.

Mr. Conroy: Ok, well why don't we do this, let's let them grow, we'll see if they get cut again. If they get cut again then we can figure out what to do, and even if they do, the sign looks ok right?

Mr. Hans: Yes.

Mr. Fogg: Well, there's an addition to what I've said and that is, I'm assuming that it will be cut again by somebody, they did it once, they're going to do it again. I think that we should inform the people on the sign that someone has cut the plants down and we're going to let them grow back up again. If it's cut down again, we'll have to have the police come in and investigate, and I'm serious about that.

Mr. Conroy: I think we see if they cut it again.

Mr. Stevens: And I think we go on the fool me twice, shame on me part, they did it once, maybe it was a whoops, somebody just said, hey, can you cut everything that you see down, and if it happens a second time, I think we'd have to take a lap and say, so funny thing somebody cut this way down, it's grown back, and they cut it way down again, so somebody is giving orders to do this, the two highest suspects are the people who are the lowest on the sign and circulate a letter. So, George, you had a third item and then I had a question for you so go ahead and finish.

Mr. Fogg: Ok, the third item is the airport lake fountain. The airport lake fountain is old, it's about the same age as the lake, and it is now about half the size that it was when it

was put in. We can do again, at least 3 different alternatives, we can one, have the fountain repaired and that would cost approximately \$5,000. We could as a second alternative put in a new more attractive fountain, or a new one the same, either one, but that would cost somewhere between \$9,500 and \$14,000 for a new fountain there. Our existing landscape contractor, Stahlman also does fountains and his price was \$9,500 to make a 3-tier fountain that would be far more attractive. Originally that fountain was matched by a fountain on the other side, on the other lake on the other side of the road, now we have only one and it looks kind of lonely there by itself. The fountain people who have changed their name, anyway, but the fountain people would replace the sign and they would charge \$14,000. We can do basically 3 different things, we can repair the existing pump, I don't recommend that one particularly, we could put in a new pump that would probably last 10 to 20 years, or the third item we alternative would be just to remove the fountain altogether. That was put in and has apparently helped keep the lake in good condition, it's a water recirculation pump as well as an ornamental pump and if the recirculation does what the pump people say, that is help keep the lake in good shape, but in any case it has been a good feature, and it is no longer quite big enough to be a feature at this point.

Mr. Stevens: Is this the Dick's lake or the lake on Airport?

Mr. Conroy: Airport lake.

Mr. Fogg: This is the airport lake fountain, the main one.

Mr. Conroy: George, because of your #4, do nothing, just take it away, there's no regulatory requirements that we have to move water in that lake?

Mr. Fogg: No, we would probably have to put an aerator back in order to keep the water quality.

Mr. Conroy: But my question is, is that a regulatory requirement and that's a smart thing to do? Is there a regulatory requirement that we move the water in there, or do you know?

Mr. Fogg: I'm not sure, I've never heard that it's a regulatory requirement, the lake would have to be kept clear.

Mr. Conroy: I just want to know if we had to move the water one way or the other.

Mr. Fogg: No one is going to pound on the table and say you have to do it.

Mr. Conroy: Ok.

Mr. Burford: Some lakes are, or deep lakes are required to have aeration.

Mr. Conroy: So, if we don't want to replace it, if we think it's good to have a healthy lake, we can put a bubbler in there and move the water and not have a beautiful fountain if we chose.

Mr. Fogg: Yes.

Mr. Conroy: And that would equally move the water and keep the lake healthy.

Mr. Stevens: Well, if the bubbler costs \$11,000 let's get the install for \$9,500.

Mr. Fogg: The bubbler will probably cost I would imagine about two thirds of the price that I've stated in here.

Mr. Conroy: Oh, so bubblers are about the same cost.

Mr. Fogg: Well, you also don't have to worry about the lighting.

Mr. Nelson: And then the operational costs, is because you have lower power consumption and no lights, and less maintenance.

Mr. Stevens: Why don't we do nothing and price a bubbler?

Mr. Conroy: Yes, let's get a price for a bubbler, let's get a price for a couple of fountains, and do we have to decide, I mean when they gave us a price, Stahlman, did they have what it's going to look like, a picture of it so we could look at it?

Mr. Stevens: Well, we've got two prices, we have \$9,500 and \$14,000.

Mr. Conroy: But we don't have any pictures.

Mr. Hans: How big of a pump are they, and how many tiers?

Mr. Fogg: I can have information on the price for the bubblers, and the pictures, which are sitting on my desk right now. I wasn't really looking for a direct quote to do one thing and just a general direction of what we might want to do and I can have all of this completely put together for the next meeting.

Mr. Nelson: Brent can we check, I don't know, is it the South Florida Water Management permit, can we check the permit and make sure that it's not a requirement?

Mr. Burford: Yes, I'll look at it.

Mr. Fogg: I can almost guarantee you that it was never written into it, it was added as an aesthetic element by the Landon Co. without any direction from the Corps or anybody else.

Mr. Conroy: But just check anyway Brent.

Mr. Burford: Ok.

Mr. Stevens: George, so a couple of the tenants have asked me on the Boulevard Shops II, or whatever, where Nukes is, the south shops there, are we starting to get some visibility challenges because of the trees there? I had a couple tenants say it, and I haven't remembered to drive it, and say ok we need to prune some trees up to be able to improve sign visibility because they need sign visibility.

Mr. Fogg: I can check, that's a standard that we use, the contractor is aware that from time to time we need to raise the branches up.

Mr. Stevens: Well again, when I was asked, I did not discern whether they were ours, or they were something within the development where we have oaks or something, so if you're out there as regularly as you are, I'm told that there's signage that's being challenged.

Mr. Fogg: I will make sure, and we've had this before on two different occasions, one of them we just raised the branches up, the other one we happened to have raised the branches up but it was their own trees that were causing the problem.

Mr. Stevens: Right but can you just look at it.

Mr. Fogg: Now, we've had another request in from the Volvo dealership to keep the branches up enough so that people can see the sign on the Volvo dealership building, we've trimmed them up once, we are keeping an eye on that to make sure that they stay so that people driving by can see the dealership. They were also concerned that the branches might be over some of their parked cars that were for sale, and I wasn't really too worried about that other than to make them high enough that they don't cause any touching of the cars. On the fountain, I will come back because the fountain still works, I will come back at our next meeting with the photographs of what is and recommendation of what direction I would recommend that you go. I would make one minor comment and that is, I know the Board made a comment that this is a part that I'm taking care of, this isn't commercial area, but one of the main things of any commercial area is the entrances to get people to come in and do their shopping and the fountain I think does add an added quality to the entire CDD area. We do have the fountain on the south lake that does work fine and the one that I'm talking about with these, just a slightly more, and I mean slightly more robust copy of the one we have down in the south lake, instead of a single column of water.

Mr. Conroy: Alright.

Mr. Nelson: Ask your secret shopper if, in addition to noticing the royal palms whether she notices the fountain at the entrance, I do know they're huge for lake quality of water management.

Mr. Hans: George is that it for your items?

Mr. Fogg: Yes.

**D. Manager**

Mr. Hans: Moving on to manager's report, I did send a letter to the Naples Chrysler Jeep after the last meeting, and we didn't get any response but I went past there on the way in and there's no cars there, and I think they cleaned it up. George, if you start seeing them come back just let us know, the cars by the Naples Chrysler area.

Mr. Fogg: I haven't seen them as being a problem recently.

Mr. Hans: Ok, so if you see them again let me know.

Mr. Fogg: I will take a look at them.

Mr. Hans: Alright. So, that's about all I have, the next meeting is scheduled for October 24th, I'm out of town that week, and it's only a month away and we typically go every 2 or 3 months, so either November or December will probably be our next meeting and there's nothing urgent I don't think other than the fountain which is not urgent, so we'll skip October and either November or December. That's all I have.

Mr. Fogg: I have a question, if we're going to skip the next meeting, we could be without a fountain at that point.

Mr. Conroy: That's alright.

Mr. Stevens: I think we'll manage.

Mr. Fogg: Does anybody care about that?

Mr. Nelson: No.

Mr. Stevens: No.

Mr. Fogg: Ok, so I won't guarantee that fountain will still be functioning two months from now.

Mr. Hans: No problem.

**NINTH ORDER OF BUSINESS**

**A. Approval of Check Register**

**B. Balance Sheet and Income Statement**

Mr. Hans: Item No. 9 is financial reports, there's a check register, and the balance sheet and income statement. If there anyone has any comments or questions on those we can take them, and if not, a motion approving those would be in order.

**Financial Reports**

On MOTION by Mr. Conroy seconded by Mr. Stevens with all in favor, the Check Register, Balance Sheet and Income Statement were approved.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Hans: Any Supervisors requests for today? No audience here for any comments.

**ELEVENTH ORDER OF BUSINESS      Adjournment**

Mr. Hans: Then, if there is no other District business, a motion to adjourn would be in order.

On MOTION by Mr. Nelson seconded by Mr. Durant with all in favor, the meeting was adjourned.

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Secretary /Assistant Secretary

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Chairman / Vice Chairman

*Although the minutes accurately reflect the discussions, certain comments may not be attributed to the correct speaker. If necessary a recording is available to confirm speakers.*



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

November 12, 2019

Rich Hans  
C/O Pine Air Lakes Community Development District  
5385 N. Nob Hill Road  
Sunrise, FL 33351

**Subject:** Pine Air Lakes  
Extension Request to Resolve Noncompliance  
Permit No. 11-00715-S; Application No. 050829-29 & 940404-8  
Collier County, S11/T49S/R25E

Dear Mr. Hans:

On November 8, 2019 the South Florida Water Management District (District) received a response from Brent Burford of Johnson Engineering to our Notice of Noncompliance dated September 5, 2019 pertaining to the above referenced Environmental Resource Permit.

The District has no objection to allow a time extension intended to address noncompliance issues; therefore, additional time has been granted for a preliminary corrective action plan to be submitted to the District prior to the January 2020 Pine Air Lakes Board meeting. This plan should include a stabilization method on the south berm and native plantings at the toe of the slope along the east and west boundaries. Please submit this preliminary plan on or before December 5, 2019.

If you have any questions or require additional assistance, please contact me at (239) 338-2929 x7715, or via e-mail at [efain@sfwm.gov](mailto:efain@sfwm.gov), in the Fort Myers Service Center.

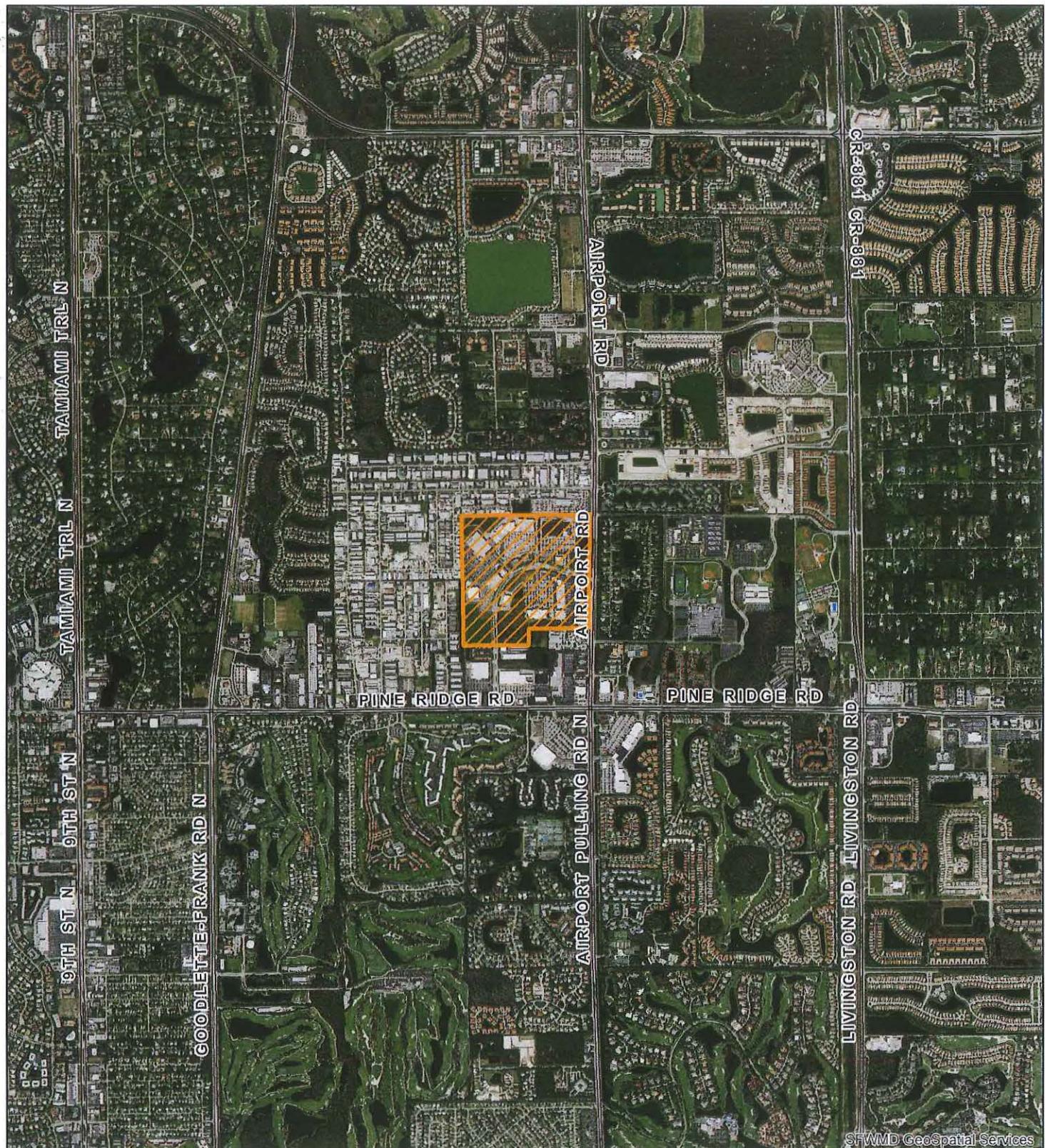
Sincerely,

A handwritten signature in blue ink, appearing to read "Emma Fain".

Emma Fain, Environmental Analyst III  
Environmental Resource Bureau

Enclosures: Location Map  
Extension request  
First Notice

c: John Curtis, Johnson Engineering (via Email)  
Brent Burford, Johnson Engineering (via Email)

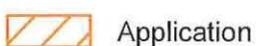


SFWMD Geospatial Services

Exhibit No: 1

Exhibit Created On:  
2019-04-17

COLLIER COUNTY, FL



Application

Permit No: 11-00715-S

Application Number: 050829-29



## REGULATION DIVISION

Project Name: PINE AIR LAKES

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Miles



South Florida Water Management District



SINCE 1946



November 8, 2019

Ms. Emma Fain, Environmental Analyst II  
South Florida Water Management District  
2301 McGregor Blvd  
Fort Myers, FL 33901

Re: Pine Air Lakes CDD  
2<sup>nd</sup> Response to 09-05-2019 First Notice of Noncompliance  
SFWMD Permit 11-00715-S (Application No. 050829-29 & 940404-8)  
Collier County, S11/T49S/R25E

Dear Emma:

As discussed during our phone conference on November 6<sup>th</sup> I will take the requests made by the SFWMD to the Pine Air Lakes CDD Board of Supervisors. As I have stated previously the board is scheduled to meet every month. However, if they do not have a quorum they do not meet.

The next meeting is scheduled for November 21, 2019 where I will inform them of the requests. If they elect to move forward, we will have to obtain proposals and place them on the agenda for the next meeting. This will most likely be the January 2020 board meeting.

I will update you after the November 21<sup>st</sup> board meeting.

If you have any questions or require additional information, please do not hesitate to contact me at 239-334-0046.

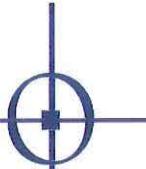
Sincerely,

JOHNSON ENGINEERING, INC.

A handwritten signature in blue ink that reads "Brent Burford".

Brent Burford, E.I.

cc: Rich Hans  
File 20012638-000



October 5, 2019

Ms. Emma Fain, Environmental Analyst II  
South Florida Water Management District  
2301 McGregor Blvd  
Fort Myers, FL 33901

Re: Pine Air Lakes CDD  
Response to 09-05-2019 First Notice of Noncompliance  
SFWMD Permit 11-00715-S (Application No. 050829-29 & 940404-8)  
Collier County, S11/T49S/R25E

Dear Emma:

This response is to ensure SFWMD that Pine Air Lakes Community Development District (PALCDD) is committed to bringing the items outlined in the First Notice of Noncompliance, dated September 5, 2019 into compliance.

The responses below relate directly to the items raised in your March 18, 2019 correspondence.

*Comment 1: Pursuant to Special Condition 24, the berm and swale located outside (landward) of the buffer areas must maintained in perpetuity as designed and permitted. The southern portion of the conservation easement does not contain structural buffers between the wetland line and top of the perimeter berm as shown in the plan drawings of Application No. 940404-8 (enclosed). Please install native vegetation between the wetland line and top of the perimeter berm.*

**Response:** Johnson Engineering and SFWMD staff will meet onsite October 15, 2019 to discuss. A response will be provided following the meeting.

*Comment 2: Pursuant to Special Condition 16 of Application No. 940404-8, the conservation easement must not be altered from its natural state. Please discontinue mowing within the north western conservation area and allow natural recruitment.*

**Response:** The permittee has contacted the management of the Cinema located adjacent to the conservation area which, maintains the area between the theater and the conservation area, and instructed them not to maintain the vegetation located within the fenced conservation area.

If you have any questions or require additional information, please do not hesitate to contact me at 239-334-0046.

Pine Air Lakes CDD – Response to September 5, 2019 Letter of Noncompliance  
October 5, 2019  
Page 2 of 2

Sincerely,

JOHNSON ENGINEERING, INC.



Brent Burford, E.I.

cc: Rich Hans  
File 20012638-000



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

September 5, 2019

Rich Hans  
C/O Pine Air Lakes Community Development District  
5385 N. Nob Hill Road  
Sunrise, FL 33351

**Subject:** Pine Air Lakes  
First Notice of Noncompliance  
Permit No. 11-00715-S; Application No. 050829-29 & 940404-8  
Collier County, S11/T49S/R25E

Dear Mr. Hans:

This letter is to provide notification that an inspection of the above referenced project was conducted by South Florida Water Management District (District) staff on August 30, 2019. This inspection revealed the items outlined in the District's previous correspondence dated March 18, 2019 have been addressed. The District appreciates this work being completed. However, new noncompliance issues associated with the above referenced Environmental Resource Permit were revealed during this inspection. Please submit a plan for corrective action to address the following issues that remain out of compliance:

1. Pursuant to Special Condition 24 of Application No. 050829-29, the berm and swale located outside (landward) of buffer areas must be maintained in perpetuity as designed and permitted. The southern portion of the conservation easement does not contain structural buffers between the wetland line and top of the perimeter berm as shown in the plan drawings of Application No. 940404-8 (enclosed). Please install native vegetation between the wetland line and top of the perimeter berm.
2. Pursuant to Special Condition 16 of Application No. 940404-8, the conservation easement must not be altered from its natural state. Please discontinue mowing within the north western conservation area and allow native natural recruitment.

The District requests correction of the deficiencies noted above, or submittal of an acceptable plan for corrective actions, within thirty (30) days of receiving this notice.

If you have any questions or require additional assistance, please contact me at (239) 338-2929 x7715, or via e-mail at [efain@sfwm.gov](mailto:efain@sfwm.gov), in the Fort Myers Service Center.

Sincerely,

A handwritten signature in blue ink that reads "Emma Fain".

Emma Fain, Environmental Analyst III  
Environmental Resource Bureau

Pine Air Lakes  
Permit Number 11-00715-S  
Page 2

Enclosures:      Location Map  
                      App. No. 940404-8 Plan Drawings  
                      Photo Exhibits

c:      John Curtis, Johnson Engineering (via Email)  
              Brent Burford, Johnson Engineering (via Email)



Exhibit No: 1

Exhibit Created On:  
2018-10-18

COLLIER COUNTY, FL

900326-6 Conservation Easement by ID (s)

Application

Permit No: 11-00715-S

Application Number: 050829-29



## REGULATION DIVISION

Project Name: PINE AIR LAKES

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Miles



South Florida Water Management District

**PINE AIR LAKES**  
COMMUNITY DEVELOPMENT DISTRICT

***Check Run Summary - General Fund***  
**November 21, 2019**

Date	Check Numbers	Amount
<b><u>Accounts Payable</u></b>		
10/08/19	2137-2149	\$30,541.74
10/29/19	2150-2154	\$8,976.90
11/13/19	2155-2156	\$9,687.42
<b>Total</b>		<b>\$49,206.06</b>

AP300R  
\*\*\* CHECK NOS. 002137-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/13/19  
PINE AIR LAKES - GF  
BANK A PINE AIR LAKES CDD

PAGE 1

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO... DPT	VENDOR NAME	STATUS	AMOUNT	...CHECK.... AMOUNT	#
10/08/19	00016	10/01/19	00004589	201910	320-54100-46800 LAKE & WETLAND SVCS 10/19	AQUATIC SYSTEMS, INC.	*	554.00	554.00	002137
10/08/19	00045	9/10/19	279603	201908	320-54100-46803 SERVICE THRU 08/30/2019	CARDNO	*	400.00	400.00	002138
10/08/19	00075	9/23/19	4825	201909	320-54100-60000 INSTALL FENCE	CARTER FENCE COMPANY INC	*	5,904.00	5,904.00	002139
10/08/19	00004	8/31/19	154	201908	310-51300-31500 ATTORNEY FEES 8/02/19	COLEMAN, YOVANOVICH & KOESTER, P.A.	*	32.50	32.50	002140
10/08/19	00071	9/25/19	5	201909	310-51300-31600 AMORTIZATION SCHEDULE	DISCLOSURE SERVICES LLC	*	50.00	50.00	002141
10/08/19	00054	9/13/19	9632	201909	310-51300-45000 INS ALLIANCE 10/19-10/20		*	6,193.00	6,193.00	
		9/13/19	9632	201909	310-51300-45000 INS ALLIANCE 10/19-10/20		V	6,193.00-	6,193.00-	
		9/13/19	9632	201910	310-51300-45000 INS ALLIANCE 10/19-10/20		*	6,193.00	6,193.00	
					EGIS INSURANCE ADVISORS, LLC			6,193.00	002142	
10/08/19	00003	9/24/19	6-746-63	201909	310-51300-42000 DELIVERIES THRU 9/19	FEDEX	*	151.24	151.24	002143
10/08/19	00021	9/25/19	26063-92	201908	320-54100-48200 ELECTRIC 8/26-9/25/19		*	266.38	266.38	
10/08/19	00030	10/01/19	172	201910	310-51300-34000 MANAGEMENT FEES 10/19	FLORIDA POWER & LIGHT	*	3,112.75	266.38	002144
		10/01/19	172	201910	310-51300-31600 DISSEMINATION AGENT SVCS		*	166.67	166.67	
		10/01/19	172	201910	310-51300-31400 ASSESSMENT ROLL CERT		*	25.00	25.00	
		10/01/19	172	201910	310-51300-35101 WEBSITE ADMINISTRATION		*	41.67	41.67	
		10/01/19	172	201910	310-51300-51000 OFFICE SUPPLIES		*	23.00	23.00	

PAL PINE AIR LAKES SROSINA

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\*\*\* CHECK NOS. 002137-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/13/19  
PINE AIR LAKES - GF  
BANK A PINE AIR LAKES CDD

PAGE 2

CHECK DATE	VEND#	.....INVOICE.....	....EXPENSED TO...	VENDOR NAME	STATUS	AMOUNT	...CHECK.... AMOUNT #
		DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS			
10/01/19	172	201910	310-51300-42000		*	5.00	
		POSTAGE	AND DELIVERIES				
10/01/19	172	201910	310-51300-42500		*	89.30	
		COPIES		GOVERNMENTAL MANAGEMENT SERVICES -			3,463.39 002145
10/08/19	00009	9/18/19	148	201909 310-51300-31100	*	1,602.50	
		SVCS THRU	09/15/19				
				JOHNSON ENGINEERING			1,602.50 002146
10/08/19	00005	9/12/19	3790154	201909 310-51300-48000	*	714.00	
		NOTICE OF LANDOWNERS MTG					
				NAPLES DAILY NEWS			714.00 002147
10/08/19	00076	10/01/19	PI-A0031	201910 320-54100-46800	*	218.00	
		MAINT	10/01-12/31/19	SOLITUDE LAKE MANAGEMENT			218.00 002148
10/08/19	00050	7/31/19	86134	201907 320-54100-46800	*	848.00	
		REPLACE/CLEAN LAKE FILTER					
		8/06/19	86140	201908 320-54100-46202	*	2,925.00	
		INSTALL ANNUALS AT ENTRAN					
		8/29/19	86180	201908 320-54100-46500	*	1,900.00	
		MAINT/REMOVE TREES					
		8/30/19	18667A	201908 320-54100-46200	*	4,708.33	
		MAINT 8/19					
		9/17/19	17683.4A	201909 320-54100-35000	*	611.40	
		MAINT/REPLACE NOZZLE ROTA					
				STAHLMAN-ENGLAND			10,992.73 002149
10/29/19	00045	10/07/19	281085	201909 320-54100-46803	*	400.00	
		SVCS THRU	9/27/19				
				CARDNO			400.00 002150
10/29/19	00002	10/01/19	73989	201910 310-51300-54000	*	175.00	
		ANNUAL FEE					
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 002151
10/29/19	00072	10/07/19	55-0819-	201908 320-54100-47600	*	3,250.00	
		MAINT 8/19 - 9/19					
				GEORGE E. FOGG			3,250.00 002152
10/29/19	00009	10/17/19	149	201909 310-51300-31100	*	4,072.50	
		ENGINEER SVC THRU	10/19				
				JOHNSON ENGINEERING			4,072.50 002153
				PAL PINE AIR LAKES SROSINA			

AP300R  
\*\*\* CHECK NOS. 002137-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER      RUN 11/13/19  
PINE AIR LAKES - GF  
BANK A PINE AIR LAKES CDD

PAGE 3

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK...
												AMOUNT #
10/29/19	00050	10/18/19	5846.15A	201910	320-54100-35000 MAINT CHARGE-PUMP				STAHLMAN-ENGLAND	*	400.00	
		10/21/19	17683.5A	201910	320-54100-35000 REPLC NOZZLE ROTATOR/MAIN					*	679.40	
											1,079.40	002154
11/13/19	00021	10/25/19	26063-10	201910	320-54100-48200 5875 NAPLES BLVD FOUNTAIN				FLORIDA POWER & LIGHT	*	270.76	
											270.76	002155
11/13/19	00050	10/03/19	18707A	201909	320-54100-46200 SEPT 19 LANDSCAPE MAINT.				STAHLMAN-ENGLAND	*	4,708.33	
		10/31/19	18707.1A	201910	320-54100-46200 OCT 19 LANDSCAPE MAINT.					*	4,708.33	
											9,416.66	002156
									TOTAL FOR BANK A		49,206.06	
									TOTAL FOR REGISTER		49,206.06	

PAL PINE AIR LAKES SROSINA

**PINE AIR LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
October 31, 2019

	<b>Major Funds</b>		<b>Total Governmental Funds</b>
	<b>General</b>	<b>Debt Service</b>	
<b>ASSETS:</b>			
Cash	\$16,110	---	\$16,110
Due from Other Funds	---	\$12,182	\$12,182
Accounts Receivable	\$5,119	---	\$5,119
Assessments Receivable	\$2,490	\$8,774	\$11,264
Investment - State Board Surplus	\$63,171	---	\$63,171
Investment - State Board Reserves	\$294,355	---	\$294,355
Investments:			
<b>Series 2008</b>			
Reserve	---	\$225,395	\$225,395
Interest	---	\$96,863	\$96,863
Revenue	---	\$27,575	\$27,575
Bond Redemption	---	\$5	\$5
Sinking	---	\$3,519	\$3,519
<b>Series 2012</b>			
Reserve	---	\$500,000	\$500,000
Revenue	---	\$90,705	\$90,705
General Redemption	---	\$4,666	\$4,666
Deposits	\$1,024	---	\$1,024
<b>TOTAL ASSETS</b>	<b>\$382,270</b>	<b>\$969,684</b>	<b>\$1,351,954</b>
<b>LIABILITIES:</b>			
Accounts Payable	\$9,687	---	\$9,687
Due to Other Funds	\$12,182	---	\$12,182
<b>TOTAL LIABILITIES</b>	<b>\$21,869</b>	<b>\$0</b>	<b>\$21,869</b>
<b>FUND BALANCES:</b>			
Nonspendable:			
Prepaid Items and Deposits	\$1,024	---	\$1,024
Restricted:			
Debt Service	---	\$969,684	\$969,684
Assigned to:			
Subsequent Year Expenses	\$22,700	---	\$22,700
Maintenance Reserves	\$294,355	---	\$294,355
Unassigned	\$42,321	---	\$42,321
<b>TOTAL FUND BALANCES</b>	<b>\$360,401</b>	<b>\$969,684</b>	<b>\$1,330,085</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$382,270</b>	<b>\$969,684</b>	<b>\$1,351,954</b>

**PINE AIR LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
Maintenance Assessments	\$232,705	\$0	\$0	\$0
Interest Income	\$500	\$42	\$642	\$600
Miscellaneous Income	\$0	\$0	\$0	\$0
FEMA	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$233,205</b>	<b>\$42</b>	<b>\$642</b>	<b>\$600</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisors Fees	\$6,000	\$500	\$0	\$500
FICA Expense	\$459	\$38	\$0	\$38
Engineering	\$15,000	\$1,250	\$0	\$1,250
Arbitrage Services	\$600	\$50	\$0	\$50
Attorney	\$12,500	\$1,042	\$0	\$1,042
Attorney-Special Counsel	\$20,000	\$1,667	\$0	\$1,667
Annual Audit	\$3,925	\$500	\$500	\$0
Management Fees	\$37,353	\$3,113	\$3,113	(\$0)
Disclosure Report	\$2,000	\$167	\$167	(\$0)
Trustee Fees	\$7,250	\$604	\$0	\$604
Assessment Roll	\$300	\$25	\$25	\$0
Telephone	\$50	\$4	\$0	\$4
Postage	\$1,350	\$113	\$5	\$108
Printing & Binding	\$750	\$63	\$89	(\$27)
Insurance	\$6,646	\$6,646	\$6,193	\$453
Legal Advertising	\$1,800	\$150	\$0	\$150
Other Current Charges	\$500	\$42	\$53	(\$11)
Office Supplies	\$150	\$13	\$23	(\$11)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Website Compliance	\$500	\$42	\$42	(\$0)
<b>Total Administrative</b>	<b>\$117,308</b>	<b>\$16,201</b>	<b>\$10,384</b>	<b>\$5,817</b>

**PINE AIR LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<b><u>Maintenance</u></b>				
Landscape Maintenance	\$56,340	\$4,695	\$4,708	(\$13)
Preserve Maintenance	\$1,600	\$133	\$0	\$133
Preserve Monitoring	\$4,200	\$350	\$0	\$350
Tree Pruning & Replacement	\$7,000	\$583	\$0	\$583
Irrigation Repairs & Maintenance	\$3,500	\$292	\$1,079	(\$788)
Annual Plantings	\$7,000	\$583	\$0	\$583
Electricity	\$8,000	\$667	\$271	\$396
Lake Maintenance	\$9,020	\$752	\$772	(\$20)
Management Fee (IBIS)	\$22,800	\$1,900	\$0	\$1,900
Reporting-SFWMD	\$4,800	\$400	\$0	\$400
Contingency	\$14,337	\$1,195	\$0	\$1,195
<b>Total Maintenance</b>	<b>\$138,597</b>	<b>\$11,550</b>	<b>\$6,830</b>	<b>\$4,719</b>
<b>TOTAL EXPENDITURES</b>	<b>\$255,905</b>	<b>\$27,751</b>	<b>\$17,215</b>	<b>\$10,536</b>
Excess (deficiency) of revenues over (under) expenditures	(\$22,700)	(\$27,709)	(\$16,573)	\$11,136
<b>Net change in fund balance</b>	<b>(\$22,700)</b>	<b>(\$27,709)</b>	<b>(\$16,573)</b>	<b>\$11,136</b>
FUND BALANCE - Beginning	\$22,700		\$376,974	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$360,401</b>	

**PINE AIR LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**Series 2008**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$250	\$21	\$0	(\$21)
Special Assessments	\$268,538	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$268,788</b>	<b>\$21</b>	<b>\$0</b>	<b>(\$21)</b>
<b><u>EXPENDITURES:</u></b>				
Interest - 11/1	\$98,381	\$0	\$0	\$0
Interest - 5/1	\$98,381	\$0	\$0	\$0
Principal - 5/01	\$70,000	\$0	\$0	\$0
Special Call	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$266,763</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$2,025</b>	<b>\$21</b>	<b>\$0</b>	<b>(\$21)</b>
<b>Net change in fund balance</b>	<b>\$2,025</b>	<b>\$21</b>	<b>\$0</b>	<b>(\$21)</b>
FUND BALANCE - Beginning	\$117,277		\$360,400	
FUND BALANCE - Ending	<b>\$119,302</b>		<b>\$360,400</b>	

**PINE AIR LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**Series 2012**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended October 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/19	ACTUAL THRU 10/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$1,000	\$83	\$0	(\$83)
Special Assessments	\$528,750	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$529,750</b>	<b>\$83</b>	<b>\$0</b>	<b>(\$83)</b>
<b><u>EXPENDITURES:</u></b>				
Interest - 11/1	\$62,498	\$0	\$0	\$0
Interest - 5/1	\$62,498	\$0	\$0	\$0
Principal - 5/1	\$405,000	\$0	\$0	\$0
Principal - 5/1	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$529,995</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$245)</b>	<b>\$83</b>	<b>\$0</b>	<b>(\$83)</b>
<b>Net change in fund balance</b>	<b>(\$245)</b>	<b>\$83</b>	<b>\$0</b>	<b>(\$83)</b>
FUND BALANCE - Beginning	\$96,239		\$609,284	
FUND BALANCE - Ending	<b>\$95,994</b>		<b>\$609,284</b>	

**PINE AIR LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Long Term Debt Report**  
**FY 2020**

<b>Series 2008, Special Assessment Bonds</b>		
Interest Rate:	6.75%	
Maturity Date:	5/1/2039	
Reserve Fund Requirement:	Maximum Annual Debt Assessment	
Bonds outstanding - 9/30/2019		\$2,870,000.00
Less:	May 1, 2020 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$2,870,000.00</b>
<b>Series 2012, Special Assessment Bonds</b>		
Interest Rate:	3.90%	
Maturity Date:	5/1/2026	
Bonds outstanding - 9/30/2019		\$3,205,000.00
Less:	May 1, 2020 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$3,205,000.00</b>
<b>Total Current Bonds Outstanding</b>		<b>\$6,075,000.00</b>

**PINE AIR LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Maintenance Reserves**

	<b>TOTAL AMOUNT ON RESERVE</b>	<b>FY20 BUDGET RESERVE LINE ITEMS</b>	<b>FUNDS SPENT IN FY 2020</b>	<b>FY 2020 AMOUNT ON RESERVE</b>
Shrub Replacement Reserve	\$127,733	\$0	\$0	\$127,733
Irrigation Reserve	\$112,239	\$0	\$0	\$112,239
Lake Fountain Reserve	\$54,305	\$0	\$0	\$54,305
<b>TOTALS</b>	<b>\$294,277</b>	<b>\$0</b>	<b>\$0</b>	<b>\$294,277</b>