

## MINUTES OF THE BOARD OF SUPERVISORS

### ISLE OF PALMS SPECIAL DISTRICT

May 12, 2021

[As a result of the *lifting* of COVID-19 Pandemic restrictions related to public gatherings, Board meetings have returned to the San Pablo Public Library]

Board President Ken Wright opened the meeting; calling it to order at approximately 1802 hours with a Roll Call of all Board members present at San Pablo Public Library. Other Board members/officers present were Vice President Paul Raudenbush, Secretary Brad Radloff, Member Dave Touring, and Member Josh Reichert. A quorum was established with the five Board members present at the meeting. Board Attorney Wayne Flowers of Lewis, Longman & Walker (LLW) was also present for the meeting. Charlene Stroehlen, P.E., the Project Manager with Wood, PLC, as representative for the District's Engineer of Record to administrate the dredging efforts, was present for the meeting via call-in/speaker. A representative of Brance Diversified, Inc. (BDI), the dredging contractor, was not present at the meeting. There were 12 homeowners physically attending the meeting and another 10 call-in attendees. The meeting was held in a Community Meeting Room of the Pablo Creek Regional Library at 13295 Beach Boulevard, Jacksonville, FL 32246 but could also have been attended via Skype-based audio-only teleconference. The call-in phone number was (904) 348-0303 and the Conf. ID was 972932507#]

#### **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 - either present (if so) or from those that may have called-in to the meeting.

#### **OTHER AGENDA ITEMS**

2. Vote on approval of the Meeting Minutes from the April 14, 2021 Board meeting.

**MOTION:** To approve the minutes of April 14, 2021 Board meeting, by KWright.

The motion was seconded by PRaudenbush 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 reported the District's bank balance at \$1,118,936.99, as of April 30, 2021. There were two bill(s)/invoice(s) needing approval for payment: (1) \$1,000.00 to LLW for legal fees during the month of April and (2) \$64,080.00 to BDI for Invoice #3 (dated 5-4-21). As a special note, there is a dual signature requirement that is in place for all checks/bill payments.

**MOTION:** To approve payments to LLW and BDI, as described above, by KWright.

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

For the monthly summary/update regarding the Budget Report, there was no discussion since amendments were made to the budget at the June 2019 meeting to reflect more accurate line items for engineering, auditing, and insurance fees. The general intent of said report is to facilitate the reporting/accuracy of the current year's budget and preparation for projecting the upcoming fiscal year's budget and will be very useful closer toward the end of the fiscal year.

4. Review Wells Fargo Bond Resolution Documents; Discuss and vote on financing of dredging project. Reps from Wells Fargo were present for the meeting via call-in/speaker to answer any questions the Board may have had. KWright explained/summarized the loan/bond issuance. PRAudenbush reported that he had an amortization schedule available for review. WFlowers indicated that there was still one minor language issue with the Bond portion of the loan package that needs to get squared away and then Resolution should be ready for a Board vote but not at this meeting. It was hoped that May 26, 2021 would remain the closing date for the loan but the issue would need to be cleared up ASAP. A special or emergency Board meeting prior to the regular June Board meeting was discussed as a possibility, to vote on the Resolution, in the event that the language issue is cleared up quickly. One of the homeowners in the attending asked if homeowners in the District would be able to participate in the "Muni-bonds" offering. John Wooten, from Wells Fargo, indicated that the Bond issuance would not be available to the public. Another homeowner asked about debt service and PRAudenbush indicated that two payments would be made per year ranging from about \$300,000.00 to \$375,000.00, assuming the entire loan was utilized.
5. Review dredging progress and consider any change order. PRAudenbush indicated that BDI issued a new dredging schedule as of the date of this meeting. At this time, several of the homeowner asked questions about scheduling and when the dredging would be done for any particular canal, especially in light of the fact that some of the homeowners (along Baseline 3 - Gyland, Holder, and D'Arienzo) with larger boats have had to put their boat in a marina costing them slip fees that are going on two months at the marina. PRAudenbush indicated that he has noticed that the new schedule has stretched the amount of time needed to finish the NIOB Baselines and that because it makes it difficult for homeowners to know when to move boats floating at docks, he will be having a

discussion with BDI to see what can be done to address better notifications to homeowners. Several other homeowners (along Baseline 1, Pohl and Nelson) reported LESS WATER near and around their docks, AFTER DREDGING, because of sediment being pushed-up toward bulkheads from tugs and thrusters maneuvering around, especially during low-tides. A BDI representative was not available at the meeting to address any questions that homeowners and/or Board members may have had on any of these issues. Walt from Plumosa had concerns about the District's web-site and its monitoring (related to messages sent through the website), no progress reports or meeting minutes posted on the website, the locations of the surveyed PVC stakes used to guide the dredger, and a berm near the mouth of his canal that needs to be repaired. Various Board members addressed his concerns.

As for the change-order which addresses the original dredge design template changes that were deemed necessary and approved at the April Board meeting, it was decided that a formalized document should be prepared to submit to BDI so that they can be duly notified that the Board would like make the changes indicated on aerials adjusted by various Board members, as necessary. WFlowers was asked by the Board to prepare language for the change-order for review by the Board, hopefully sooner than later, to get changes implemented ASAP.

6. Reminder: Candidates must file to Run this month. It should be the two NIOP Seats (#'s 2 and 4, Brad and Josh, respectively). KWright wanted to be sure that the Candidates for the two specified Seats on the Board were aware of the deadline for filing to be re-elected to the Board, if they so desired. However, it should be noted that the "reminder" was a little pre-mature since the election for said seats does not occur until 2022, so, it would be this time next year that any Candidates would want to officially file an application for one of the two Seats.
7. New Business. WFlowers indicated that the Board would need to adopt the assessment for the next fiscal year and normally this has been done in July during past years but because the assessment amount won't be changing, the Board can go ahead and vote on that during the next meeting in June, if desired.

### ***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 1900 hrs. It should be noted that this meeting was inadvertently cut short as a result of not knowing that the library closes early than it had in the past but each Agenda item was touched on and/or addressed/

### ***Future Meeting Dates -***

Meetings are held on the second Wednesday of the month (6:00 PM), at the “Pablo Creek Regional Library,” 13295 Beach Blvd. Jacksonville 32246. **However, because of the dredging currently going on, please check the District’s website ([isleofpalmsjax.com](http://isleofpalmsjax.com)), often, for any updates to the location and time of any upcoming meeting AND for any “Special” or “Emergency” meetings needed to manage the dredging effort.**

June 9, 2021

[Future meeting dates for the 2021 calendar year will be posted on the District website and published on a month to month basis, hopefully, only for the near future]