

MINUTES OF MEETING
TESORO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tesoro Community Development District was held Tuesday, August 22, 2017 at 10:00 a.m. at the Tesoro Club, 3rd Floor, 2000 S.E. Via Tesoro, Port St. Lucie, Florida.

Present and constituting a quorum were:

Sal Spano	Chairman
Kathy Fialco	Vice Chairman
Tara Lordi	Secretary
Everardo Ortiz	Assistant Secretary
Hal Fenner	Treasurer

Also present were:

George Flint	District Manager
Bill Capko	District Counsel
Ed Rivera	Castle Group
Brian Smith	Field Manger

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, called the roll and stated Ms. Lordi has executed her Oath of Office prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 25, 2017 Meeting

On MOTION by Mr. Spano seconded by Ms. Lordi with all in favor the minutes of the May 25, 2017 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2016 Audit Report

Mr. Flint stated next is review and acceptance of the audit report. The Board was provided a copy of the audit. You selected Grau & Associates to prepare your annual independent audit that is required by the state to be done annually. You can see on the report to management on page 25 that there are no current or prior year findings or recommendations and we have met all the provisions of the auditor general of the State of Florida.

On MOTION by Mr. Spano seconded by Ms. Lordi with all in favor the Fiscal Year 2017 audit report was accepted.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2017-04 Adopting the Fiscal Year 2018 Budget and Relating to the Annual Appropriations

Mr. Flint stated next is a public hearing to consider adoption of the Fiscal Year 2018 budget. You previously approved a proposed budget and set the date, place and time for its final consideration for today and this is a public hearing. We will note for the record there are no members of the public here to provide comment or testimony to the Board so I will refer you to Resolution 2017-04. This adopts the budget that is attached as Exhibit A.

Mr. Spano stated everyone should recognize that the fees for developed lots, tract lots and undeveloped lots has stayed consistent because we have used excess income that we had from prior years to keep those fees at their current level.

On MOTION by Mr. Spano seconded by Ms. Lordi with all in favor Resolution 2017-04 was approved.

B. Consideration of Resolution 2017-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated next is the resolution imposing assessments associated with the budget you just adopted. There are two exhibits to the resolution one is the budget you just adopted and the other is the assessment roll reflecting that per unit amount that is in the adopted budget.

Mr. Spano stated it should be noted in that resolution we are under the same structure and shared revenue position that we have had in prior years.

On MOTION by Mr. Spano seconded by Ms. Lordi with all in favor Resolution 2017-05 was approved.

Mr. Flint stated we will close the public hearing.

SIXTH ORDER OF BUSINESS

Consideration of Agreements

A. First Amendment to the Wetland, Lake and Upland Preserve Maintenance Agreement with Native Lands Management, Inc.

Mr. Flint stated we have a couple of agreements that need to be renewed. The first one is with Native Lands Management, Inc. We initially bid it out and you hired them with a one-year contract and two optional one-year periods. Last year was the end of the second option and you entered into a new agreement with them with two one-year options and this is the first option year after re-entering that agreement. They have agreed to hold their price.

Mr. Spano stated we previously had a group in here that had the same scope but had a much higher price. I would like to hear from the onsite manager about this contractor.

Mr. Smith stated I am with GMS and Native Lands has been doing a fairly good job. Recently we had a little bit of a problem on staffing but I think they are back on track. They seem to be committed to getting back on track.

Mr. Spano stated when he goes out to do a field inspection we get a report on that inspection by lake, by location so we can monitor their service level that we have in the areas of concern.

On MOTION by Mr. Spano seconded by Ms. Lordi with all in favor the first amendment to the Native Lands Management, Inc. agreement was approved.

B. Wetlands Boundary and Lake Banks Landscape Maintenance Agreement with Wellington Pro Lawn Care

Mr. Flint stated the next agreement is the upland buffer maintenance contract with Wellington Pro Lawn Care. They were hired then had two extensions, the current year is the second extension so we prepared a new agreement with a one-year agreement with two one-year extensions.

Mr. Smith stated I think Wellington Pro has done a good job. The project manager is good and that results in having a good product. I think he does a good job for you out there, he cares.

Mr. Spano stated Wellington Pro is doing the CDD work and also doing the club work and the community work so they have a big investment in this place. Last year I extended a two-year contract on the POA side. I would like to coordinate all three pieces so they can see the size of the package.

On MOTION by Mr. Spano seconded by Ms. Lordi with all in favor the agreement with Wellington Pro Lawn Care was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint stated the check register is included for your approval for checks 724-741 in the amount of \$149,322.21 from May 17, 2017 through August 14, 2017.

On MOTION by Mr. Spano seconded by Ms. Lordi with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

Mr. Flint stated a copy of the July financials are included in the agenda package, there is no action required but I can take any questions.

iii. Approval of Fiscal Year 2018 Meeting Schedule

Mr. Flint stated each year the Board is required to approve an annual meeting schedule. In the past you have approved a notice that you will meet on an as needed basis and when you do meet we will publish the legal notices that are required. If the Board wants to continue with that practice we have prepared a sample notice in your agenda package.

On MOTION by Mr. Spano seconded by Ms. Lordi with all in favor the Fiscal Year 2018 meeting notice indicating that the Board will meet on an as needed basis was approved.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Flint stated the easement project we are still waiting on the Engineer. Previously, the Environmental Consultant Toby Overdorf was supposed to provide the exhibits to that easement agreement and did not do that and became non-responsive at a point he stopped answering phone calls and emails. The CDD Board terminated his agreement at the last meeting. You have another environmental firm that you also have an agreement with so we have a contract in place to the extent we need those services. The District Engineer, Butch Terpening, indicated he would be able to provide the exhibits and he is still working on those. We don’t have the exhibits yet for the agreement.

Mr. Spano stated I would like to do a follow-up with the Engineer on the exhibits and let the Board know if we have a timeline.

Mr. Flint stated I will follow-up with him this afternoon and give the Board an update on the exhibits.

On MOTION by Mr. Spano seconded by Ms. Lordi with all in favor
the meeting adjourned at 10:14 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman