

ROLLING HILLS  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rolling Hills Community Development District was held Tuesday, June 11, 2019 at 6:00 p.m. in the Rolling Hills Amenity Center, 3212 Bradley Creek Parkway, Green Cove Springs, Florida 32043.

Present and constituting a quorum were:

|                    |                         |
|--------------------|-------------------------|
| Bill Tew           | Chairman (by telephone) |
| Rose Bock          | Vice Chairperson        |
| Kurt von der Osten | Supervisor              |
| David Church       | Supervisor              |
| Shannon Jordan     | Supervisor              |

Also present were:

|                 |                        |
|-----------------|------------------------|
| Jim Oliver      | District Manager       |
| Michelle Rigoni | District Counsel       |
| Freddie Oca     | Amenity Center Manager |
| Chris Hall      | Operations Manager     |
| Jerry Adamaitus | Yellowstone Landscape  |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 6:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There not being any, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February 12, 2019 Meeting**

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| On MOTION by Ms. Jordan seconded by Ms. Bock with all in favor the minutes of the February 12, 2019 meeting were approved as presented. |
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**FOURTH ORDER OF BUSINESS**

**Consideration of Renewal of Pool Use Agreement with Clay High School Swim Team**

Mr. Oliver stated next is consideration of the renewal of the use agreement with Clay High School Swim Team. We recommend approval in substantial form tonight. The Clay High School team has been using the facility for a number of years and we wanted to get this started so we can get it executed as quickly as possible so the district is covered and everyone understands what the rules are.

On MOTION by Ms. Bock seconded by Mr. Church with all in favor the pool use agreement with Clay High School Swim Team was approved in substantial form.

**FIFTH ORDER OF BUSINESS**

**Yellowstone Landscape Maintenance Update**

Mr. Adamaitus stated since we have taken over we have made good headway in the community and it is starting to look more presentable. We significantly reduced the amount of weeds on the property, all the areas are being mowed, and irrigation is functional. We have had some battles with Richmond putting signs in the ground and breaking main lines and cutting the two-wire system. We have a couple bad valves that we replaced and things like that. Going forward we are still working on the weeds, getting the amenity center to where it should be. Last Wednesday I was onsite with our landscape designer and he is going to put together renderings for the properties in areas that we feel could use some attention to spruce it up. Our main focus is still around the pool area, making sure this area stays really good, our arbor team came in and looked at the trees along the ponds and the palm trees and along roadways and everything has been trimmed up to eight feet and there is no more dead stuff hanging off the palms.

Our major concern is the irrigation with the drought. The controller does have some issues and I submitted a proposal.

Mr. Oliver stated I have a good number of CDDs and everyone is fighting the drought right now even with healthy irrigation systems. Are most of the areas going to come back once we get into the season of regular afternoon rains or are there any areas you are concerned will not come back with the rains.

Mr. Adamaitus stated the areas that I'm concerned will not come back is the front of the amenity building and the front of the volleyball court. The main entrance will come back because I'm already seeing more green pop through from where it was extremely yellow. The non-irrigated areas with Bahia are more tolerant to drought but you can still see that it is stressed.

Mr. Oliver stated on these turf areas that you mentioned will not rebound, please confer with Chris Hall and come back with repair options and a recommendation. I would like to know the cost to replace the dead sod. What would be the ideal time to install that?

Mr. Adamaitus stated with it being as dry as it is I would hold off on the sod. I would probably wait until September, it is not as hot we still have rain.

Mr. Oliver stated we have a few people on the board with expertise regarding landscape maintenance and other property management expertise.

Mr. Church stated I noticed there were a couple broken sprinklers for over two weeks. I called in and I know by contract you are 24 hour, but there was one that at least two weeks it was busted and shooting out by the main entrance. I called and they didn't take care of it and I stopped one of your guys and told them and showed them and it still wasn't fixed until your guy was out here last week doing irrigation checks. Do you think the grass by this pond is going to come back because that was new sod last year?

Mr. Adamaitus stated I think that will come back because you can see some green popping through compared to over here where it is dirt. This is where my concerns are. Over there I can have a person come in to boost the area a little bit to see if it will come back a little bit faster. We are having issues with the controller and one day it will be fine and then the faceplate will go black and it resets and think it is night and during the day and that is why you see zones come on in the daytime. That is why I have a proposal to replace the controller.

Mr. Oliver stated because of the cost to repair or replace the controller is significant staff will take another look at that to get another proposal but we will do that this week so we can make a decision next week and get that fixed.

Mr. Adamaitus stated that also include a surge protector. We can provide photos of what a surge protector does.

Mr. Church asked Chris, will you have them price out a WeatherTec irrigation head because it works off real time weather reports so rain sensors are gone and you might want to look into it and see what the price is.

Ms. Jordan stated you mentioned that Richmond had installed the sign that damaged some irrigation. Are they being billed for the replacement of those irrigation lines?

Mr. Oliver stated Yellowstone bills the district, the district bills the builder. We are charging them and that is typical for any CDD. We don't want there to be delays waiting for them to pay for it.

A resident asked can we address the parking by the landscapers? They are parking on the main road coming in and you have to swerve around them.

Mr. Adamaitus stated I will make sure they park so you don't have to swerve around them.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal from Riverside Management Services for Fiscal Year 2020 Amenity Manager, Operations Manager, Pool Services, Janitorial and Lifeguard/Deck Monitor Services**

Mr. Oliver stated next is the proposal from Riverside Management Services for fiscal year 2020. This is the company that has been providing these services and these are the numbers we built into the proposed budget. If the board approves that proposal counsel will put it in the form of agreement and we will bring it back to the August meeting. There are some slight increases in some of the line items.

On MOTION by Ms. Bock seconded by Ms. Jordan with all in favor the proposal from Riverside Management Services for Fiscal Year 2020 was approved subject to district counsel's preparation of an agreement to be brought back to the August meeting for approval.

**SEVENTH ORDER OF BUSINESS**

**Update Regarding Policies for Use of Lakes and Other Stormwater Management Facilities**

Mr. Oliver stated it was last year or two years ago the board adopted what many districts adopt and that is a policy for use of lakes and other stormwater management facilities. I want to re-educate the district on this. We will put the policies on the website if they are not there, send out an eblast as reminders. The most important thing is we call these lakes but they are not lakes that have been here for hundreds of years, they were dug as stormwater management facilities where the excess rain flows off the impervious surfaces into the ground and into the ponds. The first paragraph says, lakes and other stormwater management facilities within the Rolling Hills CDD primarily function as retention ponds to facilitate the district's system for treatment and attenuation of stormwater runoff and overflow and as a result contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the

continued operations of the lakes. It is to remind residents that these are stormwater management facilities, there are contaminants in there, we don't want people using them for recreational use. It is not only a liability issue for the district but it is unsafe. However, when we brought this policy to the board a couple years ago there was a line prohibiting fishing but the board decided there are a lot of people that fish in these ponds and they can fish and the line the board put in there was, residents may fish from district lakes, however, the district has a catch and release policy for all fish caught in these waters. Believe me knowing all the things in these ponds, the fertilizers and everything else it would not be a good idea to eat those fish.

Tied into item four is another one, regarding access to those ponds. Some ponds are easy to get to by common area and someone can fish. What we can't have people doing is walking through people's yards to access a pond. That is private property and the district has no control over private property. The district does maintain maintenance easements so that district personnel and maintenance personnel can go down to a pond to treat it. We have an access easement and we also have maintenance easements around the lakes so we can maintain those lakes. Those are not recreation easements those are maintenance easements for maintenance personnel. No. 10 says, easements through residential backyards along the community stormwater lake system are for maintenance purposes only and residents are not granted access for fishing or any other recreational purpose. Access through other resident's backyards via these maintenance easements is prohibited unless individual property owners of single-family dwelling homes grant permission for others to access their backyards; entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.

#### **EIGHTH ORDER OF BUSINESS**

#### **Acceptance of Fiscal Year 2018 Audit Report**

Mr. Oliver gave an overview of the audit report and stated the auditor did not identify any deficiencies in internal control that they consider to be material weaknesses: this is considered to be a clean audit. Later in the meeting we will be talking about a new development within the district and a bond issue that will probably occur late 2019 or early 2020 and it is good to have a clean audit when you start that process. This audit will be provided to the auditor general, we have a deadline of June 30<sup>th</sup> to provide that and you have met that deadline.

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| On MOTION by Ms. Jordan seconded by Mr. Church with all in favor the fiscal year 2018 audit report was accepted. |
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**NINTH ORDER OF BUSINESS****Consideration of Resolution 2019-04  
Approving the Proposed Budget for Fiscal  
Year 2020 and Setting a Public Hearing Date  
for Adoption**

Mr. Oliver stated this is just the start of the budget process. We are required to approve a proposed budget by June 15<sup>th</sup>, provide it to the local government and not have a public hearing any sooner than 60 days after we approve the budget. We propose to hold our public hearing on August 13<sup>th</sup> in conjunction with the regular CDD meeting. We don't want to push it back much further than that because we hit hurricane season and we had to cancel some meetings last year due to hurricanes. The most important thing is there is no proposed increase in assessments. Page 1 is the general fund budget and revenues stay the same and the other sections are the expenditures, the administrative section, the field section and amenity center section. The bottom line is total expenses stay steady with this year's budget approximately \$624,000 with some of that going into capital reserves. You will see about a \$3,000 increase in administrative expenses, field expenses go up \$7,000 and the amenity center expenses go down about \$8,000. The board has full discretion to move money among those different line items and one item may come in well under budget those funds can be put somewhere else such as capital reserves. The attorney line item is funded at \$22,500, which is pretty modest compared to most CDDs but this year it looks as though there will be in the range of \$7,000 expenses and any excess funds you could use in other line items. Some will come in over budget and utilities is a good example of that. We talked of irrigation earlier and irrigation costs are hard to control because when you have drought conditions you need to water more.

At the bottom of page 2 are the assessment tables and the gross assessment per unit stays steady at \$990. The total number of platted lots is 375, with another 386 planned lots not yet platted. We are right about the midrange of developed lots at this point. As more of these lots go from planned to platted, more revenues will be available for operating and maintaining the district.

The next several pages are line item descriptions and page 9 begins the debt service budgets for the Series 2015 A-1, 2015 A-2 and 2015 A-3 Bonds. The most important thing to know about these bonds is the bonds have already been issued and the district pays them back with semi-annual interest payments on November 1<sup>st</sup> and May 1<sup>st</sup> and a principal payment on May 1<sup>st</sup> of each year.

After that are the amortization schedules and the bonds will mature in May 2037. These may be refinanced at a later date at a lower rate.

We approve the proposed budget tonight, refine the budget over the next 60 days, you will have a public hearing at your August 13<sup>th</sup> meeting and you will adopt a resolution, which adopts the budgets and adopts the assessment roll and that assessment roll will be provided to the Clay County Tax Collector and those assessments will go on the tax bill that goes out November 1<sup>st</sup>.

On MOTION by Ms. Bock seconded by Mr. von der Osten with all in favor Resolution 2019-04 approving the proposed budget and setting the public hearing for August 13, 2019 was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Acquisition Agreement with CBCP Homes**

Mr. Oliver stated next is consideration of an acquisition agreement with CBCP Homes; Common Bond Capital is the developer. Only about half the total lots are platted right now. Staff had a meeting with the development team four weeks ago and we talked about beginning the process to develop additional phases. As we proceed, the District will be issuing bonds to pay for the improvements such as roads, underground utilities and perhaps even some recreational components.. It is going to be a lengthy process and I don't think a bond issue will happen until late 2019 or more likely early 2020. Tonight we would like to get the process started with consideration of an acquisition agreement between the District and CBCP Rolling Hills Landco LLC, the developer. This essentially says any of the construction of infrastructure that ultimately will be conveyed to the District anything that is funded by the developer until we do issue bonds the district will acquire those improvements with bond proceeds. Before we issue the bonds the developer can begin contracting these infrastructure projects. When it is time to turn the roads and other improvements over, we have the terms of an acquisition agreement and the District will acquire those improvements with payment from those bond funds. We don't have any bond funds right now. This is in draft form it would be approved in substantial form subject to review by counsel and also discussion between the developer and the district.

Ms. Rigoni stated you summarized it perfectly. This kickstarts the development process and it will ask the developer to go in and advance fund the improvements while we work out the financing aspect then it obligates the district to pay off those common bonds if and when those are

issued. It allows us to acquire those improvements along with the work product that comes with it.

Ms. Jordan asked are the bonds disbursed among all the residents in the community or are they disbursed among the new area?

Ms. Rigoni stated not on existing lands but on the new lands. It doesn't affect the existing assessments and the bonds on the developed lots.

Ms. Jordan asked the existing residents would not experience an increase in their fees.

Ms. Rigoni responded no.

On MOTION by Ms. Jordan seconded by Ms. Bock with all in favor the acquisition agreement with CBCP Homes was approved in substantial form subject to review by counsel and authority to the chairperson for finalization and execution of same.

**ELEVENTH ORDER OF BUSINESS            Other Business**

Mr. Oliver stated this is an issue that comes up in a lot of our districts this time of year. We have in our very broad language in our policies on how people should dress on the pool deck and in the amenity facilities and recreation facilities. Several districts over the past several years have added more specific language regarding bathing apparel and put in a line prohibiting thong bathing suits. Without going into detail, Freddie has received several comments about this.

On MOTION by Ms. Jordan seconded by Mr. Church with all in favor the change in the policy language as outlined was ratified.

Mr. Oliver stated about the music in terms of volume.

Mr. Hall stated when you get five people out there with speakers it becomes a competition.

Mr. Church asked is there a way we can go back to you playing music?

Ms. Jordan stated I don't know that will necessarily fix it because if Freddie is not here there is not going to be someone there. I think there would be a way to modify this to have some sort of rule.

Ms. Rigoni stated it is already in the policy, which prohibits artificially amplifying sound, which shall not disturb the peace, quiet of any other person. It is a matter of enforcement.



Mr. Oliver stated if we emphasize the existing policy and you start using a reasonable volume using the music you have control over, let's try that approach.

Mr. von der Osten asked does any other community say no external speakers?

Mr. Oliver stated at Bartram Springs it is a judgment call of people being reasonable and courteous to other people. Some people may have their iPhone or some other device on the table next to their lounge chair usually will have headphones or pods on but they may play it at a low volume. Let's work with the education piece on that.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Mr. Oliver stated there is nothing for Keith Hadden to report but I am going to ask him to come to the next meeting just to give us an annual update as well as any other construction that is going on outside Rolling Hills in the area.

**C. Manager – Report on Number of Registered Voters - 611**

Mr. Oliver stated a copy of the letter from the Supervisor of Elections indicating there are 611 registered voters residing in the district was included in the agenda package. When a district becomes six years old and has at least 250 registered voters we start the process to transition to a resident controlled board. We started that process in 2018. David and Shannon went through the process of qualifying with the supervisor of elections and then were elected to these two seats. In 2020 there will be two more seats that will be filled by residents. Following that election there will be four residents on the Board. The November 2022 election will complete the transition a full resident board. It seems like a long way off , but qualification period for those two seats is about one year from now. For more information, please contact the Clay County Supervisor of Elections.

**D. Operations/Amenity Manger**

**1. Report**

Mr. Hall gave an overview of the operations report, copy of which was included in the agenda package.

**2. Mulch Proposals**

Mr. Oliver stated you have two proposals for mulch and our landscaper, Yellowstone came in at \$11,454 and just to check that bid we got one from First Coast Mulch at \$10,500.

Mr. Stephens stated I spoke with Yellowstone and they will match the \$10,500.

Mr. Oliver stated I prefer you go with Yellowstone with this because if they are the landscaper out here you don't have finger pointing.

On MOTION by Ms. Bock seconded by Ms. Jordan with all in favor the revised proposal from Yellowstone for mulch in the amount of \$10,500 was approved subject to district counsel's preparation of work authorization.

Mr. Oliver stated some other projects that are underway right now will happen either in the next few weeks or right after the beginning of the new fiscal year, the flooring in the gym will be installed soon, you just approved mulch, pool resurfacing will likely occur the fall of 2021. Staff is soliciting proposals for new elliptical machines. The splash pool needs to be resurfaced and we expect to get updated proposals in the \$10,000 to \$12,000 range. This pool has a sand filter system and it is time to rehab the equipment and replace all the sand. That project will begin after the end of pool season to avoid shutting down the splash pool for several days during the busy season

**THIRTEENTH ORDER OF BUSINESS      Supervisors Requests**

Ms. Jordan stated I have a couple comments from Facebook. There are concerns about landscaping and Mr. Adamaitus addressed it but it is not appealing and maybe we can get him to bump up doing something to make it look nicer. The security at the pool. Lifeguards are great but there are conflicts that maybe warrant having someone on staff for security purposes over the weekend for conflicts like music or personalities. There was a question about the other pool and I know we are discussing the bonds. Converting one of the tennis courts into a basketball court and having outsiders using our pool on a daily basis. You mentioned the elliptical is being replace

but there is other gym equipment that is outdated and worn out and whether or not we will be getting new equipment.

Mr. Oliver stated future Boards will have the responsibility and authority to determine what additional capital improvements you want to fund and construct. Something assets like fitness equipment can be replaced by purchase or lease. Converting of some of the tennis courts to basketball courts does not seem like a heavy lift, particularly if there is strong community support and everyone is committed to restricting use to residents and their guests. The security issue at the pool both for the way people are behaving at the pool and to make sure only residents and their guests are at the pool, those are problems that are common to most districts and there are solutions for that.

Ms. Jordan asked what do we need to do to look at the security option for the pool on weekends?

Mr. Oliver stated we will have to get with RMS to get a proposal from them.

Mr. Church stated I had the same comments and the security at the pool was to have somebody older sitting at the gate because it is hard for teenagers to police teenagers especially when they are friends.

Mr. Oliver stated staff will get with Rich Whetsel, president of RMS, and tell him about the situation and we want to know how quickly and how many hours it will take to get someone a little more mature to help with that.

Mr. Church stated school just got out and already it is pretty rough on the weekends here. We might have to take their key.

Mr. Oliver stated the Board has the authority within your policies to suspend access to all recreational facilities..

Mr. Church stated we just need somebody that will do that.

Ms. Jordan stated another comment was that the lifeguards did not open the pool slide until 2:00 p.m. today. What are their hours on the weekend?

Mr. Oca stated I already explained to whoever complained about that one of the lifeguards was late and the lifeguard didn't show up until 2:00 p.m.

Mr. Oliver stated you have to have two lifeguards, one at the top of the slide and one at the bottom. That is required by the state.

Mr. Oca stated the hours are 12 to 7 and the issues you talked about before were when we were open from 12 to 4 and since it has been 12 to 7 I come in on the weekends too and I haven't seen anything out of the ordinary. Also, we already hired a teacher that and she is pretty authoritative.

**FOURTEENTH ORDER OF BUSINESS      Audience Comments**

A resident stated there was a comment on Facebook about where is the park to keep other molesters from moving in.

Mr. Oliver stated the CDD really doesn't have a role in keeping molesters out, that would be something you should talk to the Clay County Sheriff's Office about.

Ms. Jordan stated we approved funds for the park to be built and Jody had that task and when he transitioned out of his role it was left in the air and I know we discussed it at the last meeting.

Mr. Oliver stated I talked to Chris Hall before today's meeting and he reached out to several different firms and got proposals back from two of them. What was the rough cost of installation of the park equipment?

Mr. Hall responded it was \$15,000 to \$16,000.

Mr. Oliver stated what I foresee is once we complete these projections I mentioned about five minutes ago we will have enough funds to install that park with the idea that this is not going to be a grand park, this is so it is an active park and because of that it will prevent people from moving in.

A resident stated you don't need equipment all you have to do is designate an area as a park.

Mr. Oliver requested a motion from the Board to designate park areas and install signage to ensure CCSO and others are aware of the park designation.

On MOTION by Ms. Jordan seconded by Mr. Church with all in favor all areas designated on the plat as park areas are now designated as park areas and directed staff to put up signs regarding same.

Mr. Oliver stated the board has approved that, but what I can't say is whether or not Clay County Sheriff's Office considers that an active park. There are legal matters outside the realm of

the CDD. It is important for everyone to know that the CDD has no law enforcement powers and cannot enforce this.

Ms. Jordan stated I would like to get signs that indicate that those are parks.

A resident stated Jody wasn't here last time and I offered to foot the entire bill; \$20,000, I have it. Put a sign or something in.

Mr. Oliver stated if you want to donate \$20,000, the district will use that for recreational improvements.

A resident stated I will do that.

A resident stated the property next to me looks awful and they keep saying something will be done. We need something there, not park equipment.

Mr. Oliver stated we will designate that as a park and also have the landscape guy include that area for beautification.

Mr. Hall stated there is no irrigation there.

Mr. Oliver asked what is the cost of the irrigation?

Mr. Hall stated \$164,405.

Ms. Jordan stated we don't have the money for that.

A resident asked now that you have approved a park can be a park. Who would be the contact person that will call and confirm that actually is designated?

Mr. Oliver stated Freddie. It is on our sign and once they are dedicated parks they are parks. I prefer they talk directly with Freddie. That way if they come out here he can show them exactly where they are.

A resident stated I wanted to make sure that if it were approved tonight and I made that call tomorrow then they would have that information.

A resident stated I talked about multiple times about the roads out here. The road in front of my house is sinking in again.

Mr. Oliver stated you should call Clay County.

A resident stated I have done that multiple times and I have brought it up at this meeting and the engineer was here and he said we will come out and fix it and all he did was put some ribbon with some stakes around it. Me and my neighbor are putting rocks in there to keep it filled up.

Mr. Oliver stated I'll have the District Engineer contact them also. But residents contacting their public officials have more power regarding your property than the CDD. You should continue to contact them..

A resident stated the other thing is it is more cost effective to put down rocks than mulch every six months.

Mr. Church stated rocks are about double what mulch is but you aren't going to keep doing it every year. Last year we spent almost \$16,000 on mulch and this year it is going to be \$10,000. I would like to get bids to do rock in the main areas, maybe the front sign and around the tree rings because the tree rings look terrible. Can we get a price on that?

Mr. Hall stated we can get a price on it.

A resident stated we have over 250 houses and our pool max is 248 so what are we doing about another pool?

Mr. Oliver stated there are no plans to construct an additional pool. I will tell you that after the election of November 2020, you will have a resident controlled board. That Board can decide to build another pool with the cost to be spread among of all the property owners.. Ultimately, all the residents own the common areas and they are the ones that will pay for these things.

A resident asked if the builders took the bond shouldn't they be responsible for what is going on? If you have 248 limit why are the homeowners going to have to be responsible to build it. We aren't selling the houses.

Mr. Oliver stated those lots are responsible for debt service assessments, also. When this district was established in 2006, bonds were issued to fund construction of all the infrastructure that is exists today. For additional recreational infrastructure to be built at this amenity site, additional funding will be needed. Debt service costs across all the properties. If a future Board decides they want to have additional improvements, they will, get input from the residents what projects they want. Based on experiences at other CDDs, there will be a lot of requested projects to be prioritized and funding decisions will need to be considered. It is a pretty lengthy process, but it impacts all residents and there would be ample opportunity for public input.

A resident asked why are we still selling memberships if we are maxed out?

Mr. Oliver responded we are required by law to do that. A CDD is a form of government and the bonds that were issued are tax exempt. To comply with IRS regulatons regarding tax exempt bonds, the CDD must allow non-residents the opportunity to purchase access to the facility.

For this community, non-residents can pay \$2,000 a year for access. All districts have a non-resident fee, but rarely is it used.

A resident stated they need to build a road in the back so when construction starts the trucks aren't coming through the neighborhood.

Mr. Oliver stated the District doesn't control the construction. We can talk to the engineer and he can talk to the contractors and road builders and advise them to use a construction road, but the CDD can't mandate which vehicle or drivers can operate on Clay County roads. They are not private roads. Clay County controls these roads, not the district.

Mr. von der Osten stated you mentioned that the engineer will be at the next meeting, so the issues regarding the next phase, construction roads, sinkholes in the roads. I think we need to ask him serious questions and expect a report back and that will be a chance to ask the questions. On the 248 number is that bathing load or number of people on the deck area and pool?

Mr. Oca stated on deck.

A resident stated we are having to replace sidewalks because of the oak trees. Can we get rid of the oak trees and get something else so we don't have to incur fees as far as rebuilding the sidewalks?

Mr. Oliver stated you are talking about an issue that happens in a lot of districts. I will bring that to the district engineer also because I don't know if Clay County's requirements for tree remediation. Sometimes if you remove a tree, you have to replace that tree and I will find out. I will bring these issues up with Keith so he has plenty of time to prepare for them before he comes to the meeting. Also, I do not know how this matter is addressed in HOA documents.

A resident asked can we trim the trees a little more?

Ms. Jordon stated he mentioned they brought them up to 8 feet and we need to see if we can do that to 12 feet so people can bring in their RVs and boats.

Mr. Oliver stated I will bring that up.

**FIFTEENTH ORDER OF BUSINESS      Financial Reports**

**A. Balance Sheet & Income Statement**

A copy of the balance sheet and income statement were included in the agenda package.

**B. Assessment Receipt Schedule**

A copy of the assessment receipt schedule was included in the agenda package.

**C. Check Register**

On MOTION by Ms. Bock seconded by Ms. Jordan with all in favor the check registers were approved.

**FIFTEENTH ORDER OF BUSINESS**

**Next Meeting Scheduled for August 13, 2019  
@ 6:00 p.m. at Rolling Hills Amenity Center**

Mr. Oliver stated the next meeting and the budget meeting s August 13, 2019 at 6:00 p.m. at this location.

Ms. Jordan asked after the August meeting can we move the meetings back to Wednesdays?

Mr. Oliver stated at the August meeting the board will set the meeting dates for 2020 so we can come up with some alternate schedules and the board can decide and work with staff's schedules on that too.

Ms. Rigoni stated to that point if the board members will come up with dates and times I will do the same with my schedule and see what works because we typically try to coordinate it with other meetings if we can so I can split the travel time.

On MOTION by Ms. Bock seconded by Ms. Jordan with all in favor the meeting adjourned at 7:13 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman