

**PLANTATION ACRES IMPROVEMENT DISTRICT**

**REGULAR MEETING**

July 27<sup>th</sup>, 2017

**Member Present:** J. Gary McAlpin, Chairman  
Edward N. Szerlip, Vice Chair  
Jesse Varnell, Commissioner  
Louis Flannigan, Commissioner  
James Davis, Commissioner

**Present:** David Fradley, District Engineer  
Joe Telles, District Administrator  
Jeffrey Siniawsky, District Attorney  
Angel Alvarez, District Manager

**Absent:**

J. Gary McAlpin, Chairman called the meeting to order at 7:00 p.m. The Pledge of Allegiance to the Flag followed by the roll call indicated the above members were present. There was a quorum.

**Chairman McAlpin:** Doc, would you like to lead us in a moment of silence meditation?

**Vice Chair Szerlip:** I would like to express our thanks and hopes for continued safety for our nation and all the boys out there protecting us. Amen.

**Chairman McAlpin:** Clerk would you call the roll please? Let the minutes note that we have a quorum for the meeting. The first item of business is to approve the minutes of the meeting of May 25<sup>th</sup>, 2017. Do we have any changes or modifications or admission to accept?

**Commissioner Varnell:** I make a motion to accept.

**Chairman McAlpin:**

**District Administrator Telles:** We must present a tentative budget.

**District Attorney Siniawsky:**

**MINUTES - Regular Meeting Minutes of July 27<sup>th</sup>, 2017.** Motion to approve the minutes of June 22<sup>nd</sup>, 2017. Motion carried unanimously by voice vote. **Budget Hearing Minutes of July 27<sup>th</sup>, 2017.**

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**PUBLIC COMMENTS –**

With no comments moved to staff reports.

**DISTRICT ADMINISTRATOR'S REPORT**

**District Administrator Telles:** Consent agenda for the month of June 30<sup>th</sup>, 2017 has not changed from the one mailed to you. You have in front of you the cash flow for period ending July 31<sup>st</sup>.

**Total Operation and Maintenance:** \$45,556.14

**Total Administration:** \$ 15,099.20

**Assessors Collected and Discounted:** \$67.62

**Equipment Replacement Reserve:**

**CNS Canal Project:**

**Receipts:** \$6,791.68

**Ad Valorem:** \$6,587.72

**Non-Ad Valorem:** \$

**Total Expenditures:** \$60,722.96

**Surplus:** \$

**Total:** \$ 327,360.04 (Checking, money market, fiscal, equipment reserve and canal improvement reserve as of 2017)

**Total w/Bond and Permit:** \$703,839.17

**Commissioner Davis:** Please explain the administration expenses of \$27,000 Title Administration Retainer for June of 2017 under the general ledger on page 4 of 6

**District Administrator Telles:** That's \$3,000 a month that goes to me.

**Commissioner Davis:** The \$1,120 for Mr. District Attorney Siniawsky:

**District Administrator Telles:** That varies. This is the largest one this year for additional work that the Board requested for the month of May. We are always a month behind.

**Commissioner Davis:** Okay. Plantation Baptist Church \$93,000.

**District Administrator Telles:** That was the bond improvement account and they had to put up a bond for the work they're doing Dave then inspects the property and when he satisfies what Dave adheres for the requirement he releases a percentage of the bond it and authorizes me to transfer to the bond improvement account and deposit it and then I write a check.

**Commissioner Davis:** What are they doing construction wise to the church?

**District Engineer Fradley:** They are doing the pavement plan for their parking lot.

**Commissioner Davis:** After 30 years, their going to pave it.

**District Engineer Fradley:** The District has a cash bond which is something like a hardship bond and we allow and 50% and 75% withdraw when complete so they can pay their people. The District pays me and then it's reimbursed to PAID.

**Commissioner Davis:** Is the Board happy with that?

**District Administrator Telles:** David and I watch it to see if we need to make any adjustments and the cost for engineering is not what we're collecting from the developer. We've adjusted through the years.

**Commissioner Davis:** Do they have a contractor for that David and have they started working on it? I haven't see any activity.

**District Engineer Fradley:** They got flooded out by the storm.

**Commissioner Davis:** That makes sense.

**District Engineer Fradley:** They now are 100% done with the underground drainage work for Phase 1 they are breaking up into two phases.

**Commissioner Davis:** It's a very low area therefore it's going to come off Hiatus Rd. What are they doing with the acres to the North of them? They used to be a baseball field.

**Commissioner Varnell:** I think you are thinking of the wrong place this is the very last street on Sunrise.

**Commissioner Davis:** That's Pastor Tom's church I'm talking about the church on Hiatus...I'm with you...that's where the Christmas decorations are...now I understand...That's all I have Mr. Chairman.

**Commissioner Flannigan:** Sawgrass Ford credit card charge for \$1,773 for repairs on the F-150. Are you covering that in your report?

**District Administrator Telles:** Tires Plus did the original repair on the air conditioner for the F-150 it was inadequate and took it back several times they couldn't fix it and the truck was needed then took it to Sawgrass Ford and they fixed it. We are now in the process of sending a registered letter demanding our money because they are ignoring Angel we call corporate and the general manager won't answer our phone calls.

**Chairman McAlpin:** How did we pay the bill? Credit Card? Why not stop payment on the card?

**District Administrator Telles:** It's been paid.

**District Attorney Siniawsky:** If you contact the credit card company if there's a dispute they will reverse the charges.

**Commissioner Flanagan:** Is that our new truck?

**Commissioner Davis:** Mr. Chairman may I comment on this please? I've always complained about taking a vehicle that needs A/C repair to a tire place. Like someone who needs brain surgery going to a proctologist. We take it to Tire Plus and then to Sawgrass Ford. Is it finally repaired?

**District Manager Alvarez:** Yes, Sir.

**Commissioner Davis:** That's where it should have gone in the first place.

**Chairman McAlpin:** Any other comments on the consent agenda?

**Commissioner Varnell:** Motion to accept the consent agenda. Do we have a second?

**Vice Chair Szerlip:** I'll second.

**Chairman McAlpin:** Motion and second to accept. All those in favor signify by saying I. Motion passes. Motion carried unanimously by voice vote. Let me come back. I forgot to add the regular agenda for the minutes of June 22<sup>nd</sup> approved on these minutes. Do we have any comments, changes, or modifications? If not, I would like a motion. Motion and second to accept. All those in favor signify by saying I. Motion passes. Motion carried unanimously by voice vote. Then we have the Special North Acres...let's not call this flood meeting...I prefer to call it a Drainage Meeting. Edit on the minutes to reflect "**Drainage**" was made. Do we have any comments, changes, or modifications? If not, I would like a motion. Motion and second to accept. All those in favor signify by saying I. Motion passes. Motion carried unanimously by voice vote. Joe anything else we need to talk about and are we going to deal with the budget tonight?

**District Administrator Telles:** Yes. We will close the meeting and go on to the budget meeting.

**Chairman McAlpin:** David a tumultuous couple of weeks for us. I have nothing on the agenda and I didn't put the follow up on the flood meeting and I left it open in case there were additional comments.

**Chairman McAlpin:** So, we had good comments and relatively good participation but what we've said is that we have their comments and you are going to look at all those items come up with potential solutions and come back to us next month with discussion items so we can have a priority plan in place.

**Vice Chair Szerlip:** I'm confused about the gentleman that was here and the side swales and if they were open they wouldn't have had the problem.

**District Engineer Fradley:** The one on 7<sup>th</sup> St. By the way I sent the violation to the one in the back. He was a newcomer and was taken aback with the flooding. Here's a perspective. We had 15" of rain and it went to the ground and so it 14" of water. His and other lots are at 40% open for the rain. That means for the 14" that fell on his lot 28" of depth and he didn't have water for three weeks. They never hold their own water so his went from a ground of 6/5 to 7/5. He had 12" so in his back yard he only had 1" of water. If you go out and measure it's a foot deeper.

**Chairman McAlpin:** The key piece is that his neighbor filled his lot and draining on to his yard blocked the swales and he couldn't easily drain.

**Vice Chair Szerlip:** David are we supposed to have side swales on all the homes?

**District Engineer Fradley:** On his subdivision, designed in 1988 before I came on, they came up with a plan that has major swales on every other lot line and they tried to match the driveways we have our 10" easement. We have problems in that subdivision because of the landscaping in the back. They didn't have our typical section that we follow from 1990. He will probably be overfilled and 1/2 of his water was gone before it peaked. It doesn't amount to anything but bad for perception. The plan put a lot of emphasis on rear swales and we now know it's not a good idea. We can't maintain them.

**Chairman McAlpin:** When we talk about a plan David, I want you to address the pump stations since we spent time talking about that and Mr. Telles brought up a good point of opening one and seeing what it looks like. Not only what the residents said but let's factor in this as well. I don't want to miss that. When meeting with someone bring Angel with you. The other thing that came out consistently in the meetings was the swales. We need to come up with an inspection program and it could be with your and/or Angels people and would like for you to also address that at the next meeting. Please address those three items if you would please. Questions or comments for David?

**Commissioner Varnell:** How are we planning to deal with that if the swales are the problem? It's going to be a lot of money to dig out the swales.

**Chairman McAlpin:** David and Angel will put their heads together and come up with a plan and we'll talk about it and get at the swales and property's that have them filled in and allocate money to it. I don't have a for instance right now but we'll figure it out as we go about but it must be our focus from here on out.

**Commissioner Varnell:** I agree with that now I only see that you can go to any block and see that the swales have been filled in or not there on occasion.

**Vice Chair Szerlip:** With some of the other projects that we have by doing the swales it might eliminate some of those and this is just a thought.

**Chairman McAlpin:** Remember that we went away from swales because we couldn't get them functional and people were filling them in and it's not a precise way for drainage control. We tended to migrate away but that doesn't mean we abandoned the inspections. The policy we adopted was the right thing. As a comment David, I think you did a great job on all three of the presentations and with the City Council and your knowledge was evident at those meetings and I wanted to express that to you.

**District Engineer Fradley:** The only thing I couldn't do was take notes and be interactive. I will wait for the minutes of the special meetings.

**Vice Chair Szerlip:** David what were you referring to when you said you had a different opinion?

**District Engineer Fradley:** Pick any swale dig it out and make it perfect do the culverts and get another storm and we'll have the same situation since we'll be submerged.

**Commissioner Varnell:** It won't work for this type of a situation.

**District Engineer Fradley:** The reason for these meetings was because of the storm so it's a mismatched. What we're missing is the homeowner's association. It wasn't happening with the pumps because they're not intended to run when the water is high. If we'd put money in the pumps we'd have had a lower water level because we'd have been able to pump all the time.

**Chairman McAlpin:** When we look at the pumps we must look at the grates and wet walls the entire system.

**District Engineer Fradley:** I'm looking at that tomorrow. The pump conditions today are different than they were before and the pump was not design for that. The rate was fine but we can't sustain it. We have structures that have two weirs and when it cascades over downstairs is always higher than the canal so that's why I say it doesn't make a difference. Our pumps can lift 3-5' and when we're running at seven (7) or it will run back to the open side and we have to knock the rpm down because we'll fill things up. We have pressure in that chamber. If the chambers are still viable we can close up and the hydraulics aren't that great or you can put an underlining put that only has 30". So, we still must lift the water high so that it doesn't return. I don't like gates but wouldn't mind one at the weir and it gets stuck it's not a deal but gates on your main out pipe don't work.

**Chairman McAlpin:** Now we have an opportunity to redesign the pumps stations within those confines and this is a program that will take 5-6 years to complete. If you believe that you need to reengineer the pump station and go with an inline pump so be it. We must put it on the agenda and prioritize it.

**District Engineer Fradley:** After all these meetings, some of the plumbing we've put in over the years will help because if you look at the map you know the North Acres was flooded but the map reads it should have been dried. Well they don't have the conveyance and once we get pipes up there we'll drain them down. There's an issue but the resident at the South Acres has a catch basin next to him and it wasn't working and that is a perfect example that's as good a system as you're ever going to get. It still got flooded because obviously everything was submerged. The pumps were much better and we could run full tilt and in the 50 years that we have been running I don't think South Florida has ever checked the ratio of those pumps and we might want to check the ratio. We have a discrepancy in our pumps and one part reads 50 more that if you did the math and the only time we would need that is when we're submerged.

**Chairman McAlpin:** Where do the swales come in is when the canals are pumped down the pump goes off and the neighborhoods are still flooded. So, it has a big value for us and we must not neglect that.

**Commissioner Davis:** When it rains does it just automatically drain into the canals?

**Chairman McAlpin:** But it there is a blockage in the swales is where we have our problem. Thank you. Anything else for Jim?

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#### LEGAL REPORT –

**Chairman McAlpin:** Jeff...

**District Attorney Siniawsky:** Last month you requested I come back to you with an engagement agreement from the new firm and I've done that. I sent it to each of you by email and as I explained the terms are exactly what they have been. The rate remains the same and everything remains the same. The only difference is the name on the letterhead.

**Chairman McAlpin:** I looked at that Jeff and I asked Joe to pull some numbers together us and over the last 12 months and not the last year your billing to the District was about \$12,980.00 which averaged about \$1,081.00 a month.

**District Attorney Siniawsky:** Below your budget.

**Chairman McAlpin:** When I look at that I see those cost and I see like in last month's when we had the flooding it was some good work you did relevant to that but what I've seen since I've been here is you rarely have a report and I'm not

aggregating for a report but its status quo and there's a lot of fluff stuff not really not unique but fluff stuff you bill us for and when I look at the \$12,000 I now that we must have legal representation but from my perspective I don't see the value for the \$12,000. And maybe I'm wrong. I'm just telling you how I look at it. That's my concern and I now we can't compare this District with any other District in South Florida because we're different but I don't feel that for \$12,000 it's too much for what we're getting.

**District Attorney Siniawsky:** May I ask what it's you expect to get. I bill for the work I'm asked to do. I don't go out and create work and bill you for it I do what I'm requested to do by Joe, David, and the Board.

**Chairman McAlpin:** So, I want to just suggest something and I want to say it doesn't have to be exactly this but this is my methodology that I want to look at so you come to the meetings once a month, and let's say most of our meetings are 2 ½ hours times your billing rate of \$200.00 is \$500.00 Then if we added another \$200.00 on to that and said that we want you to hold your billings down to \$700.00 a month (now its \$1200.00) and if you believe that you have to spend more money than that you have to get it approved prior to the fact from Mr. Telles. I think that would be workable because maybe there are some things you think we want or we ask you for and then when we get it we say oh s--- now its cost us too much money or I didn't expect it to cost that much or you do some online research on an item and it cost %500 or something and that's the stuff I want to cut out.

**District Attorney Siniawsky:** What stuff are you talking about? If I'm doing legal research for you...

**Chairman McAlpin:** It must be approved prior to the fact. I think what happens we say things in the meetings and you take it as we want the information to be done and you do it and it cost us money but, it's probably something we could've done without and we must be more careful with what we say. What I'm trying to do and cap isn't the correct word but a monthly threshold and if you think you'll go over that threshold or you identify what the items are and then you get authorization from Mr. Telles. That still gives us the legal representation it gives us the opportunity to add work to your billing and gives us a target to shoot from. I would be comfortable with an arrangement like that where we can better manage our legal fees and I'm open for discussion.

**District Attorney Siniawsky:** May I respond first to the Board?

**Chairman McAlpin:** Let's see. Does the Board want Jeff to respond first?

**Commissioner Varnell:** Let me ask a question and maybe its there already. Realistically there must be something **such** as documentation of the hours you spent for the month and you submit to Joe.

**District Attorney Siniawsky:** Yes.

**Commissioner Varnell:** I don't think I've ever seen that. Maybe I'm just missing something. But if you're doing 2 ½ hours for this meeting and x amount for others that might clear up for the unknown.

**District Attorney Siniawsky:** I don't make up work. I do what's asked by staff by Angel, Joe and by David and by the Board. The bills have come down drastically because the District is essentially build out and the need for me to spend any significant time for the District those days are gone. These bills are about 25% of what they once were monthly. My bills are public record and we can provide them to you and show what has been done. I must say it's insulting to say there's no value in the services that I provide and those were the words you used.

**Chairman McAlpin:** Maybe I chose the wrong words. Don't take it out of context.

**District Attorney Siniawsky:** I'm not taking it out of context. Those were your words.

**Chairman McAlpin:** Jeff, they weren't intended to be insulting and whether you're insulted or not I apologize if you are but that's how I see this thing and I'm just going to lay it out like that.

**Commissioner Varnell:** I just think that it would be advantageous if in the future we see the reports from Joe on what's been expended and If Jeff's bill was in there that he spent 4 hours doing this for Angel and 3 for you and the months bill was \$950.00 he should be submitting that to you anyway to get payment. Correct?

**District Administrator Telles:** Correct.

**Commissioner Varnell:** So, if there's a list in our monthly amount it will give us a better idea of what he's expending and if there's something in there that we don't feel is appropriate then it gives us an opportunity to say we don't what you are spending 5 hours every month doing a conference call with Angel.

**District Attorney Siniawsky:** That doesn't happen and I understand your example but that doesn't happen and to clarify that doesn't happen.

**Vice Chair Szerlip:** Perhaps we should come up with an amount monthly and we have to watch our P' and Q's. If we asked Jeff to do something he would certainly come back to us and say such. Maybe some ground rules should be set.

**District Attorney Siniawsky:** I can't work on a flat fee and I will not work on a flat fee basis where its capped because we just don't do that and again I will not work on a flat fee. If you want to work on something that if anything over "X" and it needs to be approved by Joe it's something I'll consider but to have a hard cap on the fee then it's not something I can do. Doc seemed to indicate something different from Gary.

**Vice Chair Szerlip:** I just thought it would make it easier.

**District Attorney Siniawsky:** It wouldn't make it easier it would be the inclination to ask me to do more work.

**Chairman McAlpin:** It would be more work and that's why I didn't propose that.

**Commissioner Flannigan:** Do I understand you to say that your billing now is 25% of what it us to be?

**District Attorney Siniawsky:** Yes. There was a time when I billed \$4,000.00 per month. \$48,000 yearly.

**Commissioner Flannigan:** How did we come up with that reduction?

**District Attorney Siniawsky:** At first as we saw and I'm the one that came up with it and as I saw the need for services was diminishing as the District built out and we didn't have the development and the issues with the development and the time involved I came to you and suggested going to an hourly rate rather than a flat fee at \$4000.00 a month. I came to you and did that and initially it was \$150.00 an hour then about six (6) years ago or so the Board agree to raise that to \$200.00 an hour then Commissioner Emad at the time spoke to both Miramar and the City Attorney and a couple of other cities and came back and reported to the Board that it was the going rate for government law services.

**Commissioner Flannigan:** Now that you bring that up I do remember.

**District Attorney Siniawsky:** Yes, and the Board agreed to \$200.00 an hour and quite frankly I have done a very good job in controlling the legal expenses for this District over time to the point that I remain under your budget and I don't do unnecessary work not asked of me and unless it's an issue that I see absolutely needs to be addressed. As the Chief Legal Officer at this District I need the ability to do that work our you're and the Districts behalf but again I work very hard to control that budget and legal expenses and have them at less than \$1,100.00 a month and there's some months at \$700.00 a month. Less than \$1,100.00 month for legal services I don't think you'll find any other district even as you prepare sizes that pays on a pro rata basis less than that.

**Chairman McAlpin:** Jim do you have any comments?

**Commissioner Davis:** My only comment is that seemingly when we need an attorney another attorney takes over much like it was done with me to defend me and I don't understand why...

**District Attorney Siniawsky:** The insurance company hired the attorney.

**Commissioner Davis:** Why didn't you do it?

**District Administrator Telles:** Our insurance hired their own attorney to defend the District that way we absorb no legal cost.

**Commissioner Davis:** We had to pay for it. The Board paid for it.

**District Administrator Telles:** No, we didn't.

**District Attorney Siniawsky:** We did not. The insurance company hired the attorney and to say that every time and you're talking about one instance and I've never brought in another attorney. I perform your legal services for you and that was one time and not every time Jim and that was to defend you that the insurance company which provided the defense hired the attorney and pays for the attorney.

**Commissioner Davis:** I have always and still believed that the Board paid some large sum of money for that defense.

**District Attorney Siniawsky:** No.

**Commissioner Davis:** Okay.

**Commissioner Flannigan:** Jim, I was under that assumption also but it makes more sense with what their saying with the insurance company hiring the attorney. That makes more sense.

**District Attorney Siniawsky:** That's part of what your coverage provides.

**Chairman McAlpin:** Jeff, you say you started at \$4,000 and as the need for less services came in you gave us a different proposal and I think we're at that same point now. There's a need for less services from you.

**District Attorney Siniawsky:** That would be reflected in an hourly rate then **in the** total bill and as you apply the hourly rate and a lesser need for my services I don't provide you with services that are unnecessary and I don't bill you for it. It's all related to the amount of work I'm requested to do.

**Chairman McAlpin:** We need to tighten how we authorize the work because I believe there are items on the bill that maybe we don't necessarily need those services.

**District Attorney Siniawsky:** Can you give me an idea of what those are please?

**Chairman McAlpin:** If I could see your bill we could look at them. Maybe we should think about this for a month and put it on next month's agenda or we could make it a right now but I know that Joe sees the invoices. Joe do you have any comments on this?

**District Administrator Telles:** You authorize me as the District to look at his invoices and I do each month on each charge and before the Board use to tell me they wanted to see copies of the invoices when they were much higher and when they got down to the \$700/\$750 and it was standard legal research that the Board had authorized so in essence I stopped sending you copies the invoices because everything that he billed for have been justified in the last 12 months.

**Commissioner Varnell:** I've never seen an invoice and realistically if there is an itemized bill that shows he spent number of hours at the meeting, transportation for the meeting or not, expenses you or Angel requested and it may be that we tell Angel not to go to Jeff as much it we're seeing an absorbent amount.

**District Attorney Siniawsky:** Transportation is not on the invoice. If Angel has a legal issue that needs legal attention it doesn't make sense not to seek that advice from counsel.

**Commissioner Varnell:** I understand.

**Chairman McAlpin:** Let me suggest, that any additional work other than you attending and giving us advice during the meeting(s) that you think the Board has directed you to perform needs to be pre-authorized by Mr. Telles. Would that work? Because then we could do a sanity check since you believe it's authorized and we may have advised you to check for us and it might not be necessary. What I'd like for you to do is do some type of sanity check that way.

**District Attorney Siniawsky:** Can we add to that I need to review the engineer's agenda and the minutes of the meeting before I come in? Those are standard things.

**Chairman McAlpin:** That is fine and we want to make sure we're covered. If you review the agenda and represent us in the meeting that's the base rate we do and anything else above that is approved by Mr. Telles and if he has questions on whether it's authorized or not he could contact the Chairman of the Board whomever that may be and it's approved that way. The Board must vote on it.

**District Attorney Siniawsky:** I understand. Just that I understand. At times David runs into an issue and he picks up the phone and calls me and he and I talk about it. Do we then have to go to Joe first for David to be able to call me and get legal advice to perform his work as engineer.

**Chairman McAlpin:** When and how much does that happen David?

**District Engineer Fradley:** At random. Last year for instance we had the Lesjardins come in and we talked about encroachment agreements (cost covered) and they didn't know what to do and how to represent it and that invoice is included in my bill so I can collect it as best in the accounting. The retain wall problem and we talked and I had the guy put it in and sometimes I don't want to do legal things.

**Chairman McAlpin:** I want you to do legal things and what I hear is that it's relatively not common but it's minor. So, for those issues that are minor talk to Mr. Telles, it must be more controlled and that's what I'd like to see happen.

**Vice Chair Szerlip:** Wouldn't it be apropos to see some of the invoices and take it from there? Instead of jumping down his throat, Jeff has come down and I would like to see any bills he presents.

**Chairman McAlpin:** The only reason this has come up is because the firm is changing and this is a great opportunity if we want to make any changes, modifications or come to a difference of opinion now is the time to do it and still stay within the agreement that Jeff has and this is the only reason I bring it up now. What is the Board's pleasure?

**District Administrator Telles:** This is an itemized bill for June.

**Commissioner Davis:** Will we be getting this bill each month Joe?

**District Administrator Telles:** No. This was only due to the SFWMD, flooding and the resident's special meetings.

**Commissioner Varnell:** What he is asking is will we be getting the same bill each month.

**District Administrator Telles:** No, we won't Jim. If I see something out of the ordinary I will bring it to the Board. No one ever questioned the invoices for the past 3-4 years and I stopped sending them out. If you want them now I will include in my package.

**District Attorney Siniawsky:** I was getting calls from the residents since I attended the meeting here with the Mayor at the Chairs request. It was an extraordinary month.

**Commissioner Flannigan:** How often do you get calls from the residents?

**District Attorney Siniawsky:** Not very often. But because of the flooding they called because they knew me or they know me.

**Commissioner Varnell:** I don't think we can look at this as a typical invoice. I think if we have an opportunity at least until the Chairman and Board are happy at where we are it would be advantageous for everyone to see a copy of this in the monthly report.

**District Attorney Siniawsky:** No you can't. That's very atypical.

**Chairman McAlpin:** What's the pleasure of the Board now?

**Commissioner Varnell:** My personal is that I would like to see the invoices for the next couple of months since I don't think this can be representative of future invoices.

**District Attorney Siniawsky:** I would appreciate that Jesse if you would go with the larger sample sauce.

**Chairman McAlpin:** This is a fairness issue here and certainly we want to make sure that happens. Can we go for the next couple of months before this needs to get executed by your firm?

**District Attorney Siniawsky:** As long as you keep paying me I don't have a problem you're the ones who asked for the new engagement agreement. I'll tell you that as far as this month it's been very light and probably my biggest item for the month of July would be tonight and the meetings don't last for 2 ½ hours any longer those days are gone too.

**Chairman McAlpin:** I said 2 ½ hours because I wanted to have you covered. Let's postpone execution of any agreement

**District Attorney Siniawsky:** I understand your point and appreciate that and we're usually done somewhere at around 8:30ish.

**Commissioner Davis:** Your biggest item would be what?

**District Attorney Siniawsky:** Sometimes in terms of the single biggest time block it's going to be the minutes of the meetings. This month has been very light. I get correspondences from David concerning violations and that can become a legal matter and something that I need to be apprised of as those things go out. I would appreciate it you do go a couple of months for a different sample size.

**Chairman McAlpin:** Well put this on the agenda for the October meeting because for the September we're going to have priorities for the entire Acres. Jeff is there anything else?

**District Attorney Siniawsky:** No, that's it. Like I said it's been a very light month and I'm honest with you when those things happen and if I have no report it's not that I'm not doing anything it's just that there's not been anything of consequence that I need to report to you and not problems of anything else. Thank you.

**Chairman McAlpin:** Angel your report please.

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**ENGINEER'S REPORT -**

A. CONSENT ITEMS  
None

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B. QUASI-JUDICIAL ITEMS

QUASI-JUDICIAL ITEMS:

The items in this section are quasi-judicial in nature. If you wish to object or comment upon any of these items, you must be sworn before addressing the Board of Commissioners, and if you wish to address the Board, you may be subject to

cross-examination. If you refuse to submit to cross-examination, the Board of Commissioners will not consider what you have said in its final deliberations.

\* \* \* \* \*

C. BOARD ACTION ITEMS

None

D. Discussion Items

D1. Permit Activity (D9408.02 & D9408.03) ..... Summary

**ENGINEER'S STAFF REPORT FOR July 27, 2017 MEETING**

**AGENDA ITEM No.: D1**

Action Required: Discussion

Item Description: Permit Activity Summary P.A.I.D. Number: D9408.02 & D9408.03

Attachments: None

Summary: Approved Building Permits

No.	Name	Address	PAID No.
1.	Wheeler (Fence)	12345 N.W. 14th Street	B9307.02
2.	Schiller (Driveway)	540 E. Mount Vernon	B9007.07
3.	Dream Properties, LLC (Fence)	591 S. Old Hiatus Road	B1509.01
4.	Weise (Shed)	11501 N.W. 18th Street	B8406.01
5.	Karay (Patio Pavers)	12301 N.W. 6th Street	B0210.15
6.	Olivera (Driveway)	11241 N.W. 26th Street	B9909.04
7.	Obando (Fence)	11300 N.W. 24th Street	B0107.06
8.	Rizvi (Retaining Wall & Pergolas)	1620 N.W. 114th Terrace	B0112.02

Summary: Approved Certificates of Occupancy

No.	Name	Address	PAID No.
1.	Lom-Ajan (Pool)	12150 N.W. 20th Court	B1410.02
2.	DSL Construction & Inv., LLC (House)	1430 NW 116th Avenue	B1602.03
3.	Ragoonathsignh (Addition)	12001 N.W. 2nd Street	B9408.22

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D4. Violation Activity

\* \* \* \* \*

**DISTRICT MANAGER'S REPORT**

**District Manager Alvarez:** Wall removed by instructions of the Board.

**Vice Chair Szerlip:** Nicely done Angel. I didn't know we did that.

**District Manager Alvarez:** Thank you sir.

**Commissioner Varnell:** Out of curiosity Angel. On the finish photo there is a section without sod what is that for?

**District Manager Alvarez:** That's the swale area and outside of our easement. I spoke to the homeowner and let him know we corrected the end and he shouldn't have any more problems draining and he needs to change his sod.

**Commissioner Varnell:** So, he can just do the sod? I didn't know if there was a reason for leaving it like that.

**District Manager Alvarez:** Yes sir. He left a hump before that and that's the reason the water backed up. As we regraded we removed the hump.

**Commissioner Varnell:** You told him he can put the sod now.

**District Manager Alvarez:** Yes sir. I can't work on private property. Station #1 suffered loose bolts at the Pump/driveshaft pulley. Luis has corrected issue. We are monitoring to assure continued serviceability.

**Chairman McAlpin:** Isn't this part of our ongoing maintenance?

**District Manager Alvarez:** Absolutely sir. I think it was related directly to and after the storm when it was running continuously day and night for almost one week. Trash racks have been inspected and I told Joe earlier we in need of new trash racks and 17 rack bars.

**Vice Chair Szerlip:** What is the cost for one?

**District Manager Alvarez:** We just had a four done at a cost of \$5,800 for the entire section of six (6) racks.

**Commissioner Davis:** How many bars in six (6) racks Angel?

**District Manager Alvarez:** I believe there are nine (9) bars per rack.

**Chairman McAlpin:** If we are going to rebuild the pumps David and look at the wet wells and the entire feed in there going through and fixing all the trash racks that may change within the next year or two this could be dysfunctional and we could be wasting our money. Let's look at the ones that absolutely have it and the ones we can get by with what we have and if you'll communicate that to Angel and let us know about how much that is at the next meeting that would be good. I know we must rework the wet wells and make them bigger which means bigger or different trash racks. Thank you.

**District Manager Alvarez:** Did you want to meet at Station 5 or 6?

**District Engineer Fradley:** Lets go to Station 5. 6 is the one with the sinkhole.

**Chairman McAlpin:** We are going to look at the one with the sinkhole correct?

**District Engineer Fradley:** Yes. I am driving to 5 which has the pumping problem and then on to 6.

**Commissioner Varnell:** Six (6) is the one caved in.

**District Engineer Fradley:** I'm not sure that's the correct average for the previous month total of 2.81. There were a couple that registered at zero.

**District Manager Alvarez:** We're working under the new budget restraints and are trying not to take out additional expenses but we're catching up on our canal bank maintenance which was neglected over the weekend.

**Chairman McAlpin:** If we're running out of work we can certainly go and start an inspection on the swales where vegetation is in swales.

**District Manager Alvarez:** I instructed the staff that beginning Monday take out and clean, paint the trash racks and reinstall. I can go ahead and do a detailed inspection at the same time.

**Chairman McAlpin:** I think we need first to have a plan for the swales from David before we go out there and start making it happen and I would wait until next month and its plenty of work.

**District Attorney Siniawsky:** When it comes to the inspection of the swales, I suggest it be done from the street to the extent possible obviously if there's shrubbery, and plant materials on the swales that's easy to see but things that are code enforcement action or a code enforcement action are considered police actions that require a warrant to set foot on private property.

**Chairman McAlpin:** Except that we have easement rights and that's what I'm talking about.

**District Attorney Siniawsky:** To the extent we have easements it's a different matter but if its private property we need to be careful in theirs.

**District Engineer Fradley:** I did run inspections for the twenty-eight (28) lots and I walked down the property line and everywhere I went it was dry. This is the first I went in the summertime to look at the swales and especially after the storm on July 12<sup>th</sup> and all was dry. Also, I went and looked at a couple of candidates for rip rap detail and I put it on hold for this year and we don't have the time since we're working on the flooding situation and we did spend time on the detail and I don't see the need to repair the out bank and I suggest putting all of that on hold until the new budget. I'll leave it open in case you get some was out localized that section.

**Chairman McAlpin:** Do you want to continue Angel?

**District Manager Alvarez:** Only the report for the A/C on the Ford 150 and Mr. Telles covered that already. That completes my report unless there're are any questions.

**Chairman McAlpin:** I would like to see us clean up the back.

**District Manager Alvarez:** That was taken care of already sir.

**Chairman McAlpin:** You threw out all that c---?

**District Manager Alvarez:** Yes, sir.

**Chairman McAlpin:** Good. Thank you. Any old business? New business?

**Pump Station:**

Station #1 suffered loose bolts at the Pump/driveshaft pulley. Luis has corrected issue. We are monitoring to assure continued serviceability.

**Canals:** This Month -3.88 elevation av. Previous Month Total -2.81 elevation av. Yearly Total - 32.86/6=5.47

**Rainfall:** This Month - 7.82 Previous Month's total - 23.22 Yearly total - 43.11

**Projects:**

Canal bank clearing/maintenance

**Fleet:**

A refund for the F-150 A/C work at Tires Plus was requested on 05-29-2017 for continued A/C problems after three (3) unsuccessful attempts to repair unit at Tires Plus. A/C was repaired at Sawgrass Ford Dealership.

**Safety:** No incidents to report now.

**Last month's follow up:**

26<sup>th</sup> St. Canal bank removal and re-grading = Complete

**New:**

\* \* \* \* \*

**Old Business –**

**Chairman McAlpin:** I'm looking for the same as I expect with any other company we do business with and this is a new legal entity. We need to go through the exercise to make sure everything is correct. Jeff that's what the Board would like to see.

**District Administrator Telles:** SFWMD property aren't adamant and going to pay us. We can't lien their property because it's a government piece of property and the certificates won't go up for auction and they simply said we're not paying.

**District Attorney Siniawsky:** Your charter provides State own land is immune from taxation unless law provided otherwise and your charter provides that its subject to your Non-Ad Valorem assessment.

**District Administrator Telles:** I don't know if you can negotiate them deeding us and we don't own this land. Am I correct?

**District Attorney Siniawsky:** If it's no used for this purpose...

**Chairman McAlpin:** Great idea Joe.

**District Engineer Fradley:** We are already encroaching on the West of us.

**District Administrator Telles:** Old Plantation has that communication tower that they receive rent from and I know the man that owns Global Towers.

**Commissioner Davis:** It's called a Cash Cow.

**District Administrator Telles:** Is there a need for another communication where they need to be another tower and allowed them to construct here and collect revenue if we own the property? So, I must find out if we can get the property.

**District Attorney Siniawsky:** They pay about 20,000 a year per tower.

**Chairman McAlpin:** Is there any issue with Joe talking to these people and see if we can do a swap for the property? What's your pleasure?

**Commissioner Varnell:** I think it's a good idea to negotiate since they're not paying us the taxes anyway. Give us the property and we won't pursue legal action.

**District Administrator Telles:** Their office is down the street from my house.

**Commissioner Varnell:** I would put it as that we want more space for the office to be able and expand to use as a storage for our equipment.

**Chairman McAlpin:** I wouldn't be that specific and just say we need more operational space and leave it at that.

**Commissioner Varnell:** Don't mention the idea on the tower as they might want to do that themselves.

**District Engineer Fradley:** I'm going to chime in here. SFWMD North of Sunrise owns a 200' corridor North of the

River and its part of the original reservation and what happened was these people purchased this parcel here and they underling power owner from 1948 underneath that property but he conveyed it to someone else and excluded the East 200'. In the last five (5) years they've taken the position that it's not their property it's just reservation. They owned but its reserved for drainage.

**Chairman McAlpin:** Eminent domain.

**District Engineer Fradley:** All we must do and they would probably give us their reservation and we go to the State (TIF).

**Chairman McAlpin:** You mean we would trade what their protentional taxes are for assignment of the reservation?

**District Engineer Fradley:** They put the reverter and their legal office would say they only have drainage rights so it they change it and its again only reservation for drainage. That's why they don't want to pay for it anymore because it's not used for drainage.

**District Attorney Siniawsky:** They say they don't own it?

**District Engineer Fradley:** Every time I go out there they tell me prove that we own it.

**District Attorney Siniawsky:** Should the tax law be changed to reflect the underlining ownership? It's the same way that an easement operates. The property owner still owns the property and its burdened by an easement that benefits someone or another piece of property.

**Chairman McAlpin:** Let's do this. Joe, you have authorization to move forward and talk to these people and that's the Boards pleasure. Any other new or old business? Meeting adjourned and we move to the Budget Hearing.

\*\*\*\*\*

#### **New Business –**

\* \* \*

#### **Budget Hearing Minutes of July 27<sup>th</sup>, 2017.**

**Chairman McAlpin:** Joe I will turn it over to you.

**District Administrator Telles:** The number one thing is our taxable acres on the tax role is 32 more acres than what I had down on the memo 1,709.83 acres. Our actual acres including the SFWMD is an additional 32 acres I'm not including that on computation. I'm basing our budget on 1709.83 acres and that's what we'll collect. Last year our budget was \$444.47 an acre and because of the storm and other situations over time such as equipment repairs we'll be approximately \$50,000 over budget. I'm working on that and hopefully it won't be that much but I'm going to stay on the safe side. I contacted a bank and provided the financial information they needed for the loan and they are looking at the papers and I put it on hold based upon the last minute. I contacted our insurance company. The bill comes in on October 1<sup>st</sup> (we have 30 days) but she picked up the phone and said I'm not putting this in writing and said if you pay us only ½ by the time it goes through the procedure you will get a bill on December 1<sup>st</sup> then it becomes an internal issue with our office and if we get a check on the 15<sup>th</sup> for the balance I don't see a problem. The \$35,000 that we must come up with on the 1<sup>st</sup> will be ½ or \$17,500 and the balance will be due when we get our check from the County.

**Chairman McAlpin:** When do we get the first check from the County?

**District Administrator Telles:** Last year we got it on December 2<sup>nd</sup> and the large check is on December 15<sup>th</sup> approximately \$30,000-\$40,000.

**Chairman McAlpin:** So, you think we'll be okay and come up with \$20,000 initially.

**District Administrator Telles:** My problem is operating the District from October 1<sup>st</sup> – November. That's where I'm scrupling, transferring, and saving but there's a good chance I might be able to pull it off and not have to borrow the money.

**Chairman McAlpin:** Let's put in place something to borrow the money. I've gone through July and looked at it today and we've collected \$16,000 and that's all we'll collect based on South Florida not paying us. We have about \$200,000 in the account. We don't run \$100,000 in monthly expenses. If we keep everything constant and hope we don't have a storm since we're overbudget (\$15,000) on the fuel/propane bill from this past storm. That's why it's good to have the loan in place.

**District Manager Alvarez:** I just gave you additional invoices.

**Chairman McAlpin:** We want the loan in place like we discussed last month.

**District Administrator Telles:** This month July we pay every other week. This is just an unusual month where there will be three (3) pays and next month four (4) and by the end of the year it will be nine (9) then along with the pay you have payroll taxes and pensions. I hoping to get us into the new year without borrowing the money.

**Chairman McAlpin:** What I see on the proposed budget #1...is that where you're going to now?

**District Administrator Telles:** Yes.

**Commissioner Davis:** That's all the health insurance at \$36,000 right Joe?

**District Administrator Telles:** No, that \$36,000 is the health insurance and the insurance for the District is at the other page which is \$35,500. Operating expenses.

**Commissioner Davis:** I see it. How is that different from the employees? That's a different insurance. I go it now.

**Chairman McAlpin:** So, we're under the operating and maintenance expense as your projections for 2017/2018 and under on what we spent in 2016/2017 which is good. We look at the 1<sup>st</sup> page you're saying 415 last year we spent 465.

**District Administrator Telles:** Correct.

**Chairman McAlpin:** Then you have the administration budget #1 at same basic level for the administration last year was 188,000 this year 181,000 about the same a little less...

**District Administrator Telles:** A little less since we're not having the Central and Southern canal project we just finished with engineering from David. The project is done and you see in there I put \$15,000 from legal. I must put something in which is \$1,250 per month. Legal is \$15,000.

**Chairman McAlpin:** I'm on page two now you're about the same as you were last year 38,000 to 42,000 so that's good. We're tracking from what you had. Let's go to page three and this is where we start on District Manager's vehicle at \$28,000, \$150,000 for the pump station which we said is an absolute must.

**District Administrator Telles:** That's an estimate from talking to Dave and he'll have a better idea when he meets with the gentleman tomorrow.

**Chairman McAlpin:** But for now, \$150,000 is the best and then when we pay the \$50,000 back and minimum we can go by is if we add the pump station and no more capital and none of this work we have in here from culverts, pipes, or the meetings we've had for the past three days with the residents but we do something like this minimum we can get by with next year is \$503.00 an acre. We're just talking here. Then you look at the 3<sup>rd</sup> column, and all stays the same again, until we get to the 3<sup>rd</sup> page

**District Administrator Telles:** Is an additional \$15,000 in the reserve account. That's nothing.

**Chairman McAlpin:** That's nothing in proposed budget #2. Then you go to proposed budget #3 please walk us through it Joe.

**District Administrator Telles:** I did the same thing. I increased the reserved from \$15,000 to \$50,000.

**Chairman McAlpin:** I look at that as capital to do our projects such as what the residents talked to us about. It's not much but that's what you have to look at.

**District Administrator Telles:** An idea of the increments and the cost to you as far as per acre. That additional \$35,000 is going to raise it to \$536.69 an acre.

**Chairman McAlpin:** Jim are you following with us on this?

**Commissioner Davis:** Yes, I am.

**Chairman McAlpin:** In the last one you increased it to \$100,000 for projects which starts to make more sense but not much and we still have the \$150,000 for the pump stations and that takes us to \$567.00 an acre. Jim, you want to say something?

**Commissioner Davis:** I do.

**Commissioner Flanagan:** Whatever you say Jim I'm going with you on this.

**Commissioner Davis:** I have a statement. We five (5) Commissioners are elected by the residents of Plantation Acres to keep the Acres from flooding with proper canal maintenance of swales, maintaining proper diligence with construction of new homes, fencing, and moving water thru the canals out of the Acres. I am informed that we possibly could be one hundred thousand (\$100,000) dollars over budget this coming year since many areas need immediate action to avoid future flooding that occurred during this past storm that flooded all the Acres. Our budget must be increased to manage the new swales and canals that must be repaired and constructed.

I, as one of the Commissioners, am not opposed to increasing the budget for that construction. Contrary to Commissioner Szerlip's comments of me not approving increasing the budget for necessary areas, I'm not in favor of when we are fifty to one hundred thousand (\$50,000 to \$100,000) dollars over-budget in adding items that don't help in the area that the residents voted us to do while in office.

I am totally opposed to purchasing a twenty-eight thousand (\$28,000) dollar new truck which is in the proposed budget by our Administrator. We purchased a new truck for our District Manager to drive around the Acres two (2) years ago at thirty-five thousand (\$35,000) dollars and to even drive it home every night. I'm informed that he needs this in case of a weather emergencies and he must get to the office. I drive my own vehicle and so do the rest of us. We are computerized and know hours in advance if there's a reason to go to the office. The mileage put on this vehicle is extremely out of line. At the time to trade in the truck the mileage will bring the value down considerably.

The office of the Commissioners of PAID is not only honorable and elective, but we are responsible for water removal and not here to spend money from our budget for the convenience of our manager to have a new truck to drive home and now purchasing another new one at the cost of twenty-eight thousand (\$28,000) dollars.

Let's report that to everyone we told that we didn't have the money to repair their drainage problem but we can buy a new truck to drive around the Acres and allow him the convenience to drive home every day. **(Original provided to Madam Clerk as per Chairman McAlpin's request)**

**District Administrator Telles:** Our main work truck was a **Chevy Silverado**. We have a trailer that is filled with trash and other items to haul and hold equipment on a trailer. The Silverado we have had for several years and because of the wear and tear of pulling equipment with it the transmission and other problems and then decided to get a better and stronger vehicle 2 years ago and went and brought the F-250 with 4wheel drive as the main work truck for the District to haul equipment. The F250 is the basic work truck. We have another Ford the F150 used as a secondary work truck. The Trail Blazer which is the vehicle Angel drives was a used vehicle purchased in 2007 for \$ 14,000 with over 200,000 miles on it today and we are spending a significant amount of money for repairs. It's falling apart! Angel as an administrator needs a new vehicle and instead of having an SUV get Angel a pickup truck so it's more useful as far as the maintenance for the District and we can put more things in it and use it more as a utility vehicle.

**Commissioner Davis:** Does he take it home every night? I don't understand that. I don't get a truck. Do you get a vehicle? None of us get a vehicle.

**District Administrator Telles:** Yes, sir he does. The Board made the decision that for the betterment of the District that Angel can drive the vehicle home.

**Commissioner Davis:** I understand about the if something happens but we are now computerized. We don't need that anymore. That's an issue we don't need.

**Chairman McAlpin:** Jim, this is what I hear you saying. You aren't against buying a truck. What you're against is Angel taking the truck home daily. Is that a fair statement?

**Commissioner Davis:** That is one thing yes but to buy a new vehicle and pay \$28,000 is ridiculous. I'm looking at new cars now and I'm not buying a new car because I don't need a new car. It depreciates 30% when you drive it out the door so I buy one that's a couple of years old and hopefully and I know it will last. But when you buy a truck you buy one for your what you need it for and if we need it for hauling equipment and trash around we should have gotten it before when we purchase the Trail Blazer.

**Chairman McAlpin:** So we didn't do that with the Trail Blazer but now we need a newer vehicle. I'm trying to reach closer and if we get a late model that is a truck are you comfortable with that? That's all we must decide now and whether Angel takes it home but we must set the budget. We must decide how much money we must put in the budget for a newer vehicle.

**Commissioner Davis:** How much do you think a late 2-year model truck 4-wheel drive cost? I've been looking at them and can tell you.

**Chairman McAlpin:** I'm not the best one to tell you and I just brought my daughter a used 2-year old RAV4 for about \$23,000 and it has navigation because she needs it. So, I think if you look at \$20,000 or so I'm not too sure that's the right number but I know you can get them for less but it must be a good quality vehicle. If we put \$28,000 for this and you want to work with Mr. Telles on this to find a vehicle that satisfies the needs of the District, 2-year late model, minimum mileage, not beat up. We did that with one of the vehicles before and we got a good deal on it. Work with Mr. Telles and I'll be 100% with it.

**Commissioner Davis:** I'll be happy to work with Joe.

**District Administrator Telles:** We must advertise and if we find somebody they in turn must respond to over advertisement. I would like to keep it at \$28,000 and no matter what we will not spend one dime over that amount and if we get it for \$19,000 great we just saved.

**Chairman McAlpin:** Will you work with Mr. Davis and between both of you fine a vehicle that meets the needs of the District and we'll keep \$28,000 in the bank but we won't expect to spend it,

**District Administrator Telles:** I found a good gentleman that all he does is go to auto auctions and it so happens that these auctions are directly across the street from the SFWMD on Salisbury Way and behind the Amphitheatre. I can contact him and tell him what we're looking for and he will scour the auto auctions and will come back to me and let me know the vehicles he found that we might be interested in purchasing. He finds great deals.

**Chairman McAlpin:** Work with Mr. Davis and then Jim what we'll do is put it on the next meeting's agenda to decide what the policy will be for Angel taking the truck home. We will review that policy later. I want to get the budget locked out. Are the rest of the Board members okay with that?

**Board Members:** Yes unanimously.

**Chairman McAlpin:** This is where I'm at and I will start it off.

**District Administrator Telles:** I have one more comment and I know it will upset a lot of people and at \$600.00 an acre it ups our budget collectable by \$43,000. We must address the pump stations and we can't drag them out for 5 years and David said that's the main problem with the drainage and it is. David explained to me how they must throttle down because the water was coming back into the Acres.

**Chairman McAlpin:** The other problem is the swales.

**District Administrator Telles:** We also must rave David in a little too because he's coming up with all these ideas to me like new engines, switching over to electric power to run the pumps so I'm letting him meet with the gentleman and I was hoping to be there too I don't know where the meeting will take place or sit down with David after they meet and go over the recommendations of the gentleman. I must do this in the budget.

**Commissioner Davis:** I wondered why didn't we use electric power to begin with?

**Commissioner Varnell:** If the power goes off we won't have power if the electric is out and that's the reason.

**Chairman McAlpin:** This is where I would like to see us come out. I'm supportive on budget #4. The residents expect us to do something with the problems we've had over the last meetings and we must start focusing on the pumps. This is our priority and if we didn't have this storm we were going to focus 100% on the pumps. Now we must do two we must do something and for me whether \$600 or \$567 an acre that is the right number. My recommendation is #4.

**Commissioner Szerlip:** This year is \$444.47 that you pay per acre Jim and if you go to #4 and the difference from what we have now to Gary's proposal is \$245.00 for 2 acres and if you have less its less and more would be more. I don't see any terrible with that since most of property owners here would have a qualm to say that's too much.

**Commissioner Davis:** If you go to the report its \$122.00 an acre more.

**Commissioner Varnell:** Roughly \$600.00 for a 5-acre track.

**Commissioner Davis:** I understand that.

**Commissioner Varnell:** I'm with Gary that #4 is the way to go so that we have the money to fix these specific areas where the people came and spoke with us about. We must work on these pump stations.

**Commissioner Davis:** I'm not opposed to that at all and would vote in favor of that and the only thing I'm opposed to is buying another new truck. I'm only commenting. That's all I'm doing.

**Commissioner Varnell:** I think we do need another truck if over 200,000 miles but I don't know that we need a new truck.

**Chairman McAlpin:** I think Jim and Joe are going to work through that and if you want to be involved...

**Commissioner Varnell:** I don't.

**Commissioner Flanagan:** I like new trucks myself but don't mind a used truck for the District's benefit to go with #4. Please don't make up #5.

**District Administrator Telles:** We were at \$551.00 when we built this building and there were more taxable acres then.

**Commissioner Varnell:** Here's the other thing. If we come out and find out the pumps stations are going to cost \$40,000 instead of \$150,000 to do what we want we'll have all six (6) done and next year we could drop the taxes back down to \$447.00.

**Commissioner Flanagan:** When did that ever happen?

**Commissioner Varnell:** Obviously, it did when the year we built the building. If raising it this year there's nothing said that we can't bring it back down next year once we see how much the pump stations are going to cost.

**Chairman McAlpin:** We were at \$550.00 and then we dropped it down to where we're at now. So, we have done that and you're correct Jesse we have a right to the obligation for the homeowners to do that and you haven't said anything Doc.

**Commissioner Szerlip:** I'd go along with it.

**District Administrator Telles:** Another thing is that David looks at the SFWMD and I would like to consider Federal money that would be available to help us. I remember one year we were almost able to piggyback out of the State of Minnesota. They were given funds by the Federal Government and weren't using it. Then they can allocate back to other States. Although it didn't come about it almost did for our district. I would like to consider that. I see all the time and I'm copied on emails from the Federal Government on grants and other things. In the grand scheme of things \$250,000 for this District would be chump change to the Federal Government money.

**Chairman McAlpin:** I think you are correct.

**Commissioner Varnell:** I agree but the only issue I have is when I use to apply for grants when I was with the department is applying for grants cost you \$10,000/\$15,000 to have a grant writer.

**Chairman McAlpin:** I was going to say do let Jeff get involved.

**Commissioner Davis:** We applied for grants about twenty-five (25) years ago and it didn't cost us that.

**Commissioner Varnell:** I'm telling you that in today's world a grant is 80-100 pages and a standard grant writer charges to prepare the grant.

**District Administrator Telles:** Wet wells are 53 years old and never been addressed. God knows what they look like I there.

**Chairman McAlpin:** I need a motion to accept the budget proposal #4 raising it to 567.17 per acre. Motion and second. Motion passed unanimously. Mr. Telles do you have any other budget information you want to share with us?

**District Administrator Telles:** On the tax role, its thirty-two (32) additional acres than what I had here of 1,709.83. However, our actual acres which doesn't include SFWMD but I'm on the 3<sup>rd</sup> page.

**Additional Comments:**

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J. Gary McAlpin, Chairman- If there is no other business, meeting is adjourned. There being no further comments, the meetings were adjourned at 8:44 pm.

\_\_\_\_\_  
J. Gary McAlpin, Chairman      Date

\_\_\_\_\_  
District Secretary                      Date

# DAVIS TOURS, INC.

Est. 1977

James L. Davis  
President

PH: 954-472-2858  
FAX: 954-472-9538

We five (5) Commissioners are elected by the residents of Plantation Acres to keep the Acres from flooding with proper canal maintenance of swales, maintaining proper diligence with construction of new homes, fencing, and moving water thru the canals out of the Acres. I am informed that we possibly could be one hundred thousand (\$100,000) dollars over budget this coming year since many areas need immediate action to avoid future flooding that occurred during this past storm that flooded all the Acres. Our budget must be increased to manage the new swales and canals that must be repaired and constructed.

I, as one of the Commissioners, am not opposed to increasing the budget for that construction. Contrary to Commissioner Szerlip's comments of me not approving increasing the budget for necessary areas, I'm not in favor of when we are fifty to one hundred thousand (\$50,000 to \$100,000) dollars over-budget in adding items that don't help in the area that the residents voted us to do while in office.

I am totally opposed to purchasing a twenty-eight thousand (\$28,000) dollar new truck which is in the proposed budget by our Administrator. We purchased a new truck for our District Manager to drive around the Acres two (2) years ago at thirty-five thousand (\$35,000) dollars and to even drive it home every night. I'm informed that he needs this in case of a weather emergency and he must get to the office. I drive my own vehicle and so do the rest of us. We are computerized and know hours in advance if there's a reason to go to the office. The mileage put on this vehicle is extremely out of line. At the time to trade in the truck the mileage will bring the value down considerably.

The office of the Commissioners of PAID is not only honorable and elective, but we are responsible for water removal and not here to spend money from our budget for the convenience of our Manager to have a new truck to drive home and now purchasing another new one at the cost of twenty-eight thousand (\$28,000) dollars.

Let's report that to everyone we told that we didn't have the money to repair their drainage problem but we can buy a new truck to drive around the Acres and allow him the convenience to drive home every day.

Respectfully,

Mr. James Davis/Commissioner

