

PLANTATION ACRES IMPROVEMENT DISTRICT

REGULAR MEETING

September 24, 2020

Member Present: Stephen Nieset, Chairman
Dr. Edward N. Szerlip, Vice-Chair
Louis Flanigan, Commissioner
Lance Fein Ed.D, Commissioner

Also Present: District Engineer Vaughan
Joseph Telles, District Administrator
Angel Alvarez, District Manager

Virtually: Jesse Varnell, Commissioner
District Attorney, Paul Gougelman
David Fradley, District Engineer

Chairman Nieset called the meeting to order at 7:00 p.m. The Pledge of Allegiance to the Flag followed by Chairman Nieset giving opening prayer. Roll call indicated the above members were present.

MINUTES –

Motion made by Vice-Chairman Szerlip to approve the regular meeting minutes of August 27th, 2020 and second by Commissioner Fein. Motion carried unanimously by voice vote. Roll call Chairman Nieset, (yes) Commissioner Flanigan (yes), Vice Chairman Doc Szerlip (yes), Commissioner Varnell (yes), Commissioner Fein (yes), Motion carried unanimously by voice vote.

PUBLIC COMMENTS - None

DISTRICT ADMINISTRATOR’S REPORT:

Consent Agenda for August 31st, 2020 that has not changed and the Cash Flow for the same period (overview provided). Motion made by Vice-Chairman Szerlip to approve the Consent Agenda and Cash Flow second by Commissioner Flanigan. Motion carried unanimously by voice vote. Roll call Chairman Nieset, (yes) (Commissioner Flanigan (yes), Vice Chairman Doc Szerlip (yes), Commissioner Varnell (yes), Commissioner Fein (yes), Motion carried unanimously by voice vote.

LEGAL REPORT:

District Attorney Gougelman: At this time we don’t have a lawsuit we will wait and see if there is one maybe or not. I had a lengthy discussion with the attorney for the Colliers’ they want to reach out to you and I suggested they come to

tonights meeting Their attorney indicated what they want to do is reach out to you individually and to come by the house and show the improvement they made. From a litigation point I have not objection iif you choose to and have no requirement to do so. You will have to announce what you observed if you go to the house or on the phone and the material substance of the conversation. The attorney indicated that the Collier's are very interested in having some personal dialogue and I let him know I would communicate it to you. They might want the violation to be reconsidered perhaps. They are concern about private property rights. Don't commit to anything until you are all together. If you don't want to meet you certainly don't need to. We extended an invitation to come to the meeting. That ends my report. (Legal overview continued)

Commissioner Varnell: They sent me an email stating that they felt being singled out because their neighbors have filled in the swale and poured things and added trees. They feel that if we are going to enforce the rules they should be done equally to include their neighbors. I can't argue that position.

District Attorney Gogleman: Staff will have to go out and do an inspection and as to whether or not the Board choosed to enforce anything each piece is individually.

Commissioner Varnell: I will expand and ask if engineering or Angel has gone out to do the inspection after I forward the email that was sent to my attention.

District Manager Alvarez: I have checked the property and there is no violation. One thing to consider is the development of each individual lot as to the year built.

Commissioner Varnell: I agree with that Angel. I want someone to go out there and explain what you just told us to them.

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ENGINEER'S REPORT :

District Engineer Vaughan; Overview and attachments provided

A. **CONSENT ITEMS** - NONE

B. **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. Pump Stations Improvements (D1707.01)Update

**ENGINEER'S STAFF REPORT
FOR September 24, 2020 MEETING
AGENDA ITEM No.: D1**

Action Required: Discussion

Item Description: Pump Stations Improvements
Update

P.A.I.D. Number: D1707.01

Attachments: None

Summary:

There are two issues to report. The first is the status of the construction and the second is the status of the permitting.

The contract for the pipe lining work has been signed and returned. A notice to proceed has been sent to the contractor and they have responded. On September 24th, they emailed us saying that they are working on the construction schedule and once completed, they will submit it to the District for review.

The contractors that were to submit revised bids for Pump Station 3 still have not responded. We will continue to seek a qualified contractor to perform the work. The pump manufacturer has been in contact with our office to offer assistance in seeking a qualified contractor to perform the work. If no contractor is found or willing to do the work, the plans will be modified and the project will be re-bid.

Regarding the second item, the SFWMD just notified us that an ACOE permit will now be required. Upon notice, we immediately prepared the application for submittal, as directed by the ACOE Liaison from the SFWMD. We are now pursuing the required permit for the work. However, it was noted by this liaison, that the ACOE have been somewhat slow to non-responsive with respect to their review. We will make a diligent effort to obtain this permit as soon as possible.

Prepared by: WTV Date: 09/16/2020

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District Engineer Vaughn: Thinking we should have a pre-bid meeting so that we can answer any questions people can bounce some ideas around need to have everyone in the room has to be stated and documented. Thinking about adding that component into the next bid. I can probably have an answer by next Board meeting. If we go on for another month or so and nothing transpires I would come back and ask the Board on re-bidding the project. Perhaps good idea to buy directly from the manufacture. It would be part of the document and must let them know. Sme procedures as before. We are bouncing around on whether to do one station separate or go back and re-bid all six stations again. You have to also re-bid for each individual station if we don't do it for all six. Still want what's more favorable to the District.

D2. Rear Yard Swales (D2008.01)Update

**ENGINEER'S STAFF REPORT
FOR September 24, 2020 MEETING
AGENDA ITEM No.: D2**

Action Required: Discussion

Item Description: Rear Yard Swales from Old Hiatus Road west to Baptist Church property between NW 27th & 28th Courts
Update

P.A.I.D. Number: D2008.01

Attachments: None

Summary: In response to Residents' concerns and a follow up inspection along with recommendations from Staff, at last month's Board meeting (August 27th), we were asked to obtain topography within the common backyard swale areas as referenced above.

As of the date of this report, we have completed the necessary field work and have obtained all the required data. We have begun developing an exhibit. This exhibit, when completed, will identify existing elevation contours and drainage pattern.

We will try to complete this exhibit by meeting time for discussion purposes. If it's not completed in time for the meeting, we would recommend deferring the discussion until next month's meeting. This will allow both the Board and the Residents (upon request) to review the exhibit prior to the meeting and to formulate any specific questions they may have.

Prepared by: WTV Date: 9/17/2020

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District Engineer Vaughn: It is functioning properly. Individually can do some minor grading, Provided overview with poster exhibit.

District Manager Alvarez. It is up to the homeowner to do the grading. The way I see it is that swales are constructed to meet our criteria when homes are built the same way they have to meet the landscaping for the City criteria. The City mandates you have five trees and they won't come out and do it for you. Same with us.

Vice- Chairman Szerlip: So the last time they were here we told them we would look into and so we have according to your exhibit.

Commissioner Fein: So hypothetically, if you did something would it improve the drainage?

District Engineer Vaughn: In some storms. In this storm I'm showing yes. In smaller storms it will be held up by the driveway. It might be something simple for them to do on their property. I was out there today and it looked dry. (Overview on previous Code)

District Manager Alvarez. The district and engineering have evaluated there are no problems. Drainage functioning as design and gone within three days, We've had some storms this month and no one has called me about water in the swale. They have an old time driveway, One has a dip and the other a hump with a culvert underneath. New swales might be lower. The only fix is to raise the swale to match the driveway so that both are the same. Connecting is another possibility but I don't think it's critical. I will leave the exhibit here and maybe Angel can have them come in and show the exhibit.

D3. Permit Activity (D9408.02 & D9408.03) Summary

**ENGINEER'S STAFF REPORT
FOR September 24, 2020 MEETING
AGENDA ITEM No.: D3**

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.	Miller (Fence)	11420 NW 26th Street	B0209.03
2.	Laurie (Generator/LP Tank)	331 Tara Drive	B8811.04
3.	Hussein (Generator)	1640 NW 117th Avenue	B0208.03
4.	Delpe (House)	12300 NW 5th Street	B1707.02
5.	Proulx (House)	11201 SW 3rd Street	B2002.01

Summary: No Approved Certificates of Occupancy

Prepared by: HMS Date: 9/17/2020 J:\PAID\Projects (D)\1994\D9408.02-Approved Building Permits\WP\D9408.02 STAFF REPORT 2020-09-24.wpd

D4. Violation Activity (D9611.01) Summary

**ENGINEER'S STAFF REPORT
FOR September 24, 2020 MEETING
AGENDA ITEM No.: D4**

Action Required: Discussion

Item Description: Notices of Violation

Summary

P.A.I.D. Number: D9611.01

Attachments: None

Summary: The following is a summary of the existing violations.

Name	Address	Violation Status
Collier	11700 NW 12th Street	Fill without a Permit
Final Order Issued 9/11/2020		

Prepared by: HMS Date: 09/17/2020 J:\PAID\Projects (D)\1996\D9611.01-Violation Summary\WP\2020-09-24 D3. Nov Activity.wpd

District Engineer Vaughan: That completes the quasi judicial item on the agenda.

DISTRICT MANAGER'S REPORT:

Last Month's Follow up: P.A.I.D. now has a WEBEX account to host monthly and other meetings online without a third party assist.

Pump Stations: All stations operating as designed. Brad Lewis, Suburban Propane, has made contact to look into a smooth transition schedule for fuel tank replacements at all seven P.A.I.D. fuel tank locations.

Canals: This Month = 3.74' - Previous Month = 3.82' Year to Date = 3.98'

Rainfall This Month = 8.33" Previous Month total = 4.99" Year to date = 60.67"

Projects: Routine canal bank maintenance. Replaced asphalt aprons (2) with concrete aprons at catch basins 6E/9 & 6E/10 (NW 26 ST) to avoid constant regrowth of weeds protruding through asphalt apron.

Fleet: 2010 F-150 – Routine oil change Mileage = 147,481 2016 F-250 – Routine oil change Mileage = 46,485 2018 F-150 – Routine oil change. Mileage = 36,938

Safety: No incidents to report at this time.

New Business: New tires were placed on the lawnmower trailer. Gave Joe a sheet on new wireless system information.

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OLD BUSINESS – None

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NEW BUSINESS –

District Manager Alvarez. Gave Joe a sheet on new wireless system information.

Commissioner Fein: Did AMI get in touch with you Angel?

District Manager Alvarez. Yes. I gave the information to Joe.

District Administrator Telles: Have three bids.

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There being no further comments motion to adjourn meeting was made at 8:00 pm.

Steven Nieset, Chairman Date

Vilma L Aponte, District Secretary Date