

PLANTATION ACRES IMPROVEMENT DISTRICT

REGULAR MEETING

October 24th, 2019

Member Present: Louis Flanigan, Chairman
Dr. Edward N. Szerlip, Vice-Chair
Jesse Varnell, Commissioner
J. Gary McAlpin, Commissioner
Stephen Nieset, Commissioner:

Also, Present: David Fradley, District Engineer
District Attorney – Paul Gouglman
Joseph Telles, District Administrator
Angel Alvarez, District Manager

Chairman Flanigan called the meeting to order at 7:00 p.m. The Pledge of Allegiance to the Flag followed. Commissioner Nieset gave a minute of prayer. Roll call indicated the above members were present.

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PUBLIC COMMENTS:

Mr. Borino – 11841 NW 2nd Street, Plantation Acres, FL 33325 – Request update on improvement plans for distribution of standing water. Please provided information on study that was being performed. Storms of 2017 is what I'm refereeing; so I don't see any relief; house was built behind me ... (gave original plot plan information).

Commissioner McAlpin: Work was completed at the South Acres including canal draingage. Next year focusing on pump station which are old and need work to commence; moditying three and next year hopefully rebuilding the other three; after we get the stations rebuilt we will look at the footprint of the Acres again and prioritize on what needs to be done. We will come up with a schedule that meets our budget.

District Engineer Fradley: Overview provided on when houses were built and additional information on possible swale.

Commissioner McAlpin: David if the Board agrees go out there.

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MINUTES –

Motion made by Commissioner McAlpin to approve the Regular meeting minutes and second by Commissioner Szerlip to approve the minutes of the minutes of September 12th , 2019 as presented. Motion carried unanimously by voice vote

Motion made by Commissioner McAlpin to approve the Budget minutes and second by Commissioner Szerlip of September 12th , 2019 as presented. Motion carried unanimously by voice vote

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DISTRICT ADMINISTRATOR'S REPORT:

District Administrator Telles: Provided an overview on the Consent Agenda and Cash Flow (waited as long as possible to generate, since then a couple more bills came in) for the month of September, 2019, Overview presented and attachment provided to the Board.

Commissioner McAlpin: On the last page is the 242 the cash on the account? Positive balance of 23,000 will go down with the couple of invoices coming in. Gave explanation on the SFWMD and not being able to collect.

Motion made by Commissioner McAlpin to approve the Consent Agenda and Cash Flow and second by Commissioner Varnell of September 30th, 2019 as presented. Motion carried unanimously by voice vote

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LEGAL REPORT

District Attorney Gulgeman: At the last meeting the Board ask for me to put together a roadmap if you will for adverse possession of the property to the North and you have the memo stating that we do have the ability through the context of adverse possession go ahead and embark on the process if you desire to and the memo is a roadmap on how you can go through in doing it. Bottom line is a couple of hurdles on the way would be fencing in the property, posting it and alternately would be to cultivate the property. As soon as you get it fenced in the next step is to file with the property appraisal the form that's attached with the memo and they will attempt to give notice to Redland's Holding which I assume would probably go nowhere since it doesn't exist anylonger. After seven (7) years time period of paying taxes on the property filing the adverse process what we could do then is file an action in court for Quiet Title into an adverse possession to the the Court issue a Title to a Deed to the property. That's the long and the short of it. I'll be happy to answer any questions.

Commissioner Varnell: If we use it as a water reserve we lose our ability so we have to use other methodology such as fencing and using for equipment storage. Would that cover what we need to do to bypass this exclusion.

District Attorney Gulgeman Yes and also post the property. You either fence or cultivate the property. Once you fence it in and file the form attached to the memo that's when your seven (7) years start to run. Unless rather than fencing the property and you want to follow the route of cultivation. Clearing it in its self is not a method for cultivation. You doing so that you can use it.

Chairman Flanigan: Must be the same in order not to get objections if we don't use the same as we have now.

Commissioner Varnell: I agree with Angel, we should let the neighbor know of the intent.

District Engineer Fradley: Permits? Completely close if off with a gated area. We will get it surveyed.

District Attorney Gulgeman If your installing a fence and not getting a permit whatever you do follow the City requirements on height, posting etc.

Motion made by Commissioner Varnell to sign the acreage North of the District building with what our District Attorney put forth to comply with City Ordinances and his direction and begin with the clearing of said property approve. Motion and second by Commissioner Nieset presented. Motion carried unanimously by voice vote

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ENGINEER'S REPORT

A. CONSENT ITEMS – NONE

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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:**

District Engineer Fradley: Provided television screen overview on pump station plan; three per year with a pilot first. Everything is steel; changes the volume of water a bit mostly because of the gates; 6x10 length; CO's are only for new houses. Yes Commissioner Varnell

D1. Pump Stations Improvement (D1707.01)Summary
D2. Permit Activity (D9408.02 & D9408.03)Summary
D3. Violation Activity (D9611.010).....Summary

DISTRICT MANAGER'S REPORT

Last Month: Follow up: Drainage asset inspections and repair; canal bank maintenance (designated maintenance access sides)

Pump Stations: All stations operating as designed

Canals: This Month = 3.88' Previous Month = 3.74' Year to Date = 4.14'
Rainfall: This Month = 6" Previous Month Total = 4.5" Year to Date = 48.65"

Projects: Catch basin repaired at 11910 NW 27th Ct./damage due to erosion between basin structure and inlet cover joint; catch basin across street will also be restored by staff/also leaking at the same joint

Fleet: 2010 F-150- Mileage 132,897

2016 F-250 – 4 shock absorbers replaced and tires rotated/balanced; Mileage 38,857

2018 F-150- Tires needed – mileage 26,128

Safety: New staff workshirts are uncomfortable (thick & hot); requesting change and willing to pay \$66.00 per employee; they are hopefully the district will approve and cover exchange cost of \$264.00

Motion made by Commissioner McAlpin and second by Commissioner Varnell to change and cover the cost of \$264.00 for the staff workshirts. Motion carried unanimously by voice vote

OLD BUSINESS –

Commissioner Varnell: Recommendation to consolidate the November and December regular meetings or move our meeting(s) back a week. Both fall on Thanksgiving Day and on Christmas Day. Doc would that create a problem for you.

Vice-Chair Szerlip: Not a problem Jesse.

