

# Surfside Colony Community Services District

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## Minutes of the November 27th, 2023 General Meeting of the Board of Directors Surfside Office – B89 - 6:30 p.m.

- Directors Present:** President Paul Mesmer, Secretary Gayle Mueller Winnen, Rudy Lalonde, Tara Amundson, and Linda Garofalo.
- Directors Absent:** None.
- Staff Present:** Clerk Chris Montana.
- Community:** V. John Kriss, Eric Springer, Dave Chamberlain, and Richard Landess of Surfside Colony Storm Water Protection District; Ryan Hill of Surfside Colony.

President Mesmer called the meeting to order at 6:33 p.m. and led all present in the pledge of allegiance.

Community Input: Inquiries and comments were made regarding the status and timing of Sand Replenishment Project now underway. President Mesmer requested that questions be withheld until the Storm Water Protection District meeting.

Review and Possible Approval of the October 23rd, 2023 General Board Meeting Minutes: After Board members reviewed the Minutes of the October 23rd, 2023 General Meeting of the Board, Secretary Mueller Winnen moved for approval as prepared, Director Amundson seconded, and the motion passed unanimously.

Review and Possible Approval of Current Bills Presented: Clerk Montana presented check #'s 3783-3785 for a total amount of \$103,894.66, consisting of \$102,599.66 for August and September 2023 monthly Security and Maintenance billings from Surfside Colony, Ltd. and \$1,295.00 for general and administrative expenses. The Clerk reported that the \$51,299.83 monthly billings from Surfside Colony, Ltd. for the months of October through December 2023 would be paid as soon as adequate property tax revenue had been received from the County. Checks were reviewed, approved and signed as presented.

Clerk's Report, Fund Balance and Review of Trial Balance: Clerk Montana reported the fund balance as of November 27th, 2023 to be \$299,434, which included \$830 in the District's checking account. Approximately \$50,000 was expected to be received during the week. \$95,990 in property tax had been received during the current month, as well as \$2,669 in interest and \$5,920 in User Fees.

1<sup>st</sup> Quarter Reconciliation of Security and Maintenance Contract Expenses: The Clerk presented the 1st Quarter 2023-24 Surfside Colony Ltd. Security and Maintenance Contract Reconciliation for review and discussion. The Clerk reviewed the budget and annual contract approval processes resulting in the monthly billings and reconciliation. Based on the reconciliation report, the year-to-date overpayment of \$23,080 appeared to result

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from Surfside Colony, Ltd. not incurring Administrative payroll expenses from July through September 2023. Any overpayment at year-end would be applied to the June 2024 final contract invoice. A motion was made to accept and file the reconciliation as prepared as follows:


**MOTION:** Director Garafalo moved to accept and file the 1st Quarter 2023-24 Surfside Colony Ltd. Reconciliation of Expenses as prepared, and to monitor future expenses. President Mesmer seconded, and the motion passed unanimously.


Review and Possible Approval and Funding of the Community Lighting Project – Phase 1 for \$72,751: Clerk Montana distributed the Project Approval template and bid detail backup for the Community Lighting Project – Phase 1. Board members and community members discussed the plans and whether or not the lighting plan was what the District had intended to fund during the 2023-24 budget process. Director Garofalo expressed concerns about whether or not the proposed plan was more for landscape lighting rather than for street and security lighting. Eric Springer inquired regarding what other communities were doing and suggested looking into Ring™ security options. Dave Chamberlain suggested requesting a simplified version of the lighting plan, like what was provided for the security camera project. In conclusion, President Mesmer agreed to reiterate the Board's concerns to Surfside Colony, Ltd. and inquire regarding possibility of seeing sample lighting before a complete installation. The Board agreed that change orders were to be avoided if possible. The Clerk agreed to investigate a public entity's ability to pay for, or subsidize, improvements attached to private property. Based on the above, a motion was made and carried to table approval as follows:

**MOTION:** Secretary Mueller Winnen moved to table action to approve and fund the Community Lighting Project – Phase 1 until additional information and clarification from Surfside Colony, Ltd. had been received. President Mesmer seconded and the motion to table passed unanimously.

Board Member Items and New Business: President Mesmer reported on a zoom meeting that he attended with a CSDA exhibitor of security systems and options that may be available at which time Surfside Colony, Ltd. upgrades its security camera system.

Adjournment and Scheduling of Next Month's Meeting: There being no further business to be brought before the Board, Secretary Mueller Winnen moved to adjourn the meeting at 7:43 p.m. and to schedule next month's meeting for December 18<sup>th</sup>. Director Amundson seconded, and the meeting was unanimously adjourned.

  
Paul Mesmer, President

  
Gayle Mueller Winnen, Secretary