MINUTES OF MEETING
GATEWAY SERVICES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Gateway Services Community Development District was held on Thursday, October 16, 2014 at 3:00 P.M. at the Gateway Services CDD Offices meeting room located at 13240 Griffin Drive, Fort Myers, Florida 33913.

Present and constituting a quorum were:

Pete Doraghi
Margaret Fineberg
Pam Gill
Gary Neubauer (via telephone)

Chairman
Vice-Chair
Supervisor
Supervisor

Also present were:

Anthony Pires, Jr.
Cal Teague
Danny Nelson
Scott Connell
Ivan Velez

District Counsel
District Manager
District Engineer, Tetra Tech
District Operations Manager
Utility Director

Guests and Residents

John Grega
Don and Gail Schafer
Ed Tinkle
Molly Meadows

Rod Senior
Joe Mikulka
Jim Maher

The following is a summary of the minutes and actions taken at the October 16, 2014 meeting of the Gateway Services Community Development District Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order & Pledge of Allegiance

A quorum was established with three Supervisors present. The Pledge of Allegiance was recited.

A. Overview of Meeting Procedures and Decorum

Mr. Doraghi reminded the audience to fill out a “Request to Address” if they would like to address the Board on any item.
Mr. Teague recommended to the Board that they make a motion acknowledging their approval of Mr. Neubauer participating in the meeting by telephone.

On MOTION by Ms. Fineberg seconded by Ms. Gill with all in favor Mr. Neubauer participating in the meeting by telephone was approved. 4/0

SECOND ORDER OF BUSINESS

A. Regarding Agenda Items

B. Regarding Non-Agenda Items

Mr. Grega of the Pelican Preserve Advisory Committee reported a new group has been established called the Safety and Security Work Group. He addressed the Board regarding the need of CDD legal assistance for amending the December 18, 2008 maintenance agreement between Pelican Preserve and the Gateway CDD.

Mr. Grega also reported the new Safety and Work Group is working with the Fort Myers Police Department regarding speeding within the community.

Mr. Ed Tinkle reported to Mr. Connell that elderly community residents have brought to his attention that Commerce Lakes Drive is poorly lit, where the newspaper is collected, and it is difficult to see at night. He also encouraged the Board to look at the lake on Walden Run Drive, at Gateway Greens, which looks beautiful and the work that was done there was first class.

Mr. Tinkle also reported he received a notice of a workshop on lakes and wetlands within the next three months and suggested that Supervisors attend. Mr. Teague noted the same speaker will be presenting to the Magnolia Lakes HOA.

Mr. Rod Senior asked Mr. Teague to relay his thanks to Mr. Stephen Bloom regarding financial analysis he provided which were very helpful. He discussed two items on the Enterprise Balance Sheet as of the end of August, 2014; one item which is we have $1.2M in prepaid connection fees and he assumes this is prepaid funds from WCI, the old WCI. He stated the new WCI is still owed those connection fees. Mr. Pires noted he received an opinion from bankruptcy counsel confirming that.

Mr. Senior also discussed refunding the prepaid deposits made by residents to the District as does FPL after a certain period of time.
THIRD ORDER OF BUSINESS

A. Strategic Water Management Planning

Mr. Teague referred to handouts he provided which were worksheets for the planning process. The handouts included information provided in the supporting document for this item, which was included in the Board’s meeting package. The following was noted:

- The system consists of 415.7 acres of storm water retention ponds that make up 64 lakes. The wetlands are part of it and are also the storm water collection system. We need to track all of these.
- We are in the process of putting together a tracking system; handout of various different forms that does the tracking.
- Contractors for lakes.
- Location and acres of lakes are listed in the handout; one for the preserves also (tracking information).
- It is important that the lakes are ecologically healthy; supports aquatic life.
- You can see the bottom of Lake 83 in some areas and that is progress.

The Board was asked to discuss what their vision is for the lakes.

Regarding the lake banks, Ms. Fineberg asked is it clear how much of the area is landscaper or Aquagenix responsibility. She also asked whose responsibility is it to clean up the trash and debris that collects along the edges of the lakes. Mr. Teague responded we interpret it as being the responsibility of Aquagenix but they are not there all the time.

Ms. Fineberg feels there is a lack of littoral plantings; we lost a lot of littorals and Mr. Teague agreed.

The lake banks were discussed with the following noted:

- Mr. Teague would like to see three rows of littorals all the way around the lake; this takes a couple of years. This gives a thick buffer and plenty of growth for them to fulfill their purpose, prevent erosion and take nutrients out of the water.
We would like to add to the Gaydos standard for the lakes and wetlands; what staff will start looking at on an annual basis for a budget for planting of the lake banks.

Erosion issues are being reviewed by Danny, Molly and Elle.

Ms. Fineberg noted coordination of repairs is necessary and should be done as a package deal.

Once the lake bank is repaired it should be planted immediately; it protects investments and approves appearance. Littorals are the cheapest fix; roughly fifty cents per plant. Mr. Doragh asked about the cost for all the lakes. Mr. Teague responded Lake 88 would cost $6,000 for plantings.

Mr. Nelson stated this will not work for every lake because some lakes have a shallow shelf and some littorals are already in some lakes.

Mr. Doragh stated these decisions are not captured any place. The point of this process is to capture in writing what we decided we are going to do.

This is a good start but we need to come back to fill in what the actual components are of the lake and wetland system and we are actually doing and what those actions mean from a fiscal point of view and tie it together so that it lives someplace. From a process point of view it is not about just littorals or bank restoration; we should go through each topic and discuss what we are doing about water quality. We should continue to do this and work on ending up with a written document that lays out the plan. We need a schedule and a list of who is responsible for things.

Mr. Teague stated we will use the Gaydos standards as the basis and provide the Board with the information you are looking for at the next meeting.

Ms. Molly Meadows noted the following regarding the Lake 83 action plan:

Pet waste needs to be removed along the lake banks.

Aerators and fountains are fixed; chemicals are working and are a short term solution and do not provide long term benefits.

Aquagenix is treating with SeaClear by SeaPro which is an algaeicide and water quality enhancer.
Mr. Doragh asked Ms. Meadows to produce a strategic plan outline for the lakes and wetlands that at least gives the headings for the topics. Ms. Meadows asked does the Board want us to continue to go out and monitor with the field staff or do they want us to set that aside and work on a plan? A plan is a time consuming process and there are vendors who can be hired to do something like this. A plan will take time away from working out in the field.

Mr. Doragh stated the Gaydos Report wasn’t ever something that was designed to be adopted or not adopted. The Board accepted and implemented it but it was not written to be standards. It doesn’t say who is supposed to do what and when; it only makes recommendations. The Board took it for what it was and it was the basis for contracting with their firm to manage Aquagenix and it was one of the basis for setting one of the criteria for the Aquagenix contract.

Mr. Doragh continued, the priorities would be to get something in writing, something that is reasonably comprehensive that deals with the strategy and expresses that in concrete terms with some understanding of what the goals are, express in a way that they can be objectively measured and you can tell whether or not you are making progress and some understanding about who is responsible for achieving the goal and an understanding of what the budgetary impact is. If we had that we would be a lot better off.

Mr. Teague stated the budget portions will be tough, but we can show what the costs are; we can’t come up with a budget number until you know what you’re trying to address on each individual lake, but we can come up with ranges. With the exception of specific budget numbers, we can capture what has been voiced today.

**B. Lake 83 Maintenance Strategy**

The Lake 83 Action Plan document included in the Board’s meeting package was explained by Mr. Teague with the following noted.

- We feel we have a source for funding, a grant that would pay for this.
- We are looking for an outside contractor to clean the baskets.
- Regarding erosion we have retained Landshore Enterprises, LLC; they are profiling the lake, establishing how much erosion took place, the
holding capacity, etc. so that we can start planning strategy for repairing
the washouts and re-establishing that property where it should be.

- We have been very aggressive with chemicals and we are looking at
  littoral plantings, and muck removal.
  - There is an unusual strain of algae in this lake.
  - We are getting proposals for the algae muck removal.
  - Areas have been fixed and there will be three fountains.
  - You can see the bottom of the lake today; the chemicals are working but
    they are a short term solution.
  - The chemical being used is SeaClear.
  - We put a flyer on the website on the Pond Watch Workshop that will
    take place and will send information on Pond Watch to the HOA.
  - A flyer put together by Elle Harris will be hand delivered to every door
    in the area.

Ms. Gill noted she is interested in knowing what made the lake change in the past
year as it had not been this bad since 2009. Ms. Meadows noted the drastic fluctuation of
the water level and the treatment of the lake.

Mr. Doragh suggested having samples of the water tested periodically as is done
by Mr. LeMaire of Pelican Preserve for the lakes in his community.

A sample letter previously sent to Gateway residents regarding lakes/storm water
detention ponds and currently provided to the Board was discussed. Mr. Teague noted
the letter will be refined and considered for distribution to residents.

A discussion ensued regarding whether or not to refine and resend the letter to
residents. It was concluded that communication regarding the lakes should be distributed
to all Gateway residents telling them what they can do and what they shouldn't do and
why it makes a difference and not target a particular area, but make it community wide.

With Mr. Doragh's permission, Mr. Teague handed out and presented to the
Board a wage analysis and recommendation for wage increases. A copy was also
submitted to Mr. Neubauer and Mr. Guy previously. At a previous meeting it was
recommended that this item should be discussed at a November meeting however, Mr.
Guy will not be present at either of the November meetings. Feedback from the Board on
the wage analysis/wage increase recommendations was requested for a future meeting.

FOURTH ORDER OF BUSINESS

Supervisor Comments

There were no additional comments from the Board.

FIFTH ORDER OF BUSINESS

There being no further business to discuss, the meeting adjourned.

Cal Teague
Secretary

Pete Doragh
Chairman