

**Regular Monthly Meeting**  
**BLOOMINGDALE SPECIAL DISTRICT**  
3509 Bell Shoals Road, Valrico, FL 33596  
Date: April 11, 2022

**Call to Order**

*President Leech* convened the regular monthly meeting of the Bloomingdale Special District at 6:30 p.m., April 11, 2022. There were enough Trustees present to establish a quorum.

**Trustees in Attendance**

Tom Leech  
Randy Kehrmeyer  
Charlie Woodcock  
Claire Letkiewicz  
Rusty Jones  
Kristine Schroeder  
Lee Raschke

**Also in Attendance**

Miriam Leech—Office Manager  
Michael Hayes—Accountant  
Rick Pitrowski—Property Manager

**President's Report**

*President Leech* reported:

- ✓ The Ordinance amendment is still in the works. The Hillsborough County staff was hung up on the definition of “common area.” Shumaker Associates researched, and found a definition from Orange County, Florida, to include in the amended Ordinance. The County requirement for additional landscaping forms and permits was dropped.
- ✓ The plan for cost-sharing with the YMCA for irrigation and improved landscaping at the corner of Culbreath Road and Bloomingdale Avenue is being finalized. Trustees agreed that the District will move forward with irrigation for the corner of Culbreath Road and Bloomingdale Avenue regardless of YMCA participation.

Trustee Letkiewicz moved to approve President Tom Leech and Property Manager Rick Pitrowski to negotiate up to \$15,000 of District funds to spend on irrigation for the corner of Culbreath Road and Bloomingdale Avenue. Trustee Raschke seconded the motion. The vote was unanimous. The motion passed.

**Approval of March 14, 2022, Regular Meeting Minutes**

Trustee Jones moved to approve the minutes of the March 14, 2022, regular board meeting. Trustee Letkiewicz seconded the motion. The vote was unanimous. The motion passed.

### **Financial Report for March 2022**

*Mr. Hayes* presented the March 2022 financial report to the board. At the end of March there was \$55,850.63 in the Regions Bank *checking account*. At the end of March there was \$594,709.77 in the Florida PRIME account. This includes interest of \$162.51 and Special Assessments of \$10,016.61.

### **Approval of Financial Report for March 2022**

Trustee Woodcock moved to approve the March 2022 financial report. The motion was seconded by Trustee Jones. The vote was unanimous. The motion passed.

### **Property Manager's Report**

A copy of this report is attached to these minutes.

- ✓ Erindale Oak Crest entryways upgrade is awesome.
- ✓ The flag survey for the corner of Culbreath Road and Natures Way at Alafia Elementary School has been ordered and deposit made.
- ✓ Mr. Pitrowski is meeting with the County to discuss issues with the Bell Shoals Road contractor cutting off electric at Glenhaven and at Garnet. Additionally, a contractor truck damaged a section of wall along Bell Shoals Road during construction. Mr. Pitrowski has asked the County to repair, and inquired about the painting of the walls along Bell Shoals once construction is completed.
- ✓ Your Green Team has mistakenly been charging for irrigation parts at an incorrect rate. Kevin Igoe is working to correct this, and refund the District for any overcharges.

President Leech asked Mr. Pitrowski about progress on the Natures Way medians. Mr. Pitrowski indicated there is an issue with the irrigation companies because it came to their attention that the medians are retaining water. President Leech indicated that if by April 25 there is no resolution, he wants to speak with the irrigation representatives himself.

President Leech asked Mr. Pitrowski to look into the cost of a noise abatement study for Bell Shoals Road to address the walls with the County once construction is complete.

### **Committee Reports**

- ✓ **Budget**—*Trustee Woodcock*. Nothing to report.

- ✓ **Contracts/Renewables**—*Trustee Woodcock*. Nothing to report.
- ✓ **Tax Roll and Assessment**—*Trustee Raschke*. Nothing to report.
- ✓ **Holiday Decorations**—*Trustee Jones*. Nothing to report.
- ✓ **Landscaping and Capital Improvements**—*President Leech*. Nothing to report.
- ✓ **Security**—*Vice President Kehrmeier*. Nothing to report.
- ✓ **Community Relations**—*Trustee Schroeder*. Nothing to report.

**Correspondence**

- ✓ Letter dated April 8, 2022, from Automated Petroleum & Energy Co., Inc., and Bell Shoals Associates notifying the District of a rent increase to \$21,520 per year.

**Old Business**—None.

**New Business**—None.

**Reminders**

- |           |          |                                      |
|-----------|----------|--------------------------------------|
| ✓ Monday, | April 25 | -Budget Committee Meeting, 6:30 p.m. |
| ✓ Monday, | April 25 | -Check Signing                       |
| ✓ Monday, | May 9    | -Regular Meeting, 6:30 p.m.          |
| ✓ Monday, | May 9    | -Check Signing                       |

**Adjournment**

Trustee Woodcock moved to adjourn the meeting. This was seconded by Trustee Jones, and the vote was unanimous. President Leech closed the meeting at 7:20 p.m.

Respectfully submitted,

Russell Jones  
Secretary

Tom Leech  
President

Minutes Distributed Electronically to Board Members.