

Regular Monthly Meeting
BLOOMINGDALE SPECIAL DISTRICT
3509 Bell Shoals Road, Valrico, FL 33596
Date: January 11, 2021

Change of meeting location from in-person at Bloomingdale Community Offices to a meeting by means of communications media technology pursuant to Executive Order Number 20-69, issued by the Governor of the State of Florida on March 20, 2020, and section 120.54, Florida Statutes.

The meeting was conducted using GoToMeeting. Provisions were made for any member of the public desiring to participate to have access to the meeting. The public could access the meeting to participate, including offering public comments. Public comments offered using communications media technology were afforded equal consideration as if the public comments were offered in person.

January 11, 2021, Regular Board Meeting
Mon, Jan 11, 2021 6:30 PM - 8:30 PM (EST)

Please join my meeting from your computer, tablet or smartphone.
<https://www.gotomeet.me/MiriamLeech/january112021>

You can also dial in using your phone.
United States: [+1 \(224\) 501-3412](tel:+12245013412)
Access Code: 537-988-357

Call to Order

President Leech convened the regular monthly meeting of the Bloomingdale Special District at 6:31 p.m., January 11, 2021. There were enough Trustees present to establish an in-person quorum.

Trustees in Attendance

Tom Leech
Charlie Woodcock
Claire Letkiewicz
Randy Kehrmeyer
Kristine Schroeder

Also in Attendance (Virtual)

Miriam Leech—Office Manager
Michael Hayes—Accountant
Rick Pitrowski—Merit, Inc.

Guests

Martin Steffen, Halff (Virtual)

Public

Ray Letkiewicz, 4617 Daventry Pl., Valrico, FL 33596 (Bloomingdale Cove)

Approval of December 14, 2020, Regular Meeting Minutes

Trustee Woodcock moved to approve the minutes of the December 14, 2020, regular board meeting. Trustee Jones seconded the motion. The vote was unanimous. The motion passed.

Discussion of Natures Way Medians

Trustee Letkiewicz

Rick Pitrowski

Martin Steffen

Mr. Pitrowski began the discussion of the Natures Way medians design plan by clarifying that his suggestion for the medians is to minimize plantings from the original design concept developed by him and Mr. Steffen—this does not mean turf only.

Short runs can have color as per the original plan; long runs can be minimized to accent the oak trees that run throughout the community and are the focal point of the community.

Mr. Pitrowski asked for a half hour of time with Mr. Steffen to develop a new plan.

President Leech noted that the oak trees along the section of Natures Way where the medians are located do not create a canopy; he sees more open space.

Trustee Woodcock noted that the purpose of the medians was to slow traffic. He believes crape myrtles need to be in the medians to block site lines.

Trustee Raschke agreed that the area of the medians does not have an oak canopy, and is a wide open area. He further agreed that crape myrtles would prevent cutting or driving across the medians.

Trustee Jones said he would like to see the new plan that Mr. Pitrowski develops—sometimes less is more.

Trustee Schroeder agreed that less is more, but does like the idea of crape myrtles.

Trustee Letkiewicz likes the idea of crape myrtles. She further would like to see color, with ground cover and not turf. She likes the “parkway” look.

There are 12 to 13 medians.

Mr. Pitrowski and Mr. Steffen will re-work the plan for the medians and present at the February meeting.

President's Report

- ✓ *President Leech* reported that repairs were made and the office was cleaned as a result of the water leak from the rooftop water heater discovered on December 28, 2020. The ceiling tiles and paneling in the bathroom were replaced, and the carpet was cleaned. Mold inspection results are pending, but the initial inspection did not reveal any mold.
- ✓ Delineators were installed at Culbreath and Natures Way near Cimino Elementary to stop parking on the turf.
- ✓ The pre-submittal meeting with the Hillsborough County on the entryway project is February 17, 2021.
- ✓ President Leech asked trustees contact him if they are interested in a new committee assignment. He will be appointing committee chairs.

Financial Report for December 2020

Mr. Hayes presented the December 2020 report to the board. At the end of December there was \$87,463.28 in the Regions Bank *checking account*. At the end of December there was \$590,564.23 in the Florida PRIME account. This includes interest of \$79.36, and Special Assessments of \$517,830.25.

Approval of Financial Report for December 2020

Trustee Woodcock moved to approve the December 2020 financial report. The motion was seconded by Trustee Jones. The vote was unanimous. The motion passed.

Property Manager's Report for December 2020

A copy of this report is attached to these minutes.

Mr. Pitrowski reported the following:

- ✓ *Mr. Pitrowski* continues to pursue Invitation Homes to have the wall repaired on Natures Way at the accident site. He will remove the plywood.
- ✓ Annuals will be planted by Your Green Team the week of January.
- ✓ Tree trimming specifications will be ready for legal review and then bid in February.
- ✓ The Ligustrum on Erindale Drive at Oak Crest will be removed during tree trimming. Mr. Pitrowski will work with Trustee Raschke on a plan for the entryways to Oak Crest on Erindale Drive.

Committee Reports

- ✓ **Budget**—*Trustee Woodcock*. Nothing to report.
- ✓ **Contracts/Renewables**—*Trustee Woodcock*
The property manager contract comes up for renewal this summer.
- ✓ **Tax Roll and Assessment**—*Trustee Jones*. Nothing to report.
- ✓ **Holiday Decorations**—*Trustee Jones*. Nothing to report.
- ✓ **Landscaping and Capital Improvements**—*Trustee Letkiewicz*. Nothing more to report.
- ✓ **Security**—*Vice President Kehrmeier*. Nothing to report.
- ✓ **Community Relations**—*President Leech*. Nothing to report.

Old Business

Wall Policy

President Leech reported that after discussion of the draft wall policy with Kathleen Reres, attorney for the District, it would be best for the District to adopt Agreements to be signed by property owners for wall repair responsibility, depending on the circumstances.

Trustees are to review the Agreements for voting at the February meeting. In the interim, Ms. Reres will work to find a path for an amendment to the founding ordinance, or for an interagency agreement with the County, for wall repairs—she also will provide a cost estimate and strategy based on her research and discussions.

Entryway Project

Mr. Steffen reported that the pre-submittal meeting with the County is on February 17, 2021. He, President Leech, and Trustee Letkiewicz will be attending.

The purpose of the meeting is to show the County what the District intends to do at the entryways and get feedback before making the formal submittal of plans for approval. This provides a “free” round of comments on the plans to make changes before formal submittal.

There will be a submittal per entryway.

Typically, the County takes 1 month for each review cycle.

New Business

Children’s Board Grant

Trustee Schroeder will work with Mr. Pitrowski on the viability of applying for a grant for a mini-library for the community.

Reminders

- ✓ Monday, January 25 -Check Signing
- ✓ Monday, February 8 -Regular Board Meeting, 6:30 p.m.
- ✓ Monday, February 22 -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 7:41p.m.

Respectfully submitted,

Russell Jones
Secretary

Tom Leech
President

Minutes Distributed Electronically to Board Members.