

Regular Monthly Meeting
BLOOMINGDALE SPECIAL DISTRICT
3509 Bell Shoals Road, Valrico, FL 33596
Date: June 14, 2021

Call to Order

President Leech convened the regular monthly meeting of the Bloomingdale Special District at 6:30 p.m., June 14, 2021. There were enough Trustees present to establish an in-person quorum.

Trustees in Attendance

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

Also in Attendance

Miriam Leech—Office Manager
Rick Pitrowski—Merit, Inc.
Michael Hayes—Accountant
Patrick Anthony—Trimmers Holiday

Public

Dave West

Public Comments

Dave West, 3905 Bell Grande Drive, Valrico, FL, 33596

Mr. West introduced himself as a former District board member and President, and a resident of Bloomingdale for over 30 years. He made the following comments:

- ✓ He has not seen the benefits of the tax assessment increase from 2018.
- ✓ He noted that the landscape company is not doing a good job.
- ✓ He noted dead foliage; missing landscaping; weeds; deficient irrigation along Springvale Drive.
- ✓ He noted a County sign was down along Springvale Drive for 3 weeks.
- ✓ He requested that the Board stop investing in new landscaping in the Natures Way medians.
- ✓ He noted the District website was missing minutes and was difficult to navigate.

President Leech thanked him for his comments.

President's Report

President Leech reported the following:

Entryway Project

- ✓ The entryway project permitting discrepancies relate to the size of the signs and the setback from Lithia Pinecrest Road. He has contacted Commissioner Stacy White's office for assistance.
- ✓ Sign permits are the only part of the County Code that has no grandfathering.
- ✓ The District's option is to ask for a variance:
 - Attempt to lump all entryways into one variance.
 - Timeline is approximately 3 to 4 months.
 - Cost is approximately \$1,900 per variance.
- ✓ Recommendation is to hire a separate land-use expert (possibly an attorney).

Wall Policy

- ✓ Shumaker is reviewing documents to finalize legal descriptions in amended Ordinance.
- ✓ The next step is to meet with the County Administrator and staff to gauge support.

President Leech reminded all trustees to submit their financial disclosure forms to the Supervisor of Elections.

Approval of May 10, 2021, Regular Meeting Minutes

Trustee Letkiewicz moved to approve the minutes of the May 10, 2021, regular board meeting. Trustee Schroeder seconded the motion. The vote was unanimous. The motion passed.

Financial Report for May 2021

Mr. Hayes presented the May 2021 financial report to the board. At the end of May there was \$64,102.96 in the Regions Bank *checking account*. At the end of May there was \$514,399.31 in the Florida PRIME account. This includes interest of \$51.19, and Special Assessments of \$3,983.89.

Approval of Financial Report for May 2021

Trustee Woodcock moved to approve the May 2021 financial report. The motion was seconded by Trustee Letkiewicz. The vote was unanimous. The motion passed.

Property Manager’s Report for May 2021

A copy of this report is attached to these minutes.

Mr. Pitrowski reported the following:

- ✓ The Culbreath Road and Bloomingdale Avenue electrical work will be completed next week (week of June 21).
- ✓ Tree trimming began today (June 14).
- ✓ Sod replacement should be put off until September (drought versus fungus). Natures Way medians should wait as well.

Mr. Pitrowski presented the Board a package of information and options for a new flagpole and 9/11 memorial. After discussion, the Board agreed:

- ✓ The first choice for placement is at Alafia Elementary School.
- ✓ The second choice would be at the Bloomingdale East park.
- ✓ Trustee Jones will look into a simple, less expensive design for the memorial versus a more artful and larger memorial with benches.
- ✓ President Leech will be in charge of any dedication ceremony.
- ✓ This is a fast track project given that the 20th anniversary of 9/11 is this September, leaving two Board meetings to approve and plan.

Property Manager Bids

A bid package was submitted by one vendor for the property management solicitation:

- ✓ Merit, Inc.

Respondent	One complete signed and initialed copy	Three references with contact info, list of clients	COI showing proper insurance limits or letter from agent	Required licenses	Bid for Property Management and Trash Services
Merit, Inc.	Yes	Yes	Yes	Yes	Annual Management Services, \$53,077; Annual Trash Services \$20,000

Rizetta	NO BID				
McNeil	NO BID				
University Properties	NO BID				
Halifax	NO BID				
MEA	NO BID				

President Leech noted that the monthly bid amount for management services is \$4,423.08, and the monthly bid amount for trash pickup services is \$1,666.67. These amounts are within the FY22 budget amount approved for property management and trash pickup services.

Trustee Letkiewicz moved to approve Merit, Inc., for the property management and trash pickup contract based on their lowest, responsive, and responsible bid and complete bid package. Trustee Kehmeyer seconded the motion. The vote was unanimous. The motion passed.

Trustee Kehmeyer moved to contract with Merit, Inc., for property management and trash pickup services for a period of 3 years to begin August 18, 2021, and end August 17, 2024. Trustee Letkiewicz seconded the motion. The vote was unanimous. The motion passed.

Holiday Décor and Lighting

Patrick Anthony, Trimmers Holiday, submitted banner designs to the Board, and will have drafts of three styles for the next Board meeting.

Trustee Jones moved to approve \$23,610 for holiday décor and lighting for December 2021. Trustee Schroeder seconded the motion. The vote was unanimous. The motion passed.

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 more to report.
- ✓ **Landscaping and Capital Improvements**—*Trustee Letkiewicz*
Trustee Letkiewicz reported that she is meeting with Mr. Pitrowski and Kevin Igoe from Your Green Team to discuss the plant palette, and hopes to have by July or August.
All planting is on hold.
- ✓ **Security**—*Vice President Kehrmeier*
Vice President Kehrmeier reported that he and President Leech met with Corporal Bonfont, our Off-Duty Deputy Program Liaison. The corporal said that he would emphasize to the deputies the problem with speeding. Vice President Kehrmeier recommended changing the name of the committee to Traffic Safety.
- ✓ **Community Relations**—*President Leech*. Nothing to report.

Correspondence

- ✓ Thank you note from John Walmsley, injured cyclist.
- ✓ June 2021 Osprey Observer article on the Bell Shoals Widening Project.

Old Business—None.

New Business—None.

Reminders

- | | |
|-------------------|-----------------------------------|
| ✓ Monday, July 12 | -Regular Board Meeting, 6:30 p.m. |
| ✓ Monday, July 12 | -Check Signing |
| ✓ Monday, July 26 | -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 7:51 p.m.

Respectfully submitted,

Russell Jones
Secretary

Tom Leech
President

Minutes Distributed Electronically to Board Members.