

**LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT**

August 1, 2009 Minutes of Meeting

Minutes of the Regular Meeting

The Continued Meeting of the Board of Supervisors for Longleaf Community Development District was held on Saturday, August 1, 2009 at 9:00 a.m. at Longleaf Town Hall, located at 3141 Deland Street, New Port Richey, Florida 34655.

1. CALL TO ORDER/ROLL CALL

Mr. Altman called the Continued Meeting of the Board of Supervisors of the Longleaf Community Development District to order on Saturday, August 1, 2009 at 9:00 a.m.

Board Members Present and Constituting a Quorum:

Paul Jenkins	Chairman
Jonathan Brewer	Vice Chairman
David Reid	Supervisor
Joanne Rein	Supervisor
Amanda Maucere	Supervisor

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Tony Canorro	Assistant District Manager, District Management Services, LLC

Audience Members Present:

William Brammell	Representative, Johnson Engineering
Tonja Stewart	Representative, Wilson Miller
Jeffrey Siewert	Representative, Bayside Engineering

2. BUSINESS ITEMS

A. Consideration of District Engineer Proposals (Tab 9)

Mr. Jeffrey Siewert with Bayside Engineering presented his services to the Board. He answered questions regarding the process of the Bond Payment Requests, the protection of assets during a turnover, and maintaining the structure of the community to ensure the longest life out of the drainage systems, ponds, etc. Mr. Siewert reviewed the history and experience of Bayside Engineering.

Ms. Tonja Stewart with Wilson Miller presented her services to the Board. She reviewed the process of pending projects on CDD bond funds and payments, the projection of these assets, and ensuring the property structure will maintain a long life. Ms. Stewart reviewed the history and experience of Wilson Miller.

Mr. William Brammell and Mr. Steve Shaw with Johnson Engineering presented their services to the Board. Mr. Shaw reviewed the history and experience of Johnson Engineering. He answered questions regarding the process of the Bond Payment Requests, the protection of assets during a turnover, and maintaining the structure of the community to ensure the longest life. Mr. Brammell discussed his experience with maintaining the mitigation areas.

The Board discussed each presentation by the Engineer Services. Each Supervisor read their rankings out loud for the record. Mr. Brewer ranked Johnson Engineering first, Wilson Miller second and Bayside Engineering as third. Ms. Rein ranked Johnson Engineering first, Bayside Engineering second and Wilson Miller as third. Mr. Reid ranked Bayside Engineering as first, Johnson Engineering as second and Wilson Miller as third; Mr. Jenkins ranked Bayside Engineering as first, Johnson Engineering as second, and Wilson Miller as third, and Ms. Maucere ranked Johnson Engineering as first, Bayside Engineering as second and Wilson Miller as third. The Board discussed the pros and cons between Bayside Engineering and Johnson Engineering regarding experience with CDD's and customer service.

MOTION TO:	Accept the proposal received from Johnson Engineering as the Board's first choice as District Engineer, and authorize District Staff to create a contract subject to the Chairman's final approval
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Jenkins
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Discussion of Alley Turn Radii (Tab 10)

Mr. Brewer stated that he observed the trash truck that was discussed during the last meeting as driving through a resident's property. He stated that the trash trucks do not drive near this property as a result of previous complaints. Mr. Brewer stated this problem is due to homeowners and construction. He stated this problem will eventually go away, and recommended the resident add more rocks to where the damage is taking place.

Mr. Canorro stated he has received an extension of the warranty regarding the streetlight issues. He stated that the issues have lessened; however, they will continue to fight these issues within the next 6 months. Mr. Canorro stated he has not received the map from Himes Electric due to an incomplete numbering. He explained the issues with the junction box locations. Mr. Jenkins stated someone was previously hired to take a look at the underground wiring, and at the time, a report revealed a defect in the connection at the junction boxes. The Himes Electric contract included replacing these connections with the waterproof type connection. Mr. Jenkins stated some of the connections were missed during construction. He also stated that another problem found was the unidentified junction boxes spread throughout the community. Mr. Jenkins recommended that if problems persist over time; some money should be reserved for the rewiring of the streetlights. Mr. Canorro stated his main focus is the mapping of the streetlights.

C. Consideration of Proposal from Birkitt Environmental Services, Inc. (Tab 11)

Mr. Brewer stated that Task 1, compile data and meet with Tom Farrell for \$2,800.00, has been approved and paid. He stated further research should be done on Task 2 and Task 3. He stated a future motion should include instructing the previous engineer to release all records to Johnson Engineering. No further action was taken at this time.

D. Consideration of Pedestrian Trail Proposals (Tab 12)

Mr. Canorro reviewed the proposal received from Cornerstone for the Pedestrian Trail. The Board agreed to not install the ADA mats along the bike paths. The Board requested Mr. Canorro retrieve 2 additional bids for these services.

Mr. Reid requested a letter be drafted to the homeowners on the east side of Dog Trot to not drive on the bike trail due to the thickness of the pavement, and notify them that if damage is inflicted, they are subsequent for repairs. Ms. Rein recommended installing bushes to prevent vehicles driving on the bike trails.

MOTION TO:	Authorize Mr. Canorro to proceed with retrieving two additional Pedestrian Trail Proposals, and to award a contract for the bike path repairs with a not to exceed amount of \$9,000.00
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Jenkins
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

E. General Matters of the District

Mr. Altman stated there has been communication with the Neighborhood Association related to the request of the use of the Madison Lawn for an annual camp out, the Town Hall and Town Hall lawn for a Halloween party, the Town Hall porch and Town Hall lawn for neighborhood days, and the Town Hall lawn for Christmas events. He stated the dates and times are estimates with decorating to take place.

MOTION TO:	Approve the requests submitted by the Longleaf Neighborhood Association for the fall events, as presented
MADE BY:	Supervisor Jenkins
SECONDED BY:	Supervisor Maucere
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

Ms. Rein stated that the Christmas lights have been a volunteer activity through the LNA. She stated that she would like the CDD to take on some of the responsibility for decorations on the entryway.

Mr. Altman stated he has contacted TBE regarding the Board's decision to withhold half of the payment pending a meeting to include discussion on the lack of permit, reporting and test results. He stated TBE has not contacted District Staff regarding this letter. Mr. Altman recommended holding the regular August meeting to have a conversation about the engineer history, present standing, and what future actions should be taken. He also recommended locating all of the necessary documents prior to holding this conversation.

3. STAFF REPORTS

A. District Manager

1. Financial Statement, Period ending May 31, 2009 (Tab 13)

Mr. Altman presented the financial statements to the Board.

2. Operations Report (Tab 14)

Mr. Altman presented the Operations Report to the Board.

4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

A. Communications

Mr. Jenkins stated due to the many issues the community has been facing with the pool, he would recommend requesting bids for an evaluation to be performed by a pool company in order to repair the leaks, imbalance of chemicals, resurfacing, etc. Discussion ensued regarding the pool gate. Mr. Canorro recommended considering a sturdier product. The Board requested the gate be fixed immediately. Mr. Canorro stated he would speak with various pool professionals to see what they would propose regarding all of the pool problems, and present this at the next meeting.

Mr. Canorro stated he has contacted the security company regarding their lack of calling the police or asking people to leave the area when necessary. He stated the security company has not responded. Mr. Brewer recommended sending the security company a notice of termination. Mr. Canorro stated it is only possible to send a termination notice 30 days before the expiration, which is October 2nd, 2009. Mr. Brewer requested sending a notice of non performance, and a notice of termination will be sent pending further non performance. Mr. Canorro stated he would recommend a discussion regarding the need for a security company due to the high expenditure of \$300.00 per month for these services. He stated an update will be provided regarding the security devices that are available during the August meeting.

Ms. Rein stated the following actions have been previously discussed but not yet taken:

- *No Parking* sign at the end of Pickerel Street
- Wall painting involved in the car accident
- Table is still in the Marsh area near Kiosk 2, to be moved to the sand park
- Playground mulch is a safety concern
- Barricades on Wiregrass need to be pulled back up
- Garbage to be put on the tax roll is allowed according to the Deed Restriction.

5. ADJOURNMENT

MOTION TO:	Adjourn the Continued Meeting of the Longleaf Community Development District on August 1, 2009 at 9:00 am. At the Longleaf Town Hall located at 3141 Deland Street, New Port Richey, FL 34655.
MADE BY:	Supervisor Reid
SECONDED BY:	Supervisor Brewer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on August 20, 2009.

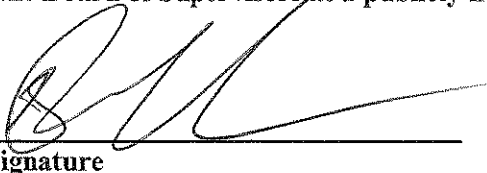


Signature

Paul Jenkins

Printed Name

Title:
 Chairman
 Vice Chairman

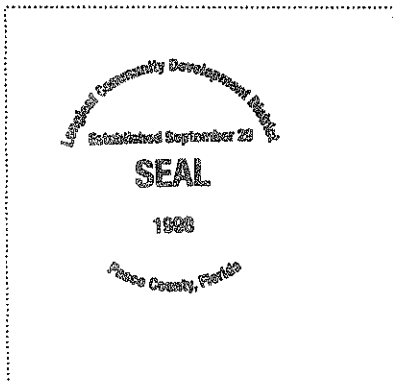


Signature

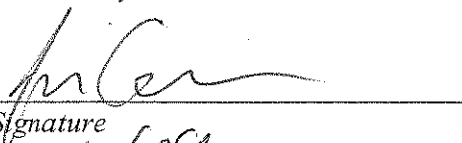
Brian Lamb

Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator



Signature

9/8/09

Date