

Southern Dunes Master Community Association, Inc.

1603 Forest Hills Lane

Haines City, FL

**BOARD OF DIRECTORS MEETING -
SPECIAL MEETING FOR HEMINGWAY / PAULETTE RESIDENTS**

WHERE: COMMUNITY CLUBHOUSE Conference room - 1603 FOREST HILLS LANE
WHEN: Wednesday October 24, 2018
TIME: 6:00 P.M.

AGENDA

1. **CALL TO ORDER** - Meeting is called to order at 6:00PM on 10/24/2018 by Diane Martinez, LCAM meeting held at the announced location: HOA Conference room at 1603 Forest Hills Lane, Haines City FL 33844 office.
2. **PROOF OF NOTICE** - Let the record reflect meeting notice was posted in accordance with the requirements of FS 720.303 and Southern Dunes governing documents at least 48 hours prior to the meeting; sign posted by the exit gate of the community.

Let the record reflect that the Special Meeting Notices sent out on October 4, 2018 via US Mail in accordance with the requirements of FS 720.303, and Southern Dunes governing documents at least 15 days prior to the meeting.

3. **CERTIFY QUORUM** - Quorum established with the attendance of; 6 of 6 members present.
(P)William "Bill" Grobasky, (VP) Sonny Quinn, (S) Ronald Fischer, (T) Scott Rohrhoff, (D) Barbara Heddon (D) Wayne Campbell
Additional attendees: Diane J. Martinez, LCAM – Management Company - Don Asher & Associates
Additional attendees: Shannon Dixon – Job One Security

4. **DISCUSSION TOPIC - CONSIDERATION & DISCUSSION OF SPECIAL ASSESSMENT FOR PAULETTE RESIDENTS DUE TO LIFT STATION AND INSUFFICIENT FUNDS.**

Description of a lift station: Sewage / Wastewater lift stations are used for pumping wastewater or sewage from a lower to a higher elevation, particularly where the elevation of the source is not sufficient for gravity flow such as in the Paulette area. The lift stations includes a wastewater receiving well (wet-well), a grinder to remove coarse materials; pumps and piping with associated valves; motors; a power supply system; an equipment control and alarm system; and an odor control system and ventilation system.

Paulette has one lift station located in the lower right side behind the private homes it is separated by the Blue Herron community by a fence and vegetation. It only serves the Paulette residents and is the only lift station that is maintained by the Paulette residents. (Plot survey is shown to the residents so they can see where the lift station is located – copy attached)

In @1993 the developer installed the lift station, approved by Haines City however the lift station has no public access for servicing since it is land locked. The developers choose to put as many homes as possible without leaving an access path for the lift station. We do not know what agreements that were made at that time regarding this situation since we have not been able to obtain any paperwork.

Currently the association maintains the lift station by contracting a private company "Consta Flow". They walk on property and use wagons and bags to haul away any residue from the lift station. As well as take any part required for repairs. It also has an alarm system that calls Consta Flow and the guard house if there are any issues with the lift station. During the hurricane they hooked up an additional pump and connected to the city system..

Bill Grobasky (BOD President), Ron Fischer (Treasurer), Diane Martinez (Community Manager) and Bill Reischman (Association Attorney) had a meeting with representatives of Haines City Mr. Deric Feacher (City Manager) – Mr. Jeffery Brown Deputy City Manager – Tracy Mercer (Utilities Director) and James Coker (Utilities Supervisor) –

unfortunately it was the last few days for Mr. Coker with Haines City as he is moving on to work with The City of Davenport. The association is trying to get the city to take the lift station. It was observed that Duke Energy was working with power lines using a utility right of way behind the southern dunes fence. During the meet

Recently Bill observed Duke Energy doing work using a utility right of way for Blue Herron. It was suggested to the city using the same utility road to service the lift station by putting up a gate so that the city can get access to the lift station this way. The city responded with not knowing if the lift station meets the city standards. Bill states there is a 40% chance the city will take it over. However there may be costs in getting the lift station up to the city standards depending on their inspection. At this point it is still under negotiations with the city between the attorneys. The association will take care of legal expenses however any costs related to bringing lift station to city standards as well as providing a valid right of way and access point will be the Paulette resident's expense.

The pump had no issues prior to this year. The 1st time in 14 years sewer rats ate the rubber cables that power the pumps and other parts this caused damages to the pumps. The master association had Consta Flow, repair one pump and install one new pump. Since Paulette did not have enough funds to cover the repairs the master association paid for the repairs so that the residents could continue to have the lift station services, failure to do so would have meant the sewer system backing up into the homes.

The biggest issue we are having is the change of representatives in the Haines City (city managers, utilities directors and etc.) Each time there is a change we basically have to start over. We are also facing hesitance and reluctance towards any discussions regarding the transfer of the lift station from some city officials. However there were a few that seemed to be willing to work with us.

The community was involved with the city for over 14yrs to get the water pressure increased. This November the work should be completed and we should see a difference.

There are a few issues that have to be addressed before the city will consider the transfer of the lift station:

Utility right of way, allowing vehicle and truck access to the lift station
Lift station status – Inspection of lift station to verify it is up to city standards
A generator (we are unsure if the city will require one)
Getting on the city meeting's agenda for discussion
Possibly other items

5. OPEN DISCUSSION

Residents ask if the pump is functioning properly.

The pump had no issues for 14 yrs. other than routine maintenance and repairs. The pumps are working fine now.

Will the issues continue to occur with the lift station?

There weren't any extensive issues before with the lift station. The damages were caused by sewer rats.

What can the Paulette residents do?

Speak to the City as a group to voice your concerns and push for the city to take over the lift station. It would make more a difference if 54 residents instead of 3-4 people.

Having a petition signed. Some residents in the neighborhood were approached to see if they would go around with a petition – the attorney would provide the wording. – They didn't want to get involved. (The residents present said they would go around getting the petition signed)

Residents need to pay their dues. There are several residents that are behind on dues there are @ 8 people.

We will need to first know what the lift station needs to get up to city standards.

Is there a way that we can get a right of way to the lift station?

There is no other alternative, the area is land locked by the homes constructed around it.

Part of the dues pays for the lift station and we pay the city for this service as well, are we paying double for the same service?

As was explained to us during the meeting; the Paulette lift station takes the residue from the low lying area and pumps it to the city lines (resident pay for this in their dues); once it reaches the city lines it is moved and processed by the city (invoices in city water bill)

Who is the city commissioner that represents this area?

There is no city commissioner representing this area. All commissioners service all the areas of Haines City.

What are the drawbacks for the petition?

It will be a benefit to the residents. The dues would go down if the lift station is transferred to the city.

We have budgeted for maintenance; how much have we spent already?

Repairs were at @ \$18k however we want to wait until the end of the year for the final amount so we can confirm the

Is there something that can be put on the wires so that this will not happen again?

It was rewired with different materials that the rats are not attracted to. We also put down rat traps in case they come out to trap them however the sewer rats are inside the system.

When will the special assessment be made payable?

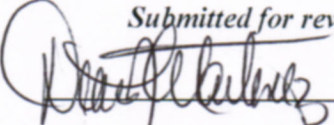
The residents will be given 90 days to pay the special assessments; we are waiting for the final figures to come in. We will evaluate the information and figures as they come in. There are a few items that need to be considered. There will be another meeting to notify the residents of the amount and payment terms.

Issues with the pool

Non Paulette residents are using the pool.

There are signs up, contact the police for trespassing. In the past there were locks and they were broken

6. **ADJOURNMENT** - *With no further discussions before the Board the meeting is adjourned at 6:36pm*
Motioned to adjourn: Barbara Heddon / Seconded by Scott Rohroff - All in favor: Motion passed

Submitted for review and approval
 2/11/19 -