



**TERRACINA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
FEBRUARY 11, 2019
9:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.terracinacdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TERRACINA COMMUNITY DEVELOPMENT DISTRICT
The Nexus at Vista Park
2101 Vista Parkway
West Palm Beach, Florida 33411
REGULAR BOARD MEETING
February 11, 2019
9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. January 14, 2019 Regular Board Meeting Minutes.....Page 3
- G. Old Business
 - 1. Discussion Regarding Lake Maintenance.....Page 6
- H. New Business
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION

STATE OF FLORIDA

PUBLIC NOTICE

Before the undersigned authority, personally appeared Suzanne Casey, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - PublicNotice was published in said newspaper on: first date of Publication 09/28/2018 and last date of Publication 09/28/2018. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

TERRACINCA CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

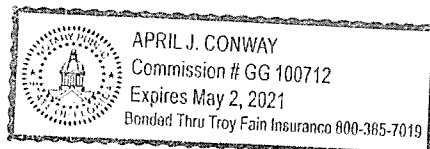
Invoice/Order Number:	0000426192
Ad Cost:	\$278.64
Paid:	\$0.00
Balance Due:	\$278.64

Signed Suzanne Casey (Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 28th day of September, 2018 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed April J. Conway (Notary)

Please see Ad on following page(s).



TERRACINCA CDD
2501 BURNS RD
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PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number: 0000426192
Ad Cost: \$278.64
Paid: \$0.00
Balance Due: \$278.64

**TERRACINA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Terracina Community Development District will hold Regular Meetings at 9:00 a.m. in a Meeting Room of The Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411, on the following dates:

October 8, 2018
November 19, 2018
December 10, 2018
January 14, 2019
February 11, 2019
March 11, 2019
April 8, 2019
May 13, 2019
June 10, 2019
July 8, 2019
August 12, 2019
September 9, 2019

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

TERRACINA COMMUNITY DEVELOPMENT DISTRICT

www.terracinacdd.org
9-28/2018

0000426192-01

RECEIVED
BY
DATE

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 14, 2019**

A. CALL TO ORDER

The January 14, 2019, Regular Board Meeting of the Terracina Community Development District was called to order at 9:06 a.m. at The Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 28, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

C. SEAT NEW BOARD MEMBERS

Mr. Guy Colella took Seat #1 and Mr. Sheik Ameer took Seat #2.

D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Mr. Palen administered the Oaths of Office to Messrs. Colella and Ameer.

E. ESTABLISH A QUORUM

Present and constituting a quorum were Chairman Guy Colella, Vice Chairman Chesley Saunders and Supervisors Sheik Ameer and Linda Colella.

Staff present included: District Managers Jason Pierman & Andrew Karmeris of Special District Services, Inc.; and General Counsel Frank Palen of Caldwell Pacetti Edwards Schoech & Viator LLP

Also present were John Natale and Jason Levis of Palm Beach Aquatics and District Resident José Esquerete.

A **motion** was made by Mr. Saunders, seconded by Mr. Colella to appoint José Esquerete to Seat #5. The **motion** carried unanimously.

Mr. Palen administered the Oath of Office to Mr. Esquerete.

F. ELECTION OF OFFICERS

A **motion** was made by Mr. Ameer, seconded by Mr. Esquerete, to elect the slate of officers as is. The **motion** carried 5 -0.

A **motion** was made by Mr. Saunders, seconded by Mrs. Colella, to elect Andrew Karmeris as Secretary/Treasurer and Jason Pierman as Assistant Secretary/Treasurer. The **motion** carried 5 -0.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

1. November 19, 2018, Regular Board Meeting

Mr. Pierman presented the minutes of the November 19, 2018, Regular Board Meeting and asked if there were any comments or questions.

Mrs. Colella **moved** approval, seconded by Mr. Saunders that the minutes of the November 19, 2018, Regular Board Meeting be approved, as presented and the **motion** carried 5 to 0.

J. OLD BUSINESS

1. Discussion Regarding Lake Maintenance

Jason Levis and John Natale had a lengthy discussion with the Board. Mr. Natale advised that a technician was on site on Friday, January 11th, picking up trash, including a dead duck. Ryan Sullivan, a scientist for Palm Beach Aquatics, was called to explain the results of the testing done on the lakes. It was Mr. Sullivan's belief that the iron issue stems from the use of fertilizer. He believes that the lawns near the irrigation intake lakes are the source of the iron issue. Mr. Saunders asked Mr. Sullivan if there was a type of fertilizer that could be used that would not cause an iron issue. Mr. Colella asked the Board if the iron issue correlates with the time Hewlett was hired. Mr. Ameer asked Mr. Sullivan if he had been on the property because he believes that only two of the twelve lakes are causing the issue. Mr. Ameer then stated that the only difference in those two lakes is the addition of new fountains. Mr. Sullivan would like to do a point-source contamination test to determine if it is all the lakes or just two of the twelve. The conversation ended with Mr. Levis volunteering to do a site visit with Mr. Ameer to search the neighborhood for any signs of iron near any additional lakes.

K. NEW BUSINESS

There were no New Business items to come before the Board.

L. ADMINISTRATIVE MATTERS

Mr. Pierman reminded the Board that the next meeting was scheduled for February 11, 2019.

M. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mrs. Colella, seconded by Mr. Esquerete to adjourn the Regular Board Meeting at 9:48 a.m. Upon being put to a vote, the **motion** carried 5 to 0.

Secretary/Assistant Secretary

Chair/Vice-Chair



Palm Beach Aquatics

"Your Lakes Best Friend"

P.O. Box 541510 Lake Worth FL 33454

Phone: (888) 391-5253 (LAKE) Fax: (561) 790-7220

Jlevis@PBAquatics.com

Quote #: _____

ATTN: *Andrew Karmeris*

Account Terracina
 Address:
 Phone: (561) 630-4922
 Email: akarmeris@sdsinc.org

Job Name: Fountain Repair
 Address:
 Contact: Andrew Karmeris
 Phone: (561) 630-4922

Scope of Work:

Date: Tuesday, January 29, 19

This quote is for the delivery and install of new 7.5hp motor Control Box with Overload for lake fountain.

Amount	Taxed Items	Cost	Total
1	230v Motor Control Box	\$ 560.00	\$ 560.00
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Amount	Non- Taxed Items	Cost	Total
1.5	Labor	\$ 85.00	\$ 127.50
		\$ -	\$ -
		\$ -	\$ -
Sub-Total			687.50
Tax			39.20

50% Deposit of: \$ 363.35

Total Cost \$ 726.70

To start the production or services listed above, Please Initial (page 1), Sign & date (page 2) and return with the 50% deposit to the P/O box listed above.

Initial _____

Quote #: _____

SPECIAL CONDITIONS:

Services: Any alteration from the listed specifications that may arise due to any unforeseen issues may change the scope of work and may have additional costs or specification other than what is listed on this agreement. If this happens then PBA will stop the project and submit an additional quote for that extra project/parts. Both the original quote given and the new one must be signed and returned to PBA before we are to proceed with the listed job/service. Both quotes will be billed as separate invoices and the terms will still apply.

Fountain Sales, Installation and Repairs: Its the reasonability of The HOA to provide 230v power supply for each system. If none is available then a electrician may be subcontracted out from PBA to tap into a FPL transformer to supply a independent electrical service for power to supply correct power to control panels. Includes (Permits Trenching Parts, Stand and labor)

Reusing Parts: PBA recommends new parts including cable for all new fountain or aeration job. Due to the stress put onto the new parts by the reuse of old parts may cause the integrity new parts to fail. PBA can not guaranteed or how these parts may function or if the manufacture warranty will apply in such cases. PBA will not be held responsible for any additional parts or labor needed to fix any such problem. Any additional any costs due to this will be the reasonability of the party listed.

Service Requests: For all service request on fountains and aeration a diagnosis fee of \$125 will apply for the first 30 mins. If the work is done through PBA the diagnosis fee will be waived. Standard Labor Rates still apply. No diagnosis fee for all 12 month contracted fountain maintenance customers. This does not apply to the standard cleaning that's included on the Lake maintenance contracts. Furthermore any repairs or components replacements needed to fix the issue for the service request is under \$250.00 (Does Not include labor or diagnosis fee) PBA is authorized to replace the part without a written authorization. If the total parts cost is over 250 then PBA will require a written consent to proceed.

CONDITIONS:

Palm Beach Aquatics shall be entitled to reasonable attorney's fees (including appeal) for purposes of endorsement of the terms and conditions listed here and shall be entitled to an award of reasonable attorney's fees (including appeal) together with costs and expenses thereof in the event of prevailing in litigation arising under the terms and conditions of this agreement.

ACCEPTANCE:

By signing this quote you understand and accept this document as a legal contract between the above listed parties as is and you accept all terms special conditions and conditions as is, you agree that the above price, specifications, scope of work and conditions are satisfactory to you, additionally you are authorizing Palm Beach Aquatics Inc. and/or a subcontracted vendor by PBA as needed to complete the above listed service in accordance within all the terms and conditions specified in this contract's scope of work.

TERMS:

Please return a signed copy of this agreement plus a 50% nonrefundable Deposit. The remaining 50% is due no later than 10 days after completion of the above listed job or service. Quote valid for 30 days after date listed above.

A diagnosis fee of \$125 will apply to the first 30 mins. If the work is done with PBA the diagnosis fee will be waived.

Standard PBA Labor rates may apply

Please allow for a minimum of 6-8 weeks for Processing and assembly of Fountains and Aeration Systems

*Thank You,
Palm Beach Aquatics*

Print Name

PBA Signature:

Date

Print Name

Signature:

Date