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compliant. Terry asked for any more questions on the Budget. There were none. Terry said the meeting is Friday night (7 PM). Charlie McCarthy said in regards to the Basketball court lighting and sealing, he has done some informal research and found an overwhelming number of young people want it. Sharon said the Survey did not show this. Charlie said he does not think the kids will fill out a Survey. He said he hopes that the district become more open and welcoming and he volunteered to help in some fashion to get some kids' input. Allan said the Basketball court issue was included when they petitioned the people and have not seen the district's Survey results. He said he has 1,000% more votes for the Basketball court lit and resurface. Sharon asked Allan for a copy of his Survey. He said they will give it to the Board at the next meeting. He said the issue is that there are at least three known accidents (broken leg and two sprained ankles) and it would be cheaper to fix the court than litigate a 'slip and fall'. Allan said he will have his information 'together' by the next Board Meeting. He said they have talked with over 100 people. Allan said the people that signed the petition on two issues; one was supporting a dog park and overwhelmingly they did not support a dog park. He said a Code Enforcement officer told him to take a look at our insurance issues. Allan continued with comments on the clean up after the dogs and children running up to the fence. He said there are other uses of the small boat area fence. He said that their questionnaire was not about having a pickle ball court here, but not displace the basketball court. He said at the end of the fencing (to the basketball court) to the court there are only a couple of feet and that is where people got hurt at the edge of the asphalt on top of the concrete. Dan said as far as the dog park, splash park and miniature golf; the court pickle ball court is not a higher priority. Dan said that at the last House and Grounds Meeting he heard the Basketball court will be lit (and resurfaced) after the Hall work. He said the other things are on the wish list depending on people saying they actually wanted it. Charlie McCarthy said that over twice the amount of people support the basketball court than the returned number of district's Survey. He said there is a need to fix the court's surface at least temporary, as it is all rippled. Sandy said the dog park, pickle ball court, and basketball court surface/lighting are not mutually exclusive and can be done together and the residents don't have to choose one over the other. She hopes that they are here for the betterment of the community. Charlie said he thinks we need to fix what we have first before going to develop something new. Sandy added – or we can get rid of what we have first if there is a plan that everyone is moving towards. She gave the example of the screen room that needs to be fixed but could be removed and tulips planted. Dan said that the people signing the petition should bring these things up at the Committee Meetings. He said we are here for the people and if they were at the meeting they would have to listen to them. Sharon said that what Allan is doing is a good thing and thanked him. Suzanna Young said a dog park has a lot of rules and requirements. She said that the small boat area is too small for a dog park and may cause dogs to become anxious and may fight. She said that kids could be injured when at the fence. She said the dog park would be used by nonresidents, and the dog's shot requirements cannot be monitored. Sharon said that there have been concerns of dogs running through the playground and pavilions and no one has voted for a dog park. Suzanna said the odor is another concern especially in hot weather.

Attorney call concerning attending tonight's meeting. Sharon said that she had a call from our attorney this morning asking if he was supposed to come to tonight's meeting. Sharon said she did not know and no one had asked her to add him to the Agenda which needs to be done. Sandy said Sharon should have seen her email concerning her invitation to attorney and informing the Trustees. Sharon said the

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attorney suggested that we schedule a time to be here on the Agenda (by law) and everyone would know when he is coming and all of the Trustees would be prepared. She continued that they are not supposed to add and subtract to the Agenda unless it is really necessary, per the intent of legislature. Sharon said the attorney would like to be here May 21st (regular BOT Meeting). She said the attorney asked that they email the questions so he is prepared to deal with their concerns. Sharon shared the email between the attorney, Jim Dye, and herself on the issue. She read the email *"The attorney, James Dye for the Board of Trustees will meet with the Board in its regularly scheduled meeting May 21, 2019 at 7:00 PM to answer question from the Trustees."* *"Mr. Dye has requested that each Trustee that has questions for him, either email or bring questions in writing to the District Office at least 8 days (by the 13th of May) no later than 2:00 PM. You must sign your question."* *"Your questions will be forwarded to our attorney as they are received in the District Office as well as to the Chairman for completing the agenda item; your questions will also be a part of the agenda and posted on the website at least 7 days prior to meeting to be addressed on May 21, 2019."* *"The presence of the attorney as well as our questions will be a part of the published agenda and are a public record. Please do not discuss your questions with other Trustees."* *"The attorney will be on the agenda at the beginning of the meeting and will be in charge of that part of the meeting."* She said his email is also attached stating that *"it captures the discussion"*. Dan asked if there are different levels for the Trustees. Sharon said 'no'. Dan said when he calls the attorney he does not get a return call. Sandy asked if all of the questions that are documented will be answered. Sharon said the questions will go to the Office and the Office will forward them to the attorney. She said she will not have anything to do with the submitted questions and will get a copy to include in the Agenda. Sandy said the agenda items have been pretty general. Sharon said it is a BOT regular scheduled meeting and this is how our attorney would like us to handle it. She asked why each question has to be included in the agenda. Sharon said because that is what the attorney would like them to do so he is prepared to answer the questions. She said that she did not suggest this to the attorney. She said that that he said in the past the questions were given in advance and that worked very well. Steve asked why Sandy had that question. Sandy said that it goes back to the Amendment that went through recently. Sharon said the Board has not voted on the Amendment (proposed) to the Bylaws, yet (presented on April 16th). Sandy said the attorney called her today to say he would not be here today and the Chair reminded him about the Policy (1012P) about contacting the attorney that goes through the Chair who would decide if the reason for contacting the attorney met qualifications (criteria). Sharon said she did not contact the attorney, the attorney contacted her, and the Amendment (to the Bylaws) had been brought forward by him because the Board was requesting to have Special Meetings that did not rise to be a Special Meeting. Sharon said the attorney wrote the Amendment. Sandy said the attorney should not be writing the amendments as it is the Board's job. Sharon said if the attorney writes it the Board would want to write it, and if the Board wrote it, he may have wanted to write it. Sharon said she roughed the Amendment out and the attorney edited it and sent it back. She said the email on the amendment (proposed) is in the office that states this. Sandy said according to this Amendment (proposed) the Chair will review the agenda and date to determine if it meets the requirement prior to a notice being sent to the newspaper. Sandy said that the Amendment (proposed) says the Chair decides. Sharon said the attorney wrote that part in. Sharon said the only difference between a Special Meeting and an Emergency Meeting is the amount of time to 'notice' the public. Sandy said it is specific in Blacks Law that there are other different circumstances for a Special Emergency Meeting. Sharon said she is repeating what the attorney has stated. Suzanna Young said if

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the Board accepts parameters for the Special Meeting amendment any Board member should be smart enough to know if an issues meets the parameters/guidelines and if one person is to decide it is inconsequential because the perimeters are set. Sharon said the guidelines exist and the legislature has already made them. She continued that if there is something that can't wait without causing harm then they can call a Special Meeting with a seven day notice. Sharon said that the word 'harm' is not in the Enabling Act. Suzanna suggested asking the Federation of Special Districts. Sharon said (the criteria) is a legal question that has to be answered by an attorney and Federation of Special districts does not answer the legal questions. Steve said the Statute defines Emergency Meetings but not Special Meetings. Don Gassie asked the new Board members to go to the county lawyer's session on the Sunshine Law because they talk about Emergency verses standard (meetings) and use the Manual. He gave examples of needs for both. He said the Emergency Meeting has to be ratified at a BOT Meeting. Sharon said the meeting needs to be 'cured' at the next scheduled (BOT) Meeting. Don said that Mr. Dye is also certified in government and they should go with what he suggested and if questions given to the attorney earlier the attorney will be able to answer it without a law book or computer in front of him. Don said they can asked questions at the meeting but if given in advance, the attorney will research the answers and give answers. Sharon said the attorney said a Special Meeting needs defined (in the Bylaws). Sandy said she has registered for the Manatee County Sunshine seminar and sent an invitation to the entire Board and offered to drive. Sharon recommends the seminar. She said that there has not been any changes but every time you go you pick up something you missed before. She said she has been through a number of them. She said Gwen Norris got the DVD of last year's seminar and the Trustees watched it.

Item 3. Snack machine. Shoran said that Jodie has advised that the vender with the new drink machine has a snack machine available. She asked if the Board wants to have a snack machine. She said that they can't vote on anything (at this meeting). Sharon said she does not want to put commercial things here without collecting money for the district. Sandy asked if we make money on any commercial venture. Sharon said it is to offset the operating costs (electricity). Sandy said she thought they were providing a service. Sharon said we charge users of the Hall and not sure why we should let a commercial venture make money from us. She suggested \$20/month for electricity. Sandy said we should look into it, not incurring expenses, but not make money on it. Belle stated that she feels that we can do this if on the level we agree on, a percentage of what they make. She said we don't have the concession stand and the kids will still want to have chips and soda, and having a snack machine with a soda machine is not a bad thing. Sharon agreed. Belle said she feels we need to talk about a contract before we commit to anything. Sharon said a flat fee would be better because you would not know what they made. Jodie Lawman said that she found a sample vending contract on-line that has options, percentage, flat rate, etc. She said they are concerned about the space and the utility use. She said they received nothing (money) from the existing soda machine. She said that she pressed to get a decent machine because the old one lost the resident's money. She said a newer machine was brought. She said she recommends that a snack machine be added for more service for the youth. She said it is difficult to determine the profit for a percentage fee. Sharon said her experience has been they are not honest with the profit. Jim Frost said a typical good vending company does not make enough profit to pay to install and maintain a machine. He said the pool is seasonal and the vender's time to make a dollars is limited. He said we should be thankful to have sodas and chips here (and not charge the vender). He said the nominal

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charge for the electrical charge should be covered by the district. He continued that our concession stand was an example of this. He said he would love to have them for our workers as well. Sharon asked for comments from the residents. Don Gassie said Joanne had problems (with venders) and people stealing money from the concession stand and said we need to cover the cost of the electricity. He said anything, even a taco stand, makes it better for our resident is fine, just don't make money from the vender. Don said as diligent as Joanne was, she would always lose money on internal things. He agreed with Jim and Jodie. Charlie McCarthy asked about the statement Sharon made on venders/concessionaires about being 'thieves'. Sharon said she was sorry as she has had those experiences. Charlie continued - if one of our priorities is to get young, or any people around, if we lose \$100/month it is working in his opinion. He said 'a penny wise a pound foolish'. He said the kids playing basketball would appreciate it. He suggested vending machines in a computer lab, day care for during meetings, etc. Sharon said she has had experience dealing with venders over and over, and that was the experience she had. She said that if you are going to charge something, make it a flat fee to avoid the problem. Sharon said that we need a consensus at this meeting to ask Jodie to research the information for vote at the next meeting or later meeting. She asked Jodie to get a proposal together with some options for the meeting. She said Jodie should let them know that once the pool closes the customers will be a little sparse. Steve said the basketball players don't have access to the breezeway after office hours (4 PM). He suggested it be accessible in the evenings. Allan Riga said the young people want to make money and start businesses. He suggested that we do a feasibility study into helping young people run that business. He said it would offer something to the young people that is totally different. Don Gassie said as the name 'Bayshore Gardens and Recreation Center' suggests, we are not here to train people to go into business. He suggested we get the snack machine and charge a nominal fee (from the vender), making it easy for the office.

Screen Room rebuild. Sharon said that the Board had decided to write the attorney for an opinion on whether a Referendum is required to do the screen room work. She said she has asked the attorney and hopes to get his opinion to the Board soon.

Item 4. Swimming lessons. Sharon said we have two lifeguards that are also swimming instructors. She said she thinks swimming lessons would benefit our kids and community. She said she did not find anything in the records on the past swimming lessons and they need to start from scratch. She said the questions are 1. Do we want to give lessons? 2. If we do, what is the pay scale? 3. Do the residents pay for the lessons? 4. When would the lessons be held? 5. How many in the class? She said the last two questions would have to go to the instructors because the children's ages may be an issue. She said we need to get a Policy ready if the Board does want swimming lessons. Terry said a couple of years ago we had a pay scale for instructors and the lifeguards could tell us how many in a class. Terry said that there should be no charge for residents because saving a life is important. Steve said we may get more lifeguards from this effort in the future. Belle said that she discussed classes with someone that had taught and they don't have to have a structured classes, it could be individual or group. She said that if more training is needed they can contract with an instructor after the free classes (five easy lessons). She feels that this is extremely important for our residents and should be offered. She said she is adamantly 'for' this as we live by the water. She hoped that we would not charge the residents and asked about charges for nonresidents. Sharon said the pool is for residents and their guests only.

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Sharon said we would need a new job description for instructors and pay scale. Belle asked if we can hire a lifeguard/instructor at the top of the existing pay scale. Sharon said as a government, we should keep the job descriptions separate. Sandy asked if there are lists of instructor requirements and lifeguard requirements for a job description and she said we could contact YMCA or other districts for their policy and tweak to conform to our facility and conformance to the law. Belle asked if we need to create a job description and asked if we could add instructor requirements to the lifeguard job description. Sharon said a job description is required before hiring as they have separate qualifications. She said when the concession stand operators was a lifeguard at separate pay rates, they received two pay checks and it was not difficult. Belle said she researched swimming instructors and there are qualification for water safety instructors certified by the Red Cross (on their website). She continued that GT Bray and the YMCA have different job descriptions on their websites and somewhere she found what they are getting paid. Sharon said she has seen them, too. Dan said the instructors can tell us what they want to charge and decide what to pay them and ask them for the program and we could get into action quicker. Jim Frost said the facilities our size usually offer free swimming lessons twice a month by a safety instructor and you don't pay an hourly wage to be a safety instructor every time they are being a lifeguard watching the pool. He said if the swimmer wants more lessons with an instructor they can contract with the instructor. He said the district should offer lessons (two times a month) for a certain number of people at a certain time and have them sign up at the office. He said the instructors will adjust their lessons according to the swimmers' abilities. Sharon said once the Board has the pay rates and job descriptions the swimming instructors can advise the Board what they need from us and what time. She suggested the time between 10:00 AM until noon. Jim suggested weekends for the young adults. He suggested one of the lessons per month be on the weekend or use noon to 3:00 PM when the pool is closed. Sharon said she thinks there is enough interest and will get it ready for next week's meeting. Sharon confirmed that no one on the Board is interested in charging for the lessons. Sandy added that it totally fits with the Charter. Sharon said the number of kids may require more than two lessons per month. Suzanna Young said swim lessons have been popular in Bayshore since she came in 1993. She said Rita had trained swimmers and made money for the district up to 2005/2006. She suggested that the records be searched. Sharon said she has been in the records and did not find anything on this. Jodie Lawman asked about grandchildren that do not live in Bayshore. Sharon said it is for residents and their guests. No one had a problem with this. Jim said when they sign up they will state whether they are residents. Don Gassie commended the Yacht Club for taking kids on boats and those kids may need to know how to swim. Sharon asked Jodie if the instructors know when (hours) the lessons will be, would she have a problem signing them up. Jodie indicated she did not. Sharon said she would like to have an announcement in the Banner and the scheduling is an administrative responsibility.

Air conditioners and short term trailer spaces. Morris Raymer said he made a mistake removing the gas heater and adding a heat pump. He said in Lakewood Ranch some owners are taking out heat pumps and installing natural gas heaters because they are much more efficient and the new heat pump units are computerized and are 'junk'. He said he had four new motors (interior) and three motors (exterior) and five new computer boards installed. He said the heaters we have in the hall will work for years and a new motor is \$150. He said the heat pumps take 20 minutes to start to heat. He continued with his second issue. He said short term renters who put their boat in the water have not place to park their

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trailers. He said they get code enforcement tickets. He suggested that if the home owner or renter pays for a trailer spot for a few weeks it would be good. Sharon asked Jim to look into this suggestion. Jim got clarification on the suggestion from Morris. Jim said we are not set up for 'transient renters' because they are not residents and there is an insurance concern. Jim expounded on types of storage and said it may be a use for the small boat storage fenced area. Sandy said temporary trailer storage is normally provided by the rent. Jim said once the ramp work is done he can get a feel for the area available. Steve said on a previous Board they decided to get rid of the pilot light in the heaters. He said the pilotless gas heaters are about one third the size of the existing. Jim said that heat strips are proposed and quoted for the existing air conditioner work that is included in the Hall remodel, not heat pumps. He said a gas heater incorporated in the system is much more expensive than the heat strips. Steve said we have budget constraints to consider. Jim said that the overtime costs are considered in the Hall remodel also. Morris asked about the screen room if it will be repaired, replaced or torn down. Jim said that he has quotes for both replace and expand. He said there will be a Workshop for the decision on what they want to do. He said he has quotes for replacing the roof only and quotes for doubling the size. He said if they enlarge a property a Referendum will need to be voted on. Charlie McCarthy asked if he can rent a trailer spot and sub rent it to a transient renter. The insurance would be an issue. Jim continued on storage methods for boat trailers such as 'staggering' them in threes. Dan said the room heat is on only about 60 hours a year but gas is much better. Allan said in a hurricane gas is best.

Item 5. Recreation activities proposed 1035 RC and RCA. Sharon said Belle, Chair of the Recreation Committee has come up with rules for facility usage and an agreement for the instructors. Sharon said that this would be used for speakers of art instructors that Belle's committee may want to bring in. Belle said she created this for different people or instructors they want to bring in for our kids or adults. She said she went back to her library source websites and found one that is suitable to modify. Sharon said she formatted the forms (gave them numbers) and she noted that the agreement did not have the number of people so she added it. Sharon said that it will be discussed at the next Committee Meeting. Sandy noted the library reference was changed to District and asked if Belle had created the form. Belle said it was a document on a library website and she originally missed the reference. Sharon said when it is approved the library reference (stricken) will be taken out.

Item 6. Marina Contract 1005C. Sharon said Jodie had come up with some revisions for the Marina documents. She said Jodie's suggestion of combining some of the contracts was really good. She said the boat ID needs added to the form otherwise they can put any boat 'in' that they want to. She said that they need to discuss reimbursement to nonresidents Boat Slip Renters that vacate their slip for unused months. She said that Natalie had brought to her attention that it was very unusual to reimburse for unused time. Sharon suggested that we discuss the reimbursement issue for nonresidents and continue refunding residents and nonresident/owners for unused months. Sandy asked who we are serving, residents or owners. Sharon said 'the residents' per the Charter. Sandy asked if a renter can vote. Sharon explained that for voting they need to be an owner. Sharon said one has to be a property owner to vote on a Budget and a resident/registered voter for voting for Trustees and everything else. She said the resident and their guest is in the Charter. Jim Frost said after the marina is rebuilt we should have a large influx and waiting list. He suggest that it (the documents) be revisited after the marina is done because the number of slips, sizes of boats change, and the ability to have lifts at the slips. He wants to

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reserve the right to revisit the whole contract later. Sharon said the marina may not be done by September 30th and the document changes will make it easier for Jodie. She said the issues can be revisited at any time. She asked what the Board wants to do about reimbursement for owner/nonresidents. She wants to have the document(s) ready to vote on. Terry said Natalie has said refunds are not normally done. Sharon said we want to refund the residents. Sandy asked who or how many nonresident/owners there are. Sharon said the nonresident/owner get a reduced rate for their boat (compared to nonresident) and are required to pay a deposit where the residents do not. Belle said she does not see where they couldn't get a refund since they pay an assessment for the district. Jodie Lawman noted the refunding the unused time is not mentioned the contract and the rental contract (lease) is for a year. She feels that the refunds have opened us up to being taken advantage of. Sandy asked if the Board wants to make money. Jim Frost said we have the cheapest slip rent in the area at \$3-\$4/foot (for resident) and the next pricing around is \$7-\$10/foot. Steve stated the rates are on page four of the contract 1005C (\$3, \$5, and \$7/foot). Barbara Greenberg said property owners are the only ones that can vote on the Budget, and property owners are the only ones that can vote for Trustees and Trustees have to be property owners. She continued that according to the Florida Job Organization which writes the handbook for Special Districts and accountability. She read "A qualified elector is any person who meets the following: At least 18 years of age, US citizen, a permanent resident of Florida, and a free holder or free holder's spouse, and is a resident of the Special District, registered with the Supervisor of Election with the County the Special District lands are located and the registration books are open." "Anyone who wants to be on a governing body is elected by a popular vote, is also a qualified district electorate." Barbara summarized that only property owners can be on the Board or vote for on a Trustee. She said the proposed Budget that is supposed to be voted on this Friday does not meet the requirements of the Charter. Don Gassie stated that it is a good question for Mr. Dye. Sharon said the Charter is the document that determines who can vote on different things and it is spelled out. She said an elector is not necessarily a property owner. Barbara said the elector is defined by the State and if she (Sharon) wants to know, why doesn't she ask the Attorney General and Barbara would like to see it. Sharon said that they have an opinion from the attorney on this. Don Gassie said the Attorney General does not give an opinion. Sandy asked for Barbara's handbook's name so she can look it up herself. Barbara said it is the Handbook on special districts accountability program on Floridajobs.org. Sharon said if you go to page four of the Charter it tells who is a qualified elector. She said according to Manatee County a qualified elector is someone registered to vote and live in this area. Charlie McCarthy stated he supports not refunding unused time on a boat slip. Jim said it is a hassle to move boats and he is ok with not refunding it. Sandy asked if they pay a deposit and rent the slip. Sharon confirmed that the deposit can be returned. Jim said we will keep the lease money just in case we can't rent out the slip for the rest of the year. Sharon said she needs a consensus to move on. Allan said if they leave you can't fill the slip until the leased year is up. Dan said if you vacate the slip and give notice that you are gone, then the slip is rentable. Dan said we should not refund the unused time because we still have to maintain the slip. Jim said if the renter gets his deposit back, the renter has lost his rights to the slip. Sharon restated that everyone is talking about the nonresident and nonresident/owner not getting a refund. The Board members agreed. Sharon stated the Manatee County Elections Office states "To vote to elect Trustees in Bayshore Gardens you must be a registered voter in Manatee County and a resident of Bayshore Gardens." "To seek office for a Trustee in Bayshore Gardens each candidate for a seat on the Bayshore Gardens Board of Trustees must be a citizen of the United States, a registered voter in

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Manatee County and a resident of Bayshore Gardens.” Dan asked if it supersedes the State. Sharon said that our Charter is a law. She said the County interpreted the Law and these are the people that run our election. Sandy said they have already decided that they will get another attorney’s opinion on it.

Item 8. FOB’S. Sharon stated that fobs were turned off for some Trustees and Trustees are responsible for the District and need 24 hour access. Dan added that only Crime Watch fobs were turned off. Steve confirmed this. Sharon said she talked with the attorney about it this morning when he called her. She passed out a paper with his suggested guidelines to be studied and discussed at the Committee Meeting. She said the Board can ask the attorney about it at the BOT Meeting when he is here. Sharon stated the Trustees must have access with a fob or key because they are responsible for the facility per Florida Statute 418, which we are drafted under. She said this suggestion is on how we can handle it so that we don’t have this problem in the future. She explained why the trustee may need access - if they want it. Steve felt it was unfair that one Trustee’s fob was turned off. Sandy disagreed that all of the Trustees need to have 24 hour access to all areas of the facility. Sharon said that is only if they want it and she does not have access to everything and does not want it. Sandy said it did not seem fair and asked why some get full access and other don’t. Sharon stated that some Trustees need access and have a certain responsibility whether they are in Crime Watch or not. She said Crime Watch is not material and needs to be kept out of this discussion. Steve agreed. Sharon went over what access Trustees need and for what incidences. Belle suggested the first paragraph change from ‘shall’ to ‘may’ in the sentence: ‘Trustees shall have 24/7 access to all properties whether by key or fob’. Sharon said that the sentence does not mean the Trustee ‘has to’. She said it is the language the attorney told her to use because of the security and safety issue. Sharon said Jodie has the keys signed out and knows who got the keys. Jodie said that prior to her presence here there were keys handed out that she does not know about. Sharon states the clauses explain that when you leave as a Trustee you turn you keys back in. Allan said that last year three Trustees have been accused of theft of district assets. Steve asked for a point of order. Allan said he was going to continue. He said that until exonerated of proven false they should not have access to the district property. Sharon said an accusation is not proof of anything. She asked what property was stolen. Allan said Trustees made the accusations against other Trustees on theft of district property/assets. Sharon said she wants to know who did because it is a very serious thing and asked for the proof. Allan said that it is Sharon’s job to find out. Sharon said she has no knowledge of it. Don Gassie said if the law is broken, go tell the sheriff. He said the Trustees are all equal. Steve said there is one Trustee that took something that he knows about. Sharon asked him to stop as we don’t want to go there. She said that if someone accuses someone we want proof not hearsay. Allan said that they have recordings at public meetings with accusations. Sharon asked Allan and Barbara to stop. Allan said he is only repeating what Trustees said. Sharon said that it is hearsay. Jodie wanted to address the situation. She said that it (fob turn off) was Crime Watch specific not Trustees as a target. She said that the fob was shut off due to a complaint from residents and from employees with interference. She said she had brought this to attention of the Board on a couple of occasions and the Board has neglected to act. Sharon asked for copies of the complaints. She said that she has heard rumors but not seen a specific complaint so they can address them. Steve said he has requested copies but not received them. Jodie said she has written confirmation in the office and will be happy to provide it to them. Jodie said she wanted to clarify that it was not Trustees. Steve said his fob still shuts off at 4:01 PM and comes on at 8:00 AM (District Office hours) and he needs 24 hour access

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due to the Ramp work and marina. Jodie said that is why we hired a project manager and have a security system. Jodie said the security system tech was about to file a restraining order against Steve because he overstepped his bounds. Sharon asked what Jodie wants the Trustees to do so they have their fobs activated when they need them. Jodie said that Crime Watch was shut off due to numerous complaints and failure to act. She said people keep coming in (the office) and complaining and gave an example from the other day in the pool. Steve said he just asked Mike why he was there in the morning when we never had a lifeguard in the morning. Jodie said she is just recording what she has been told by employees. Sharon said she does not want to deal with this right now and wanted to know from Jodie what she needs to get the fobs reactivated for 24 hours. Jodie said she had no record of which Trustees had fobs accesses and no paperwork (fob agreements) and no Policy to Trustee fobs. Steve said the Trustee has the responsibility to oversee the 14 acres and asked why a Policy would be needed. Steve said he felt singled out. Sharon asked the two to stop and asked what Jodie needed to turn on the fobs. Jodie said that they are turned on. Sandy disagreed that Trustees need 24/7 access. Jodie said she has seen Steve go through the gate so he does have access. Steve said he has access only during weekdays. Sharon said the Board has a responsibility as it states in Statute 418 and Charter. Sharon said that this board cannot take away any Trustee's right to get into any part of these facilities because they have the responsibility of these facilities and you can't say that they can't have access after 4:00 PM. Jodie said that there is no direction on the issue. Sharon said Jodie will have it. Sharon said it never crossed her mind that there was a problem because of the trustee's responsibility and never heard of 'the employee locking the owners out of a building'. She said because it became a problem the attorney advised her to write it up (Policy 1036BA) because of the security and the responsibility (of the Trustees) so she did. Jodie asked if the attorney had sent it in writing. Sharon said 'no', but he can be asked when he is here. Sharon said she does not lie to her (Jodie.) Jodie said we lack such transparency as it is 'the attorney said, the attorney said, and the attorney said' and she said Sharon is not following the Policy (1012P) for attorney contact verbatim. She said that it must be Board approved for any Trustee to go to the attorney. Sharon said it does not, it says any Trustee can call the attorney at any time. Sandy asked if that was the proposed amendment. Sharon said the amendment is for the Bylaws, not a Policy. Jodie repeated that she wanted to make clear that the Trustees were not 'shut off'. Steve said he felt it was only his fob that was limited. Sharon asked the people to stop it. Sharon said she wants this issue resolved. Jodie agreed, but said the office was lacking any type of instruction or policy. She continued that some had fobs and some did not. Sharon said she would have appreciated knowing before it happened (fob shut off). Sharon explained that Jodie's chain of command goes to the Chairman then the whole Board. She said it is in the Charter, attorney opinion, and job description. Steve asked how can nine people (Trustees) go to the office and direct. He said the Board makes a decision and the Chairman directs the Office Manager on what to do. Jodie said that even in her position she has not taken advantage of the district and has paid for her gate key. Sharon said the Trustees do not get paid and need access. She said the policy will be clear. Jodie said she has fobs for every Trustee and all they have to do is request a Trustee's fob. Sharon said she did not know that and was not told. She asked if it would be better to come to the Trustees and say there is a problem. Jodie said she tried to speak and she (Sharon) had neglected to let her speak at the last Board Meeting by her. Sharon said Jodie was not denied the right to speak. Jodie said she was. Sharon said that what she is trying to do is have access restored for the Trustees that want it. Jodie agreed that the Trustees could go to the office and get the access they want. Belle said she bought a fob for the pool and marina. She asked what else the fob is

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needed for. Jodie said that is all. Belle said the pool has restricted hours of access and the Marina is 24/7. Jodie concurred. Belle asked if the issue is 24/7 access to the pool. Jodie said it appears to be. Sharon said there have been incidents at the pool and someone needs to get in there. Belle said her fob gives her 24/7 access at the marina. Dan said he was the only Trustee that needs 24/7 access to the pool. Sharon said that that may not be true since Jim is gone a lot. Jodie said that prior she was the contact for anything that may occur here after hours. Sharon said it is not fair for Jodie to get called over here and she works by the hour and shouldn't be expected to come over when she is off, nor can we afford to keep paying somebody to come over every time something happens. Jodie said a Trustee should not be in the buildings unwarranted at all hours of the night, unless it is an emergency. Jodie asked how to address Crime Watch, a Club. Sharon said she has it on the Agenda for the next Committee Meeting to start the process with all of the Club's access needs and how we deal with that (a Policy). Jodie said it does not seem fair that Crime Watch has full access and the other ones don't. Sharon said that it was a practice that has been going on for years. Dan said that for twenty years one thing worked fine; when the attorney communication went to the office and the office would notify all of the Trustees at the same time. He said sometimes the communication is not in the hanger and if the Trustee knows something about it and does not care to find it that is sometimes why the communication fails. Dan said he feels he has voted on things he shouldn't have because he did not have the communication. He said he will not do that in the future. He said if the communications are distributed, then they can't say they did not get it, did not see it, or don't have it. Terry said the one thing that was done that worked was any communication with the attorney was by email not by phone. She said the response was by email also and it went to Office Manager and disbursed to everyone at the same time. She said it was not to the Chairman of the Board and then it is 'he said, he said, he said'. Sharon said she does forward the emails on paper. Sharon said that they will not get a verbatim of everything discussed but she does email him and get a response to share. Sharon said when the attorney calls with ten questions it is hard to ask him to hang up and email the questions. Sandy said the attorney needs to know that they want the method to change and Sharon must know how it looks, that she trying to make all of the decisions herself. Sharon said it may, but she (Sandy) has not been on the Board long enough to sit at the Committee Meetings, then Workshop, then back to a Committee Meeting on an issue. Sharon said they are not done in a vacuum. Sandy said when we are trying do things for the residents it looks like policies are done that way. Sharon said it is not true and a lot of the Policies were found in stuff everywhere in the office and in boxes and there was no place where you could look everything up. She took the policies she found and put them into a form so we could find things in a book, numbered. Terry asked about an attorney's charge for one and half hours and asked what that was about. Sharon stated that our attorney talked to Mark Barnaby and the another attorney from Holiday Park about a case where Tri Par (a park and recreation district in Sarasota County) turned off a fob and the resident took them court where Tri Par won the case (in Sarasota County), then it was appealed in the Second District Court of Appeals where it was overturned with the determination that the district had no authority to enforce any rules at any time. She said that the lawyer is communicating with other district lawyers on ideas to safeguard the districts' authority. She said that the district had paid thousands of dollars on the litigation and the issue is not a monetary it is the special district's authority to enforce their rules. Several people were concerned about not being informed on this. Sharon said there has been no Sunshine violation as it has not been discussed. Tricia Kenny asked how a resident can ask the attorney a question when he is here. Sharon suggested a resident talk with a Trustee and ask them to bring a question forward since his

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instructions will be followed. She said the attorney works for the Board, not the Office or residents. Sharon said that any Trustee can call the attorney. Dan said the attorney had not returned his call or email him and when he asked the attorney to address Jodie he did not do it. Sandy said she talked with the attorney and invited him, he agreed but then talked with Sharon and it changed. Sharon said that all he did was come up with a structured place (process) where everybody will be able to get their questions asked. Tricia asked where the accountability of the Board is and if she felt she is not being represented correctly, where that would lie. Sharon said the Board would need to know what is wrong or what they are not doing so the Board can address it. She said the Board is working very hard to get the projects done and Terry had worked many months to get the Budget done. Belle addressed Tricia's question. She said that there will be five Trustees up for election in October and that is certainly another way. Don Gassie said as a paralegal and a son of a lawyer, he feels you should always go to a lawyer and Jodie, as a Manager, should be able to call the lawyer to avoid mistakes that may cost the district. Don Gassie gave an examples of why the Trustees need the fob for 24/7 access. He said he holds the Trustees responsible 24/7. Don continued that Mr. Dye had answers for questions that were sent to him last time and if it was asked at the meeting he may give his best answer and may have to research the answer. Don said that Mr. Dye is a real nice guy. Sharon agreed and said he has served us very well.

Item 9. Charge to Committee or duties. Terry said she has no conflict with the Committee Charges but the way they were handled. She said they were not discussed with the Chairmen of the Committees as a courtesy. She said that previously they were not in an email before the meeting and not handed out at the meeting. She said that they were voted on. Sharon said that there was no 'intent' and she had put them in the hangers. She said that they had a problem with a Committee and the Bylaws call for Charge so she tried to get them done. She said she took the duties of the Committee Chairs (from the other documents). She said if they think there is a duty on the Charge that is someone else's, it can be moved. Terry said that that the issue was that they were not available before. Sharon said she put them in the Trustees' boxes. Sharon said she is scanning and emailing and she (Jodie) is printing and placing them in the boxes. Sharon said that the Charges were at a BOT Board Meeting (3-19-19). Terry said that the minutes said that they were 'passed' but they were not in the packet. She said another issue was the Survey that went out was not emailed. She said working together, the Board should have at least been able to see the Recreation Committee's Survey before it went out, as a courtesy. Someone asked how to give the Survey back. Sharon said either drop it off or mail it. The person said the address to mail it was not on the Survey. Sharon said it was on the web, 6919 26th Street. Sharon said that any Committee can do a survey. Sharon said that anyone can tabulate the Survey and a copy is in the Office. Terry said she would like the Board to work better together. Sharon asked Belle to share the Survey next time. Steve asked about something in the District Office (undistinguishable). Jodie said that you have to give respect to earn respect, Steve. Sharon asked them to stop it.

Jodie asked to address the Board. She said that she is speaking now because she does not know if she will speak at a Board Meeting about an envelope Sharon dropped off. Sharon said she would very much like to sit down and discuss it with her. Jodie said it needs addressed because Personnel and Salary was never advised of her action to 'write her up'. Sharon said that she did not need to advise Personnel and Salary of those actions. Dan, Chair of Personnel and Salary, asked why his Committee is here if he does not need to know anything about it. Dan said that there were two appraisals and then Sharon came in,

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and because she did not like what Jodie did gave her a 'write up'. He said as a courtesy she could have let him know. Sharon said that it is not true and he knows it. Sharon said she was not going to pass around anyone's personnel file and give it to anyone. Someone asked if the Board could have an input. Sharon said the Board does not have input in a 'write up'. Steve said the former Chairman of the Board, Maynard Boyce, always did the evaluations. Jodie said it does not make it right because he did it.

Jodie said the Board acts as a unified unit and the Chairman's role is to manage the meetings and outside of that, all Trustees are equal. Steve said that he heard from the speaker phone that Dan would back her up. Steve and Jodie and Dan briefly discussed a Crime Watch issue with the Banner. Sharon asked for one person to talk at a time. Jodie stated that Sharon does not have the 'single authority' to 'write her up' and it was her (Sharon's) opinion and her opinion only. Sharon said Jodie was correct but it does not need to be share it with the Board, it is not a prerequisite. Jodie said it holds no weight and is completely retaliatory and if the action/treatment continues then she will find a need to get an attorney because Sharon is crossing the line. Sharon said that may be a good idea. Sharon said that the Board is her employer and when she did some of the things she did... Jodie interrupted asking what she did. Sharon said that Jodie was being disrespectful again and she (Sharon) does not appreciate it and is trying to be respectful to her. Sharon said when you absolutely refuse to do something a Trustee asks you to do, that is insubordination, and she was to her. Jodie asked in what manner. Sharon said Jodie had stood up screaming in her face and said she would not do anything she (Sharon) told her, called her a liar, all kinds of names. Jodie said it was not a clear representation and she has two witnesses to that conversation and said that she did not call her a liar. Sharon said Jodie called her a liar and that she was tearing the community apart more than once. Sharon said it does not matter but what she has 'written up' she will stand on. Sharon said it is perfectly legal and would like to sit down and talk to her about it as she has told her. Sharon said she wanted her to read it and talk about it. Jodie said she was told that when you have a 'write up' you should be advised of the charges against you, or accusations against you, and you should also sign and acknowledge it and Sharon did not do that with her. Sharon said she signed it and gave it to her and told her she will come back whenever she was ready. Sharon said whether she (Jodie) signs it is up to her. Jodie said they are a complete fabrication and this is completely retaliatory because she told her that she (Sharon) did not act in accordance to the Bylaws. Steve said that it was a lie. Sharon asked to stop here. Jodie told the Board that they have copies. Sharon said she did not do that. Jodie said it is her (Sharon's) perspective and her prospective only. Sharon agreed and said as her employer she is entitled to have a prospective. Jodie said that Sharon is not her employer, the Board is. Sharon said she is one of nine. Jodie said not only did she cost Trailer Estates a 'load of money, she will end up costing this district a 'load of money. Steve said he had submitted bullets from the last BOT Meeting for the Banner but Jodie took it on her own authority to print all 12 pages (of Minutes) in the Banner, disgracing the paper. Steve said she had overstepped his authority as the Secretary on the Board. Jodie said she had asked him if the eight bullet points are transparent of what actually transpired at the Board Meeting. Steve said she did not like it because the people would have come in and make copies and she would charge them so much a page. Jodie said that she told him it lacks transparency and that the eight bullet points do not at all express the actions of the Board and said it is not transparent at all to the residents of this district who have a right to know what the Board actions are. Steve said at the bottom of his page (of bullets) it said to get copies of the Minutes at the office and pay for it. Sharon said they are on the website for nothing. Jodie said she thought it was

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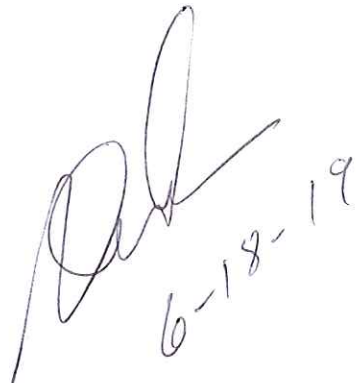
deceitful and first of all he is not performing the job as Secretary. Jodie said that she does not understand why we have another party doing the job of the Secretary. Sharon said it is not uncommon to have a recording secretary when you are trying to conduct a meeting. She said the minutes still have to be approved by the Board so doesn't matter who writes them. Sandy said that Steve's bullet points were not even as long as the agenda. Sharon said the Board's responsibility is not to put the Minutes in the Banner and it is not a legal record, it is a publication. Sharon said that the legal requirements for the Minutes is that they must be on file in the District Office. Jodie asked if that wasn't that why the Banner was started. She said she had been told by older residents that it was the sole purpose of the Banner, of course we did not have internet prior to that. Jodie said the Banner now operates at a deficit each month. Jodie said that another thing she brought to her (Sharon) was that other Trustees that do not abide by Policies but she (Sharon) neglected to bring that before the Board. Jodie said if she (Sharon) wants to nail her on Policy that is fine. Sharon asked Jodie what Policies she is speaking of that were violated as she needs to hear them. Jodie said she emailed it. Sharon said she does not have that. Jodie continued that the Policy states that no ads will be printed unless they are paid for. Jodie said she did a spreadsheet and we have probably eight ads that have run for three, six and one for nine months unpaid. Steve said that it was untrue. Sharon said she did not get her spreadsheet showing those ads unpaid. Jodie said the other Board Members did as she sent the email as a whole to 'Board of Trustees'. Dan asked why the Crime Watch ad was removed from the Banner. Sharon asked Sandy for her copy. Jim asked if they have checks and balances for those who collect money for the Banner and how the ads were tracked. Jodie said the only thing the Office gets is when a check comes in then they write a receipt. Jim asked if the check and balance is when they go through the office they get proof that they paid. Jodie said she sees cash and checks. Jim asked with nine months with no pay, where did the money go? Jodie said she went through the contracts in the Banner Book, and found a lot of contracts that had expired so she referenced that with QuickBooks, and the ads had continued to run. Don Gassie asked if the ad sellers get 25% (commission) when they sell an ad. Jodie confirmed this. Don said to not give them the money unless the ad is paid. Jodie said she never does a commission check unless the ad is paid in full. Jodie said she has to be back in the morning, but in closing she would like to respectfully asked the Board Members to please look at the 'write ups' and she would like to know if this is in agreement of the Board. She said she takes pride in the work she does and doesn't appreciate this. Sharon said it (the spreadsheet) is in the packet that she received tonight and had not looked at it yet. Jodie again asked for the opinion of the other Board Members. She said if she is doing that bad of a job then perhaps she needs to be replaced. Dan said he disagrees with it ('write up'). Sandy said she disagrees with the 'write up' as well. Sharon said that it is fine and they are entitled to that. Terry said she is doing a much better job than the one we had before. There was undistinguishable discussion amongst the Trustees and residents. Don Gassie said the Board members are all people but they have one mouthpiece and that is Sharon, so whatever you all decide she transmits it to Jodie and if you need to talk with any of the maintenance people, Jodie is the head of that and she has to deal with them. Don continued that if any of the Trustees go tell Jodie what to do, that is wrong and it is in writing. He said it is a chain of command. He said it is wrong for just anyone telling Jodie to do things. Sharon said she does not think anyone is doing that or that they would do that. Jim (House and Grounds) said he always goes to Jodie to put it on the list. He said the Maintenance people ask him questions and he tells them how to proceed. Sandy asked if Sharon should have asked one of two Trustees on the Policy and see if they would back her up on that. Sharon said that the Trustees cannot discuss things outside of this table.

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Sandy asked about an email. Don Gassie said it would be a Sunshine violation. Sharon said her email sent out asking for a response is a violation. She said we must operate out here in front of these people. Dan said that there is a lot of information he does not get. Sharon said that things are given to him in writing or discussed at a meeting. She said she does not keep anything secret and has no reason to. Steve said in respect for Sandy, that when he first came on the Board he kept his mouth shut until he knew what he was doing. He found some things were serious. He said she had called him on the phone and asked a question and he could not answer her. He said he will not talk with her because he does not want to commit any Sunshine violation and suggest she not call the Trustees. Sharon said it is not a good idea because even an appearance of impropriety can be blown out of proportion. She said the Sunshine meeting on the 23rd will be very good and helpful. Sharon said as a government we have to do things right out 'here', no matter how unpleasant it can be.

Terry moved to adjourn. Belle seconded the motion. There was a vote on the motion and it passed. We adjourned at 9:54 PM

A handwritten signature in black ink, followed by the date "6-18-19" written in a similar cursive style.