

Baymeadows Community Council

Board of Directors Agenda

April 10, 2019

Call to Order & Determination of a Quorum – Mary Land-Hughes

Review and Approval of Previous Meeting Minutes – Elise Devlin

Final discussion for hiring Rizzetta and Company – Mary Land-Hughes

Meeting with Bob Porter – Andy Land, Jim Fisher, Marvin Watkins

Lovett appraisal on the three parcels we own – Cliff Johnson III

Status update on TECO Peoples Gas proposal – Mary Land-Hughes

Baymeadows Community Council

Board of Directors Meeting Minutes

April 10, 2019

In attendance: Julie Becton, Rick Butler, Elise Devlin, Jim Fisher, Patrick Hale, Cliff Johnson II, Cliff Johnson III, Andy Land, Andrea Letizia, Marvin Watkins

Andy Land acting as chair in Mary's absence.

Marvin Watkins reviewed the numbers from Terry Hull's report and distributed a spreadsheet containing a summary of the major line items from the report and their associated costs, which come to approximately \$3MM. Further, he provided an estimate of the annual operating costs as well as anticipated debt service which reflect an annual outlay of approximately \$536K. Revenue based on Danny Becton's original proposal (\$200 per unit, etc.) would be insufficient to sustain the operating expenses and debt service.

A general discussion ensued debating the merits of obtaining more accurate data by engaging the services of Rizzetta and Company. Marvin and Patrick took the position that Terry's report was sufficient basis for drafting the legislation. Further discussion revealed that the majority considered the data inadequate as it stood. A motion was made and seconded to engage Rizzetta with two caveats: The maximum expenditure was not to exceed \$10K and Danny Becton was to be notified that we were engaging their services. The motion carried with two votes in opposition.

The request for a non-exclusive utility easement from Teco Gas was under review with our attorney. Teco Gas has a contract to install gas lines for DR Horton residential communities and assumed the roads were public, however there are 3 parcels that they need easements on. We own 2 of those parcels and Teco Gas said that they do not have a viable alternative without our cooperation. The lines will be 4-8 foot wide and would hug the property line. Our parcels are 5940 sq ft and the average price for an acre in this area is \$40,000, so, Teco Gas has calculated their value to be approximately \$6K. They are offering us \$10,000 for the right of easement and \$3,500 for administrative and legal costs, for a total of \$13,500. Discussion was held on the merits of obtaining appraisals prior to committing to the easement. Rick Butler moved to engage the services of the appraiser, Lovett Appraisal. The motion was seconded and carried with 9 in favor and 2 in opposition. Cliff III agreed to contact the appraiser. It would cost \$3300 for 3 reports.

Andrea Letizia and Marvin Watkins agreed to meet with Danny Becton to bring him up to date on the decisions taken by BCC.

Meeting adjourned 6:56pm.