

From: "Ed Tinkle"

To: "ed frost"

Sent: Sunday, August 8, 2021 11:58:25 AM

Hello All, I have some updated information on my recent email from two Supervisors.

1. The Board wanted Lee Cty (who owns the major road in Gateway) to install stop lights on Gateway Blvd at Commerce and Griffin, but were turned down. Then the Board asked Lee Cty **not** to put in the LC-DOT round-a-bouts, but were denied. The District cannot stop the Griffin round-a-bout, so there WILL BE one at Griffin and Gateway Blvd. The District will be required to spend \$ on this project.
2. The round-a-bout at Commerce is built in a very limited space which will require HIGH LEVEL of driver attention to other traffic.
3. The Board is working on a 20 year financing plan for the \$7 Million budget. Our District's infrastructure is a mess after years of Board neglect.
4. The Gateway pool is only being used by about 1 out of 7 Gateway residents.. It costs the residents \$300,000 per year in keep the pool operational!
- 5 The recent survey clearly shows a majority of Gateway Residents do not want the "Fun Park Proposal" expenditures.

Hope this helps, feel free to forward. Ed Frost

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Subject: Gateway Services CDD---Budget Comments/Questions

To All Stoneybrook Residents: I'm impressed and encouraged that over 20 Stoneybrook residents would take the time to write their concerns over the CDD's projected 2022 non-advalorem tax budget! You certainly deserve a response.

First, and before responding to your concerns, I want to take this opportunity to state that unlike any other community in Gateway, Stoneybrook residents are well represented at every meeting by either Warren Davies or Joe Mikulka or both. Your community is lucky to have people like this willing to serve and represent you.

I take no pride as a Supervisor in the preparation and ultimate approval of this budget, as in its present form, should have never happened! As I have said at meetings for years, you can't kick the can down the road. Well, we are at the end of the road and contrary to what many of the Gateway "blogs" say, this is a complicated process and there are NO simple fixes. This Board, simply put, is performing its fiduciary responsibility and trying to "right the ship" after years of financial irresponsibility. This includes not only addressing our 001 Account, which represents the Gateway stormwater management system, our roads and landscaping and signs and lights and our administrative and parks/recs costs, but also our 400 Account, which represents all of

our other utilities, i.e., potable water, irrigation and sanitary sewers. Our physical assets have service lives and many of these are reaching the end of those lives and need to be majorly repaired or in most cases replaced. An excellent example is our Common Area irrigation system, which is well over 30 years in age, and needs over \$2 million to replace. Another example is our failing street lighting system along Gateway Blvd. at another \$2 million and our sidewalks at another \$750,000. And just recently we have learned that the main stormwater line servicing Daniel Preserve is and has been totally plugged and needs approximately \$.5 million to replace as trying to clean it out is near impossible due to its location. I am and have been for years a long time advocate of debt financing for public utilities where you have assets with long service lives, say 20 years or more. Our Staff and Financial Consultant (who will be at this Tuesday's meeting) are working on a new budget incorporating this long term financing. While I know that this option will go a long way to help reduce this tax increase, it's not a cure all! Years of operation neglect, especially associated with our stormwater management system is accounting for 1/3 of our annual O&M costs or \$1.9 million. These costs are REAL as the District has to comply with local, state and federal mandates and permits to operate these assets and systems. Again, it's not elective, these are mandates. This Board has inherited this mess and has chosen to address it and for that I am especially grateful. While all of this must look like an overnight bad dream to our residents, it certainly didn't happen overnight, but over 15-20 years. The pleasure of having low assessment rates in the past, when we should have been establishing a Capital Reserve account, has finally caught up with the Community. My hope is that with this long term debt financing and perhaps some re-scheduling of some of these needs, we can keep this increase to less than 20% or around \$800 per single family home.

Many of you have mentioned that you believe you are being "over assessed" on your 004 account, which is only for Stoneybrook residents. Many question why are you being treated differently. I would have thought by now that all Stoneybrook residents realized the answer to this question! The fact is that while the majority of all the other communities and HOAs within Gateway have their own PRIVATE roads, landscaping, etc.--you in Stoneybrook do not as all of these assets in your community are public and owned, not by the HOA, but by the CDD. Accordingly, your assets require the attention of CDD Staff labor and materials and for that you are separately billed. It's that simple. The Board at our last meeting has asked Chris Shoemaker, our District Manager, to re-examine this labor allocation for Stoneybrook. However, keep in mind that the changes being discussed are not "big ticket" items and accordingly will have little impact on your final 004 account expenses.

Again, many of you have voiced major concerns over our proposed Commons Park Master Plan and the costs associated with implementing this Plan. The results of the second survey are clearly showing that the majority of Gateway residents want little to no expenditures on this Park Plan. In my opinion, this Plan needs to be shelved for at least a couple of years and allow these proposed increases to be used for fixing our Capital assets. Our Park problems are not just wanting more amenities, its paying for the operating costs those we already have in place, i.e., the Commons Pool. This pool, which serves approximately 1 in 7 Gateway homeowners, costs almost \$300,000 per year to maintain. In other words, about \$300 per year per family it serves! Meantime the other 6 of 7 Gateway residents who do not use the pool, pick up the tab! This is neither fair nor equitable and I'm pushing for the CDD to establish User Fees of

\$300 per year per family, if you want to use this pool, otherwise simply close the pool. Previous attempts to establish User Fees were opposed by past Board members, some of which live in Pelican Preserve and don't even pay for this expense!!

An editorial if I may, to the Stoneybrook residents, a portion of this neglect of our assets occurred when your Community had 3 of the 5 members on the Board and did nothing to address these issues. You might want to contact them and question them--Why??

Hopefully I have answered your questions, perhaps not with the answer you were looking for, but you received the reality of the times we are in as Board members. If you have other questions or want further explanation, please don't hesitate to contact me at anytime.