

St. Lucie West Services District
Special Board Meeting Minutes
March 27, 2018, at 1:30 p.m.
450 SW Utility Drive
Port St. Lucie, Florida 34986

(Please note: This is not verbatim. A CD recording of the Special Board Meeting is available on file.)

Board Members Present

Vincent D'Amico, Chairman
Gregg Ney, Vice Chairman
Wayne Smith, Secretary
John Doughney, Supervisor
Everett Child, Supervisor

Staff Present

Dennis Pickle, District Manager, St. Lucie West Services District ("SLWSD")
Bill Hayden, Public Works Director/Assistant District Manager, SLWSD
Maddie Maldonado, Office Manager, SLWSD
Josh Miller, Assistant Utilities Director, SLWSD
Lisa Beans, Administrative Assistant, SLWSD
Dan Harrell, District Counsel, Gonano & Harrell
Bob Lawson, District Engineer, ARCADIS-US, Inc.
Laura Archer, Recording Secretary, Special District Services, Inc.

Guests Present (Sign-In Sheet Attached)

A. Call to Order

Chairman D'Amico called the Special Board Meeting to order at 9:00 a.m.

B. Pledge of Allegiance

C. Roll Call

It was noted that all 5 Supervisors were in attendance, including Secretary Wayne Smith who was present via conference call.

Chairman D'Amico gave an overview of how the District had gotten to this point regarding the Trails Golf Course.

Mr. Pickle then made a presentation and included topics such as the District's future needs, the design of the stormwater system and the effects of historical rain events. He also went over the payout of the golf course and how the additional storage would

benefit the communities of the District. Mr. Pickle went over the clubhouse building and the District's intent for its use and a portion of the parking lot. He then went into the funding sources and the market study that had been performed.

Mr. Pickle noted that if the Board agrees with the terms of the sale, and the HOA also agrees to the terms of their purchase of the amenities, there would only be one closing at which time both the District and the HOA would partake in. He noted that the homeowners would have to decide if the HOA purchasing the amenity side of the property would be feasible.

D. Public Comment

There was a lengthy Q&A session in which residents voiced their concerns, which ranged from the potential loss of amenities and the supposed decline of property values to possibly increased construction traffic during the construction phase.

Chairman D'Amico asked, by a show of hands, how many residents were in favor of the District pursuing the purchase of additional stormwater retention property and the clubhouse, as opposed to the other alternatives. There was a majority of hands that went up in favor of the District's intent.

E. District Manager Action Items

DM 1 – Consider Counteroffer to Letter of Intent to Purchase 15 Acres and Clubhouse at the Trails Golf Course

After further discussion, Mr. Pickle asked the Board for direction regarding a counteroffer to CGI St. Lucie, LLC.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Child to continue negotiations with CGI St. Lucie, LLC in response to their correspondence of March 21, 2018, regarding the purchase of 15 acres and the clubhouse at the Trails Golf Course.

Further discussions took place.

Vice Chairman Ney's **MOTION** was reiterated, seconded by Supervisor Child to continue negotiations with CGI St. Lucie, LLC in response to their correspondence of March 21, 2018, regarding the purchase of 15 acres and the clubhouse at the Trails Golf Course. Upon being put to a vote, the **MOTION** carried unanimously.

F. Supervisor Requests

There were no Supervisor Requests.

G. Adjournment

There being no further items to be addressed, the Special Board Meeting was adjourned at 10:36 a.m. There were no objections.

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Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 05/01/18