

**LAKE ASBURY MUNICIPAL SERVICE BENEFIT DISTRICT  
TOWN HALL MEETING  
MONDAY, MAY 3, 2010**

**1. CALL TO ORDER**

The Trustees of the LAMSBD met in a special Town Hall Meeting in the Lake Asbury Community Center, 282 Branscomb Road, on the above-stated date. Chairman Kocher called the meeting to order at 7:10 p.m.

**2. ADMINISTRATIVE ANNOUNCEMENTS**

Chairman Kocher announced the administrative rules and procedures controlling the meeting to the audience. Those in attendance in the audience are listed on the attached sign-in sheet.

**3. ASSESSMENT/LOCAL BILL**

Vice Chairman DeAnn Bjornson thanked everyone for attending and also thanked Mike Kelter for the work he has done for the District. She reported that the legislature has passed Bill 1547 and that the Governor has until May 15 to act on the Bill. We are persistently requesting that he act on it by May 10th in order to hold the Special Election this year. A sample email is available on the website or go to Governor Crist's website. Be sure to give name, address and that you are in support of the bill and that he sign it expediently. The Bill does not change the assessment. It just puts the assessment in the control of the residents. When the bill becomes law, the Charter specifies that you must be a qualified elector of the District. This means that you must be a registered voter that resides within the district. If there are 3 owners of one property and are all registered to vote in the district, then all 3 may vote. If you own more than one lot, you get one vote. If 2 people own more than one lot they each get one vote. This is how it is outlined on the charter. She advised those in attendance that the Board is looking for feedback as to the capital improvement priorities they want to see and what kind of assessment they are comfortable with. The Board will decide the assessment amount based on the feedback received and will pass a Resolution requesting a special election, which will be presented to the Board of County Commissioners. The special election is scheduled for June 29. She encouraged everyone to be sure their information is up to date with the Supervisor of Elections and to register by June 1 if they have not already done so. Ballots will be mailed out June 9 – 19 and must be returned to the Supervisor of Elections by June 29. The special election will all be done mail as it is much less expensive. The estimated cost for the Ballot on Demand method will cost approximately \$3,000 to \$4,000, which is much less than doing a regular election. It will be passed by a majority vote. This money is used to maintain the lakes and dams. She further advised that we are completely separate from the Lake Lot Owners Association.

Chairman Kocher explained that by the Charter, since 1986, we are allowed to charge a \$100 assessment. This money is 100% pledged to pay for a dredging project that started four years ago and has six years left to go. The charter allows up to 3mill ad valorem, which is based on property value. We are only charging 1mill. Requests have been made to eliminate the ad valorem and only have the assessment.

Vice Chairman Bjornson explained that the amount that will be on the ballot will include the current \$100 assessment.

Chairman Kocher advised that the District has the right to increase the ad valorem percentage to keep the same amount of money being collected, but has never done so, even with property values dropping. He explained that of the \$100 assessment collected, 3% goes to pay the county to collect it and 5% is held back as required by the State of Florida for all government bodies.

Vice Chairman Bjornson explained that banks are not inclined to loan money on the ad valorem which is why, even though we voted for the 1 mill to pay for the dredging loan, we had to flip flop those and use the \$100 assessment for the dredging loan so the bank would accept it as secure. The 1 mill pays for the operating expenses. That is one other reason why an assessment rather than a millage is advantageous in the event we need to borrow money. She further explained that a referendum does not have to be held if the assessment is to be lowered, but only if the assessment amount is to be raised above what is voted on and approved by the residents.

4. **BUDGET**

Bob Rumble reviewed the budget and estimation of revenues.

Chairman Kocher advised that this also a budget hearing for the preliminary budget. The figures will change based on the assessment.

Wendy Hendrix, 207 Aldersgate, spoke (could not understand on tape).

Mr. Rumble advised that the useful life of most of the equipment on the dams is "0", except for the valves that the top half has been repaired.

5. **CAPITAL IMPROVEMENTS**

A Power Point of proposed capital improvements was presented by Chairman Kocher and Mike Kelter.

A copy of the project list was distributed to all members in attendance. Mr. Kelter reviewed the list. He reported that the #1 priority has been determined to be a spillway on South Lake Asbury dam. This gives an enormous of protection and if it fails there will be irreparable damage. Lake Ryan is the #2 public safety issue. It has had very few improvements over the years.

Len Nordgren, 762 Lake Asbury Drive, inquired about the difference in cost of dredging Lake Ryan on the slide as compared to the handout. Mr. Kelter stated that the numbers on the slide are broken down differently that what is on the handout sheet. He explained that any item on the handout list as a "C" priority has to do with water quality. Lake Ryan dredging is not a safety issue but is a water quality issue. After the appropriate repairs are made the water quality will improve.

Rene Dotson, 122 Wesley Road, inquired if there is another document that gives the service life if the projects listed on sheet are completed. Mr. Kelter explained that a valve has a life span of 20 years, a big pipe lined is 50 years, any improvements to the dams is 50 years, spillways is 50 years and mechanical items have a life span of 20 years.

Ronald Johns, 584 Lake Asbury Drive, inquired when the area where his house is will be dredged. Mike Kelter advised that he is not sure when it will be done.

At the conclusion of the Power Point, Chairman Kocher opened the floor for members in the audience to speak.

6. COMMENTS FROM THE MEMBERS

Rene Dotson expressed her support of completion of all the items with an "A" priority. She also stated that she is in favor of doing projects that coordinate with "A" such as the Lake Ryan Spillway and that she is in favor of having an assessment that included getting the items done on the list.

Wendy Hendrix, 207 Aldersgate, requested clarification as to whether the Board has an amount to make it work and expressed her support of having the items done.

Vice Chairman Bjornson requested input from the audience on their opinion as to what assessment amount they are comfortable with.

Ronald Johns, 584 Lake Asbury Drive, spoke about the neglect that has occurred over the years.

Bob Rumble, 273 Bush Court, spoke about the amount for the additional assessment. Further discussion was held by the Board regarding the amount for additional assessment.


Mark McMillan, 602 Lake Asbury Drive, spoke in support of the additional assessment and expressed his personal opinion as to why the ad valorem should be kept. He reminded the Board that the money that was spent to do dredging did not solve the problems and that no dredging should be done until the sediment issue is solved. Also, that the hydrilla issues get worse when the lake is dredged.

Lengthy discussion ensued regarding the budget and the assessment amount. A suggestion was made for an assessment of \$600.00 per year. Mike Kelter cautioned against financially biting off more than they can chew. He stated that it would be better to make it small enough to get the votes and large enough to bite off a part of the apple, and that an additional \$50 a month would be reasonable with the resources that are available. After discussion, it was the consensus to establish the assessment amount at \$600.00 a year.

Wendy Hendrix thanked the Board for their hard work.

The Town Hall meeting adjourned at 9:25.

Diane Walker



Carl Kocher, Chairman

## LAKE ASBURY MSBD CAPITAL IMPROVEMENT LIST

5/3/2010

Project #	Project	Description	Cost	Priority	Rank	Other Participant requirements
00001	South Lake Asbury Spillway	Construct box Culvert overflow with spillway and additional underdrain	\$900,000	A		
00002	Ryan Lake Spillway	Construct box Culvert overflow with spillway and install Rehab down-tube, repair/replace influent tube, replace valve, replace kettle, remove old valve, install screen	\$925,000	A		
00004	Ryan Lake drawdown device replacement	Rehab down-tube, repair/replace influent tube, replace valve, replace kettle, remove old valve, install screen	\$36,000	A		
00003	South Lake Asbury Redundant downpipe and valve	Construct Second drawdown device with valve influent and discharge tube, and kettle screening device.	\$75,000	B		
00005	South Lake drawdown device rehab	Rehab down-tube, repair/replace influent tube, rehab valve and install lube connections, rehab kettle, install influent screen	\$40,000	B		
00006	Lake Asbury drawdown device rehab (both devices)	Rehab down-tube, repair/replace influent tube, rehab valve and install lube connections, rehab kettle, install influent screen	\$80,000	B		
00009	Lake Asbury Dam Tree Removals	Implement Tree Removal plan	\$10,000	B		
00010	Lake Asbury and South Lake Asbury leak detection monitors and overflow alert system	Install automatic pitot tube monitors and lake stage monitors with telemetry capability	\$25,000	B		
00007	Lake Asbury Dam Erosion Control Improvements	Repair erosion control "mattress" on south face of Lake Asbury Dam	\$55,000	C		
00008	South Lake Asbury Dam Erosion Control Improvements	Repair and install erosion control "mattress" on south face of South Lake Asbury Dam	\$32,000	C		
00011	Erosion Control and sedimentation basins on Arthur Moore and Beck Ct. "fingers"	Install sediment traps, drop structure and reinforce banks around "finger inlets"	\$960,000	C		Clay County
00012	Arthur Moore & Beck Ct. "fingers" dredging	Dredge Arthur Moore & Beck Ct. Fingers	\$250,000	C		
00013	Lake Ryan dredging	Dredge Lake Ryan	\$200,000	C		
00014	Lake Asbury Dredging	Dredge Lake Asbury as needed	\$100,000	C		