



**TRADITION
COMMUNITY DEVELOPMENT
DISTRICT NOS. 1 - 11
PORT ST. LUCIE
REGULAR BOARD MEETING
July 5, 2023
11:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.traditioncdd1.org
www.traditioncdd2.org
www.traditioncdd3.org
www.traditioncdd4.org
www.traditioncdd5.org
www.traditioncdd6.org
www.traditioncdd7.org
www.traditioncdd8.org
www.traditioncdd9.org
www.traditioncdd10.org
www.traditioncdd11.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11
Keiser University – Port St. Lucie Campus
9400 SW Discovery Way
Port St. Lucie, FL 34987
REGULAR BOARD MEETING
July 5th, 2023
11:00 a.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Additions or Deletions
- E.** Comments from the Public for Items Not on the Agenda
- F.** Consent Items
 - 1. Approval of June 7th, 2023, Regular Board Meeting Minutes.....Page 3
 - 2. Approve Treasure Coast Wildlife Trappers Quote #023-024.....Page 9
- G.** Old Business
- H.** New Business
 - 1. Notice of Vacancy for Ryan Bartlett and Consideration of Appointment – District 3 / Seat 3
 - 2. Approve and Ratify John Slicher to Vacant Board Seat – District 6 / Seat 5
- I.** Administrative Matters
 - 1. Manager’s Report
 - 2. Attorney’s Report
 - 3. Engineer’s Report
 - 4. Financial Report (Under Separate Cover).....Page 12
 - 5. Founder’s Report
- J.** Board Member Comments
- K.** Adjourn

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11
REVISED FISCAL YEAR 2022/2023
REGULAR BOARD MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Tradition Community Development District Nos. 1-11 (“Districts”) will conduct Regular Board Meetings of the Board of Supervisors (“Board”) for the purpose of conducting the business of the Districts that may properly come before the Board. The following meetings will be held at 11:00 a.m. at Keiser University located at 9400 SW Discovery Way, Port St. Lucie, Florida 34987 on the following dates:

**June 7, 2023
*July 5, 2023
August 2, 2023
September 6, 2023**

***Irrigation Rate Committee Meeting - 9:00 a.m.
Southern Grove CDD Meeting - 10:30 a.m.
Tradition CDD Meeting - 11:00 a.m.**

An Irrigation Committee Meeting will take place at 9:00 a.m. at Keiser University located at 9400 SW Discovery Way, Port St. Lucie, Florida 34987 on the above dates, as indicated.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the Districts’ websites or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that one or more Supervisors may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a meeting is advised that they will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

www.traditioncdd1.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 05/26/23

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11

**Keiser University – Port St. Lucie Campus
9400 SW Discovery Way
Port St. Lucie, FL 34987**

Join Zoom Meeting: <https://us02web.zoom.us/j/3341025012>

Meeting ID: 334 102 5012

OR

Dial In at: 1 929 436 2866

REGULAR BOARD MEETING MINUTES

June 7th, 2023

11:00 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Tradition Community Development District No.'s 1-11 of June 7th, 2023, was called to order at 11:32 a.m. in the Keiser University – Port St. Lucie Campus located at 9400 SW Discovery Way, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on May 26th, 2023, as legally required.

C. SEAT NEW BOARD MEMBERS – DISTRICT NO. 11

Seat No. 1 – Frank Covelli: Chair

Seat No. 2 – Tyler Gaffney: Vice Chair

Seat No. 3 – Tara Toto: Ass't Sec (Absent)

Seat No. 4 – Steven Dassa: Ass't Sec

Seat No. 5 – Ricardo Mojica: Ass't Sec

D. ADMINISTER OATHS

Mr. Sakuma administered the oath of office to all present Supervisor's and the meeting continued.

E. REVIEW BOARD MEMBERS RESPONSIBILITIES AND DUTES

Mr. Sakuma reviewed the responsibilities and duties.

F. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

CDD #'s 1,2,7,8,9,10,&11		
Chairman	Frank Covelli	Present
Vice Chairman/Supervisor	Tyler Gaffney	Present

Supervisor	Tiffany Lewis	Absent
Supervisor	Steven Dassa	Present
Supervisor	Tara Toto	Absent
Supervisor	Ricardo Mojica (only CDD 11)	Present

CDD # 3		
Chairman	Isiah Steinberg	Absent
Vice Chairman	Rick Dufour	Present
Supervisor	Kimberly Gorman	Via Zoom
Supervisor	Vacant	-
Supervisor	Roy Perconte	Present

CDD # 4		
Chairman	Gail Cost	Present
Vice Chairman	Rich Giglia	Absent
Supervisor	Rob Siedlecki	Present
Supervisor	Joseph Sargent	Absent
Supervisor	Drew Wesley	Present

CDD # 5		
Supervisor	Cathy Powers	Present
Chairperson	Chris King	Via Zoom
Supervisor	Dave Lasher	Present
Supervisor	Rick Dixon	Present
Vice Chairman	Joe Pinto	Present

CDD # 6		
Chairman	Jerry Krbec	Present
Vice Chairman	Luis Pagan	Present
Supervisor	Ralph Ritter	Present
Supervisor	John Slicher	Absent
Supervisor	George Russell	Present

Staff members in attendance were:

District Manager	B. Frank Sakuma, Jr.	Special District Services, Inc.
Assistant District Manager	Jessica Wargo	Special District Services, Inc.
District Manager	Andrew Karmeris	Special District Services, Inc
District Counsel	Susan Garrett	Torcivia, Donlon, Goddeau & Rubin, P.A
District Engineer	Kelly Cranford	Culpepper and Terpening

Also present were: Antonio Balestrieri with Mattamy Homes. (See attached sign-in sheet)

G. ADDITIONS OR DELETIONS TO THE AGENDA

Staff added (3) items under “New Business.”

1. (K-9/New Business) Resolution No. 2023-12; Election of Officers (District 11)

2. **(K-10/New Business) WA #19-143-155; 11222 SW Lake Park Drive - Pool**
3. **(K-11/New Business) WA #19-143-156; 12353 Sunset Lake Lane - Pool**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve the agenda as Amended.

H. COMMENTS FROM THE PUBLIC

There were no comments from the public.

I. CONSENT ITEMS

1. **Approval of April 5, 2023, Regular Board Meeting Minutes**
2. **Approval of July 29th, 2022, Budget Workshop Minutes**
3. **Approval of April 19th, 2023, Budget Workshop Minutes**
4. **Approve and Ratify Gopher Tortoise Relocation Permit Letter; Tradition CDD No. 1**
5. **Approve and Ratify WA #19-143-152; Crosstown Retail Offsite/Maintenance Easement**
6. **Approve and Ratify WA #19-143-153; Crosstown Retail Offsite/Irrigation Boundary**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Approve all item(s) under Consent.

J. OLD BUSINESS

There were no matters of old business to come before the Board.

K. NEW BUSINESS

1. **Resolution No. 2023-10; Adopting Proposed Budget FY:23/24 and Setting Public Hearing Date**

Resolution No. 2023-10 was presented, entitled:

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; DIRECTING STAFF TO PROVIDE A COPY OF THE PROPOSED BUDGET TO THE LOCAL GENERAL PURPOSE GOVERNMENT

AND PROVIDING FOR NOTICE OF SAID HEARING PUSUANT TO LAW.

A **Motion** was made by CDD Nos. 1,2, & 7,8,9,10,&11 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD Nos. 1,2, & 7,8,9,10,&11 to Adopt Resolution No. 2023-10 and Set a Public Hearing Date for September 6th, 2023.

A **Motion** was made by CDD No. 3 Mr. Dufour, seconded by Mr. Perconte and passed unanimously by CDD No. 3 to Adopt Resolution No. 2023-10 and Set a Public Hearing Date for September 6th, 2023.

A **Motion** was made by CDD No. 4 Ms. Cost, seconded by Mr. Wesley and passed unanimously by CDD No. 4 to Adopt Resolution No. 2023-10 and Set a Public Hearing Date for September 6th, 2023.

A **Motion** was made by CDD No. 5 Mr. Lasher, seconded by Mr. Pinto and passed unanimously by CDD No. 5 to Adopt Resolution No. 2023-10 and Set a Public Hearing Date for September 6th, 2023.

A **Motion** was made by CDD No. 6 Mr. Krbec, seconded by Mr. Ritter and passed unanimously by CDD No. 6 to Adopt Resolution No. 2023-10 and Set a Public Hearing Date for September 6th, 2023.

2. Resignation of Supervisor Tiffany Lewis – District Nos. 1,2,7,8,9,&10 / Seat No. 5

A **Motion** was made by CDD Nos. 1,2,7,8,9&10 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD Nos. 1,2,7,8,9&10 to Accept to Resignation of Supervisor Tiffany Lewis.

3. Appointment to Vacant Board Seats – District Nos. 1,2,7,8,9,&10 / Seat No. 5

A **Motion** was made by CDD Nos. 1,2,7,8,9&10 Mr. Covelli, seconded by Mr. Dassa Appointing Mr. Ricardo Mojica to the vacant board seat on District Nos. 1,2,7,8,9&10 / Seat No. 5.

Mr. Sakuma administered the oath of office to Supervisor Ricardo Mojica and the meeting continued.

4. Resignation of Supervisor Ryan Bartlett – District No. 3 / Seat No. 3

Vacancy of Seat No. 3 announced to the Board.

5. Appointment to Vacant Board Seat - District No. 3 / Seat No. 3

No action was taken at this time to make an appointment to the vacant Seat 3.

6. ITB# 2023-04; B Canal Irrigation Intake Replacements

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Approve ITB# 2023-04.

7. Nominating Jerry Krbec, Mary Milmore, Gail Cost, Luis Pagan, Rick Dufour and Rob Siedlecki to the Lake Banks Committee

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Appoint Jerry Krbec, Mary Milmore, Gail Cost, Luis Pagan, Rick Dufour and Rob Siedlecki to the Lake Banks Committee.

8. Report from The Lake Banks Committee and Recommendation - Drone with LIDAR

Information about the Lake Banks Committee meeting was shared with the Boards. While the Committee recommended “Drone with LIDAR” review of all lakes, the Boards determined not to move forward until further information could be provided by the District’s attorney.

9. Resolution No. 2023-12; Adopting Election of Officers (No. 11)

Resolution No. 2023-12 was presented, entitled:

RESOLUTION 2023-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF TRADITION
COMMUNITY DEVELOPMENT DISTRICT 11, AND
PROVIDING FOR AN EFFECTIVE DATE.**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Adopt Resolution No. 2023-12.

10. WA #19-143-155; 11222 SW Lake Park Drive – Pool

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve WA #19-143-155.

11. WA #19-143-156; 12353 Sunset Lake Lane – Pool

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Gaffney and passed unanimously by CDD No. 1 to Approve WA #19-143-156.

M. ADMINISTRATIVE MATTERS

1. Manager’s Report

Mr. Sakuma reminded the Supervisors to please file their Form 1 with the Supervisor of Elections office.

2. Attorney’s Report

Ms. Garrett had nothing further to report.

3. Engineer’s Report

Ms. Cranford had nothing further to report.

4. Financial Report

Mr. Karmeris gave an overview of the financials.

5. Founder’s Report

The Founder offered no report.

K. BOARD MEMBER COMMENTS

Dr. Powers had a few comments:

1 – Dr. Powers asked if the Rainbow Groves will have a possible hazardous impact on Tradition? Mr. Sakuma advised the Rainbow Groves is not within the Tradition CDDs.

2– The Lake Reports from April and May have still not been sent to the Boards.

3 – She thanked Mr. Sakuma for sending a letter to the developer and saving a tree on the property being developed along Crosstown Parkway.

4 – Dr. Powers wanted to know if autonomous buses (AVs) were allowed to use the sidewalks? Mr. Sakuma advised the TIM AVs are only allowed on the streets and designated TIM paths.

L. ADJOURNMENT

There being no further business to come before the Boards, CDD No. 1 Mr. Covelli adjourned the meeting at 12:41p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Printed Name

Printed Name

QUOTE



Treasure Coast Wildlife Trappers

2137 SW Imperial St.
Port St. Lucie FL
34987

BILL TO

ATTN: Frank Sakuma, Jr., CDM
District Manager
10807 SW Tradition Square
Port St. Lucie, FL 34987
P: (772) 345-5119 | F: (561) 630-4923
C: (772) 453-0975

QUOTE

023-024

QUOTE DATE

06/25/2023



DESCRIPTION

AMOUNT

Trapper Jay	0.00
President - Treasure Coast Wildlife Trappers	
Assistant Southern Director of The Florida Trappers Association	
Port St. Lucie FL. 34987	
(772) 626-3584	
Globeviking@gmail.com	
Www.Trapperjay.com	
6/25/2023	

Frank Sakuma, Jr., CDM
District Manager
10807 SW Tradition Square
Port St. Lucie, FL 34987
P: (772) 345-5119 | F: (561) 630-4923
C: (772) 453-0975

Proposal for a 1-Year Coyote Removal Contract In Tradition

Dear Frank,

We are pleased to present this proposal for a 1-year coyote removal contract on behalf of Tradition. Treasure Coast Wildlife Trappers is confident in its ability to effectively manage and control the coyote population in a safe and humane manner, ensuring the well-being of both residents and their pets. Our expertise in predator management in suburban environments sets us apart from other trapping companies.

Objective:

The objective of this contract is to keep the coyote population in check

through the utilization of safe and effective coyote trapping techniques. Our approach will strictly adhere to the United States "Best Management Practices" trapping guidelines to ensure that coyotes are trapped humanely and effectively, without the use of weapons.

Scope of Work:

1. Set up Cost: At project commencement, there will be a one-time set up cost of \$1,650. This cost covers the necessary equipment, tools, and resources required to initiate the coyote removal process.

2. Performance-Based Cost: In addition to the set up cost, a performance-based cost of \$190 per coyote caught will be incurred. This cost covers the efforts involved in capturing and removing coyotes from the area. All captured coyotes will be documented with GPS coordinates and photo documentation to provide transparency and accountability.

3. Coyote Response: Treasure Coast Wildlife Trappers will promptly respond to coyote sightings, reports, complaints, alleged attacks, and pet/coyote confrontations reported by Tradition. Our team will prioritize these situations and take appropriate actions to ensure the safety and well-being of residents.

4. Contractor Restrictions: We understand the sensitivity surrounding coyote issues, and we respect any concerns regarding media exposure. Therefore, unless explicitly requested or warranted by Tradition, our company will not perform interviews with any news or local media outlets.

Contract Duration:

This contract will be valid for a period of 1 year, starting from the date of execution. However, if required, the contract can be extended or modified based on the evolving needs of Tradition.

Insurance and Licenses:

Treasure Coast Wildlife Trappers holds all necessary licenses and permits required to operate as a professional wildlife trapping service. We are fully insured, providing both general liability and worker's compensation coverage, ensuring that Tradition is protected from any potential liabilities associated with our operations.

We appreciate the opportunity to propose our services to Tradition. Treasure Coast Wildlife Trappers is committed to providing effective coyote removal services while prioritizing safety, humane practices, and minimal disruption to the community. We believe that our expertise and experience make us the ideal choice for this important task.

Please do not hesitate to contact us if you have any questions, require further information, or would like to discuss any specific requirements in detail. We look forward to the possibility of working with Tradition and finding a solution that best meets your needs.

Thank you for considering our proposal.

Sincerely,

Trapper Jay
President - Treasure Coast Wildlife Trappers
6/25/2023

TOTAL

\$0.00

Thank you

TERMS & CONDITIONS

Thank you for considering Treasure Coast Wildlife Trappers for your wildlife management concerns!



Financial Report: Under Separate Cover

