

**PINEY-Z COMMUNITY
DEVELOPMENT DISTRICT**

SEPTEMBER 19, 2016

AGENDA PACKAGE

Piney-Z Community Development District
Severn Trent Services, Management Services Division
210 North University Drive, Suite 702 • Coral Springs, Florida 33071
Telephone: (954) 753-5841 • Fax: (954) 345-1292

September 12, 2016

Board of Supervisors
Piney-Z Community Development District

Dear Board Members:

On Monday, September 19, 2016 the Board of Supervisors of the Piney-Z Community Development District will hold a regular meeting at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida. Following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments**
- 4. Approval of the Minutes of the August 15, 2016 Workshop and Regular Meeting**
- 5. Acceptance of the August, 2016 Financial Statements and Approval of the Check Register and Invoices**
- 6. Update on Storm Damage and Recovery**
- 7. Discussion of Severn Trent Services / Management Services [Supervisor Lee]**
- 8. CDD Manager's Report**
 - A. Piney-Z CDD Amenities and Management (Fitness Center, Lodge, Pavilion, Playground, Pool, Grounds, Staffing and Administrative)
 - B. HOA Substitute Dates – Appeals Committee
- 9. District Manager's Report**
- 10. District Attorney's Report**
- 11. Business Matters**
 - A. Follow-up on Joint HOA/CDD Meeting
- 12. Supervisor Requests**
- 13. Adjournment**

Any additional supporting materials we have received for the items listed above are enclosed. Others may be distributed under separate cover. The balance of the agenda is routine in nature. If you have any questions, please give me a call at (813) 991-1116, extension 105.

Sincerely,

Bob Nanni/ms
District Manager

cc: Christopher Lyon Bob Reid Melinda Parker

Fourth Order of Business

MINUTES OF WORKSHOP PINEY-Z COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Piney-Z Community Development District was held on Monday, August 15, 2016 at 3:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present:

Cheryl Hudson
Michael Lee
Joe Didier
Ann Pincus
Bob Nanni
Melinda Parker
Residents

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary
District Manager/Secretary
CDD Manager

The following is a summary of the discussions at August 15, 2016 Piney-Z Community Development District Board of Supervisors Workshop.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hudson called the workshop to order and Mr. Nanni called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

- Mr. Kirsten addressed the budget, the Board's authority to put reserve monies in the budget, reserves and a reserve study.

FOURTH ORDER OF BUSINESS

Discussion of Rules of Procedures

- Discussion followed on the Rules of Procedure with it being noted Mr. Nanni will provide recently updated rules from another district and Mr. Lyon is going to look at the current rules to determine which does not have to have a detailed rule of procedure.
- Discussion followed if there is anything the Board feels it needs to be stricter on.
- Mr. Lee addressed discussion at the last HOA meeting regarding the CDD and HOA not getting along. He encouraged Ms. Hudson to reach out to the HOA.

UNAPPROVED

- HOA requested dates were discussed.
 - There are three dates in conflict with a shift of CDD meetings to the fourth Monday due to holidays - Thanksgiving, Martin Luther King, Jr. Day, and Easter. The HOA has requested the fourth Monday of every month for the appeals committee meetings.
- Pool
 - August 15 through September 30 hours are Monday through Friday 5:00 p.m. until 8:00 p.m. and weekends 10:00 a.m. until 8:30 p.m.
 - October 1 through October 9 weekends only 10:00 a.m. until 8:30 p.m.
 - Adult Swim is 6:00 a.m. until 10:00 a.m. seven days a week.
 - Adult swim participation has increased and extending adult swim to 5:00 p.m. daily was discussed.
- Communication between the CDD and HOA was addressed.
- Discussion followed on co-sponsorship of events with the HOA.
- Budget
 - Reserves - summary versus individual reserve items.
- The costs to refill the pool from the cyanuric acid issue was \$300.
- Pool Vendor - Alan Cox Aquatics
 - Hiring and scheduling of lifeguards was addressed.
 - Not having lifeguards was discussed.
 - Cancelling the Alan Cox Aquatics agreements was discussed. The item to be placed on the October agenda.
- Management Services
 - Discussion followed on transitioning to self-management.
- Review of the Sunshine Law to be placed on the October agenda.

- Mr. Kirsten addressed the CDD and HOA working together and the perception in the community of the CDD.

FIFTH ORDER OF BUSINESS

Adjournment

There being nothing further, the workshop was adjourned.

**MINUTES OF MEETING
PINEY-Z
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Piney-Z Community Development District was held Monday, August 15, 2016 at 6:30 p.m. at the Piney-Z Plantation Lodge, 950 Piney-Z Plantation Road, Tallahassee, Florida.

Present and constituting a quorum were:

Cheryl Hudson	Chairperson
Richard Kessler	Vice Chairman (via phone)
Michael Lee	Assistant Secretary
Joseph Didier	Assistant Secretary
Ann Pincus	Assistant Secretary

Also present were:

Bob Nanni	District Manager / Secretary
Chris Lyon	District Attorney
Melinda Parker	CDD Manager
Residents	

The following is a summary of the discussions and actions taken at the August 15, 2016 Piney-Z Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hudson called the meeting to order and Mr. Nanni called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the July 18,
2016 Workshop and Regular Meeting**

UNAPPROVED

On MOTION by Ms. Pincus seconded by Ms. Hudson, the July 18, 2016 workshop and regular meeting minutes were approved with votes as follows:

Michael Lee - Aye
Richard Kessler - Aye
Ann Pincus - Aye
Joseph Didier - Aye
Cheryl Hudson - Aye

FIFTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2017 and Levy of Non-Ad Valorem Maintenance Assessments

- Ms. Hudson opened the public hearing.
 - Hearing no comments or questions, the public hearing was closed.
 - Mr. Didier addressed the adopted total expenditures for FY 2016 of \$424,043 and for FY 2017 it has increased over \$3,000 to \$427,880. Do those amounts need to equal and if not why?
 - Mr. Nanni responded no, it has to be equal to the revenue number.
 - Discussion continued on expenses versus revenues.
 - Mr. Lee noted the budget is based on assessments remaining the same with no increase.
- A. Consideration of Resolution 2016-6 - Annual Appropriation and Adoption of the Budget**
- Mr. Lyon read Resolution 2016-6, by title, into the record.

On MOTION by Mr. Didier seconded by Mr. Lee, Resolution 2016-6 the annual appropriation resolution of the Piney-Z Community Development District (the "District") relating to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2016, and ending September 30, 2017 was adopted with votes as follows:

Michael Lee - Aye
Richard Kessler - Aye
Ann Pincus - Aye
Joseph Didier - Aye
Cheryl Hudson - Aye

B. Consideration of Resolution 2016-7 - Levy of Non-Ad Valorem Maintenance Assessments

- Mr. Lyon read Resolution 2016-7, by title, into the record.

On MOTION by Mr. Didier seconded by Mr. Lee, Resolution 2016-7 a resolution of the Board of Supervisors of the Piney-Z Community Development District imposing special assessments and certifying an assessment roll; providing a severability clause; and providing an effective date was adopted with votes as follows:

Michael Lee - Aye

Richard Kessler - Aye

Ann Pincus - Aye

Joseph Didier - Aye

Cheryl Hudson - Aye

SIXTH ORDER OF BUSINESS

Acceptance of the July, 2016 Financial Statements and Approval of the Check Register and Invoices

- Discussion followed on Fund Balances - Unassigned of \$180,533 and Reserves - Other of \$50,885.

On MOTION by Mr. Didier seconded by Ms. Pincus, the July 2016 financial statements accepted and check registers and invoices were approved with votes as follows:

Michael Lee - Aye

Richard Kessler - Aye

Joseph Didier - Aye

Ann Pincus - Aye

Cheryl Hudson - Aye

SEVENTH ORDER OF BUSINESS

CDD Manager's Report

A. Piney-Z CDD Amenities and Management (Fitness Center, Lodge, Pavilion, Playground, Pool, Grounds, Staffing and Administrative)

- Ms. Parker reported she spoke with Mr. Nanni and Mr. Lyon regarding anticipated public records requests for the fob registry.
 - Discussion followed on redaction of those associated with the justice system.
 - Mr. Lyon noted a requestor can be charged a reasonable fee for the time associated with the work to be done.

- Ms. Parker outlined the new attachments to the report.
- Mr. Lee addressed having a quarterly newsletter/website item addressing the amenities and to publish pool usage.

EIGHTH ORDER OF BUSINESS

District Manager's Report

A. Meeting Schedule for FY 2017

Ms. Pincus MOVED to approve the FY 2017 meeting schedule as presented and Ms. Hudson seconded the motion.

- Mr. Didier addressed the meetings moving to the fourth week rather than the second week.
 - Discussion followed with it being noted moving to the second usually delays financials to the next month.
- Mr. Didier reported he spoke with the new HOA President, Kelly, and she noted she would like to have a joint HOA/CDD meeting and was fine with a Saturday.
 - Discussion followed on setting a date for a joint meeting.
- Mr. Lyon addressed updating the rules with regard to notice requirements.
- Mr. Lee suggested a friendly amendment to the motion to include authorizing the Chair to coordinate a joint meeting with the HOA on October 8, or November 12, 2016.

Mr. Pincus amended the prior motion to include authorizing the Chair to coordinate a joint meeting on October 8, 2016 or November 12, 2016 and Ms. Hudson seconded the motion.

The prior motion was approved with votes as follows:

Michael Lee - Aye
Richard Kessler - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

NINTH ORDER OF BUSINESS District Attorney's Report

A. Discussion of Updating Rules of Procedure

- Mr. Lyon addressed the Rules of Procedure noting there were items included that are more stringent than state law requires. He feels a lot are outdated and cost the District money.
 - Minimum timeframe to change the rules will be two months.
 - Mr. Lyon suggested working through the rules in workshops and meetings and then setting the public hearing and moving forward with the notice process.
- Mr. Lyon will do the first review / revision of the Rules of Procedures.

TENTH ORDER OF BUSINESS Business Matters

A. Discussion of Protocols for Lodge Event Complaints and Charging for Cleanup

- Ms. Parker noted the document was included in the agenda package.
- Mr. Lyon addressed depositing security deposits noting he feels they should be.
 - Discussion ensued regarding security deposits.

The record will reflect the Board took a brief recess.

On MOTION by Mr. Didier seconded by Mr. Lee to deposits security checks for amenity rentals was approved with votes as follows:
Michael Lee - Aye
Richard Kessler - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Nay

- Mr. Kessler addressed the title of the document regarding events moving outside.
 - Ms. Parker noted she will make changes to the document.

B. HOA Meeting Date Request

- Discussion followed on the HOA requested dates.

On MOTION by Mr. Lee seconded by Ms. Hudson the HOA requested meeting dates excluding November 28, 2016, January 23, 2017, and April 24, 2016 were approved with votes as follows:

Michael Lee - Aye
Richard Kessler - Nay
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

C. Security Upgrade Bids

- Ms. Parker distributed bids noting most were received this weekend and this morning, copies of which are incorporated hereby.
- Discussion followed on the three vendors.
 - Access control and video surveillance versus security.
 - Window monitoring is not included in the bids.

Mr. Kessler MOVED to approve Capital Security for access control and security upgrades and authorizing the Chair to execute the agreement and Ms. Pincus seconded the motion.

- Lowest monthly cost assuming no additional monthly expense for cameras.
- Add windows and door locks.
- Cost not to exceed \$13,000.

The prior motion was approved with votes as follows:

Michael Lee - Aye
Richard Kessler - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

D. Review of Spending Requests to the end of FY 2016

- Ms. Parker distributed Fiscal Year 2016 / Funds Remaining @ 7-31-16 / Funds Projected to be Spent through 9-30-16, a copy of which is incorporated hereby.
- Field:

- Trees - \$900
 - Mulch paths and playground - \$3,457 [three bids - Hines lowest]
 - Pine straw around bushes at pool and the non-irrigated bed - \$1,708
- Parks/Rec:
 - Sprinkler - \$2,140
 - Valances - \$2,000
 - Security Upgrades - \$13,000
- Park/Grounds:
- R&M
 - Stripe parking lots - \$500
 - Steps permit - \$250
 - Clean pavilion gutters; wash roof - \$398
- Capital Outlay
 - 3 tables - \$1,915
 - 7 fans - \$1,500
 - Steps - \$2,200
- Would like move the purchase of a copier [\$1,497] and pool pump cover [\$2,061] into FY 2016 and purchase a safe [\$400].
- Unspent monies are reflected in Fund Balance

Mr. Lee MOVED to approve the expenditures with Ms. Parker to negotiate mulch with S&R and Ms. Pincus seconded the motion.

- Discussion followed on the seven fans for pavilion at \$1,500.
- Discussion followed on valances.

Mr. Lee amended the motion to exclude the fans and Ms Pincus seconded the amendment.
--

The prior motion was Ms. Pincus seconded by Ms. Hudson; the spending requests were approved with votes as follows:

Michael Lee - Aye

Richard Kessler - Aye

Joseph Didier - Aye

Ann Pincus - Aye

Cheryl Hudson - Aye

E. Severn Trent Services

- This item to be placed on the next agenda.
- Mr. Bridges addressed district management noting it is a statutory requirement and referenced in the Interlocal Agreement with the City of Tallahassee. He further noted he feels until the final bond payment is made it would be wise to retain a district manager.
- Mr. Bridges addressed the renewal of Ms. Parker contract noting she is an asset to the community.

F. Holiday Pay for Ms. Parker

- Ms. Hudson noted Ms. Parker currently works all holiday's Monday through Thursday or takes them off unpaid.

Ms. Pincus MOVED to pay Ms. Parker for federal holidays.

- The holidays were discussed.

Ms. Hudson seconded the motion.

- There are eight holidays - nine with Thursday and Friday for Thanksgiving.
- Mr. Didier addressed the agreement between the CDD and Ms. Parker noting it was entered into knowing she did not get those holidays off.

The prior motion was Ms. Pincus seconded by Ms. Hudson; the spending requests were approved with votes as follows:

Michael Lee - Nay
Richard Kessler - Aye
Joseph Didier - Aye
Ann Pincus - Aye
Cheryl Hudson - Aye

G. Contract Renewal for Ms. Parker

- The contract renewal is for September 30; if the CDD chooses not to renew notification needs to be made prior to September 1.
- Ms. Hudson noted the contract will renew automatically.

Ms. Pincus MOVED to approve the contract renewal for the CDD Manager and Ms. Hudson seconded the motion.

- Discussion followed on the employment contract and whether a contract is required; Mr. Lyon noted it is best practice to have one.
- Mr. Didier suggested revising the contract based on what they have learned over the last year.
- Discussion followed on not voting and letting the contract automatically renew with revisions to more accurately describe the job being performed and to include holiday pay at a later date.

Ms. Hudson withdrew the second.

The prior motion died for lack of a second.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further business,

Ms. Hudson MOVED to adjourn and Mr. Kessler seconded the motion.

Bob Nanni
Secretary

Cheryl Hudson
Chairperson

Fifth Order of Business

MEMORANDUM



TO: Board of Supervisors
FROM: Tiziana Cessna, District Accountant
CC: Bob Nanni, District Manager / Peter Brill, Accounting Manager
DATE: September 6, 2016
SUBJECT: August Financial Report

Please find attached the August 2016 financial report. During your review, please keep in mind that the goals for revenues are to meet or exceed the year-to-date budget and for expenditures to be at or below the year-to-date budget. As of August the revenue has a favorable variance due to the allocation of the settlement for FY 2016. Expenditures are at 80% of the YTD prorated budget. Should you have any questions or require additional information, please do not hesitate to contact me at Tiziana.Cessna@STServices.com.

General Fund

Total Revenues for the General Fund were at a favorable variance of 111% of the prorated YTD budget, due to the settlement portion for 2016.

- The YTD Non-Ad Valorem assessments collections are at 100%.
- Settlement - FY2016 portion of the O&M maintenance settlement with Piney-Z Land LLC.
- Other Miscellaneous Revenue includes a refund of Insurance premium from 13-14 and 14-15.

Total Expenditures through August were at a favorable 80% of the YTD prorated budget.

- Park and Recreation - General
 - ▶ Capital Outlay - The District purchased and installed a 5 ton A/C system and heat pump system.
- Swimming Pool
 - ▶ Communication Teleph - Field - purchase of a Tracfone.
 - ▶ Misc-Contingency represents an installation of a magnetic door lock at the rear gate to the pool and swimsuits for lifeguards.
 - ▶ Capital Outlay - The District purchased tables and umbrellas for the pool, signs and various items for the lift chair.
- Fitness Center
 - ▶ R&M-Equipment - Includes a replacement of the treadmill motor.
 - ▶ Capital Outlay - The District purchased a new Aerobic Lateral Trainer fitness machine and a defibrillator.
- Park & Grounds
 - ▶ Payroll - Maintenance and Administrative - District employee worked more in park & grounds department compared to budget allocation. Overall the administrative and maintenance payroll are not over budget.
 - ▶ Capital Outlay - Replacement of steps at rear of property.

PINEY-Z
Community Development District

Financial Report

August 31, 2016

Prepared by



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**Piney-Z
Community Development District**

Financial Statements

(Unaudited)

August 31, 2016

Balance Sheet
August 31, 2016

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2002 DEBT SERVICE FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 18,319	\$ -	\$ -	\$ 18,319
Cash On Hand/Petty Cash	234	-	-	234
Due From Other Funds	2,259	-	-	2,259
Investments:				
Money Market Account	310,993	-	-	310,993
Prepayment Account	-	3,000	1	3,001
Redemption Fund	-	646	-	646
Reserve Fund	-	12,750	-	12,750
Revenue Fund	-	57,172	127,628	184,800
Prepaid Items	226	-	-	226
TOTAL ASSETS	\$ 332,031	\$ 73,568	\$ 127,629	\$ 533,228
<u>LIABILITIES</u>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	7,436	-	-	7,436
Unearned Revenue	50,885	-	-	50,885
Accrued Wages Payable	4,768	-	-	4,768
Accrued Taxes Payable	365	-	-	365
Due To Other Funds	-	2,259	-	2,259
TOTAL LIABILITIES	63,454	2,259	-	65,713
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	226	-	-	226
Restricted for:				
Debt Service	-	71,309	127,629	198,938
Assigned to:				
Reserves - CDD Amenity	66,156	-	-	66,156
Reserves - Other	50,885	-	-	50,885
Unassigned:	151,310	-	-	151,310
TOTAL FUND BALANCES	\$ 268,577	\$ 71,309	\$ 127,629	\$ 467,515
TOTAL LIABILITIES & FUND BALANCES	\$ 332,031	\$ 73,568	\$ 127,629	\$ 533,228

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 400	\$ 367	\$ 1,071	\$ 704
Special Assmnts- Tax Collector	394,707	394,707	394,706	(1)
Special Assmnts- Discounts	(15,788)	(15,788)	(14,723)	1,065
Settlements	-	-	33,925	33,925
Other Miscellaneous Revenues	-	-	4,130	4,130
Access Cards	-	-	1,286	1,286
Pavilion Rental	800	725	240	(485)
Lodge Rental	10,000	9,300	9,535	235
Pool Rental	-	-	160	160
TOTAL REVENUES	390,119	389,311	430,330	41,019
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	22,000	20,000	15,800	4,200
FICA Taxes	1,683	1,530	1,209	321
ProfServ-Engineering	500	462	-	462
ProfServ-Legal Services	30,000	27,500	22,000	5,500
ProfServ-Mgmt Consulting Serv	54,275	49,753	45,229	4,524
ProfServ-Special Assessment	4,637	4,637	4,637	-
Auditing Services	3,150	3,150	3,150	-
Communication - Telephone	100	88	-	88
Postage and Freight	1,500	1,375	357	1,018
Insurance - General Liability	10,534	10,534	9,851	683
Printing and Binding	2,500	2,288	1,077	1,211
Legal Advertising	1,500	1,364	1,054	310
Miscellaneous Services	500	462	293	169
Misc-Assessmnt Collection Cost	11,841	11,841	11,399	442
Misc-Contingency	500	462	-	462
Office Supplies	730	670	77	593
Annual District Filing Fee	175	175	175	-
Total Administration	146,125	136,291	116,308	19,983
<u>Field</u>				
Contr-Landscape-Amenities Area	12,000	11,000	7,995	3,005
R&M-Trees and Trimming	3,000	2,750	585	2,165
Misc-Contingency	3,500	3,208	1,177	2,031
Total Field	18,500	16,958	9,757	7,201

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Parks and Recreation - General</u>				
Payroll-Maintenance	10,934	10,022	6,273	3,749
Payroll-Administrative	48,960	44,880	47,618	(2,738)
FICA Taxes	4,582	4,200	4,123	77
Workers' Compensation	5,421	5,421	2,616	2,805
Contracts-Janitorial Services	6,760	6,193	2,800	3,393
Contracts-Security Services	6,596	6,305	3,557	2,748
Communication - Teleph - Field	100	91	-	91
Postage and Freight	1,300	1,188	-	1,188
Utility - General	14,000	12,837	13,753	(916)
Utility - Other	2,400	2,200	2,188	12
Electricity - Streetlighting	1,350	1,238	1,175	63
Utility - Irrigation	1,150	1,056	2,374	(1,318)
Utility - Refuse Removal	1,430	1,309	1,252	57
R&M-General	9,000	8,250	3,120	5,130
R&M-Pest Control	998	998	858	140
Misc-Training	1,500	1,375	887	488
Misc-Contingency	1,500	1,375	49	1,326
Misc-Information Technology	1,140	1,045	167	878
Office Supplies	3,600	3,300	1,246	2,054
Subscriptions and Memberships	750	750	750	-
Capital Outlay	20,000	18,337	5,869	12,468
Total Parks and Recreation - General	143,471	132,370	100,675	31,695
<u>Swimming Pool</u>				
Payroll-Salaries	24,163	24,163	15,885	8,278
Payroll-Maintenance	6,833	6,264	4,529	1,735
Payroll-Administrative	9,180	8,415	6,683	1,732
FICA Taxes	3,073	2,972	2,072	900
ProfServ-Pool Maintenance	6,000	5,500	5,500	-
Communication - Teleph - Field	100	92	147	(55)
R&M-General	1,750	1,606	929	677
R&M-Pools	8,100	7,425	2,322	5,103
Misc-Licenses & Permits	250	250	275	(25)
Misc-Contingency	1,500	1,375	1,440	(65)
Op Supplies - Pool Chemicals	5,000	4,587	1,294	3,293
Capital Outlay	3,500	3,212	4,273	(1,061)
Total Swimming Pool	69,449	65,861	45,349	20,512

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Fitness Center</u>				
Payroll-Maintenance	2,734	2,507	1,796	711
Payroll-Administrative	1,530	1,403	960	443
FICA Taxes	326	298	211	87
R&M-General	2,000	1,837	585	1,252
R&M-Equipment	1,955	1,793	2,763	(970)
Misc-Contingency	1,200	1,100	-	1,100
Capital Outlay	5,500	5,038	4,993	45
Total Fitness Center	15,245	13,976	11,308	2,668
<u>Park & Grounds</u>				
Payroll-Maintenance	6,833	6,264	14,694	(8,430)
Payroll-Administrative	1,530	1,403	1,785	(382)
FICA Taxes	640	586	1,261	(675)
R&M-General	1,750	1,606	780	826
Misc-Contingency	3,500	3,212	2,843	369
Capital Outlay	7,000	6,413	1,277	5,136
Total Park & Grounds	21,253	19,484	22,640	(3,156)
<u>Reserves</u>				
Reserve - CDD Amenity	10,000	-	-	-
Total Reserves	10,000	-	-	-
TOTAL EXPENDITURES & RESERVES	424,043	384,940	306,037	78,903
Excess (deficiency) of revenues				
Over (under) expenditures	(33,924)	4,371	124,293	119,922
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(33,924)	-	-	-
TOTAL FINANCING SOURCES (USES)	(33,924)	-	-	-
Net change in fund balance	\$ (33,924)	\$ 4,371	\$ 124,293	\$ 119,922
FUND BALANCE, BEGINNING (OCT 1, 2015)	144,284	144,284	144,284	
FUND BALANCE, ENDING	\$ 110,360	\$ 148,655	\$ 268,577	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 44	\$ 82	\$ 38
Special Assmnts- Tax Collector	56,000	56,000	55,903	(97)
Special Assmnts- Discounts	(2,240)	(2,240)	(2,085)	155
TOTAL REVENUES	53,810	53,804	53,900	96
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	3,502	3,502	3,098	404
Misc-Assessmnt Collection Cost	1,680	1,680	1,615	65
Total Administration	5,182	5,182	4,713	469
<u>Debt Service</u>				
Principal Debt Retirement	60,000	60,000	60,000	-
Interest Expense	12,750	12,750	12,750	-
Total Debt Service	72,750	72,750	72,750	-
TOTAL EXPENDITURES	77,932	77,932	77,463	469
Excess (deficiency) of revenues Over (under) expenditures	(24,122)	(24,128)	(23,563)	565
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(24,122)	-	-	-
TOTAL FINANCING SOURCES (USES)	(24,122)	-	-	-
Net change in fund balance	\$ (24,122)	\$ (24,128)	\$ (23,563)	\$ 565
FUND BALANCE, BEGINNING (OCT 1, 2015)	94,872	94,872	94,872	
FUND BALANCE, ENDING	\$ 70,750	\$ 70,744	\$ 71,309	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2016

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>				
Interest - Investments	\$ 50	\$ 44	\$ 163	\$ 119
Special Assmnts- Tax Collector	214,130	214,130	214,130	-
Special Assmnts- Discounts	(8,565)	(8,565)	(7,987)	578
TOTAL REVENUES	205,615	205,609	206,306	697
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	1,000	1,000	1,000	-
ProfServ-Trustee Fees	4,903	4,903	4,337	566
Misc-Assessmnt Collection Cost	6,424	6,424	6,184	240
Total Administration	12,327	12,327	11,521	806
<u>Debt Service</u>				
Principal Debt Retirement	180,000	180,000	180,000	-
Interest Expense	30,388	30,388	30,388	-
Total Debt Service	210,388	210,388	210,388	-
TOTAL EXPENDITURES	222,715	222,715	221,909	806
Excess (deficiency) of revenues				
Over (under) expenditures	(17,100)	(17,106)	(15,603)	1,503
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(17,100)	-	-	-
TOTAL FINANCING SOURCES (USES)	(17,100)	-	-	-
Net change in fund balance	\$ (17,100)	\$ (17,106)	\$ (15,603)	\$ 1,503
FUND BALANCE, BEGINNING (OCT 1, 2015)	143,232	143,232	143,232	
FUND BALANCE, ENDING	\$ 126,132	\$ 126,126	\$ 127,629	

PINEY-Z
Community Development District

Supporting Schedules

August 31, 2016

**Non-Ad Valorem Special Assessments - Leon County Tax Collector
(Monthly Assessment Collection Distributions)
For the Fiscal Year Ending September 30, 2016**

					Allocation by Fund		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost	Gross Amount	General Fund	Series 2002 Debt Service Fund	Series 2008 Debt Service Fund
ASSESSMENTS LEVIED FY2016				\$ 664,739	\$ 394,706	\$ 55,903	\$ 214,130
Allocation %				100%	59%	8%	32%
10/23/15	\$ 3,307	\$ 179	\$ 102	\$ 3,589	\$ 2,131	\$ 302	\$ 1,156
11/13/15	1,787	97	55	1,939	1,152	163	625
11/24/15	61,150	3,318	1,891	66,359	39,402	5,581	21,376
12/10/15	468,698	20,133	14,496	503,326	298,863	42,329	162,135
12/21/15	31,140	1,338	963	33,441	19,857	2,812	10,772
01/14/16	13,226	422	409	14,057	8,347	1,182	4,528
02/10/16	9,102	191	282	9,575	5,685	805	3,084
03/14/16	10,787	112	334	11,233	6,670	945	3,618
04/11/16	11,578	-	358	11,936	7,087	1,004	3,845
05/18/16	4,725	-	146	4,871	2,892	410	1,569
06/10/16	1,714	-	53	1,767	1,049	149	569
06/16/16	3,532	(995)	109	2,646	1,571	223	852
TOTAL	\$ 620,745	\$ 24,796	\$ 19,198	\$ 664,739	\$ 394,706	\$ 55,903	\$ 214,130

% COLLECTED				100%	100%	100%	100%
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Cash and Investment Report

August 31, 2016

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND				
Operating Checking Account	BB&T	Business checking	0.00%	\$18,319
Petty Cash	Petty Cash	Cash	0.00%	\$234
Public Funds Money Market Account	Stonegate Bank	Money Market Account	0.40%	\$310,993
			Subtotal	<u>\$329,546</u>
DEBT SERVICE FUNDS				
Series 2002 Prepayment account	US Bank	Government Obligation Fund	0.00%	\$3,000
Series 2002 Redemption Account	US Bank	Government Obligation Fund	0.00%	\$646
Series 2002 Reserve Account (1)	US Bank	US Bank Money Market	0.10%	\$12,750
Series 2002 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$57,172
Series 2008 Prepayment account	US Bank	Government Obligation Fund	0.00%	\$1
Series 2008 Revenue Account	US Bank	Open-ended Commercial Paper	0.05%	\$127,628
			Subtotal	<u>\$201,197</u>
			Total	<u><u>\$530,743</u></u>

Note (1) Reserve requirement is 5% of the remaining bond balance is valued on last business day of the bond year at 5/31/15 - (\$255,000).

Piney-Z CDD

Bank Reconciliation

Bank Account No. 2471 BB&T - GF
Statement No. 2016-08
Statement Date 8/31/2016

G/L Balance (LCY)	18,319.17	Statement Balance	25,850.94
G/L Balance	18,319.17	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	25,850.94
Subtotal	18,319.17	Outstanding Checks	7,531.77
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	18,319.17	Ending Balance	18,319.17
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
5/27/2016	Payment	56431	FITNESS PRO	200.00	0.00	200.00
7/29/2016	Payment	56503	SEVERN TRENT ENVIRONMENTAL SERVIC	4,568.49	0.00	4,568.49
8/11/2016	Payment	56509	RICK EVANS	36.94	0.00	36.94
8/16/2016	Payment	56514	ALAN COX AQUATICS, INC.	500.00	0.00	500.00
8/16/2016	Payment	56518	QUALITY FLOOR CLEANING, LLC	350.00	0.00	350.00
8/18/2016	Payment	56512	CHERYL M. HUDSON	174.07	0.00	174.07
8/18/2016	Payment	56513	JOSEPH W. DIDIER	365.02	0.00	365.02
8/25/2016	Payment	56521	COMCAST	200.25	0.00	200.25
8/25/2016	Payment	56522	FITNESS PRO	139.00	0.00	139.00
8/31/2016	Payment	56524	FLORIDA FENCE & DECK	998.00	0.00	998.00
Total Outstanding Checks.....				7,531.77		7,531.77

Piney-Z

Payment Register by Bank Account

For the Period from 8/1/16 to 8/31/16

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Amount Paid
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110 East Broward Boulevard - (Acct# xxxxx2471)

Check	56504	08/11/16	Vendor	BB&T	072516	Purchase 6/24/16-7/16/16	Accrued Expenses	202100	\$1,778.93
Check	56505	08/11/16	Vendor	CITY OF TALLAHASSEE	080916	Utility Services 6/27-7/27	Utility - Irrigation	001-543014-57201	\$465.75
Check	56505	08/11/16	Vendor	CITY OF TALLAHASSEE	080916	Utility Services 6/27-7/27	Utility - General	001-543001-57201	\$1,512.24
Check	56505	08/11/16	Vendor	CITY OF TALLAHASSEE	080916	Utility Services 6/27-7/27	Utility - Refuse Removal	001-543020-57201	\$86.58
Check	56506	08/11/16	Vendor	FEDEX	5-491-73686	Service thru 7/26/18	Postage and Freight	001-541006-51301	\$9.98
Check	56507	08/11/16	Vendor	HD SUPPLY FACILITIES MAINTENANCE	9147634870	Pool Life Ring, Hook, Pole, Pool Line w/Hanger	R&M-Pools	001-546074-57205	\$339.94
Check	56508	08/11/16	Vendor	PETTY CASH	73116	Sam's Club membership	Cash On Hand/Petty Cash	102000	\$45.00
Check	56509	08/11/16	Vendor	RICK EVANS	080116	Mileage Reimbursement 7/31/16	R&M-General	001-546001-57201	\$36.94
Check	56510	08/18/16	Employee	RICHARD A. KESSLER, JR.	PAYROLL	August 18, 2016 Payroll Posting	Payroll Expense	N/A	\$369.40
Check	56511	08/18/16	Employee	MICHAEL D. LEE	PAYROLL	August 18, 2016 Payroll Posting	Payroll Expense	N/A	\$369.40
Check	56512	08/18/16	Employee	CHERYL M. HUDSON	PAYROLL	August 18, 2016 Payroll Posting	Payroll Expense	N/A	\$174.07
Check	56513	08/18/16	Employee	JOSEPH W. DIDIER	PAYROLL	August 18, 2016 Payroll Posting	Payroll Expense	N/A	\$365.02
Check	56514	08/16/16	Vendor	ALAN COX AQUATICS, INC.	081616	Pool Management August 2016	ProfServ-Pool Maintenance	001-531034-57205	\$500.00
Check	56515	08/16/16	Vendor	CITY OF TALLAHASSEE	81016	Utilities 7/13/16-8/10/16	Electricity - Streetlighting	001-543013-57201	\$104.84
Check	56516	08/16/16	Vendor	LEWIS, LONGMAN, & WALKER, P.A.	MCL-114193	General Legal Service 7/11/16-7/21/16	ProfServ-Legal Services	001-531023-51401	\$2,000.00
Check	56517	08/16/16	Vendor	PICKINWEE CORP	011870/1	2-Bulb Fluor Day	R&M-General	001-546001-57201	\$25.98
Check	56518	08/16/16	Vendor	QUALITY FLOOR CLEANING, LLC	5918	Lodge Cleaning 7/7/16-7/28/16	Contracts-Janitorial Services	001-534026-57201	\$350.00
Check	56519	08/16/16	Vendor	TALLAHASSEE DEMOCRAT	0001110615	Legal Ad-Notice of Public Hearing 8/15	Legal Advertising	001-548002-51301	\$492.80
Check	56520	08/25/16	Vendor	BRIAN PESCHL	20589	PEST CONTROL SERVICE August 2016	R&M-Pest Control	001-546070-57201	\$145.00
Check	56521	08/25/16	Vendor	COMCAST	081416	CABLE SERVICE 8/25/16-9/24/16	Prepaid Items	001-155000-57201	\$200.25
Check	56522	08/25/16	Vendor	FITNESS PRO	11984	August 2016 Preventative Maintenance	R&M-Equipment	001-546022-57214	\$100.00
Check	56522	08/25/16	Vendor	FITNESS PRO	11983	Treadmill Safety Key Replacement.	R&M-Equipment	001-546022-57214	\$39.00
Check	56523	08/25/16	Vendor	MARPAN SUPPLY CO., INC.	1407476	Container Rental 9/1/16	Prepaid Items	001-155000-57201	\$26.00
Check	56524	08/31/16	Vendor	FLORIDA FENCE & DECK	083116	Replace Steps @ rear of property	Capital Outlay	001-564043-57240	\$998.00
ACH	DD0000233	08/10/16	Employee	LUKE J. LILES	PAYROLL	August 10, 2016 Payroll Posting	Payroll Expense	N/A	\$274.38
ACH	DD0000234	08/10/16	Employee	EMMA K. FRANCIS	PAYROLL	August 10, 2016 Payroll Posting	Payroll Expense	N/A	\$379.99
ACH	DD0000235	08/10/16	Employee	JOSHUA M. LILES	PAYROLL	August 10, 2016 Payroll Posting	Payroll Expense	N/A	\$153.77
ACH	DD0000236	08/10/16	Employee	BRETT A. NIETO	PAYROLL	August 10, 2016 Payroll Posting	Payroll Expense	N/A	\$292.90
ACH	DD0000237	08/10/16	Employee	BAILEY A. SMITH	PAYROLL	August 10, 2016 Payroll Posting	Payroll Expense	N/A	\$218.17
ACH	DD0000238	08/10/16	Employee	MELINDA J. PARKER	PAYROLL	August 10, 2016 Payroll Posting	Payroll Expense	N/A	\$1,917.51

Piney-Z
Payment Register by Bank Account
For the Period from 8/1/16 to 8/31/16
(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Amount Paid
ACH	DD0000239	08/10/16	Employee	QUINTUS S. LAMAR	PAYROLL	August 10, 2016 Payroll Posting	Payroll Expense	N/A	\$332.91
ACH	DD0000240	08/10/16	Employee	RICKY SEVANS	PAYROLL	August 10, 2016 Payroll Posting	Payroll Expense	N/A	\$1,337.84
ACH	DD0000241	08/10/16	Employee	JULIET A. LILES	PAYROLL	August 10, 2016 Payroll Posting	Payroll Expense	N/A	\$365.47
ACH	DD0000242	08/18/16	Employee	DELORES A. PINCUS	PAYROLL	August 18, 2016 Payroll Posting	Payroll Expense	N/A	\$184.70
ACH	DD0000243	08/24/16	Employee	LUKE J. LILES	PAYROLL	August 24, 2016 Payroll Posting	Payroll Expense	N/A	\$191.17
ACH	DD0000244	08/24/16	Employee	EMMA K. FRANCIS	PAYROLL	August 24, 2016 Payroll Posting	Payroll Expense	N/A	\$391.10
ACH	DD0000245	08/24/16	Employee	JOSHUA M. LILES	PAYROLL	August 24, 2016 Payroll Posting	Payroll Expense	N/A	\$214.02
ACH	DD0000246	08/24/16	Employee	BRETT A. NIETO	PAYROLL	August 24, 2016 Payroll Posting	Payroll Expense	N/A	\$168.31
ACH	DD0000247	08/24/16	Employee	BAILEY A. SMITH	PAYROLL	August 24, 2016 Payroll Posting	Payroll Expense	N/A	\$58.18
ACH	DD0000248	08/24/16	Employee	MELINDA J. PARKER	PAYROLL	August 24, 2016 Payroll Posting	Payroll Expense	N/A	\$1,917.51
ACH	DD0000249	08/24/16	Employee	QUINTUS S. LAMAR	PAYROLL	August 24, 2016 Payroll Posting	Payroll Expense	N/A	\$243.97
ACH	DD0000250	08/24/16	Employee	RICKY SEVANS	PAYROLL	August 24, 2016 Payroll Posting	Payroll Expense	N/A	\$827.49
ACH	DD0000251	08/24/16	Employee	JULIET A. LILES	PAYROLL	August 24, 2016 Payroll Posting	Payroll Expense	N/A	\$111.86
ACH	DD0000252	08/24/16	Employee	ADAM P. RICE	PAYROLL	August 24, 2016 Payroll Posting	Payroll Expense	N/A	\$43.63
Account Total									\$20,160.00

Total Amount Paid	\$20,160.00
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Total Amount Paid - Breakdown by Fund	
Fund	Amount
General Fund - 001	20,160.00
Total	20,160.00

Eighth Order of Business

8A.

**Piney-Z Community Development District
Property Manager's Report
September 8, 2016
(for the meeting of September 19, 2016)**

LODGE/GARAGE

- Contract for the audible/sprinkler work executed
- The TV purchased in July, to replace the one struck by lightning, ceased working in August. It was replaced, at a net cost of \$.25.
- Eradicated wasp nest on second floor patio
- All AC filters changed
- Excess chair and ottoman were sold (\$35). Remaining eight pieces (two tables, two piece sofa, bar and three stools) donated to Salvation Army for shipment to Louisiana, to help victims of flooding.

FITNESS CENTER

- Two broken fans replaced
- Small inoperative wall clock replaced

PAVILION

- Toilet paper holder in men's room repaired

POOL

- Adult swim hours are now 6:00AM to 5:00PM
- New first aid kit and rescue tubes purchased
- Agreement signed for pool pumps cover
- Testing kit and re-agent refills purchased
- Sprayed weeds...again...

PLAYGROUND

- Mulching of the playground and pathways completed
- Replacement blue slide ordered.
- Picnic tables ordered; delivery delayed by us

PARKS AND GROUNDS

- Repair of front yard lights completed
- We will have to take down a tree between the pool and the house right next door. It is on our property, was struck by lightning and died...

- Replacement of steps in rear of lodge delayed by Hermine; down payment made
- Installation of pine straw at large bed at pool lot entrance as well as around all bushes at pool lot delayed by Hermine
- We spoke with the FL Department of Agriculture (Eric Levine) regarding their testing for emerald ash bores (beetles). A second purple “cage” was placed, unbeknownst to us in advance, in a different tree on the far side of the pool parking lot. We have learned that the feds are following behind the state, placing these cages in, essentially, the same spots. The cage placed by the state in the ash tree by the driveway ended up across the street after Hermine left town...in that there are no D-shaped holes in the base, we intend to leave it be.

GENERAL

- 339 voted at the lodge on August 30, 2016. Staff assisted with set-up.
- The contract for camera and access upgrades was fully executed on September 6, 2016. Work should begin shortly.
- The new copier is due to be installed September 13, 2016
- Sunshine manuals purchased for board
- Fabric purchased for new window treatments
- Fire extinguishers inspected; one required re-charging
- Fielded dozens of calls and visitors regarding damage to their properties...
- Reviewed and updated our emergency procedures as a result of our experience with Hermine

HURRICANE HERMINE

Pre storm preparations:

- Most pool furniture thrown in to pool
- Umbrellas moved inside
- All clocks, etc., brought in from pool deck
- Water in pool lowered by 8 inches
- Furniture removed from lodge balcony
- All property trash receptacles secured
- All rugs brought inside
- All doors and windows locked

- Blinds closed on all lodge windows
- S&R notified in advance that we would need early assistance

We met at the property at 7:30 a.m., Friday, September 2, 2016. (Rick had also been on site the night of the storm, at 8:00 and again at 11:30). A preliminary review included the following damage:

- Large pine tree down on pavilion roof. Roof punctured.
- Tree down on section of pool fence
- Large pine tree down just off driveway between lodge and pool. Two smaller trees brought down with it
- Front sign mangled by the wind
- Canopy cover at pool shredded
- Section of pool fence broken out by falling tree
- There was no power anywhere on the property until Saturday evening at approximately 6:40.

Subsequent actions taken/discoveries made:

- STS was contacted at 9:00 a.m., Friday; by 10:10 we were contacted to schedule an on-site visit. Two men (SynergyNDS/Florida League of Cities) arrived from Live Oak shortly after 11:00 a.m.
- Began clearing lots and driveways prior to noon, Friday
- Tree removal folks contacted prior to noon, Friday
- We subsequently spoke with a claims representative and met, on Tuesday, with yet a fifth person (Regional General Adjuster with vrs Veri Claim, Inc.)
- Damage was done to items stored by the HOA in the pavilion; Wenum, Cicione and Lytle notified
- No damage found in the lodge or fitness center, and none found on the playground.
- When power was restored the kitchen appliances, office computers and gym equipment were tested. No issues found.
- Lift chair appears to be working properly
- S&R, with a staff of four, spent several hours Friday and Saturday helping with the clean-up of the grounds. As of this writing there is still much to be removed from the grounds.
- Many of the beds appear very bare at this time; we had already planned to pine straw two of them.

- Two lifeguards helped to retrieve all of the pool deck furniture from inside the pool
- In excess of 200 bags of debris were removed from the pool.
- The pool has been vacuumed and the chemicals re-balanced.
- Once power was restored Saturday evening the pumps were turned on, but did not prime as required.
- We talked with, on Tuesday, and met with, on Wednesday, a representative of Metal Building Services, which repaired the pavilion roof in late 2013/early 2014. There are 10 panels and two purlins damaged. The insulation in the attic is soaked, and there is damage to some of the Hardie Board. We have still to identify who can make some of the necessary repairs.
- Fitness Center re-opened Tuesday, September 6.
- Pumps brought on-line, chlorinator re-filled, pool cleaning continued on Tuesday
- On Wednesday Rick was busy troubleshooting a power failure caused by a tripped breaker, which rendered the rear gate HID reader and gate opener unusable. He found a short in the arbor lighting circuit and isolated it in order to return power to those systems. Rick re-set all lighting timers, re-mounted the signs which came down off of their posts, measured lifeguard stand for a replacement canopy, etc.
- Attached are some of our “best” pictures.

ATTACHMENTS

Pictures from Hermine
 R&M log summary
 Pool closure log
 Pool sign-in log
 Pool sign-ins by time log

• ITEMS TO CONSIDER FOR NEXT REVISION OF AMENITIES RULES

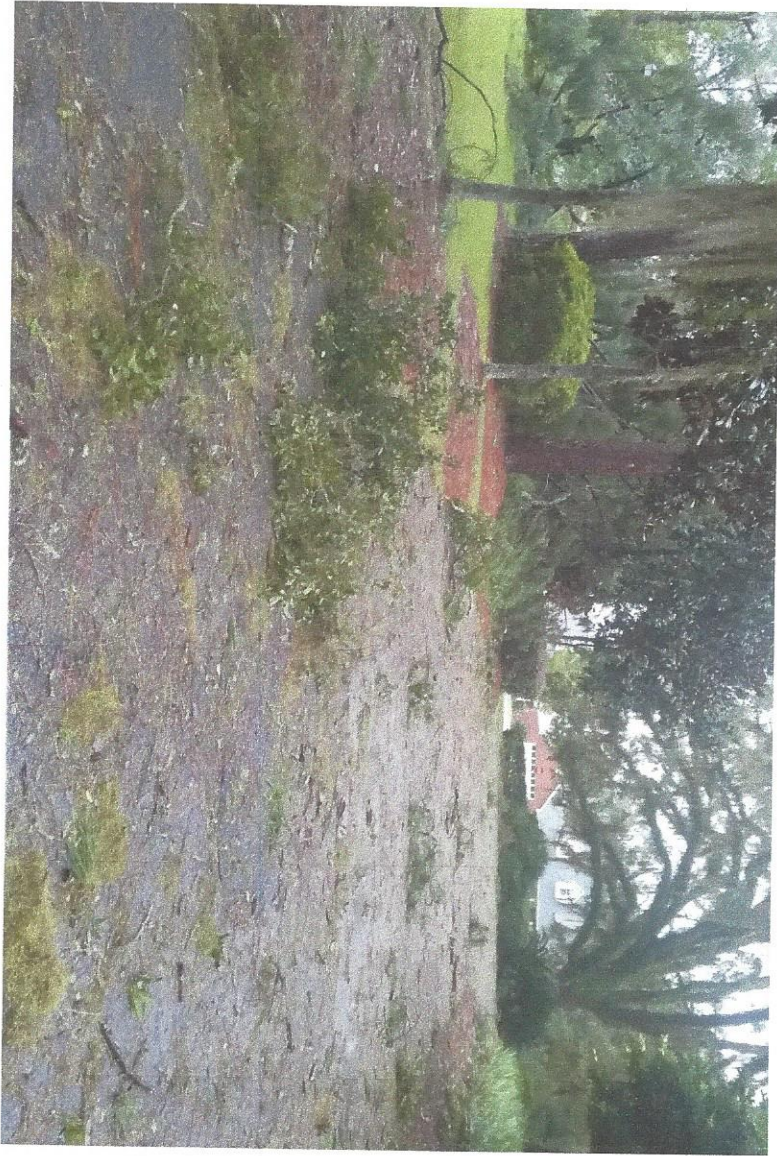
nominal fee for renter fob – too many leave too quickly
 showering/shampooing on pool deck
 board authority to consider/approve “extraordinary” rental request

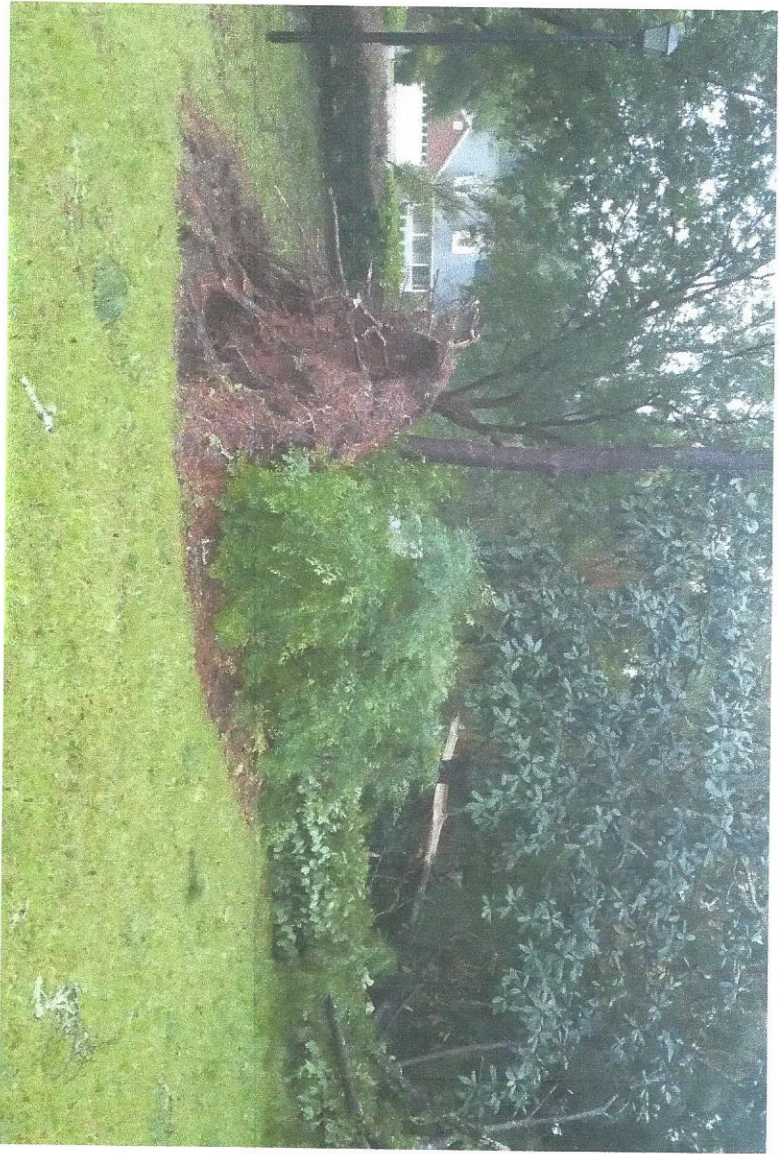
(lower rate for multi-week rental)
damage deposit requirement/may inhibit state agency rental

- **ISSUES TO REVIEW RELATING TO ADULT SWIM**
friends vs. acquaintances/how many are too many?
how early is too early?

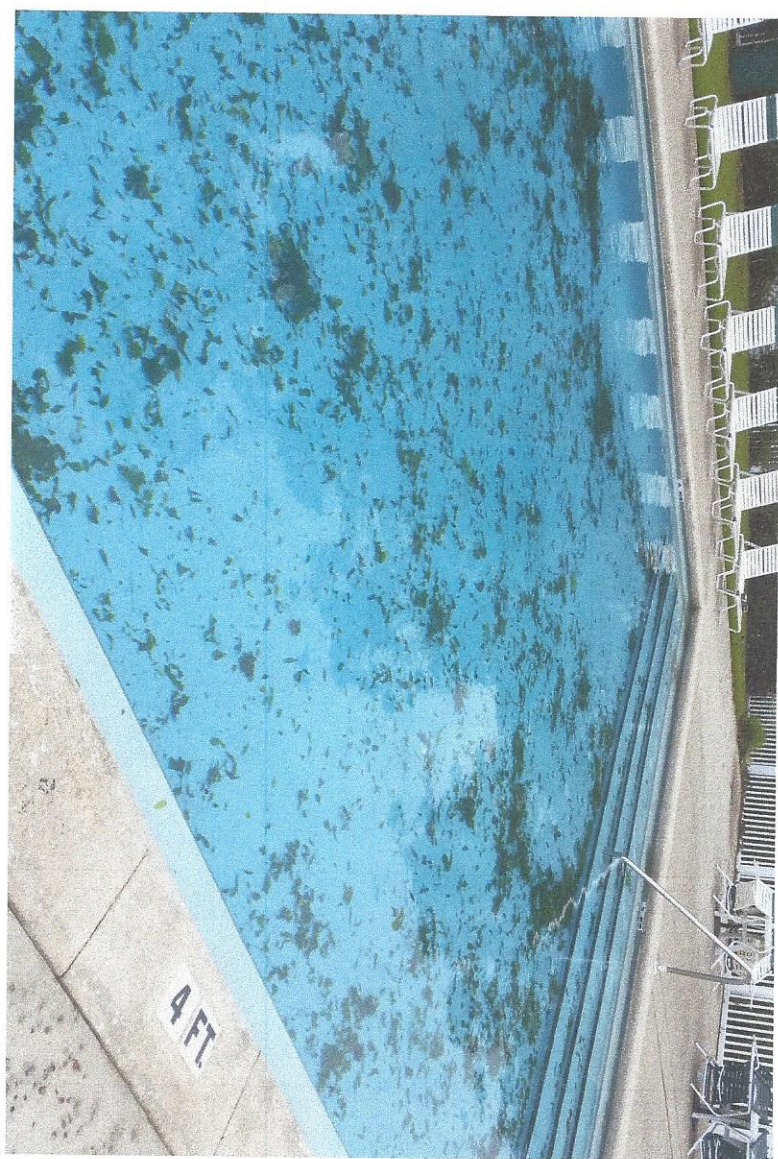




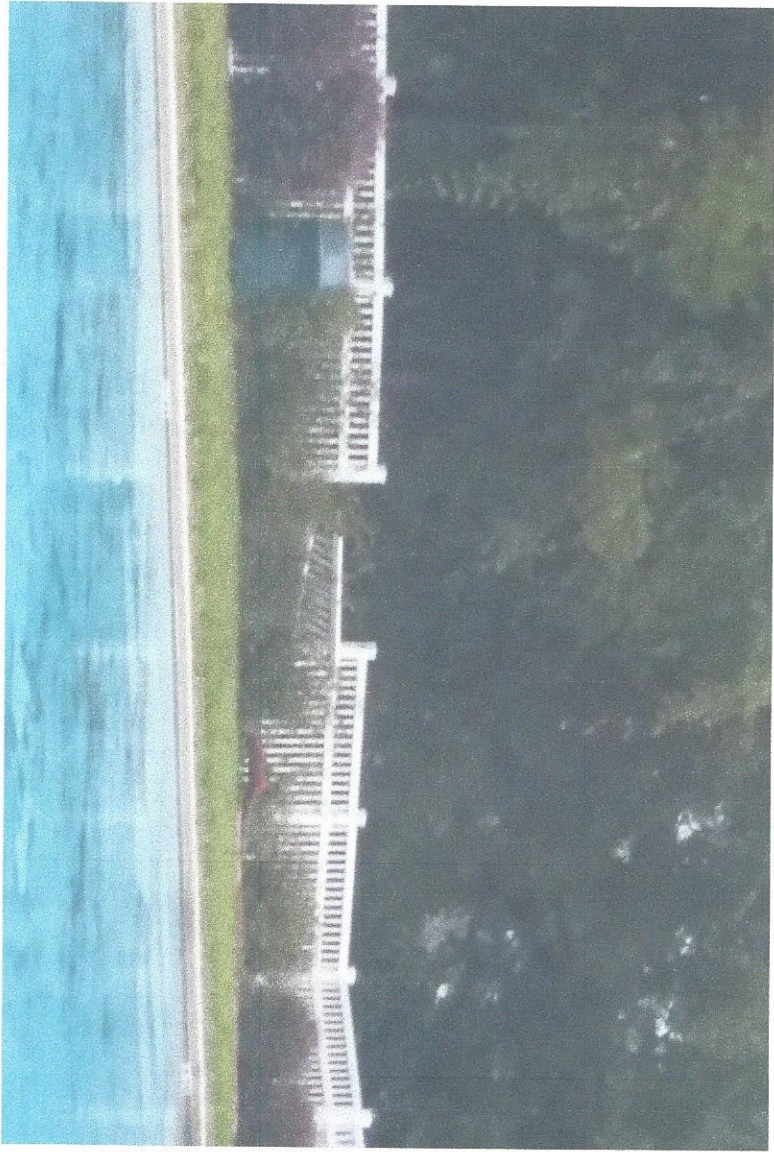


















**SUMMARY OF CAPITAL/R&M ITEMS OUTSTANDING
@ 9-8-2016 FOR 9-19-2016 Meeting**

LODGE

- 6-2016/Main floor support column requires repair
- 8-2015/Address fire sprinkler system issues regarding lack of audible tone and possible replacement of pressure gauge/
AGREEMENT WITH PHOENIX SIGNED
- 8-2015/Update second floor bathroom/ **WORK IN PROCESS**
- 5-2015/Update sink in kitchen/**FY 2017 BUDGET**
- 4-2015/Refresh furniture, blinds, valances/**EXCESS FURNITURE TO SALVATION ARMY; FABRIC SELECTED FOR WINDOWS**

FITNESS CENTER

PAVILION

- 6-2015/Women's floor drain clogged
- 4-2015/Address cracks in floor/**IN PROCESS**
- 3-2015/Pavilion fans should be replaced/est. less than \$2,000/**FY 2017 BUDGET/BOARD REJECTED AUGUST 2016**

POOL

- 1-2016/Consider moving cameras off city light pole/ **NOT UNTIL PROBLEM**
- 9-2015/Address asphalt seal coating/**FY 2017 BUDGET RESERVE**
- 4-2015/Need to level pavers at picnic tables
- 4-2015/Replace tile and marcite at some point/**FY 2017 BUDGET RESERVE**

PLAYGROUND

- 1-2016/Replace blue slide/**ORDERED**
- Repairs suggested in FL League of Cities property inspection report
- Leveling and filling, if required, of ADA mulch/**COMPLETED**
- 9-2015/Corral for dumpster and re-cycle

- 9-2015/Asphalt main lot, front and rear/**FY 2017 BUDGET RESERVE**
- 5-2015/Consider replacing picnic tables: **FY 2017 BUDGET**
- 4-2015/Address cracks in retaining wall
- 11-2010/Replace stairs beside retaining wall/**AWAITING INSTALLATION**

GENERAL

- 11-2015/Update site-wide surveillance/access control system/ **IN PROCESS**
- 11-2015/Upgrade signage site-wide/consistent color and theme/ **IN PROCESS**
- 8-2015/Map property vis a vis irrigation, electrical, HVAC, water, emergency shut offs, backflow locations, fire line, electric panels, etc.)/ **NEARING COMPLETION**

Piney-Z Community Development District

Pool Closures/2016 Season

Tuesday	May 31	Three closures, totaling 151 minutes, between 3:06PM and 6:30PM
Sunday	June 5	One closure, totaling 58 minutes, between 10:20AM and 11:18AM
Monday	June 6	CLOSED ALL DAY/TROPICAL STORM COLIN
Saturday	June 11	Two closures, totaling 365 minutes, between 1:35PM and 8:10 PM
Sunday	June 12	One closure, totaling 90 minutes, between 5:30PM and 7:00PM
Monday	June 13	Two closures, totaling 85 minutes, between 5:05PM and 8:30PM
Wednesday	June 15	Three closures, totaling 275 minutes, between 10:30AM and 4:35PM
Thursday	June 16	Two closures, totaling 245 minutes, between 12:40PM and 5:00 PM
Friday	June 17	One closure, totaling 130 minutes, between 1:40PM and 3:50PM
Saturday	June 18	One closure, totaling 85 minutes, between 7:05PM and 8:30PM
Sunday	June 26	One closure, totaling 336 minutes, between 2:54PM and 8:30PM
Tuesday	June 28	One closure, totaling 250 minutes, between 4:20PM and 8:30PM
Wednesday	June 29	One closure, totaling 210 minutes, between 1:30PM and 5:00PM
Thursday	June 30	One closure, totaling 200 minutes, between 10:20AM and 1:40PM
Friday	July 1	Two closures, totaling 115 minutes, between 1:50PM and 5:45PM
Sunday	July 3	One closure, totaling 177 minutes, between 4:18PM and 7:15PM
Monday	July 4	One closure, totaling 30 minutes, between 3:20PM and 3:50PM
Tuesday	July 5	One closure, totaling 95 minutes, between 1:40PM and 3:15PM
Wednesday	July 6	One closure, totaling 210 minutes, between 3:35PM and 7:05PM
Friday	July 8	CLOSED ALL DAY/TO ADDRESS CYANURIC ACID LEVEL
Sunday	July 10	One closure, totaling 290 minutes, between 2:10PM and 7:00PM
Monday	July 11	One closure, totaling 170 minutes, between 3:10PM and 6:00PM
Tuesday	July 12	One closure, totaling 85 minutes, between 5:15PM and 6:40PM
Thursday	July 14	One closure, totaling 165 minutes, between 5:30PM and 8:15PM
Friday	July 15	One closure, totaling 265 minutes, between 2:00PM and 6:25PM
Saturday	July 16	Two closures, totaling 308 minutes, between 12:15PM and 6:38PM
Sunday	July 17	One closure, totaling 185 minutes, between 1:55PM and 5:00PM
Monday	July 18	One closure, totaling 305 minutes, between 12:55PM and 6:00PM
Thursday	July 21	One closure, totaling 293 minutes, between 12:37PM and 5:30PM
Friday	July 22	One closure, totaling 70 minutes, between 5:50PM and 7:00PM
Sunday	July 24	One closure, totaling 30 minutes, between 5:20PM and 5:50PM
Tuesday	July 26	One closure, totaling 43 minutes, between 12:07PM and 12:50 PM
Thursday	July 28	One closure, totaling 70 minutes, between 5:30PM and 6:40PM
Friday	July 29	Two closures, totaling 77 minutes, between 3:50PM and 5:50PM
Saturday	July 30	One closure, totaling 150 minutes, between 2:30PM and 5:00PM
Sunday	July 31	One closure, totaling 160 minutes, between 4:05PM and 6:45PM
Monday	August 1	One closure, totaling 300 minutes, between 11:00AM and 4:00PM
Thursday	August 4	One closure, totaling 225 minutes, between 3:30PM and 7:15PM
Friday	August 5	One closure, totaling 150 minutes, between 10:00AM and 12:30PM

Sunday	August 7	Two closures, totaling 222 minutes, between 3:18PM and 7:15PM
Wednesday	August 10	Two closures, totaling 525 minutes, between 10:30AM and 8:30PM
Tuesday	August 16	One closure, totaling 105 minutes, between 6:45PM and 8:30PM
Saturday	August 20	One closure, totaling 105 minutes, between 5:45PM and 7:30PM
Sunday	August 21	One closure, totaling 120 minutes, between 3:10PM and 5:10PM
Tuesday	August 23	One closure, totaling 174 minutes, between 5:06PM and 8:00PM
Friday	September 2	CLOSED ALL DAY/HERMINE
Saturday	September 3	CLOSED ALL DAY/HERMINE
Sunday	September 4	CLOSED ALL DAY/HERMINE
Monday	September 5	CLOSED ALL DAY/HERMINE
Tuesday	September 6	CLOSED ALL DAY/HERMINE
Wednesday	September 7	CLOSED ALL DAY/HERMINE

TO DATE: 63 closures including eight full days, 131 hours and 14 minutes

Piney-Z Community Development District

Pool Sign-Ins/2016 Season

		6a-10a	10a-2p	2p-6p	6p-close	TOTAL
Saturday	April 23		5	29	0	34
Sunday	April 24		33	33	4	70
Saturday	April 30		15	34	35	84
Sunday	May 1		33	34	15	82
Saturday	May 7		11	7	18	36
Sunday	May 8		35	31	3	69
Saturday	May 14		31	22	12	65
Sunday	May 15		29	71	7	107
Saturday	May 21		11	12	4	27
Sunday	May 22		12	38	2	52
Saturday	May 28		24	42	21	87
Sunday	May 29		68	25	14	107
END OF WEEKENDS ONLY						
Monday	May 30		45	59	10	114
MEMORIAL DAY						
		6a-10a	10a-2p	2p-6p	6p-close	TOTAL
Tuesday	May 31	9	13	4	14	40*
Wednesday	June 1	7	23	16	0	46
Thursday	June 2	7	18	18	20	64
Friday	June 3	12	28	27	27	94
Saturday	June 4	0	30	40	30	100
Sunday	June 5	4	8	6	0	18*
Monday	June 6	POOL CLOSED/TROPICAL STORM COLIN				
Tuesday	June 7	9	14	13	17	53
Wednesday	June 8	6	21	37	11	75
Thursday	June 9	8	15	17	24	64
Friday	June 10	11	29	7	5	52
Saturday	June 11	1	19	7	6	33*
Sunday	June 12	0	48	34	3	85*
Monday	June 13	14	8	16	13	51*
Tuesday	June 14	9	28	43	13	93
Wednesday	June 15	9	8	0	8	25*

		6a-10a	10a-2p	2p-6p	6p-close	TOTAL
Thursday	June 16	11	5	16	0	32*
Friday	June 17	10	18	0	5	33*
Saturday	June 18	1	28	17	11	57*
Sunday	June 19	0	52	37	10	99
Monday	June 20	12	17	22	6	57
Tuesday	June 21	13	23	24	16	76
Wednesday	June 22	10	31	23	16	80
Thursday	June 23	11	11	23	23	68
Friday	June 24	9	17	17	25	68
Saturday	June 25	1	32	49	23	105
Sunday	June 26	1	21	12	0	34*
Monday	June 27	6	14	15	8	43
Tuesday	June 28	9	16	2	0	27*
Wednesday	June 29	9	7	6	7	29*
Thursday	June 30	6	6	0	18	30*
Friday	July 1	7	0	8	0	15*
Saturday	July 2	3	39	75	18	135
Sunday	July 3	0	34	13	0	47*
Monday	July 4	3	44	18	4	69*
4 TH OF JULY						
Tuesday	July 5	8	14	0	17	39*
Wednesday	July 6	8	13	8	6	35*
Thursday	July 7	11	13	11	21	56
Friday	July 8	POOL CLOSED/TO BALANCE CYANURIC ACID				
Saturday	July 9	10	30	36	34	110
Sunday	July 10	4	26	0	12	42*
Monday	July 11	9	13	3	0	25*
Tuesday	July 12	10	24	6	0	40*
Wednesday	July 13	9	20	7	12	48
Thursday	July 14	8	22	6	0	36*
Friday	July 15	10	0	0	5	15*
Saturday	July 16	8	20	9	0	37*
Sunday	July 17	2	21	0	17	40*
Monday	July 18	6	11	0	10	27*
Tuesday	July 19	9	9	4	22	22
Wednesday	July 20	10	11	7	20	48
Thursday	July 21	7	6	0	5	18*
Friday	July 22	10	7	16	0	33*
Saturday	July 23	2	18	17	9	46
Sunday	July 24	2	34	10	19	65*
Monday	July 25	9	15	3	13	40

		6a-10a	10a-2p	2p-6p	6p-close	TOTAL
Tuesday	July 26	14	11	10	0	35*
Wednesday	July 27	9	14	3	9	35
Thursday	July 28	11	6	10	5	32*
Friday	July 29	9	12	4	3	28*
Saturday	July 30	0	16	44	19	79*
Sunday	July 31	0	18	26	14	58*
Monday	August 1	8	10	0	4	22*
Tuesday	August 2	9	9	5	11	34
Wednesday	August 3	7	12	3	3	25
						4,101
Thursday	August 4	7	9	0	0	16*
Friday	August 5	3	2	0	6	11*
Saturday	August 6	0	9	13	16	38
Sunday	August 7	0	18	10	0	28*
Monday	August 8	6	6	2	8	22
Tuesday	August 9	6	0	0	0	6
Wednesday	August 10	2	0	0	0	2*
Thursday	August 11	8	12	0	3	23
Friday	August 12	9	3	9	6	27
Saturday	August 13	0	19	31	0	50
Sunday	August 14	0	23	0	6	29*
Monday	August 15	9	0	0	6	15
Tuesday	August 16	8	0	0	2	10*
Wednesday	August 17	9	0	0	6	15
Thursday	August 18	12	0	0	0	12
Friday	August 19	11	0	0	0	11
Saturday	August 20	2	16	21	0	39*
Sunday	August 21	1	31	21	6	59*
Monday	August 22	10	0	1	6	17
Tuesday	August 23	13	0	0	0	13*
Wednesday	August 24	6	0	7	3	16
Thursday	August 25	11	0	4	0	15
Friday	August 26	7	0	4	2	13
Saturday	August 27	0	19	18	0	37
Sunday	August 28	0	19	29	8	56
Monday	August 29	6	1	3	0	10
Tuesday	August 30	7	0	1	4	12
Wednesday	August 31	5	0	0	0	5
Thursday	September 1	No one came to swim				

Friday	September 2	CLOSED DUE TO HURRICANE HERMINE
Saturday	September 3	CLOSED DUE TO HURRICANE HERMINE
Sunday	September 4	CLOSED DUE TO HURRICANE HERMINE
Monday	September 5	CLOSED DUE TO HURRICANE HERMINE
Tuesday	September 6	CLOSED DUE TO HURRICANE HERMINE
Wednesday	September 7	CLOSED DUE TO HURRICANE HERMINE

***Closed a portion of the day due to weather**

PRE 10:00AM POOL SIGN-INS* **2016 Pool Season**

Wednesday	9-7-16	CLOSED DUE TO HERMINE
Tuesday	9-6-16	CLOSED DUE TO HERMINE
Monday	9-5-16	CLOSED DUE TO HERMINE
Sunday	9-4-16	CLOSED DUE TO HERMINE
Saturday	9-3-16	CLOSED DUE TO HERMINE
Friday	9-2-16	CLOSED DUE TO HERMINE
Thursday	9-1-16	NO ONE CAME TO SWIM TODAY
Wednesday	8-31-16	6:00 (2 in first hour, then 9:00)
Tuesday	8-30-16	6:20 (1 in first hour, then 7:35)
Monday	8-29-16	6:00 (1 in first hour, then 8:55)
Sunday	8-28-16	NONE
Saturday	8-27-16	NONE
Friday	8-26-16	8:46
Thursday	8-25-16	6:00 (2 in first hour, then 8:50)
Wednesday	8-24-16	6:00 (1 in first hour, then 8:20)
Tuesday	8-23-16	6:00 (2 in first hour, then 7:45)
Monday	8-22-16	6:15 (1 in first hour, then 8:55)
Sunday	8-21-16	9:10
Saturday	8-20-16	8:50
Friday	8-19-16	6:00 (1 in first hour, then 7:50)
Thursday	8-18-16	6:00 (1 in first hour, then 8:50)
Wednesday	8-17-16	6:00 (1 in first hour, then 9:00)
Tuesday	8-16-16	8:57
Monday	8-15-16	8:53
Sunday	8-14-16	NONE
Saturday	8-13-16	NONE
Friday	8-12-16	8:50
Thursday	8-11-16	9:00
Wednesday	8-10-16	9:10
Tuesday	8-9-16	8:59
Monday	8-8-16	6:05 (1 in first hour, then 8:55)
Sunday	8-7-16	NONE
Saturday	8-6-16	NONE
Friday	8-5-16	6:05 (1 in first hour, then 9:00)
Thursday	8-4-16	6:10 (1 in first hour, then 9:00)
Wednesday	8-3-16	6:00 (1 in first hour, then 7:20)
Tuesday	8-2-16	6:00 (1 in first hour, then 8:00)

Monday	8-1-16	8:55
Sunday	7-31-16	NONE
Saturday	7-30-16	NONE
Friday	7-29-16	6:00 (1 in first hour, then 8:00)
Thursday	7-28-16	6:05 (1 in first hour, then 8:05)
Wednesday	7-27-16	6:05 (2 in first hour, then 8:15)
Tuesday	7-26-16	6:05 (1 in first hour, then 7:15)
Monday	7-25-16	6:10 (1 in first hour, then 7:45)
Sunday	7-24-16	9:10
Saturday	7-23-16	9:05
Friday	7-22-16	6:00 (1 in first hour, then 8:50)
Thursday	7-21-16	6:00 (1 in first hour, then 7:37)
Wednesday	7-20-16	6:00 (1 in first hour, then 7:00)
Tuesday	7-19-16	6:00 (1 in first hour, then 8:45)
Monday	7-18-16	6:00 (1 in first hour, then 8:00)
Sunday	7-17-16	9:15
Saturday	7-16-16	9:15
Friday	7-15-16	8:10
Thursday	7-14-14	6:48 (1 in first hour, then 7:23)
Wednesday	7-13-16	8:00
Tuesday	7-12-16	8:15
Monday	7-11-16	6:48 (1 in first hour, then 8:00)
Sunday	7-10-16	8:10
Saturday	7-9-16	9:15
Friday	7-8-16	CLOSED
Thursday	7-7-16	6:00 (1 in first hour, then 1 at 7:05)
Wednesday	7-6-16	6:00 (2 in first hour)
Tuesday	7-5-16	6:02 (2 in first hour)
Monday	7-4-16	8:20
Sunday	7-3-16	NONE
Saturday	7-2-16	9:00
Friday	7-1-16	6:04 (1 in first hour, then 8:30)
Thursday	6-30-16	6:00 (2 in first hour, then 8:50)
Wednesday	6-29-16	6:00 (1 in first hour, then 8:30)
Tuesday	6-28-16	8:45
Monday	6-27-16	8:50
Sunday	6-26-16	9:30
Saturday	6-25-16	9:05
Friday	6-24-16	8:20
Thursday	6-23-16	6:00 (1 in first hour, then 8:55)

Wednesday	6-22-16	6:20 (1 in first hour, then 8:53)
Tuesday	6-21-16	6:00 (1 in first hour, then 8:10)
Monday	6-20-16	6:04 (2 in first hour, then 9:04)
Sunday	6-19-16	10:05
Saturday	6-18-16	9:10
Friday	6-17-16	6:03 (1 in first hour, then 8:50)
Thursday	6-16-16	6:25 (2 in first hour, then 8:51)
Wednesday	6-15-16	7:04 (1 in second hour, then 8:05)
Tuesday	6-14-16	7:37 (1 in second hour, then 8:50)
Monday	6-13-16	9:00
Sunday	6-12-16	NONE
Saturday	6-11-16	9:40
Friday	6-10-16	8:48
Thursday	6-9-16	8:55
Wednesday	6-8-16	8:55
Tuesday	6-7-16	7:05 (1 in second hour, then 8:55)
Monday	6-6-16	CLOSED
Sunday	6-5-16	9:40
Saturday	6-4-16	NONE
Friday	6-3-16	8:50
Thursday	6-2-16	8:57
Wednesday	6-1-16	9:00
Tuesday	5-31-16	9:00

*Special tracking, 6-8AM

SUBSTITUTE DATES
HOA APPEALS COMMITTEE MEETINGS
Fiscal 2017

As you recall, three of the dates requested in August by the HOA for meetings of its Appeals Committee were denied due to scheduling conflicts with CDD board meetings.

The three substitute HOA requests are as follow:

Wednesday	November 30, 2016
Wednesday	January 25, 2017
Wednesday	April 19, 2017