

**MINUTES OF MEETING
PORTOFINO ISLES
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Portofino Isles Community Development District was held on Tuesday, November 5, 2024 at 10:00 a.m. at 1856 SW Newport Isles Blvd., Port St. Lucie, Florida 34953

Present and constituting a quorum were:

Juan Azcona
Frank Wilson
Rohn Timm
Gerald Mirabile
Edward (Ted) Clark

Chairman
Vice Chairman (by phone)
Assistant Secretary
Assistant Secretary (by phone)
Assistant Secretary

Also present were:

Ginger Wald
Paul Winkeljohn
Roberto Cabrera
John Jado
Eddie Peabody
Several Residents

District Counsel
District Manager
District Engineer
Field Supervisor
Hydro Dynamic Pumping Service

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the roll and stated we have a quorum.

SECOND ORDER OF BUSINESS

Discussion of Repair or Replacement of Irrigation

Mr. Winkeljohn: So, we called today's meeting because about 10 days ago John identified that the pump had completely stopped operating which means no irrigation through the course of storms and regular rain, if that ended abruptly, we would go into potentially a dry season without the ability to irrigate so we thought it was necessary to accelerate the opportunity for the Board to give direction to staff. So, we've done this before, we had a pump problem, we got it fixed for a few thousand dollars but, we have known a long time that the submersible pump world was probably something we wanted

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to get away from and we're in the order of magnitude with some proposals today to consider ways to do that. John, did you want to introduce the proposal from Hydro Dynamic?

Mr. Jado: Yes, this is Hydro Dynamic and he's going to tell us about their warranty and their components and what they do, how they put every model together and manufacture everything, they have a facility in Lake Worth.

Mr. Winkeljohn: Frank, we're getting some feedback from your phone if you could mute.

Mr. Peabody: So, what you guys have existing there at the pump station is currently 25 horsepower submersible pump assembly. This pump station does not have any safety protections or operational functions, it's a very simple system, you turn a switch, it basically runs. It doesn't have any overflow shutdown capability to protect the pump from overheating, it doesn't have any pressure regulation to protect the station from over pressurizing and doing damage out in the field, and it doesn't have any way to shut down in the event that something doesn't come on in the field. The only protections that we have there is a circuit breaker and maybe an overload which just says with full excessive current, we are going to shut down that's very rudimentary, it's very simple. So, if it pulls extra current it will stop, but it doesn't prevent the pump from overheating. (inaudible comment) So, what I propose is to step away from that submersible pump assembly and go with centrifugal pump station, that's an above ground pump, and there are some benefits that go along with that including serviceability, it's maintainable, it's inspectable, and we can add some protections like flow switches. So, if the pump does sense anything getting hot, it can shut down and go to sleep before it does any damage to the pump. The main control system that we are going to include in this pump station is called a VFD, variable frequency drive, and what a VFD does is it regulates the speed of the motor in order to maintain a pressurized setting. So, if we set it at a 65 PSI setpoint, it will regulate that speed of the motor, and it will only spin that motor as fast as it needs to in order to maintain that pressure, which means that pump is no longer running at 100%, it will run at 80% or 60% depending on demand which one, you'll see a decrease wear on your equipment, you'll see a decrease in electricity consumption, and this VFD allows to ramp up and ramp down

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slowly which prevents wear and damage out in the field from the pressure cycling in the pipe or the water. Right now, that submersible goes from zero to 100, so there's no regulation, there is no nothing, so when that switch is turned, it's 100% flow, 100% pressure, 100% damage outflow, there is no regulation. So, existing, as I said, there's two 25 horsepower pumps, there's a question about that second pump whether it's your guy or if it's a different community. The way that panel is set up there is, I don't believe it runs both pumps at the same time, it will run one or the other, there's a pump 1 or a pump 2 switch, meaning that it signals one and then one pump is a backup, and then the other one is working all the time. I don't want to keep that, and there's a question about sizing it down to a 10 horsepower, or a 7.5 horsepower, I'm not comfortable doing that. This system was designed with not one but two 25 horsepower pumps, and there's a reason why it was designed for a 25 horsepower pump and not a 10 horsepower pump. The capability of those two pumps are widely different, a 10 horsepower does 150 to 175 gallons per minute, a 25 horsepower does 400 gallons a minute. There's a risk that if we downsize too small, that pump won't be able to produce enough for what you guys are using, or what you guys might be using in the future. So, I decided to step away from the 25 and do a 20 horsepower, it will bring down the cost a little bit. (inaudible comment) A 20 horsepower can still do 375 gallons per minute, and 65 PSI is technically more than adequate for you guys. The station will be housed in an aluminum closure, that's why I'm agreeing to blend in with surrounding foliage and the turf that you guys have out there. Aluminum, we don't have the issue with corrosion or rusting out, it won't develop holes, they tend to last a lot longer. They're also insulated and have sound proofing. So, we could mediate that with insulation, the insulation also breaks down operating temperatures inside the enclosure which means we're not straining the motor, we're not generating all the tremendous heat inside of there and we're keeping everything outside of the UV rays. The UV rays will definitely start to deteriorate things prematurely. (inaudible comment) Our proposal is a turnkey solution, you call us out there, we're going to do everything from setting the suction line out to the lake, we have divers if needed, all the plumbing to the pump station and all the plumbing to connect to the mainline, all the electrical connections will be completed by the end of our installation, the pump stations will be fully functional and

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fully operational, you guys won't have to do anything further. In this proposal that I have given to you it is a basic proposal, I have options that bottom for additional items that we can think about putting in this pump station if we want to, it's not required. Some of these options are the seameetrics flow meter display totalizer, what that is it's a flow meter, it allows us to see active flow on the pump station, how much we're actually running out in the field at any certain time, it also allows us to totalize the amount of usage that we are pulling from the lake, how much water are we removing, how much water are we putting out in the field. That is required as you guys need to report your usage to South Florida Water Management District.

Mr. Winkeljohn: I was just going to ask, and that's technically calibrated?

Mr. Peabody: It is, yes.

Mr. Winkeljohn: Ok, and it's certified that it's accurate?

Mr. Peabody: Yes, so we'll come out here, we'll put our calibrations machine in and we'll make sure that's calibrated within 10% which is the requirement for South Florida Water Management.

Mr. Winkeljohn: Perfect.

Mr. Peabody: Then additional is the hydro vision wireless remote monitoring, so that's the system that connects to the VFD, it plugs into it, and then it allows you to be able to monitor the pump station remotely and control it remotely. If you get a phone call at 2:00 o'clock in the morning saying hey, why is my road flooded out, you can go on the application on your phone and shut down that pump station. Another big benefit to is notification, if there's an alarm, or if there's an issue with the pump station whatsoever, you get a text message or an email, as do we, which means that we can a lot more proactive on a pump station that's faulted out, which will reduce downtime, potential steps of holding it or dragging anything out in the field, so it reduces downtown, we can do minor modifications to the program and get you guys up and running. If there is something that we can solve remotely, we don't have to come out there and I don't have to charge you guys a service call, that's included in the hydro vision system. That has a 1-year service included for \$2,500 and an additional \$1,500 per year afterwards. Moving on from that is VFD 60 month extended protection warranty, I put that as an option here. I do not think of this as an option, it should be

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required. It takes your standard 18-month warranty and extends it for 5 years, renewed annually with VFD, then it is covered parts and labor warranty. If you guys get a lightning strike, it does have VFD, then it will be replaced, so I highly recommend that you go with the 60-month extended warranty. Other than that, it's a nice system, it was designed for longevity and serviceability. A lot of manufacturers want to come out here and help with your pump station and then after that warranty is up they don't, and then they just want to sell you a new pump station but, with us, I believe very strongly in our system, everything is done with galvanized fittings you can go down to any fire warehouse down the street and get new fittings. (inaudible comment) These are designed for repairs, if there is an issue in the future at the station, we will be prepared to repair it. So, that's it, and we're based locally, we're right down the street, we're in Jupiter, Florida, this is a family-owned business, I'm the son, my dad has been fixing pump stations for 40 years, that's been his life goal. He had a partner, and they ended up splitting, my dad went and did the service route, and he knows a lot about a lot of stuff, he can fix almost anything, and we work from transfer pumps to wells, to golf course pump stations, irrigation pump stations, all sorts of stuff, so we've seen a lot, and that's how we've been able to develop this product to last a long time, it's not overly complicated, it's simplified. (inaudible comment) I believe the less amount of parts are the less amount of parts that could potentially fail. (inaudible comment)

Mr. Winkeljohn: Thank you. Now, as I've mentioned, we've done this before, we've pulled in some other pricing, and this level of pump is in the ballpark with what we've seen in the field and what we have from previous, the added warranties are a little bit more expensive than what we would have estimated this to be at, which I think the obvious benefit of that is for you to decide but, the other proposal that we received is sort of a quick and dirty version of it at minimal replacement cost versus a long term, sort of more professional approach which we appreciate. I buy a lot of irrigation systems state-wide, many communities fall into a proprietary situation with their pump system, and they can't repair them, they can't replace any parts, and they end up quite frustrated by that, so I appreciate that presentation as well. The other point I can speak to is the concept of one, getting out of the submersible, I think that's obvious why that doesn't work and it's always exposed to shorts and electrical challenges from being

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underwater. The other part about the variable speed is that you also have a lot more stability without the water hammers and the wear and tear, so all of those, I can attest are very accurate from my background in the irrigation business and this is exactly what I would recommend, I've never met or worked with them before but, I can attest that what they're selling you is accurate. We asked BrightView, who is our technical consultant, and they verbally have echoed all of these components and this is what they were out pricing but, for them to get the pricing back they couldn't do it in the week window that we gave to them. I spoke to them on the phone on the way here and they said, this is who they would want hire as their sub for us as well. So, in the absence of additional bids, and the resources we are trying to protect, staff thinks that this is an excellent option for you and for your discussion.

Mr. Azcona: Ok.

Mr. Wilson: Hey Paul, this is Frank.

Mr. Winkeljohn: Yes, go ahead Frank.

Mr. Wilson: So, Paul, I looked through both proposals, and I recognize the difference, and I want to sort of caption it as, we can buy basic transportation or we can buy the cutting edge Mercedes. (inaudible comment) So, right now we get a basic system or a basic need, so I see the values in the other system but I can't balance the difference in cost. (inaudible comment) So, again, I want to say it's a really nice system, I don't think we get the bang for the buck for watering a yard. You can go ahead now Gerry.

Mr. Mirabile: Ok, so I was going to defer a question to you Frank, what kind of experience would be at these, and for the low drop time, especially in the summer months, I don't think a VFD on an irrigation pump is an energy saver in my mind. So, that's one of the points that was brought up, especially for the lower cost of energy down there. So, I just had a question about that.

Mr. Wilson: So, with respect to a VFD, you have much lower in rush current.

Mr. Mirabile: Right, but when we look at the difference in price and the difference in electrical demand, there was a slight savings electrically for the amount of time that we're going to run this but it will never offset the difference in cost.

Mr. Wilson: Right, so a VFD is the way to go that bottom line.

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Mr. Mirabile: No, the VFD, it does save on your power bill, but when you look at the difference in cost for a VFD for our allocation, I don't believe you ever get to a net positive on energy savings compared to the cost of this.

Mr. Wilson: No.

Mr. Winkeljohn: No, energy is not the prime benefit of VFD, the prime benefit is the impact on the system.

Mr. Wilson: I get it, I'm installing 6 of them like concurrently right now Paul.

Mr. Winkeljohn: No, I know you know, I'm just saying it for the people in the room.

Mr. Peabody: Right energy savings isn't the big driver, that's probably the least of the drivers but, yes there are benefits, I agree.

Mr. Winkeljohn: Are there any other questions or comments, direction from the Board?

Mr. Azcona: I do have some questions but, again, this is not my area of expertise so I will also defer to Frank, who has much more experience than we do. However, I'd just like to ask a few questions if we decide to go with you guys. You mentioned about the benefits of having the overground pump that make sense, and we mentioned the capability of having different levels of protection for overheating for example, so how often does that happen, the overheating, that we need to use those measures?

Mr. Peabody: With the VFD it doesn't really happen, because the VFD can shut down and go into a sleep mode if it senses that. So, a system like this, that you guys currently have, if something doesn't come on in the field, that pump isn't going to circulate water, water is not going to go to the pump, the pump can get hotter, the motor is going to get hot, and it's not going to shut down until you trip a certain button.

Mr. Azcona: Ok, but my question is, and maybe John you know this, how often does that happen, does it happen every month or does it happen every 2 years because that would be something to consider if it's something that continues to reoccur.

Mr. Jado: Well, I can only go by the Hoover that they have over there, they've had a little bit of problems with it but, nothing would overheat, it's mostly pipes breaking, these pipes out there are 20 years old, they're irrigation pipes, they're not house pipes or schedule 20/40, they're lighter material out there. You can have a constant pressure

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on there of about 4 to 5 pounds, it then starts to go into a time clock, it builds up pressure slowly.

Mr. Peabody: So, there's two ways to operate the system, we can operate it from a box card system or we can operate it pressurized. Pressurized is when you go in the field and it's always pressurized, when a valve opens, pressure is going in there. (inaudible comment) If we want to go with a box card system, then that clock will tell that system to pressurize up and it will slowly pressurize up to a certain level and then depressurize the main.

Mr. Jado: But there's no constant pressure.

Mr. Peabody: There can be, it depends on how you want it.

Mr. Jado: With the system as we have it, what do you recommend?

Mr. Peabody: I recommend pressurized, and that way we don't have to continuously pressure cycle to the mainline, you don't have to pressure cycle it, that protects your system. (inaudible comment) The question about how often does it happen, or a no flow condition exists, it happens every single time a zone turns off, so when the timer says this zone is done, we're going to shut this down, and we're going to turn this zone off, that's how it is, and there is a small time where there's no flow and then this zone opens up and water starts flowing. (inaudible comment) So, any properly designed irrigation pump system should have allocations to shut down on a no flow.

Mr. Wilson: I'd like to come back and answer the question.

Mr. Winkeljohn: Go ahead Frank.

Mr. Wilson: So, Juan, with respect to the over temperature protection, the only time you should be seeing a temperature challenge is when you're getting a failure, you're having a problem with your windings in the motor itself of in the field abroad. So, what's that doing is trying to avoid additional catastrophic damage but, typically if you're getting a thermal overload type of protection trip or shutdown, you already have issues with the equipment. Now, part of that in your breaker that we'll have installed regardless of which system, the breakers have a 50/51 which is a long term in this, which is also indicative of bearing issues or field issues. So, hopefully that answers your question on when you should expect overheating protection. I would say there's

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potentially one other time and that is if for some reason you are running the pump deadheaded, where you run the pump under a zero-flow condition.

Mr. Winkeljohn: And if you don't mind, I actually had a question, all the pumps that I've ever dealt with, one of the main issues is maintaining the intake flow and trouble with your screen out into the pond in getting gunked up or clogged up. So, a submersible sort of deals with that in its own way converting away from a submersible, have you looked at the angle of the pipeline, will there be a problem with that or inability to get upper suction, sometimes the design will throw a small jockey pump on there to inexpensively get the pressure correct at the pump head and then the variable picks up, so how will it operate in that environment?

Mr. Peabody: Yes, so, the intake screen is the first feedback, so the first one has a sleeve and on the end of that sleeve there's another screen. (inaudible comment) So, the intake goes out. (inaudible comment) So, in regard to how dirty is it, there's certain areas of the lakes that you can put these screens in. (inaudible comment) So, we put it in kind of the center of the lake where the cleanest water is but, if your lake is dirty, then it's dirty.

Mr. Winkeljohn: Right but, like water or vacuum issues, or something, how do you maintain it?

Mr. Wilson: So, you're looking at keeping the pump primed Paul, so it's keeping prime at the pump.

Mr. Peabody: Yes. (inaudible comment)

Mr. Wilson: So, the concern here is not the volume or the flow rate, it's the question on the above ground and your particular design, how do you keep suction, it's basically a keep hole, or keep the suction line primed, how does that occur?

Mr. Peabody: Yes, so we have check valve with this system, it would be a 6 inch chain type valve, it's located at the shore of the lake.

Mr. Winkeljohn: So, you think that will work in this geometry?

Mr. Peabody: Absolutely, that's what we use on almost every single one of ours.

Mr. Winkeljohn: Ok, thanks, I'm sorry, I jumped in front of Juan's question.

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Mr. Azcona: I do have a few more questions, and then Frank I'll let you take over. At the end of your proposal there is additional options but, then you mentioned that the first option is the flow meter, so if it's required, or is it a requirement?

Mr. Winkeljohn: It is a requirement.

Mr. Azcona: Ok, so this isn't an option, so you have to include that into the proposal.

Mr. Winkeljohn: We could do it another way, like we could just put a rudimentary meter somewhere and use it but, this would be the most accurate scientific and desired in that respect.

Mr. Azcona: Ok, but that would be an additional cost regardless which one.

Mr. Winkeljohn: We do it already, the way we do it now is sort of theoretically, I guess, or hypothetically.

Mr. Azcona: Ok.

Mr. Jado: And we do have costs, I've met those people.

Mr. Winkeljohn: Right, so I would encourage that you do something along this line, no matter what the decisions are.

Mr. Azcona: And having the VFD versus other options, it seems like it's nice to have the VFD, and it may reduce some of the energy costs, however, it may not offset in the life of the system, the overall cost, so if it comes down to pricing, how can you guys work with us to entice us, or encourage us to go with you guys?

Mr. Peabody: So, I would come back with, or I would respond with this, it's not a nicety, it's a request because that motor offsets it and the one you guys select protects the equipment. (inaudible comment) So, it's more than just electrical savings, it's also protection of the system. (inaudible comment)

Mr. Azcona: Ok, but are you guys willing to work with us on pricing, or this is your final pricing?

Mr. Peabody: I can work with you guys on pricing, there's some stuff that I can work around but, the VFD is required.

Mr. Azcona: Ok, and so I agree with regardless to the warranty extension, what I'm not sure about is the pricing, Paul mentioned that maybe that's a little bit higher than standard but, I think will be important to include, and then my last question is that you

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mentioned about the aluminum enclosure for the housing, I'm assuming that will have ventilation.

Mr. Winkeljohn: And we'll follow up on that.

Mr. Azcona: Ok, and again, I defer to Frank because I'm not an expert on this, and he knows more than I do, and to Paul also, so you guys share your thoughts on this.

Mr. Winkeljohn: I'm good.

Mr. Clark: I'd like to hear John's input.

Mr. Wilson: Right, and I'm going to come back with a couple of additional items for the Board's benefit. So, right now, we do an estimate of total flow out of our system based on the system design in that it would be acceptable. If we choose to do any upgrade there are all different types of ways to measure flow, probably the cheapest and very reliable is a flow totalizer that's in line, you don't get a remote reading but, you can go and actually see total flow from time one to time whenever, so there are more ways to address how much flow we put through that system. The system that's currently installed over on Rosser, is a basic system, it's an above ground pump, it has a suction off the lake, and it does all of the area for Rosser, so if we look at what we currently have based on the age, we have had issues but, that is a, I'm going to call it basic transportation irrigation system that we already have that is functional.

Mr. Winkeljohn: Ok.

Mr. Clark: Now, I'd like to hear John's input on this. (inaudible comment)

Mr. Jado: If we went ahead with you, how long would it take to get the system together to be installed?

Mr. Peabody: I'd say maybe about a week to get everything together and assemble it in my facility. (inaudible comment)

Mr. Jado: Is there a deposit on the contract?

Mr. Peabody: Yes.

Mr. Jado: Then if we wanted to expand it, Paul and I were talking about possibly having to take over part of this lake area to put a couple of zones in there that will run. (inaudible comment)

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Mr. Peabody: That's not a problem, it's the capability of the time clock, and it depends on how much you're trying to run at one time.

Mr. Jado: Are we going to have extra zones on the irrigation time clock out there?

Mr. Peabody: Well, I didn't necessarily see an irrigation timer out there, that would be more of your irrigation or landscape company, they would handle that.

Mr. Jado: Ok.

Mr. Peabody: So, I'd say contact your field irrigation guys, they'll be able to help you with that.

Mr. Jado: And just to clarify to the Board, you came out, you and I took a look at it, we really didn't understand where the shorts were coming in but, now it's currently working?

Mr. Peabody: No, I don't think it's working, the last time we came out there we determined that the motor was bad.

Mr. Jado: I actually had it running for a while, and nobody continued to say to me why it's not running, I had three people look at it.

Mr. Peabody: Well, there's no way it would run right now. (inaudible comment)

Mr. Jado: (inaudible comment)

Mr. Peabody: Ok.

Mr. Azcona: One last question, with regard to service, what's your turnaround time, and what would be the commitment on the lines?

Mr. Peabody: Two weeks, so once we get a signed proposal, we would come out. In regard to service, with new systems like this I'd recommend annual service, we'd come out once a year, we'd take a look at everything and make sure everything is running as it should, it gets proper flow. (inaudible comment) The only off out there is the suction line, the screen assembly, we don't know how well the screen assembly is going to handle the condition of this lake.

Mr. Jado: I can interject something here because we had pulled out that whole system, and it was relatively clean for 20 years.

Mr. Peabody: Good, ok, perfect.

Mr. Jado: They did have it clean, they pressure cleaned it, they put it back on the same system.

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Mr. Winkeljohn: It's a submersible so it's sitting up on something?

Mr. Jado: Yes, right. (inaudible comment)

Mr. Peabody: (inaudible comment)

Mr. Jado: But the pressure dropped. (inaudible comment)

Mr. Peabody: Yes. (inaudible comment)

Mr. Azcona: Ok, but other than yearly maintenance in the event something happens, a problem or whatever, how fast can you guys respond?

Mr. Peabody: Oh, within a day or two. (inaudible comment)

Mr. Azcona: Ok, and with regard to pricing, is that something that you could talk to us right now about and say, this is what we can do to make it a better deal, or do you have to go back and think about it and resubmit a proposal with additional discounts?

Mr. Peabody: Well, if we end up going with these options, I have no problem taking off 5%, taking it off the total bill.

Mr. Wilson: Folks, this is Frank, I do have one additional technical question.

Mr. Winkeljohn: Yes sir.

Mr. Wilson: So, looking at the Hydro Dynamic proposal we have as part of the scope of work, do we know what our service drop is actually rated for?

Mr. Peabody: You have 200 amps service out there I believe it's rated.

Mr. Winkeljohn: Yes, we're already set up with the three phases.

Mr. Wilson: Yes, I understood that but, if I heard correctly you said we have a 200 amp service coming to a local disconnect?

Mr. Winkeljohn: Yes.

Mr. Wilson: Ok, thank you.

Mr. Jado: I have one other question, we have to maintain accessibility to that area, so we can set that up so that if they decide because somebody might buy that area, and if the Board decides to go forward with it, we have to make sure that we can take our power and give them power, we're going to pay because they didn't pay us.

Mr. Peabody: Yes. (inaudible comment) And you guys have a large capacity load center if they want to run anything off of it they can.

Mr. Jado: Ok.

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Mr. Winkeljohn: So, just as a matter of courtesy to the Board, I think we've gotten the technical input and we have other proposals we would like to discuss, would you guys be offended if we ask you to go, we thank you for your time today, and let us have our meeting. It's a public meeting, you're fully entitled to stay but, as a professional courtesy, I would ask if you wouldn't mind.

Mr. Peabody: That's fine, no problem.

Ms. Wald: I just had one question, the total that you had with the additional options or not, does that include sales tax or not?

Mr. Peabody: Yes.

Ms. Wald: Ok, so that has to be taken off because we're tax exempt.

Mr. Peabody: Well, no, I don't think I added any taxes, I have to ask about that but, I don't think we added taxes for this.

Ms. Wald: Ok, and then the 50% deposit, I'm assuming that's not on the 60-month warranty, that's just on the parts and labor, correct?

Mr. Peabody: The 60-month warranty is for the VFD, everything else is a one year warranty.

Ms. Wald: Right, the 50% deposit is on what?

Mr. Peabody: That's for the whole thing.

Ms. Wald: Ok.

Mr. Winkeljohn: Are there any other questions from our Board, and assuming you agree with the idea of giving us a chance to talk openly, I've asked them to as a courtesy to let us have the room.

Mr. Jado: Thank you all for coming.

Mr. Azcona: Thank you guys.

Mr. Peabody: Thank you for your time. (inaudible comment)

Mr. Winkeljohn: Thank you, and I think we lost Gerald on the phone. So, just following along, Ginger and I both totaled this up and with the 5%, assuming there's no tax, that's a \$42,100 proposal all in, that's everything and then the obvious observation we're all making is that the other one is a little over \$20,000 for the 7.5 horsepower pump without some of these features, and in theory if you were to buy up some of these

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features you'd probably, and let's just wildly say, warranties and stuff like that, and does Florida Irrigation do warranties and service?

Mr. Jado: Yes, sure, they're doing all our service work now, they changed that pump over on the Rosser area, and I think it's a 7.5 or 10 horsepower pump that they put in there, and it works 12 zones and quite few heads.

Mr. Wilson: Right now, the proposal has a one year warranty on materials and workmanship.

Mr. Winkeljohn: Ok, yes, both of them have that, so to try and appropriately probably to be apples to apples, if you were to add these features into the other proposal at their face value that's another \$7,000, and they're at \$22,000 right now, so it's basically \$29,000 versus \$42,000 purchase, and obviously one is a significantly more sophisticated system with almost unlimited expandability with a 28 horsepower variable speed, you can pretty much tap in the zones and do a water feature in the middle of the median if you wanted to, and I'm just being flip here but, that's just a quick eye observation for you all to talk about.

Mr. Azcona: Expandability, are we going to have, or are we going to need to expand it as John has mentioned because that's kind of important.

Mr. Jado: Well, lately we're finding out that our boundaries are no longer what it really is.

Mr. Winkeljohn: Our maintenance responsibilities could potentially add a lot more to it, particularly with either side of the lakes on the entrances, any of that planting, all the way to the sidewalk edge is actually CDD property, we don't maintain it or irrigate it ourselves but, should we be asked to in theory you would want that capacity.

Mr. Jado: Right, and the reason I brought that up is that whole side, the down slope side, the head comes off the sidewalk, shoots out maybe 12' to 15' depending upon the wind, and now that we put the hedges in there, it probably doesn't even go that far, that whole back side is only fed by gravitational water that goes down to the lake. So, in the summer you'll see all ground and I can't do anything about that.

Mr. Azcona: So, that side will need a lot of sprinklers.

Mr. Jado: Right, so if we decide to do that one day, we have the capability is what I was concerned about.

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Mr. Winkeljohn: Right.

Mr. Wilson: Right, so let's go with the expandability, alright, so right now, you have a pump, and you're looking at an approximate flow rate of 120 gallons, and that being said, let's say that in 10 years we need to do an expansion pump, the price to upsell is, a basic pump is in a order of magnitude of \$2,000 to \$2,500.

Mr. Winkeljohn: Agreed.

Mr. Wilson: So, if again, we're doing scenario planning, 10 years out, our upgrade cost is \$2,500.

Mr. Winkeljohn: Right, and obviously we'd have a Cadillac versus a good economy car that can do the job, just to put it in simple terms. Frank, how are you feeling, do you think it's worth the investment or are you feeling it's overkill?

Mr. Wilson: I think it's overkill Paul, I think we're better off with a simple system. If we look at some of the other proposals that we put in, specifically with the fountains, they're problematic, so I don't doubt that they're good but electronics fail and the simpler the system the less things are going to fail. So, I would look to have more irrigation, and I didn't see the electrical piece but, a couple of matters would be all the permitting, make sure that's contained in the proposals, and the contract but, I would lead to go with the more basic, more cost-effective system.

Mr. Winkeljohn: Right, and I had a sense that's where we were headed, would the Board be comfortable authorizing a not to exceed number and let staff, because of the potential urgency of this, build it up to that level with these added features, permit costs, making sure we have a good flow meter, the options you described are simpler, less expensive, we want to make sure we have that, and a warranty and a service agreement within reason, is that a reasonable overview and request?

Mr. Azcona: To me it is.

Mr. Wilson: I agree, so we were talking roughly about \$22,000 Paul, so and what we looked at, just a percentage cost, we do a not to exceed of \$30,000.

Mr. Winkeljohn: That was the exact number in my head as well.

Ms. Wald: That's assuming Florida Irrigation can do that.

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Mr. Winkeljohn: Can do all those things yes, but, I've worked with them a little bit, and they're capable, they'll know what we're looking for, and I know they do the service. Yes sir?

Mr. Clark: You mentioned earlier that we didn't get additional proposals because you put them on a short timeframe of 5 days or something to turn it around.

Mr. Winkeljohn: Right.

Mr. Clark: Do we still want to investigate getting additional proposals to see where those costs come in?

Mr. Winkeljohn: We can try, the one I was gathering was going to, or they told me, look our price is going to be 25% greater than the two you've already looked at for apples to apples, so to put in Florida Irrigation Systems they would mark it up as stated and to put in the hydro dynamic level system, and this is a whole community size, the only thing it doesn't have with the systems I buy for big communities is a second pump for redundancy purposes, that's the only thing missing, so that one they would mark it up and probably recommend a second pump but, you would never need that here, it would be double overkill literally. The third option is the Hoover style system, which I strongly discourage because of infinite number of reasons. The proprietary element of it is the biggest one, where you can't touch the software, you can't touch anything without them getting a fee every time you do that, so I don't recommend looking at that one. When you have firms like you do because you're close to the agricultural world up here compared to southern Florida, with the exception of Homestead, it's really hard to get irrigation systems of any scale frankly, it's shocking how hard it is to get them and get them repaired. So, I encourage either one of these types of firms, I don't have a third one in my pocket and John do you have another company that could compete with either of these?

Mr. Jado: Just BrightView.

Mr. Winkeljohn: And BrightView would hire one of them and mark it up.

Mr. Jado: Right.

Mr. Winkeljohn: So, a long way to say, I don't think we have a viable third option.

Mr. Jado: And I could say Florida Irrigation has been out for us in timely fashion.

Mr. Winkeljohn: Right, they're pretty reliable.

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Mr. Jado: (inaudible comment)

Mr. Winkeljohn: Go ahead Frank you had something you wanted to comment on.

Mr. Wilson: Yes, and Paul you did mention the proprietary element of the other system, the more basic system we go with, the more options we have in the future, so if we decide at some point that we are not going to have a business relationship with Florida Irrigation, it's much easier for another third party to come in and maintain a simple system.

Mr. Winkeljohn: Right, like our landscaper has the capacity to maintain that system without a doubt.

Mr. Wilson: Right.

Mr. Clark: And once we add the additional costs, it might be somewhere in that \$30,000 range.

Mr. Winkeljohn: Not to exceed, and I think John's negotiating skills are going to be relied on to make sure of that, and just to put my global pad on, your obligation obviously is to protect the resource, and we are going into the cooler, drier months if this continues to be broken or breaks, we would have the risk of depending on Mother Nature for grass particularly, grass and ornamentals which we like to put in this time of year also. So, with all that said, I'm seeing nods and facial expressions that we might be ready for a decision. My phone isn't helping me Frank but I'm hearing the tone in your voice.

Mr. Wilson: That is correct.

Mr. Azcona: Ok, so the irrigation services goes together with Joe Electric.

Mr. Winkeljohn: Correct, and we're very comfortable with Joe and his pricing.

Mr. Azcona: Alright.

Mr. Jado: And Joe's Electric who works for us, they're the original installers of that.

Mr. Azcona: And how soon can they have it ready, these two companies working together?

Mr. Jado: I'm assuming in 2 to 3 weeks with the deposit.

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Mr. Winkeljohn: I can handle the deposit, and we can negotiate to make sure that they understand time is of the essence or we have another option, and we have another meeting in early December we can call.

Mr. Azcona: I mean based on Frank's feedback and expertise and Paul's feedback and Roberto do you have anything to include?

Mr. Cabrera: No, I do like that they're both consistent and they're both recommending an aboveground system. (inaudible comment) I don't know if you guys might want to consider a non-VFD and then they could be a little bit more apples to apples to compare. (inaudible comment)

Mr. Winkeljohn: Did you ask them for that?

Mr. Jado: The only thing I can tell you is with these guys is that they do have a warehouse, they do have stock, they do have a lot of things that they keep at the warehouse. (inaudible comment)

Mr. Azcona: I mean that's something to take into consideration because I feel like it is not apples to apples, so these guys came forward with a proposal that it's more high end and more technical, and maybe we're excluding them from doing business with them because we're just focusing on pricing among other things. So, do you think they can give us an extra proposal without VDF?

Mr. Wilson: I think we could ask them but, I think the gentleman representing the company today was very clear to us that they would not put in a system today without a VDF.

Mr. Winkeljohn: Ok, that's how I took it also.

Mr. Jado: I don't believe they do that type. (inaudible comment)

Mr. Wilson: Ok, so I'm going to need to drop off the call.

Mr. Winkeljohn: We appreciate it Frank, very glad you could join us today, thank you.

Mr. Wilson: Alright.

Mr. Azcona: And before you go, Frank, so you feel more comfortable going with a more simple system, correct?

Mr. Wilson: Yes, I think it's more affordable and it's more maintainable.

Mr. Azcona: Ok, alright, thank you.

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Mr. Wilson: Alright, thank you.

Mr. Winkeljohn: Thank you. Is there any other feedback or is there a motion?

Mr. Jado: (inaudible comment)

Mr. Winkeljohn: And Frank's comment was that you can modify this system to that eventuality for a few thousand dollars, and you're still well under the proposal.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Winkeljohn: Yes, a 20 horsepower would cover almost the whole community if it were properly zoned. We use an existing pump system, and we picked up the irrigation around it, and we just inherited it but, 7.5 horsepower is perfect for that road. We see them everywhere, you would never see a 20 horsepower unless you were picking up major zones, like a whole community of 2,000 homes or 1,000 homes before you get into that scale. So, everyone says that's more than enough so I'm comfortable with it, and I don't have any heartburn with it at this point but, some zoning and some valving studies maybe needed as we go through this but, that's not in the \$10,000 order of a price difference, you still have that problem.

Mr. Azcona: Could we at least include on the proposal with Florida Irrigation Services, and Joe Electric that we include that extra sum that most likely we're going to need because we're taking over those areas that the HOA was supposedly taking care of them and now we're going to be taking care of them moving forward.

Mr. Jado: We're not at that point yet, I just wanted to know that there's availability.

Mr. Winkeljohn: Well, we could ask them before we sign the deal, that's the time to ask, is that what you're saying Juan?

Mr. Azcona: Yes, and John you mentioned that when it's the summer months or whenever the grass starts getting dry.

Mr. Jado: That's not on our area, it's on the pump here at the clubhouse.

Mr. Azcona: Ok.

Mr. Winkeljohn: So, it's already serviced.

Mr. Jado: Right, so I have no control of what they do. (inaudible comment)

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(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Azcona: Ok, well just ask that anyway because we may need it and then what do you guys think?

Mr. Clark: I think that based on what we heard today, the system should have the capability in the future. I think also that we go back and get a full scope from these people here, and then make our vote on that. I mean think we're all agreeing that we're going to do it, and I think we ought to set that \$30,000 limit or thereabout.

Mr. Winkeljohn: If we can meet those conditions.

Mr. Clark: Right.

Mr. Winkeljohn: That's what I would ask is a motion to authorize a not to exceed with those conditions that we meet for Florida Irrigation.

Mr. Jado: I think we should raise to \$35,000 so we have a possibility of going either way if allows us and maybe get them down to that level, if we want to but, at least we have two opportunities not just sitting at \$30,000 with only one opportunity.

Mr. Azcona: But you're saying that if these people are able to lower it to \$35,000 that we'll consider their offer as-is right now.

Mr. Winkeljohn: Then we would adjust, we've allowed them to adjust the size of the system.

Mr. Jado: And I don't even know if that's possible but, at least it gives us the opportunity.

Mr. Winkeljohn: But if you give them a 10 or 15 horsepower option, they probably can land on that.

Mr. Jado: (inaudible comment) I know what we have on the other side and it works fine.

Mr. Winkeljohn: Right, that's an industry, you need just the irrigation people that only want variables, that don't like the world of the water hammers and all the low capacity headaches that they give. So, that's an interesting way to look at it, is to throw a not to exceed \$35,000 and let staff try to see if we can buy up one or lower the other.

Mr. Jado: (inaudible comment)

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Mr. Azcona: What would be the estimated price value of having the benefits of protections to prevent overheating and services like these guys were offering versus having the more simple system.

Mr. Winkeljohn: I mean I would go back to what Frank said, is that you don't need that, it's too much, it's not worth the price of the expense.

Mr. Azcona: Ok, alright, so if it's not needed then I would just say let's ask them to provide something more apples to apples if we want to include them, and if not we'll go with Florida Irrigation Services and upgrade into the warranty and whatever is needed, I wouldn't go more than \$7,000, I think this is \$20,500.

Mr. Winkeljohn: This is going to be lower than \$30,000 in all aspects, so if I'm hearing correctly, let me see if I can summarize it. The authorization would be not to exceed \$30,000 for an equal or greater system from Hydro Dynamics or \$30,000 or less from Florida Irrigation, does that make sense?

Mr. Azcona: Yes.

Mr. Winkeljohn: Because you are getting a lot more capability if we can get the other company down.

Mr. Azcona: Yes, we want the other company to lower it up to \$35,000?

Mr. Winkeljohn: Not to exceed \$30,000, I think \$35,000 is too much.

Mr. Azcona: Ok, so \$30,000 for both.

Mr. Winkeljohn: Yes, and only if they can meet \$30,000 we go with them because of the greater capability, we can get them to that \$30,000 or lower.

Mr. Azcona: Ok, I'm ok with that.

Mr. Winkeljohn: Is there a motion?

On Motion by Mr. Clark seconded by Mr. Azcona with all in favor, authorizing a not to exceed amount of \$30,000 for an above ground pump station from either Hydro Dynamics or Florida Irrigation Systems with Joe Electric was approved.

THIRD ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn: That brings us to Supervisor's requests, are there any requests today? Any comments from the public?

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A resident: (inaudible comment)

FOURTH ORDER OF BUSINESS Adjournment

Mr. Wilson: Is there a motion to adjourn?

On Motion by Mr. Azcona seconded by Mr. Timm with all in favor, the Meeting was adjourned.

DocuSigned by:
Paul Winkelman
7E743FF03E08419...
Secretary / Assistant Secretary

DocuSigned by:
Juan Azcona
DCBFE140C8621AB...
Chairman/Vice Chairman