



**BOARD OF DIRECTORS
MEETING MINUTES
October 3, 2023**

Directors

In Person:

Brian Farrar - President, Wayne Bauman - Vice President, Richard Garner – Treasurer, Vince Marchesani – Secretary, Jim Murphy, Mike Malloy, Paul Attwood, Bob Bachman and Larry Kosilla

Staff

Present:

John Jenkins, Andy Koebel, Steve Richards, Kim Hoskins, Jose Espinoza, Don Woodruff, and Nathalie Galvan

Legal

Counsel:

Don Thomson of Henderson Franklin

Meeting Called to Order at 5:02 p.m. by President Farrar.

Minutes:

Marchesani moved to approve the Minutes for the September 19, 2023 Board Meeting with a change under Director Comments from RFP “going out” to “on going”. 2nd by **Bauman**. Approved 9-0.

Member

Comment:

None

231003-01

Richards requested direction at the September 19th Board meeting regarding organizations receiving contributions from the Community Fund; a voluntary program that rounds up utility bills of participating members to be used as a charitable donation. A subcommittee was formed. **Murphy** advised the subcommittee is recommending Bonita Springs Assistance Office and the Salvation Army receive Community Fund contributions. **Murphy** moved to approve recommendation. 2nd by **Attwood**. Approved 9-0.

231003-02

Woodruff requested approval of a Purchase Order for repairs to the Operations Service Center (OSC) roof. Since its installation there have been several times the roof has leaked. Point repairs have been made as needed. Most recently, Hurricane Ian impacted the roof at the OSC and leaks are ongoing. After working with several roofing companies and reviewing all methods and options staff is recommending a polyglass silicone coating over the entire roof as the best option at this time. While it is the lowest cost option, it is considered a maintenance item allowing us to perform a roof-over per the Florida Building Code thus avoiding demolition and removal costs associated with re-roofing. A

20-year warranty will be provided by the roofing contractor Centimark who will assume the manufacturer's warranty and workmanship. Staff is also considering an annual maintenance contract. The Purchase Order is in a not-to-exceed amount of \$242,000 which is broken down by \$180,00 for the silicone coating, 10% for repairs to water damage, 10% contingency for unforeseen issues and \$26,000 for replacement of lightning protection to meet building code requirements. **Kosilla** moved to approve the Purchase Order. 2nd by **Bauman**. Approved 9-0.

231003-03 **Woodruff** requested approval for a Purchase Order to repair the covered parking canopy at the Operations Service Center (OSC). The Shade Systems covered parking area is primarily for the protection of large trucks and equipment as well as the fleet of mobile generators. The upper steel structure and shade fabric was destroyed during Hurricane Ian. The damage was covered by insurance and proceeds have been paid to BSU. The Shade Systems cost to repair and replace the canopy was \$279,000. To save on costs BSU staff removed the damaged upper structure then worked with the manufacturer to reuse components and engineer a simpler design. The simplified design retains the intended purpose and has a lower sight line with 6 segments thus allowing for removal of the shade fabrics in-house prior to a storm event. BSU staff will perform the installation which brings the cost to approximately \$130,000. **Kosilla** moved to approve the Purchase Order. 2nd by **Malloy**. Approved 9-0.

231003-04 **Hoskins** provided a new construction update.

Other

Business: **Jenkins** invited the Board to attend the quarterly staff luncheon at the OSC next Wednesday at 11:30.

Jenkins advised that the Board Sharefile has been updated with current information and Board Members can readily view documents.

Jenkins updated the Board on issues arising from City implementation of it's Form Based Code along the Old 41 corridor. The Code promotes a new urbanism layout with the zero lot line buildings fronting the street, parking in the back and shade structures in the right-of-way over sidewalks to include trees, awnings, balconies and other overhanging structures. When the City redeveloped Old 41 some years ago (long before the adoption of the Form Based Code) BSU infrastructure was relocated to the edge of the ROW. The Code now allows construction in close proximity to BSU water and sewer lines and actually requires cover above sidewalks, below which BSU's pipelines are located. Wastewater gravity and force mains line the east side of the road with a water main on the west side. BSU's Plans and Specifications prohibit most construction above utility infrastructure. BSU staff met with City staff regarding this conflict. City advised the Code allows, and the City intends to promote, improvements adjacent to the ROW and within the ROW above sidewalk areas. BSU will be forced to address this on a case-by-case basis. If construction is

permitted too close to BSU facilities, it may require relocation under the terms of the Franchise. It then becomes a matter of cost, and whether it is borne by the developer or the general membership. **Farrar** recommended staff develop an urban construction policy to address this situation, allocate cost, and give notice to developers of BSU requirements in this area.

Bill Payment: **Garner** moved to approve payment of the bills presented and Renewal and Replacement Withdrawal Request (2023-15). 2nd by **Murphy**. Approved 9-0.

Director

Comments: **Malloy** briefed the Board on the Member Service Committee meeting. Discussion included: 1) promoting drinking BSU water vs. buying bottled water; 2) the new website is live; and 3) consideration of a 3rd party company to manage the annual Board of Directors election process. Staff has been directed to secure proposals to present to the Board.

Kosilla thanked staff for doing a good job at the Strategic Planning Session and expressed appreciation for all that staff do.

Attwood asked about the location of natural gas pipelines in the Old 41 Corridor. Staff confirmed the gas line runs along the east side next to BSU facilities.

Marchesani in reference to the Old 41 Corridor, stated he has no issue with the City but questioned if it would of any value to have a pilot project.

Farrar commented that after Strategic Planning Session Board member only meeting he met with Jenkins and Koebel to review comments and provide follow up on issues presented.

Adjourn **Bauman** made a motion to adjourn. 2nd by **Attwood**. Approved 9-0.

Meeting adjourned at 5:40 p.m.