

TAYLOR COASTAL WATER & SEWER DISTRICT  
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MINUTES OF REGULAR COMMISSION MEETING  
March 17, 2004

1. The meeting was held at the new District Building at 7:00 PM March 17, 2004. Present were Commissioners: Mike McKinney, Floyd Ford, Glenn Senter, Danny Everett, Sandra Hatcher, Travis Beach, TCU Staff; Sandra Bolton, Jim Gooding, David Morgan, John Gentry. Chairman Ford declared that a quorum was present.
2. No guests attended the meeting.
3. The minutes of the February 18, 2004 meeting were approved. Motion by Beach, second by McKinney, unanimous. Mr. Ford announced that the Taylor County Commission confirmed Sandra Hatcher and Glenn Senter as Commissioners.
4. Staff and Committee Reports:
  - Sandra Bolton reported that there is only enough funding for two more weeks of training for David Morgan.
  - There are no standing committees at this time. Mr. Ford suggested that a Budget and Finance Committee is needed to set up and track the budget. No action was taken on that suggestion at this time.
5. Old Business:
  - The cleaning of the District Building has been completed.
  - Mike Smith has not yet completed the letter to those who have not signed easement yet.
  - Management Agreement: Mr. Beach motion to adopt, Mike McKinney, second. Discussion, Mr. Ford, amended the motion to require that 5 % of the Management Fee under the agreement be used to payoff outstanding loans. Motion passed unanimously.
  - Mr. Ford commended Jim and David for the fine work they have done on the District Building.
6. New Business:
  - Change in meeting time: After a brief discussion of time availability, Mr. Beach made a motion to change the regular Commission Meeting time from 7 PM to 5 PM in the afternoon. Mr. McKinney second, unanimous. Change in time to be in effect for the next meeting in April. Change of meeting time to be advertised in the paper.
  - Update on contact with RD: Mr. Ford announced that we have the OK to release the bid packages for the sewer project. Bids will come to the Commission, JEA checks bids and makes recommendation for award, Commission makes the award. All members should be present at the award meeting. User restrictions: the amended language in the contract with USDA allows existing homes with septic tanks and 181 platted single family lots as of July 1, 2003 to connect to Phase I of the sewer system (this will equal 80% of the Phase I capacity. It is unclear how this

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restriction will affect connection of the Keaton Beach Townhouses (KBT) to the system. Mr. Ford sent a letter to Mike Smith stating he is unsure of the status of the Townhouses relative to connection to the sewer system. Mike Smith is researching this status of the Townhouses as single family residences. Glenn Senter stated that Townhouses are considered single family under real estate law because of the air space in the wall between units and at least five of them may connect because they are on five lots. Outcome, when the request to connect comes from KBT, a letter will be sent to RD asking for their opinion before the connection is approved.

7. There were no additional items for discussion by member or guests.
8. Mike McKinney made a motion to adjourn, second by Mr. Everett, unanimous.

Board Actions:

1. Approved Management Agreement – 5% of Management Fee to be used to payoff loans.
2. Approved change in Commission meeting time from 7 PM to 5 PM effective next meeting.
3. Agreed in concept that KBT connection request be sent to RD for opinion before approval.

Action Items:

1. Change in meeting time to be advertised in local paper.

  
John K. Gentry, P.E.  
General Manager