

April 2021 Board Meeting Minutes

1. Call to Order

The April Board (VIRTUAL) meeting was held on Monday, April 5, 2021 at 4:30 PM via Zoom. The meeting was called to order at 4:37 pm and was presided over by Melinda Bowker - President. Melinda Bowker reviewed the agenda.

2. Roll Call

Carole Kalliche who has been serving this term as a Director has tendered her resignation reducing the total number of Board members for 2021 to 9 Board members.

Five attendees were online at the beginning of the Virtual meeting. Melinda Bowker called the roll. The following 2021 Board Members were present: Melinda Bowker, Nicole Marsala, Ian Lubetkin, Lianne Rubbo and Michele Rhule. 2021 Board Members not present were Sonia Jones, Debra Picker, Mercedes Loy, and Linda Davis. A quorum was met since 5 of 9 Board members were present.

3. Admin

Minutes of the Board meetings held on Monday, March 1, 2021 via Zoom, were emailed by Sonia Jones to the 2021 board members for review prior to today's meeting. A motion was made by Nicole Marsala and seconded by Lianne Rubbo to approve the minutes of the Board Meetings held on March 1, 2021. The motion unanimously passed.

Officer/Director/Committee Reports

Melinda Bowker requested any board or committee member who had an update of information from the past month deliver their report at this time.

Officer Reports

- a. Director Report – None
- b. Committee Reports:
 - i. Issues and Strategies – None
 - ii. Communications and Marketing – Ian Lubetkin shared that the DTFLCA Website has been moved to the AWS server and has a domain which will be renewed as needed. Additional secure functionality was added. The website is operational and can be used to post updates and information. Sonia Jones' minutes have been posted and will continue to be posted on the Website.
 - iii. Membership – Current membership statistics: Nicole Marsala requested that Debra Picker provide an updated membership list to the Board to provide potential DTFLCA member recruitment information. In addition, Melinda will also ask Debbie to provide the membership recruitment email that can be shared with other buildings. Nicole reported that after she sent out the membership information to the NuRiver residents, there were several DTFLCA

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NuRiver renewals. After receiving the membership recruitment email, Lianne offered to share the email with new residents in Las Olas by the River.

iv. Event and Social – None

Old Business –

4 DRC Submission by Developer: Aviva on the River-7-8 story luxury apartments, 95 units, restaurant and retail on ground floor

The City Development Review Committee will discuss the Aviva Project on 4/13/21 at 11:30am. Public record submission package is available to all at:

<https://drive.google.com/file/d/1cBUpvvEY6f0O-6OaBBVdPG5mwIn8gu-o/view?usp=sharing>

The public will have an opportunity to review City comments on Aviva on the River City application and also to share their comments regarding this project.

OceanLand has requested the DTFLCA Board join them on a site visit to Smoker Park on 4/9 to discuss suggestions and improvements to the park. We will meet at 4:15 PM at the Seminole Girl statue or if it is raining in the Gazebo. Board Members are invited to participate in the developer park review. Ian, Lianne, and Nicole shared concerns and comments regarding the developer's capability to stage the project, work beside the Park, and store equipment within the park without damaging the trees.

Melinda said that these concerns would be included as part of our formal comments that will be delivered to the City prior to the April 13th meeting. At the March 22nd membership meeting, Melinda shared that Oceanland received many questions regarding the park trees and protecting the Park. Since Smoker Park is a city park, the trees are also protected by the city and can't be touched without City approval.

Melinda summarized saying that we want absolute assurance that the Park trees be protected and that the park not be disturbed. This issue will also be presented to the NuRiver Board for their support in protecting the Park and trees. Since the NuRiver Landing ground lease includes most of the area that will be involved, it was discussed that a signed agreement protecting our common element in its current form would be wise. It was suggested that if the developer wants to use a portion of the Park for staging equipment or construction, that a Tri-Party Agreement (including the County, the developer, and NuRiver Landing) be signed along with a certificate of insurance to protect any potential damage to the park or the trees.

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Action: Formal feedback to OceanLand will be in the form of a letter to be drafted after the park review. Prior to sending of the letter, the draft will be circulated to the Board members. This issue will be presented to the NuRiver Landing Board for support.

There were concerns regarding the lack of parking in the area. Within the development, the formerly proposed condos are now slated to be 96 luxury rental units which will undoubtedly require more parking than initially proposed. The lack of a loading dock (for the restaurant and/or book store) in the proposal also prompted concerns.

There was a discussion regarding the negative impact of additional Park bright lighting on surrounding buildings or the option of specifically designed low lights in the Park. At the next meeting Melinda is going to share photos of the subtle, non-obtrusive low lighting and sidewalk covering from Lewis Landing.

NEW BUSINESS

The discussion on the proposal by the County for the Old Courthouse site was postponed until the updated DRC resubmission is provided. Melinda suggested that we look at the resubmission once it is available as public record.

We have been approached by Flagler Village President Leann Barber regarding a potential park project that isn't in our neighborhood, but would be very close. *Revolution Live* has proposed a \$100 million-plus entertainment venue to be developed on the 3.5-acre parcel of land that in the Master Plan was formerly slated as green space. This proposed venue will directly impact Flagler Village. Melinda has asked that we think about the issue as our Flagler neighbors will undoubtedly be approaching us for support. This will be discussed further in future meetings.

The Las Olas Mobility Project will be going to the City Commission (possibly on April 20th). Our suggestions were incorporated: there will not be on-street parking in the section that we recommended, our sidewalks are being kept wide, and we have bike lanes in our neighborhood.

5 Adjourn

Melinda Bowker asked if there was any other business and there was none. A motion was made by Lianne to adjourn the meeting and seconded by Nicole . All were in favor of adjournment. The meeting was adjourned by Melinda Bowker at 5:27 pm.

Approvals and signature next page.

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Minutes prepared by: Michele Rhule April 5, 2021 Recording Secretary Substitute

Minutes approved by: Board on Annual Membership Meeting held on May 3, 2021.

Recording Secretary Approval:

A handwritten signature in black ink that reads "Sonia Jones". The signature is written in a cursive style and is centered on a light-colored rectangular background.

Date: May 17, 2021