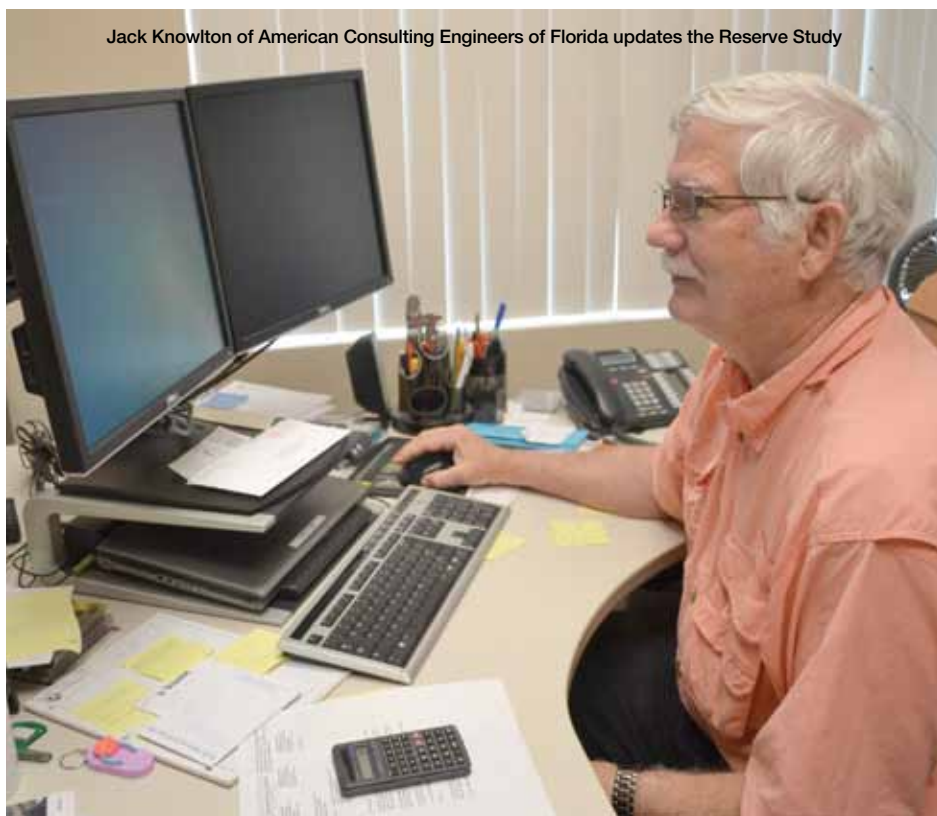




By **Bill Parsons**, Vice Chairman, Seven Oaks CDD

Jack Knowlton of American Consulting Engineers of Florida updates the Reserve Study



to take a lot of information into consideration to develop this spreadsheet, Jack has to determine at what intervals the roads will need repairs such as sealing, milling and resurfacing, and repaving. He has to consider many factors such as weather and traffic. Since the weather in each part of the country has a different effect on the roads, Jack has to develop a formula that will accurately project the cost to repair the roads in Seven Oaks. Not only does the formula have to consider the weather, but it has to consider the amount and type of traffic that is on the road.

The frequency of the three levels of maintenance (sealing, milling and resurfacing, and repaving) are different for the main roads (Ancient Oaks Blvd, Mystic Oak Blvd, Summergate Blvd, and Eagleston Blvd) than it is for the roads in the 25 neighborhoods with less traffic. Similar spreadsheets have to be developed for the repair of playgrounds, clubhouse, ponds, etc. The information from these individual spreadsheets is feed into one spreadsheet.

## THE CDD ENGINEER

When the developer controlled CDD Board converted to a resident controlled CDD Board in November 2008, the engineering company for the CDD quit because they do not work for resident controlled boards. After looking at several companies, we hired American Consulting Engineers of Florida in February 2009. The company has six locations in Florida. Its headquarters is located in Wesley Chapel about 2 miles from Seven Oaks and employs about 70 people.

The engineer at the headquarters who is assigned to Seven Oaks is Jack Knowlton. Since receiving his engineering degree from University of South Florida in 1982, Jack has worked a wide variety of jobs. They include the Skyway Bridge, Veterans Expressway, Florida Turnpike, and Animal Kingdom at Disney World. Currently, Jack is the engineer for three CDDs in Florida (i.e. Seven Oaks, Lake Bernadette, and one

in Sarasota). These CDDs take up about 20 percent of Jack's time. American Consulting has surveyors, biologists, graphic artist, and other engineers that are available to assist Jack in providing services to the CDD. His other projects include working on a \$12M roadway in Ft. Myers, a \$9M bridge in Port Charlotte, and a \$1M lighting project in Sebring.

In the above picture, Jack is working on a spreadsheet that is used to determine the amount of reserve funds that will be required for the next 30 years for major repairs to the infrastructure at Seven Oaks. The creation of the Reserve Study spreadsheet is not for the Microsoft Excel beginner. There are actually multiple spreadsheets that are used to compute estimated cost to repair roads, clubhouse, ponds, etc.

For example, the spreadsheet used to compute the cost to repair the roads has

After doing his research, Jack recommended, and the CDD Board agreed, that the main roads be seal coated every three years and the neighborhood roads be seal coated every five years. Although the main roads south of the north traffic circle were sealed in November 2011, and the ones north of the traffic circle will be sealed coated this year, all main roads will be sealed in 2015 and then sealed every three years. This will reduce the cost by having all of them done at the same time (see CDD article in the February 2013 Seven Oaks News).

Another huge factor that the spreadsheet must consider is the cost of sealing and repaving the roads. As the cost of oil takes dramatic swings in price due to many factors so does the price of road maintenance due to the materials using oil. Therefore, the spreadsheet must be a living document that has formulas containing the cost of the products so Jack can change them as the cost change. This allows him to update the spreadsheets each year so the CDD Board can know the projected cost and develop a budget that will reflect these costs.



Jack believes that his biggest challenge at Seven Oaks is maintaining the quality of the appearance of the community and getting the repairs completed with minimum impact on the residents. For example, before any of the road sealing work began, he developed a plan for each neighborhood that would have a minimal impact on the residents getting to their houses when driving on the roads in front of their house for 24 hours would not be permitted. While the roads were being sealed, he monitored the contractor's workers to insure that signs and cones were being put up in the correct locations and the residents were being notified to move cars before the sealing started. While the nature trail was being resurfaced, he knew that the workers would be right next to houses that backed up the nature trail. He worked closely with the contractor to minimize the noise and damage to yards where the contractor had to gain access to the nature trail with the repaving equipment. Jack is not satisfied with the repair to the nature trail where the drain was installed so he is working with an asphalt company to redo the repair to make it seamless with the rest of the nature trail (see picture below). ❖

<b>AMERICAN CONSULTING ENGINEERS OF FLORIDA</b>				
Engineering charges to CDD (March 2009 - December 2012)				
	2009	2010	2011	2012
January	N/A	0	2,647	8,460
February	N/A	7,268	1,224	0
March	5,267	1,037	3,014	3,168
April	2,981	20,43	5,072	4,536
May	0	2,972	10,785	2,436
June	6,817	0	4,020	2,292
July	2,225	362	0	0
August	633	181	4,152	2,184
September	4,706	477	264	672
October	724	891	0	3,888
November	0	0	1,992	6,492
December	543	1,140	2,976	0
<b>Total</b>	<b>23,896</b>	<b>16,371</b>	<b>36,146</b>	<b>34,128</b>



Jack inspects children's playground equipment



Jack engineered a drain system to keep the nature trail from flooding



Jack monitors the sealing of the roads to insure they are done correctly



Jack inspects the pond drainage system that needs repairing