

SEVEN OAKS CDD INFORMATION

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



The CDD Board knows that the two purposes Swiftmud has for requiring the ponds are important, but we recognize that the ponds also serves a third purpose (i.e. enhance the property values). At the bottom of the page are “before and after” photos of the pond on the nature trail behind Grassglen. They show how maintenance of the ponds can make a huge difference in the appearance of Seven Oaks.

We have two vendors who help us insure that these three purposes are satisfied.

1) **Stantec Consulting Services:**

This vendor provides engineering services for Seven Oaks. One of their responsibilities is help insure that we continue to meet the requirements of the first purpose of the ponds. They inspect the storm water system to insure it stays in good repair and recommend solutions to any problems that arise.

2) **LakeMasters Aquatic Weed Control:**

This vendor focuses on the second and third purposes of the ponds. Their duties include algae and aquatic control, border grass and brush control, and water testing.

When people are looking to buy in a community, a large percentage of them are like Reta and me who thought the primary reason for the ponds were to make the community more attractive. The primary reason for over 100 ponds at Seven Oaks is to meet South-west Florida Water Management District (SWFWMD) known as “Swiftmud” requirements. There are two purposes for Swiftmud requiring these ponds.

One of the purposes is to give water a place to go when it rains. The location and size of the “retention” ponds are designed to give the water collected on streets, driveways, sidewalks, and roofs a place to go. For example, Tropical Storm Sandy produced about 10 inches of rain in four days resulting in a community nearby getting water in its homes. In Seven Oaks, the design of the storm water system prevents flooding (see photos on top of next page).

A second purpose of the retention ponds according Swiftmud is to filter the water. Swiftmud has a pamphlet that states Storm Water Management Systems are “*designed and constructed to comply with certain environmental protection criteria. Stormwater ponds and their associated surface water management facilities are designed to capture and remove pollutants from specific volumes of stormwater runoff through processes such as percolation, filtering and/or detention.*”



Example of How Retention Ponds Are Used to Prevent Flooding at Seven Oaks



Above two photos of the pond at the entrance to The Laurels shows how ponds at Seven Oaks give water a place to go during heavy rains. The photo on the left was taken on July 22, 2015 and the one on the right after we had about 4 inches of rain in a couple of days.

The CDD Board monitors these two vendors closely to insure Seven Oaks the ponds are being maintained. In February 2014, the Board changed engineering firms to Stantec Consulting Services (see CDD article in the August 2014 Seven Oaks News).

In early 2014, the CDD asked our District Manager to rebid the pond maintenance contract. At May 14, 2014 CDD meeting, Tyree Brown, Operations Manager for Rizzetta, briefed the board on a revised scope of services for the pond maintenance contract. He stated that *“this scope holds the contractor more accountable than the current contract.”* The Board approved a motion for the District Manager to go out for bid for pond maintenance services.

At the July 9, 2014 CDD meeting, Tyree provided the Board with a copy of the four proposals and a summary sheet with the information contained in the chart on this page. He stated that he is confident that all four firms are capable of handling the job and confirmed that even though the LakeMasters’ bid is substantially lower than the other bids they understand the scope of services. The Board passed a motion to accept the proposal from LakeMasters.

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Pond Maintenance Bids at July 9, 2014 CDD Meeting			
Vendor	Visits During Year	Monthly Maintenance Fee	Total Annual Maintenance Fee
LakeMasters Aquatic Weed Control, Inc	48 inspections with treatments as necessary	\$4,450	\$53,400
Gaydos Hydro Services, LLC	Dry Season: Every week Wet Season: Twice per week	\$7,058	\$84,700
Cardno ENTRIX	12 Inspections	\$7,400	\$88,800
Aquatic Systems, Inc.	120 inspections with treatments as required	\$7,450	\$89,400

For the previous contract with Cardno ENTRIX, the annual fee was \$96,460. With the annual fee for LakeMasters being \$53,400, there would be a substantial cost savings. A couple of months after awarding the contract, Michael Martin, a representative from LakeMasters, came to our September 10, 2014 CDD Board meeting. He requested \$4,600 “to address the condition that occurred after the bid was prepared”. Since this occurred between the time he submitted the bid and we awarded the contract, the Board approved a motion to pay LakeMasters the \$4,600 to take care of the work not done by Cardno ENTRIX.

At the January 14, 2015, Tyree briefed that the new contract did not include removing growth from the littoral shelves in the ponds. He presented a bid from LakeMasters to remove the growth in five ponds. The

Board approved the \$9,100 to do ponds in Brookforest, The Laurels, Fairgate, and Palmetto Bend (see photo below). The bid for the pond in Forest Edge was \$24,650. The Board decided not to do this pond.



LakeMasters removing some of the growth on the littoral area of the pond in The Laurels. This is one of four ponds done in early 2015.