

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNERS ELECTION
AND REGULAR MEETING
MAY 7, 2015**

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

MAY 7, 2015 at 2:00 p.m.

The Offices of Meritus

Located at 5680 W. Cypress Street Suite A Tampa, FL 33607

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jeff Hills Gary Jernigan Brady Lefere Ryan Motko Ben Gainer
District Manager	Meritus Meritus	Brian Lamb Brian Howell
District Attorney	Straley & Robin	John Vericker
District Engineer	Stantec (Interem)	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **2:00 p.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

May 7, 2015

Board of Supervisors
Summit at Fern Hill Community Development District

Dear Board Members:

The Landowners Election and Regular Meeting of Summit at Fern Hill Community Development District will be held on **Thursday, May 7, 2015 at 2:00 p.m.** at the offices of Meritus, located at 5680 W. Cypress Street Suite A, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

LANDOWNERS MEETING/ELECTION

- 1. Call to Order**
- 2. Appointment of Meeting Chairman**
- 3. Announcement of Candidates/Call for Nominations**
- 4. Election of Supervisors**
- 5. Owners Request**
- 6. Adjournment**

REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2015-24; Canvassing and Certifying the Results of the Landowners Election Tab 01
 - B. Consideration of Resolution 2015-25; Re-Designating Officers Tab 02
 - C. Consideration of Resolution 2015-26; Adopting Fiscal Year 2016 Proposed Budget & Setting Public Hearing Tab 03
- 4. BUSINESS ADMINISTRATIVE**
 - A. Consideration of Board of Supervisors Meeting Minutes April 2, 2015 Tab 04
 - B. Consideration of RFQ's for District Engineer (Under Separate Cover)
 - C. General Matters of the District
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



Brian Lamb
District Manager

RESOLUTION 2015-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, SUMMIT AT FERN HILL Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held following the creation of a community development district for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on May 7, 2015, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the May 7, 2015 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

Seat 1	_____	Votes _____
Seat 2	_____	Votes _____
Seat 3	_____	Votes _____
Seat 4	_____	Votes _____
Seat 5	_____	Votes _____

SECTION 3. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Seat 1	_____	Years <u> 4 </u>
Seat 2	_____	Years <u> 4 </u>
Seat 3	_____	Years <u> 2 </u>
Seat 4	_____	Years <u> 2 </u>
Seat 5	_____	Years <u> 2 </u>

SECTION 4. Said terms of office commenced on May 7, 2015.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 7th day of May, 2015.

ATTEST:

**BOARD OF SUPERVISORS OF
SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: Secretary/Assistant Secretary

Chairman, Board of Supervisors

RESOLUTION 2015-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE MANAGEMENT PROVIDED OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Summit at Fern Hill Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

WHEREAS, the Board now desires to re-designate certain Officers whose service to the District relates to their position within the District management company.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT THAT:

- Section 1.** _____ is appointed Chairman.
 _____ is appointed Vice Chairman.
Brian Lamb _____ is appointed Secretary.
Robert Rios _____ is appointed Treasurer.
Brian Howell _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.

Section 2. All prior designations which are inconsistent with the designations herein are forthwith rescinded.

Section 3. This Resolution shall become effective on May 7, 2015.

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2015.

ATTEST:

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

SECRETARY / ASSISTANT SECRETARY

CHAIRMAN

RESOLUTION 2015-26

A RESOLUTION OF THE BOARD OF SUPERVISORS APPROVING A PROPOSED BUDGET FOR THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2016, SETTING A HEARING FOR PUBLIC CONSIDERATION OF THE SAME

WHEREAS, the Summit at Fern Hill Community Development District is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County Florida (hereinafter the "District"); and

WHEREAS, the District now believes it appropriate to make reasonable provision with respect to the manner in which the District's Board of Supervisors (hereinafter the "Board") will incur expenses and provide revenues necessary for its operation and any proposed improvement; and

WHEREAS, the District Manager has heretofore prepared and submitted to the District's Board, a proposed operating budget for Fiscal Year 2016; and

WHEREAS, the Board has considered the proposed budget and now desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The **Proposed Budget** for the Summit at Fern Hill Community Development District for Fiscal Year 2016, attached hereto as **Exhibit "A"** is hereby approved as the basis for conducting a public hearing to adopt the same.

Section 2. A Public Hearing on the proposed budget as approved by the District's Board is hereby declared and set for August 6, 2015 at 2:30 pm at the offices of Meritus, located at 5680 W. Cypress Street Suite A Tampa, FL 33607.

Section 3. Notice of this Public Hearing shall be published in accordance with Section 190.008(2)(a), Florida Statutes.

Section 4. The District's Secretary is directed to submit the proposed budget to Hillsborough County not less than sixty (60) days prior to its scheduled final adoption (Public Hearing).

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2015.

SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT

ATTEST:

CHAIRMAN

SECRETARY

2016



SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

**PROPOSED
ANNUAL OPERATING BUDGET**

FISCAL YEAR 2016

May 7, 2015



SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2016

PROPOSED

ANNUAL OPERATING BUDGET

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May 7, 2015

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

Budget Introduction

Background Information

The Summit at Fern Hill Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2016, which begins on October 1, 2015. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2015 Capital Improvement Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2016 PROPOSED OPERATING BUDGET

REVENUES	
SPECIAL ASSESSMENTS - CAPITAL IMPROVEMENTS	
Operations & Maintenance Assmts-Tax Roll	0.00
TOTAL SPECIAL ASSESSMENTS - CAPITAL IMPROVEMENTS	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	
Developer Contributions	170,075.00
TOTAL DEVELOPER CONTRIBUTIONS	\$170,075.00
TOTAL REVENUES	\$170,075.00
EXPENDITURES	
LEGISLATIVE	
Supervisor Fees	0.00
TOTAL LEGISLATIVE	\$0.00
FINANCIAL & ADMINISTRATIVE	
District Manager	33,750.00
District Engineer	7,500.00
Disclosure Report	5,000.00
Trustees Fees	5,500.00
Auditing Services	5,000.00
Postage, Phone, Faxes, Copies	1,000.00
Public Officials Insurance	1,900.00
Legal Advertising	1,000.00
Bank Fees	250.00
Dues, Licenses & Fees	175.00
Office Supplies	250.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,325.00
LEGAL COUNSEL	
District Counsel	10,000.00
TOTAL LEGAL COUNSEL	\$10,000.00
ELECTRIC UTILITY SERVICES	
Electric Utility Services	25,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$25,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES	
Garbage Collection	500.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$500.00
WATER-SEWER COMBINATION SERVICES	
Water Utility Services	2,500.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$2,500.00
OTHER PHYSICAL ENVIRONMENT	
Waterway Management Program	7,750.00
Property & Casualty Insurance	7,000.00
Club Facility Maintenance	7,500.00
Landscape Maintenance - Contract	25,000.00
Landscape Maintenance - Other	7,500.00
Plant Replacement Program	2,500.00
Irrigation Maintenance	3,500.00
Pool Maintenance	10,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$70,750.00
TOTAL EXPENDITURES	\$170,075.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the Districts official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

CDD Debt Service Assessments	\$	-
TOTAL REVENUES	\$	-

EXPENDITURES

Series 2015 November Bond Principal Payment	\$	-
Series 2015 May Bond Interest Payment	\$	-
Series 2015 November Bond Interest Payment	\$	-
TOTAL EXPENDITURES	\$	-
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2015	\$	-
Principal Payment Applied Toward Series 2015 Bonds	\$	-
Bonds Outstanding - Period Ending 11/1/2016	\$	-

**Assessment totals to be determined upon the issuance of bond debt

SUMMIT AT FERN HILL

COMMUNITY DEVELOPMENT DISTRICT

ANNUAL CDD ASSESSMENTS

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2016 Total Assessment
Single Family 40'	1.00	58	\$0	\$475	\$475
Single Family 50'	1.25	265	\$0	\$594	\$594

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

April 2, 2015 Minutes of Special Organizational Meeting

Minutes of Special Organizational Meeting

The Special Organizational Meeting of the Summit at Fern Hill Community Development District was held on **Thursday, April 2, 2015 at 2:00 p.m.** at Meritus, 5680 W. Cypress Street Suite A, Tampa, FL 33607.

Appointed Supervisors Present and Constituting a Quorum at the onset of the meeting:

Jeff Hills	Supervisor
Ryan Motko	Supervisor
Gary Jernigan	Supervisor
Brady Lefere	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brian Howell	Meritus
John Vericker	District Counsel
Tonja Stewart	District Engineer, Interim (<i>via speakerphone</i>)
Mike Williams	Bond Counsel (<i>via speakerphone</i>)
Janice Entsminger	US Bank (<i>via speakerphone</i>)
Laura Coffey	Lennar

1. CALL TO ORDER

A. Overview of Meeting Procedures and Decorum

Mr. Lamb called the Special Organizational Meeting of the Summit at Fern Hill Community Development District to order on **Thursday, April 2, 2015 at 2:07 p.m.** and identified the four appointed supervisors constituting a quorum.

2. PUBLIC COMMENT PERIOD

3. ADMINISTER OATHS OF OFFICE TO BOARD ASSIGNED IN PETITION

Mr. Lamb administered the Oaths of Office to the Board members present.

4. SEAT NEW BOARD MEMBERS

A. Overview of Forms, Sunshine Amendment, Code of Ethics, Supervisor Responsibilities

5. APPOINTMENT OF OFFICERS - RESOLUTION 2015-01

Mr. Lamb went over this Resolution with the Board.

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MOTION TO:	Approve Resolution 2015-01 with Jeff Hills as Chair, Gary Jernigan as Vice Chair, Brian Lamb as Secretary, Robert Rios as Treasurer, Brian Howell as Assistant Secretary and the balance of the Board as Assistant Secretaries as well.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

- A. Chairman – Jeff Hills
- B. Vice Chairman – Gary Jernigan
- C. Secretary – Brian Lamb
- D. Treasurer – Robert Rios
- E. Assistant Secretaries - Brian Howell, Brady Lefere, Ben Gainer, Ryan Motko

6. APPOINTMENT OF CONSULTANTS

A. Consider Appointment of District Manager/Financial Advisor/Investment Representative – Resolution 2015-02

Mr. Lamb went over this with the Board.

MOTION TO:	Approve Resolution 2015-02.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

B. Designation of Registered Agent/Office – Resolution 2015-03

Mr. Lamb went over this Resolution with the Board.

MOTION TO:	Approve Resolution 2015-03
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

C. Consider Appointment of District General Counsel – Resolution 2015-04

Mr. Lamb went over this with the Board with Straley & Robin being appointed.

MOTION TO:	Approve Resolution 2015-04.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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96 **D. Consider Appointment of Interim District Engineer – By Motion**

97 **i. Authorize RFQ for District Engineer**

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99 Mr. Lamb explained to the Board that they could appoint an interim District Engineer, but they would have to
100 advertise an RFQ.

MOTION TO:	Appoint Tonja Stewart and her firm as the Interim District Engineer and Authorize RFQ for District Engineer.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

108
109 **E. Consider Appointment of Bond Counsel**

110
111 Mr. Lamb went over this with the Board.

MOTION TO:	Appoint Mike Williams at Akerman as Bond Counsel.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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119 **F. Consider Appointment of Investment Banker**

120
121 Mr. Lamb went over this with the Board.

MOTION TO:	Appoint FMS Bonds as Investment Banker and authorize Chair to endorse agreement.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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130 **G. Appointment of Trustee-By Motion**

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132 Mr. Lamb went over this engagement letter with the Board.

MOTION TO:	Authorize Chair and Staff to negotiate contract with US Bank to provide Trustee Services.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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7. BUSINESS MATTERS

A. Consider Plat Approval – By Motion

Mr. Lamb told the Board there are no plats for consideration right now.

MOTION TO:	If plats come up provide authorization for the Chair and District to make necessary actions to accept and/or dedicate those types of facilities as required.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

B. Approve Notice of Establishment – Resolution 2015-05

Mr. Lamb went over this with the Board.

MOTION TO:	Approve Resolution 2015-05.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

C. Consider Policy of Compensation for Board Members – Resolution 2015-06

Mr. Lamb went over this with the Board and they decided to waive compensation.

MOTION TO:	Approve Resolution 2015-06 and waive compensation.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

D. Consider Policy of District Travel Reimbursement for Board Members – Resolution 2015-07

Mr. Lamb went over this Policy with the Board.

MOTION TO:	Approve Resolution 2015-07.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

E. Consider Designation of Local Records Office – Resolution 2015-08

Mr. Lamb reviewed Resolution 2015-08 and Meritus will house the records.

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MOTION TO:	Approve Resolution 2015-08.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

F. Consider District Records Retention Schedule – Resolution 2015-09

Mr. Lamb went over this Resolution with the Board.

MOTION TO:	Approve Resolution 2015-09.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

G. Consider Fiscal Year 2015 Regular Meeting Schedule and Location – Resolution 2015-10

Mr. Lamb went over this with the Board and they suggested the meeting time be at 2:30 and the location to be at Meritus.

MOTION TO:	Approve Resolution 2015-10 amending the time to 2:30 for the first Thursday of every month.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

H. Consider Landowner’s Meeting Date, Time and Location – Resolution 2015-11

The landowner’s meeting will be on May 7, 2015 at 2:30 pm just prior to the regular meeting.

MOTION TO:	Approve Resolution 2015-11 with the date and time to be May 7, 2015 at 2:30pm.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

I. Consider Proposed FY 2015 Annual Budget & Set Public Hearing – Resolution 2015-12

Mr. Lamb suggested doing this budget and next year’s at the same time. The Public Hearing will be held in August 6, 2015 at 2:30 pm.

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MOTION TO:	Approve Resolution 2015-12.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

J. Consider Developer’s Funding Agreement

Mr. Lamb went over this with the Board.

MOTION TO:	Approve a form of an agreement and authorize the Chair to negotiate and bring back the final form for ratification.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

K. Set Public Hearing for Uniform Methodology – Resolution 2015-13

The Public Hearing will be held on June 4, 2015.

MOTION TO:	Approve Resolution 2015-13.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

L. Consider Rules of Procedure & Setting Public Hearing – Resolution 2015-14

The Public Hearing will be held on June 4, 2015.

MOTION TO:	Approve Resolution 2015-14.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

M. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution 2015-15

Mr. Lamb reviewed this with the Board.

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MOTION TO:	Approve Resolution 2015-15.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

N. Authorization to obtain General Liability and Public Officers Insurance – By Motion

Mr. Lamb went over this with the Board.

MOTION TO:	Authorize to Obtain General Liability and Public Officers Insurance.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

O. Consider Designation of a Qualified Public Depository – Resolution 2015-16

Suntrust will be the Qualified Public Depository.

MOTION TO:	Approve Resolution 2015-16 with Suntrust as Qualified Public Depository.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

P. Authorization of Signatories – Resolution 2015-17

The Board decided the Chair, Secretary, and Treasure would be the signatories.

MOTION TO:	Approve Resolution 2015-17.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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Q. Authorization to Disburse Funds for Expenses – Resolution 2015-18

Mr. Lamb explained this Resolution to the Board.

MOTION TO:	Approve Resolution 2015-18.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

R. Consider Adoption of Investment Policy – Resolution 2015-19

Mr. Lamb went over this with the Board.

MOTION TO:	Approve Resolution 2015-19.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

S. Consider Approval of Florida Statewide Mutual Aid Agreement – Resolution 2015-20

Mr. Lamb explained the Florida Statewide Mutual Aid Agreement to the Board.

MOTION TO:	Approve Resolution 2015-20.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

T. Consider for Provision of Public Comments – Resolution 2015-21

Mr. Lamb went over this Resolution with the Board.

MOTION TO:	Approve Resolution 2015-21.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

354 **8. PRELIMINARY REPORT PRESENTATION – ASSESSMENTS/BONDS**

355 **A. Preliminary Report of Engineer**

356
357 Ms. Stewart went over her report with the Board. Ms. Coffey asked for a correction on page 2 to make it
358 Lennar Homes LLC. The Board had a TECO cost they wanted added to the report.
359

MOTION TO:	Approve in Substantial Form subject to any further comments from Bond Counsel, District Counsel, or any other associated professionals.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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368 **B. Authorizing Issuance of Bonds/Filing of Validation Complaint – Resolution 2015-22**

369 **i. Master Trust Indenture**

370
371 Mr. Williams went over this with the Board.
372

MOTION TO:	Approve Resolution 2015-22.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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379 **C. Consider Authorization of Chairman to Accept or Execute Certain Documents –**
380 **Resolution 2015-23**

381
382 Mr. Vericker went over this Resolution with the Board.
383

MOTION TO:	Approve Resolution 2015-23.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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390 **D. Other Matters Relating to Financing**

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392 **9. ADMINISTRATIVE MATTERS**

393 **A. Request for Working Capital – By Motion**

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395 **10. STAFF REPORTS**

- 396 **A. District Counsel**
- 397 **B. District Manager**
- 398 **C. District Engineer**

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400 **11. BOARD MEMBERS COMMENTS**

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402 **12. PUBLIC COMMENTS**

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404 **13. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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412 **Please note the entire meeting is available on disc.*

413
414 **These minutes were done in a summary format.*

415
416 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
417 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
418 *including the testimony and evidence upon which such appeal is to be based.*

419 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
420 **meeting held on _____.**

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422 _____
423 **Signature**

422 _____
423 **Signature**

424
425 _____
426 **Printed Name**

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425 _____
426 **Printed Name**

427
428 **Title:**
429 **Chair**
430 **Vice Chair**

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428 **Title:**
429 **Secretary**
430 **Assistant Secretary**

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432 *Recorded by Records Administrator*

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434 _____
435 *Signature*

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437 _____
438 *Date*

