

MINUTES OF MEETING
CHAMPIONSGATE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the ChampionsGate Community Development District was held Monday, August 11, 2014 at 2:00 p.m. at the offices of RIDA Development, 8390 ChampionsGate Boulevard, Suite 104, ChampionsGate, Florida.

Present and constituting a quorum were:

Ron Root	Chairman
Phillip Montalvo	Assistant Secretary
John Lambert	Assistant Secretary
Larry Arseniadis	Assistant Secretary

Also present were:

George Flint	District Manager
Scott Clark	District Counsel
Pete Glasscock	District Engineer
Yvonne Shouey	On-Site Manager
Marc Reicher	RIDA Development
Teresa Viscarra	GMS
Jason Showe	GMS
Carlos de la Ossa	Lennar Homes
Beth Wyousey	BellaTrae HOA
Darin Tennyson	Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Montalvo stated like most of you I received an email last night with the resolution that is going to be presented today on the Lennar matter. Even though the minutes don't reflect exactly who said what I was very vocal about this at the last Board meeting that we needed to have more information on what that entailed. It was discussed and determined at that time that we would call a special meeting and Lennar would come in and give us a presentation on the topic but that did not occur. Then the package came out and it was back on and Friday we got this resolution, which as I read it is even more expansive than we talked about. I ask that the

matter be tabled or deferred to a time when we can have the time to discuss it and if we get materials in advance that sufficiently explain and make it clear in terms of what we are doing and why then maybe we would avoid a meeting as such and just take it up next time but that is my request and if the Board doesn't see fit to do it that is fine and I will just vote no.

Mr. Root asked is this a discussable motion?

Mr. Flint stated amend the agenda is how I see it and one option is this meeting can be continued to a date, time and place certain for purposes of dealing with that one item. You can discuss the item today then continue if you feel like you need additional information however the Board wants to handle it.

Mr. Root stated Phil is a highly respected member of our community and my preference is as long as we have representatives of the developer here that we have some conversation about it. It doesn't reduce our opportunity to have a follow-up conversation if we can. I think we ought to have a conversation and determine whether or not we need to have additional information especially given Mr. Montalvo's background he did this for a living as an attorney and his perspective may be deeper and broader than some of us and that may come into play. I would prefer to have some initial discussion on this at least get it on the table as long as we have representatives here. How do the other Board members feel?

Mr. Lambert and Mr. Arseniadis both wanted to hear the presentation.

Mr. Montalvo stated I have no problem with the discussion I just don't want any action on this today.

Mr. Flint stated it sounds like we will just move ahead with the agenda as it is.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Tad Kallini and Appointment of Individual to Fill the Board Vacancy with a Term Ending November 2016

Mr. Flint stated we received a letter of resignation from Mr. Kallini and I ask for a motion to accept that resignation.

On MOTION by Mr. Lambert seconded by Mr. Montalvo with all in favor Mr. Kallini's resignation was accepted.

Mr. Flint stated any time there is a vacancy during the term of office the majority of the remaining Board members have the ability to appoint someone to fill the unexpired term of that seat. We do have some background information on Mr. Tennyson. He also submitted a letter reconfirming his interest.

Mr. Root stated I asked George to invite Mr. Tennyson to the meeting because I was impressed with his credentials last time and he is well spoken of and had some good references. I need clarity on one thing. What was Tad's term of office?

Mr. Flint responded November 2016.

Mr. Root stated I was going to talk about if he is a candidate this fall for a different seat.

Mr. Flint stated that is a good point I didn't have a conversation with Scott on that point but I anticipated he would withdraw his candidacy for the other seat as part of being appointed to this seat.

Mr. Root stated I recommend to the Board consideration of Mr. Tennyson and I have not heard any other interest from the community.

Mr. Flint stated you can vote to appoint him to the seat and we can hold off on administering the oath of office until we verified that issue. He could participate in discussions in the meeting today he just can't vote.

Mr. Root moved to appoint Mr. Tennyson and Mr. Montalvo seconded the motion.
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Mr. Reicher asked how many seats are up for election this year?

Mr. Flint stated there are two seats.

Mr. Root stated Larry is running for one seat and I'm running for the other and I heard that Mr. Tennyson is running for a seat.

Mr. Arseniadis stated it is seat 3 the one I hold now.

Mr. Clark joined the meeting at this time and Mr. Flint brought him up to date on the discussion.

Mr. Clark stated my instinct is that law doesn't apply to special districts but I would hate to say that with certainty without looking into it.

Mr. Flint stated my suggestion was they could appoint him and we could hold off on administering the oath until we verified and then he could withdraw his candidacy if he decided he had to or he could decline the appointment.

Mr. Clark stated that would be fine. I would be okay with that.

Mr. Flint stated he could participate in the conversation today but just couldn't vote if the Board wanted to handle it that way.

Mr. Root asked by virtue of this motion he would automatically be seated at the next meeting? You would have to administer the Oath of Office.

Mr. Flint stated any notary could do that between now and the next meeting or we could do it at the beginning of the next meeting.

Mr. Reicher stated he would withdraw his application to run.

Mr. Flint stated if it was required he would need to in order to be sworn in or he would have to decline the appointment. He would have to do one or the other.

On voice vote the motion passed.

Mr. Flint stated we will hold off on administering the Oath of Office and Mr. Tennyson can participate in the meeting if the Board is amenable to that and we can verify the legal question after the meeting.

C. Administration of Oath or Office to Newly Appointed Supervisor

D. Consideration of Resolution 2014-04 Electing Officers

These items will be placed on the next agenda.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 12, 2014 Meeting

Mr. Flint stated next is approval of the minutes of the May 12, 2014 meeting. Mr. Root mentioned there apparently is some confusion on the part of the transcriptionist with his voice and possibly Mr. Montalvo's voice. I don't know that it impacted any of the motions but there is some discussion where comments were attributed to Mr. Root and it was Mr. Montalvo or the other way around.

Mr. Root stated I agree it is inconsequential because the motions are appropriate.

On MOTION by Mr. Root seconded by Mr. Lambert with all in favor the minutes of the May 12, 2014 meeting were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2014-05 Adopting the Fiscal Year 2015 Budget and Relating to the Annual Appropriations

Mr. Flint stated the next item is a public hearing to consider Resolution 2014-05 adopting the Fiscal Year 2015 budget and relating to annual appropriations as well as a public hearing to consider Resolution 2014-06 imposing special assessments and certifying an assessment roll. I would ask for a motion to open the public hearing.

On MOTION by Mr. Montalvo seconded by Mr. Lambert with all in favor the public hearing was opened.

Mr. Flint stated the first item is Resolution 2014-05, which adopts the budget for Fiscal Year 2015, which starts on October 1st. I handed out a revised attachment that is stamped “revised” on the front page. There is one minor change that is made to this document from what was in the agenda packet.

Ms. Viscarra stated it is the projection under landscape miscellaneous.

Mr. Flint stated on page 1 at the bottom under the maintenance section the second line, landscape miscellaneous you can see in the projected next six months we have \$12,504 and that is in the event the Board approves the landscape enhancements that incorporates the projected expenses into the current year budget projections. That is the only difference it doesn't impact the next year's budget.

Ms. Shouey asked does that cover the refurbishment of the islands?

Ms. Viscarra responded yes it is based off that estimate that you provided us from Weber.

Mr. Montalvo asked the transfer out capital reserve of \$176,000 that is a reserve for capital projects?

Mr. Flint responded yes. If you turn to page 8 this is where it is transferring into, we have a capital projects fund. We don't have any specific projects identified. We have \$100,000 in capital projects other listed.

Mr. Root stated this is the fund we used to resurface ChampionsGate Boulevard. It has the same effect as what we are familiar with in the condo associations. They are not quite the same because it is not built on some actuarial study of future payout for certain projects.

Mr. Montalvo stated the way this is structured is the \$200,000 at the end of the year will be the total capital reserve, which we are building up. This year we spent money on the resurfacing.

Ms. Viscarra stated at the end of this fiscal year we are projecting about \$123,000 left over. In this fiscal year we transferred in \$176,000, we didn't have any capital projects itemized at that time even without having anything specific to do we still ended up so far to date using \$77,000 of that transfer in capital related items. I think some of the items were the installation of new motors to the fountains, \$12,500 to Patterson Well Drilling, some stormwater repairs of a little over \$13,000 to Terry Roberts and some additional striping to Jr. Davis are amongst some of the items that have hit the actuals for this year.

Mr. Root stated I think our minutes reflect that we had a conversation at the last meeting about the fact that Masters and Legends are both going to need some attention in the not too distant future so building up this fund to be able to do that without having to do a special assessment on homeowners would be a good thing.

Mr. Reicher stated I think also we are going to have the discussion about the signs from the management perspective. That might be a good use of some of these reserves.

Mr. Flint asked are there any questions from the Board on the resolution or the attached proposed budget?

I will open the floor for any public comment. It is a public hearing. Are there any members of the public who would like to provide comment?

Mr. Reicher stated some of the signs are aging out and I think that we might find as we explore as a Board that might be an appropriate utilization of some of the reserve as well to update those.

Mr. Flint stated right now the budget doesn't identify specific capital projects so if the Board decided that was something they wanted to do to the extent funding was available you could approve that.

There being no other comments we will bring it back to the Board for consideration of the resolution.

Mr. Montalvo stated Ron you mentioned work that needs to be done on Legends and Masters. Do we have any idea going forward how much that would be?

Mr. Root responded a benchmark would be what it cost us to do ChampionsGate Boulevard.

Mr. Reicher stated I would tell you to look at traffic counts and neither one of those roads gets the flow or the traffic that ChampionsGate Boulevard gets. My observation is that the truck traffic has decreased since the signs have gone up. I don't know when it might be appropriate to look at resurfacing.

Ms. Shouey stated Masters is getting really bad especially from the clubhouse drive down. There are potholes and we can patch them for a while but sooner or later it is going to have to be resurfaced.

Mr. Root asked is it too early to get an engineer to look at those roadways? I know there is a huge pooling of water by the entryway of the golf club.

Ms. Shouey stated that is another thing I got a bid on and I'm trying to get a second bid because it was \$19,000 to fix that pooling. George gave me another name but I still need to find a couple more to get a bid on it.

Mr. Reicher asked can we ask the engineer for some help on that?

Mr. Glasscock stated if you get the pothole early you can fix it. From ChampionsGate Boulevard to BellaTrae up the first crosswalk for the most part I think it is about 15 years old so it is coming to the end of its life but it is holding up pretty well from what I have seen. From there 1,000 feet north both sides of the road seem a little wet and something is going on there and you are starting to see some fatigue cracking going on. Something is going on there that ought to be looked at. Then from that point north to Tri-County that looks really good too. From the golf course entrance south that looks like normal roadway that is 15 years old.

Ms. Shouey stated there and over in BellaTrae on the right hand side where water is standing all the time where there is no curb.

Mr. Root asked can the District Engineer cost be covered by the reserve fund?

Mr. Flint responded the study could be covered by the reserve fund.

Mr. Root stated with this budget I'm concluding there is room in the budget to do that.

Mr. Montalvo stated since we do have a reserve and the useful life may be coming near I think it makes sense to get an expert opinion. I know there is going to be a discussion on bidding signs and we have money but is it enough?

Mr. Flint stated if the Board ends up at the end of the meeting continuing this you could have a proposal from the engineer on that continued meeting or you can at the end of the meeting if you want to set another meeting in September/October timeframe you could consider a proposal at that point. I don't know if Pete is prepared to give you a not to exceed today on that, which would be another option. If he could give you a not to exceed on the study then you could authorize him to do the study up to a certain dollar amount. You could delegate authority to the Chairman to approve that up to a certain dollar amount and it wouldn't have to come back.

Mr. Root stated I don't know what the pleasure of the Board is.

Mr. Flint stated we need to deal with the budget. We have two resolutions then we can talk about the reserve issue and engineer's study if you want to. At this point we have a resolution and we have taken public comment and the budget is based on the current assessment levels and you do have a capital reserve understanding that the Board may want to do some additional analysis to understand whether that reserve is adequate going into the future. That won't help you in this fiscal year but it will help you in future fiscal years if you decide that the repaving is going to exceed what you can set aside. You can deal with that in the next fiscal year.

On MOTION by Mr. Arseniadis seconded by Mr. Montalvo with all in favor Resolution 2014-05 adopting the Fiscal Year 2015 budget was approved.
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B. Consideration of Resolution 2014-06 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated the next item is still under the public hearing and it is a resolution to impose the assessments and these are based on the budget you just adopted. There is a separate resolution that has the budget attached to it and the assessment roll attached, which is a list of all the properties and how much is assessed each property, which is consistent with what is being assessed in the current fiscal year.

I will ask if there are any public comments on the resolution to impose assessments and hearing none we will bring it back to the Board for consideration of the resolution.

On MOTION by Mr. Montalvo seconded by Mr. Lambert with all in favor Resolution 2014-06 was approved.

On MOTION by Mr. Montalvo seconded by Mr. Root with all in favor the public hearing was closed.

Mr. Flint asked do you want to deal with the engineer issue now or at the end of the meeting? Your options are if the engineer has a dollar amount in mind for the study you could approve a not to exceed and delegate authority to the Chairman to sign a task authorization to do that. You continue this meeting you could have that proposal at that meeting or you could set another meeting in the future.

Mr. Root asked why don't we just ask the engineer to bring us a proposal for the next meeting?

Mr. Flint stated okay.

Mr. Reicher stated I think what we can do from the management side is ask that they do a linear takeoff using the same scope on Legends and Masters and look at that and maybe from an aggregate dollar perspective if we can understand the impact I'm sure he would be happy to do that and then we would know the total amount. You probably still need the report but knowing the impacts will be helpful. We will work with Pete.

Mr. Flint stated maybe there is an interim measure where we do some interim patching to extend the life another four years but at least we will know how much we need to set aside when we eventually resurface.

Mr. Reicher stated just because it is 20 years it doesn't mean that you won't get 22 or 23 years off of Legends and 15 off of a road like ChampionsGate that is used.

Mr. Root stated I remember when Dennis was here expressing some concern over the settling around the storm drains.

Mr. Reicher stated but it turned out to not be the drains.

SIXTH ORDER OF BUSINESS

Consideration of Proposal from Weber Environmental Services to Provide Landscape Repair Services

Mr. Flint stated item six is a proposal from Weber Environmental Services to provide landscape repair services.

Ms. Shouey stated this is to upgrade all the islands on ChampionsGate and Masters and Legends. He has them listed individually on the proposal.

On MOTION by Mr. Root seconded by Mr. Arseniadis with all in favor the proposal from Weber Environmental Services to provide landscape repair services in accordance with their proposal dated May 28, 2014 in the total amount of \$18,704.00 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Second Amendment to Landscape Agreement with Weber Environmental Services

Mr. Flint stated the next item is the second amendment to the landscape agreement with Weber Environmental Services. The Board had previously bid this out, they selected Weber to provide those services and we enter into agreement on a year by year basis and I believe their current contract period expires September 30th and this amendment would extend that agreement with Weber until September 30, 2015.

On MOTION by Mr. Root seconded by Mr. Montalvo with all in favor the second amendment to the landscape maintenance agreement with Weber Environmental Services to extend the term for one year was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Second Extension to Onsite Management Agreement with RIDA & Associates

Mr. Flint stated the Board approved a contract with RIDA to provide onsite management services and the original agreement allowed for four 1-year renewals and I think we are in the second year. You had the initial contract period, you renewed it for a 1-year extension and this would be the third year going into October 1, 2014. Last year when you renewed it there was a slight reduction in the fee as a result of not maintaining the I-4 interchange. This one maintains the same terms and conditions and fees as in the current contract.

On MOTION by Mr. Arseniadis seconded by Mr. Montalvo with all in favor the second extension to the onsite management agreement with RIDA & Associates to extend the term for one year was approved.

NINTH ORDER OF BUSINESS

Ratification of Agreements/Proposals

A. Ratification of Proposals from Fausnight Stripe & Line, Inc. to Paint Thermoplastic Crosswalk and Install Weight Limit Signs

Mr. Flint stated there are several agreements and proposals that we are asking the Board for ratification that were approved and signed by the chair after the last meeting. The first one is ratification of proposals from Fausnight to paint thermoplastic crosswalk and install weight limit signs. One is for the crosswalk for \$1,400 and the next one is for the weight limit signs for \$640.

B. Ratification of Proposal from Terry Roberts Site Work to Repair Handicap Ramp and Paver Brick Crossing

Mr. Flint stated we have ratification of a proposal from Terry Roberts for \$2,280 to repair brick pavers with MOT and that is dated June 30, 2014 and a proposal to repair two handicap ramps for \$1,200 signed June 6, 2014.

C. Ratification of Proposals from Creative Sign Designs for Installation of Pedestrian Signage

Mr. Flint stated next are proposals from Creative Sign Designs for \$1,956 and \$3,992.

On MOTION by Mr. Root seconded by Mr. Lambert with all in favor the proposals listed above under items A, B, and C were approved.

TENTH ORDER OF BUSINESS

Discussion and Consideration of Request from Lennar Homes to Expand District Boundaries

Mr. Flint stated you have a letter in your agenda packet dated August 5, 2014 from Lennar asking that the Board consider expanding the boundaries to incorporate what is called Phase 2 of the Vista Community at ChampionsGate Phase 1, of which approximately 16 acres is within the development and the remaining portion of the Vista Community at ChampionsGate, which is about 17.93 acres is actually outside of the boundaries of the District. They submitted a

letter, a master site plan and I have copies of the map, which is larger than what you have. We do have Mr. Carlos de la Ossa of Lennar Homes here to answer any questions the Board has.

Mr. de la Ossa stated thank you for allowing Lennar to come here and discuss the potential expansion of the boundaries of the District. As I was reading through the May minutes I saw that there was already a lot of discussion regarding this topic. I would ask if you have any questions that we continue that conversation now and the Board can ask questions and I will get those answered for you.

Mr. Montalvo asked are you prepared to provide specific numbers in assessments and allocations for these parcels in the area that is coming in?

Mr. de la Ossa responded absolutely I think that is something that GMS and I have been working through. What we do plan if the Board approves is to expand the principal debt among all 33.93 acres of the Vistas and then ask that the O&M be spread across the entire District once those boundaries have been expanded.

Mr. Montalvo asked do we have any projection of the impact in terms of dollars and cents would be for that?

Mr. de la Ossa responded not at this time. I think it will be very minimal.

Mr. Montalvo asked when do you think that would be available?

Mr. Reicher asked how are we impacting the O&M? The O&M is basically covering the common areas and this is just a request to spread out what is already a fixed cost, correct? They are not asking us to maintain anything inside their property line they are asking us for what they are currently allotted for to help them spread it out. Would that be over their property or the entire District?

Mr. Flint stated the O&M the expanded property would be treated the same way that any other property within the District would be treated.

Mr. Reicher stated it would be ERU.

Mr. Flint stated right we wouldn't be spreading the Phase 1 O&M to Phase 2, Phase 2 is going to pay the same as Phase 1.

Mr. Reicher stated Pulte did this, there used to be four or five separate O&M assessments on Parcel 6, 7, 8, 9 and 10 and then when Pulte came online in 2004 we consolidated and balanced it so that all the payments would be the same. The debt they owe isn't changing, the \$200,000 they pay a year is going to still be the same it retires and then the O&M will just be

spread out over a larger area but it is not going to put any more burden for the District to maintain anything.

Mr. Clark stated let me tell you my understanding. The debt service, there is a specific number that has been assigned and it creates a lien on an existing parcel so what they are going to do on the bond debt service is just expand that internally over more parcels so they will still pay the same but the cost per unit will be less.

Mr. Reicher stated so it is not going to impact my debt service on the hotel.

Mr. Clark responded no.

Mr. Montalvo asked can you explain that again?

Mr. Clark stated their cost per unit will be less because they are taking a lien that is over currently 90 units and that is the lien that the District assigned to that parcel. The debt service liens are assigned to particular parcels. They had two choices on that, they could do Phase 2 and have no debt service lien because none has been assigned it doesn't exist so it doesn't come into existence just because they come into the District. They could be in the District and not have any debt service because as the lien was created in 1998 and that is the lien that is there. As I understand it they are going to choose to take that from the 93 units and stretch that lien internally so that affects only their properties and something they have decided to do. The O&M has a different affect. On the O&M the additional units will be added to the tax base for charging O&M so those units will pay O&M on the same basis that everybody else does. That means one of two things for the District, if the budget remains the same in future years then everybody within the District will pay less because we are spreading it over more units. On the other hand if for instance the District determined to do a reserve study and to increase the budget it would create an opportunity if you wanted to not increase the existing O&M per unit but have more units paying into it you could increase your budget without raising any of the existing units.

Mr. Montalvo asked do we know what that number is for the O&M?

Mr. Flint responded I don't want to contradict what Scott said but expand on it a little bit. We don't know until all the property is developed what that per unit O&M assessment ultimately is going to be. Right now we are assessing the undeveloped property based on acreage so it is conceivable that after all the property is developed the O&M assessments are going to have to go up anyway. We don't know that until everything is developed.

Mr. Reicher stated that is only because the overall budget went up it is not because of the burden of additional property.

Mr. Flint stated if the development plan ends up being less dense than what it was planned for it is conceivable that the assessments are going to have to go up.

Mr. Reicher stated if we didn't let them in it would absolutely go up because it would only be 90 units.

Mr. Flint stated this is what I'm pointing out if you don't annex that property if it is going to go up anyway it is going to go up by more so by annexing the property if there is an increase it would be smaller than what it would have otherwise been. I'm not saying there is going to be an increase but I'm saying we don't know what the impact is until everything is developed and platted.

Mr. Root stated the operation dollars, we are bringing more money into the District from these properties for O&M they are paying into it.

Mr. Clark stated we are bringing in more properties to pay whatever the number is this year and in the future.

Mr. Root stated they are not in the District right now so we are adding these properties, which will be contributing to the O&M.

Mr. Clark stated George's comments are right I agree with him but it is kind of separate, it is something that we may have to deal with in the future if we have less units than have been anticipated for the acreage properties then that is something that will have to be dealt with and will affect the budget. This is independent and this in my view is just positive for the District you have more units to carry the burden.

Mr. Root stated with no additional burden.

Mr. Montalvo stated that is precisely my point, I didn't until just now have a better understanding of that but the point is we still haven't been able to quantify that. We will not be able to quantify that in terms of dollars until sometime in the future.

Mr. Reicher stated because all the units aren't sold.

Mr. Root stated I understand the point about not being able to calculate the number of units. In terms of the O&M expense you know what that is.

Mr. Flint stated in the spirit of disclosure Carlos mentioned to me prior to the meeting that there may be some additional mitered ends that are going into ponds.

Mr. Reicher stated those ponds are not District ponds they are going into golf course ponds, the pond that used to be between 1, 2, and 18, which is just a pond that as part of the process of transferring the land to Lennar we converted that into a retention pond the District never paid for that. We paid for that and that became a conservation area that was actually dug out and the fill that went to Pulte. That is not a District pond.

Mr. Flint asked it is not intended in the future to be one?

Mr. Reicher responded unless the District were to take it in but why would you.

Mr. Flint stated it seems to me that you could give Lennar an easement to maintain that mitered end in the pond.

Mr. Reicher stated that mitered end is not going to touch the District. They are going to maintain it through their POA.

Mr. Flint stated based on all the information I have with that clarification there is no additional burden on the CDD that would cause any increase in O&M. To quantify the number, zero as far as I can tell.

Mr. Montalvo stated just for the record we are saying there is no downside to doing this.

Mr. Root stated that is what I was going to say as a layman, you are an attorney, which is what Mark said at the last meeting. They are going to be built no matter what so you are adding more units spreading over the same O&M how do we lose?

Mr. Montalvo stated I understand the concept and the record will reflect that the take away from the meeting is that there is no downside to doing this. Am I correct on that?

Mr. Root stated that is the way I hear it.

Mr. Montalvo asked are we all in agreement?

Mr. Clark responded when you say no downside, for instance there will be additional cars that will travel over our roads that aren't traveling over the roads now and in theory the useful life of the roads may decrease by a small fraction.

Mr. Reicher stated they are going to travel on them whether they are in the District or not.

Mr. Montalvo stated I think the statement can be made that on August 11, 2014 there is no additional O&M anticipated as a result. There are no additional roads or sidewalks and curbing to maintain.

Mr. Root stated I think as a supervisor I have a duty to the taxpayers of the District to make sure that this is aired out and so when somebody comes down 10 years from now and looks at this and finds differently at least we had the discussion on it and we were satisfied.

Mr. Clark stated understand too that you are going to discuss this more than just today because the approach we have taken today we are asking the Board simply to approve a funding agreement where we have spoken to Lennar, they agreed conceptually, they will go ahead if we will say yes, we are willing to explore this we would like to do the legwork and have the District staff provide more detail such as better estimates of numbers that we want to go ahead and do that at Lennar's expense. At a future meeting based on the work that is done we will bring a resolution and petition, which will then say let's proceed, let's authorize the filing of a formal petition with the county and for all the details that are associated with that and at that time we will also be having some discussion about the numbers. Here is what it looks like bringing this into the District.

Mr. Montalvo stated I encourage Lennar at the time we have those discussions that we have the information as concise as possible because the average person on the street is going to say what is this going to cost me.

Mr. Clark stated let me talk to you a minute about the process. When the Board adopts a resolution authorizing the filing of a petition the petition goes to the county, the county created us and the county has to authorize any change in the structure or boundaries of the District. File that with the county, county staff will probably have some questions, we will deal with them on that and then I believe there will be two public hearings. We have had two in the past when we have had these things come in. Then they will either approve or disapprove the expansion of our boundaries. They generally approve them unless lots of people show up yelling and screaming.

Mr. Root stated I would like to ask the Board and especially the individual who made some introductory comments if we are comfortable in proceeding with a vote on the agreement.

Mr. Montalvo stated I am.

Mr. Flint stated right now you would be asked to authorize staff to move forward, approve the agreement and then when we have the petition you will come back with a resolution.

Mr. Clark stated before the petition can be filed there will be a resolution to be considered by the Board.

Mr. Root stated we are being asked to approve this agreement.

Mr. Montalvo stated but this does not authorize us to file the petition.

Mr. Flint stated no, there will a resolution with the petition that will come back to you.

Mr. Clark stated my sense of the Board was that there were too many questions last time to ask you at this meeting to approve filing with the county and that is still my sense today.

Mr. Montalvo stated I support that 100%. I don't think we are ready for that.

Mr. Clark stated these folks may want to move quickly and they asked for a special meeting at some time in the future we will deal with that.

Mr. de la Ossa stated yes, we will request a special meeting as soon as possible.

ELEVENTH ORDER OF BUSINESS

Consideration of Funding Agreement with Lennar Homes for District Boundary Expansion

On MOTION by Mr. Montalvo seconded by Mr. Root with all in favor the agreement between the District and Lennar dealing with the expansion of the District boundaries was approved.

TWELFTH ORDER OF BUSINESS

Discussion of Sign Updates

Ms. Shouey stated this is what we currently have these 10 signs and is what the CDD provided for signage. As you can see my guys went through and did a pretty good job repainting these last week. When we originally put these signs in the cost was \$117,000. I'm going to check with the guy that did this to get a cost to re-skin these and redo them or is it cheaper to do a new sign. I just ask that when we do a new sign that we get them off the ground and get rid of those lights and make them internally lit. It won't be that much because the electric is already there.

Mr. Root asked will the internal lights have a longer life?

Ms. Shouey responded it is the maintenance issue. I change these lights all the time because the mowers and weed eaters hit them.

Mr. Reicher asked is this still the look that we want?

Ms. Shouey responded no, they are dated.

Mr. Reicher stated these ten signs are original and they will be 15 years old this year and they look it. Is there sign technology out there that we can get different finishes, different looks and refresh it?

Ms. Shouey stated I will get a lot of different looks, a lot of different costs, different ways we can go when we decide to go. They are dated but right now they look pretty decent.

Mr. Reicher stated my concern as a property owner is they are starting to age out and are looking a little old and tired and there might be better finishes or better looks that aren't so dramatically different that could freshen us up and make us look timely. We are asking the Board's permission to explore.

Mr. Root stated do it.

THIRTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint stated you have the check run summary from May 5th through July 31st and that totals \$212,134.39 and the detailed register is behind the summary.

On MOTION by Mr. Lambert seconded by Mr. Arseniadis with all in favor the check run summary from May 5th through July 31st was approved.

ii. Balance Sheet and Income Statement

Mr. Flint stated the next item is the balance sheet and income statement through the period ending June 30, 2014. These are unaudited and are provided for information. If there are any questions we can discuss it if not there is no action required.

iii. Approval of Fiscal Year 2015 Meeting Schedule

Mr. Flint stated next would be approval of the annual meeting schedule. In the past the Board has approved a meeting schedule indicating that you would meet on an as needed basis,

however you can choose to set specific dates and times if you would like to do that. We drafted a proposed notice that is in your agenda based on your historical practice, however, if you want to do something other than that we can consider that as well. If the Board is okay proceeding on an as needed basis then I would ask for a motion to approve the proposed notice.

On MOTION by Mr. Root seconded by Mr. Lambert with all in favor the meeting notice for Fiscal Year 2015 indicating that the Board will meet on an as needed basis was approved.

FOURTEENTH ORDER OF BUSINESS Other Business

There not being any, the next item followed.

FIFTEENTH ORDER OF BUSINESS Supervisor's Requests

There not being any, the next item followed.

SIXTEENTH ORDER OF BUSINESS Next Meeting Date

Mr. Flint asked do you want to continue this meeting or do you want us to advertise a special meeting? You can continue this meeting and if we are not ready with the petition because it is going to take a little bit of time to put the petition together I don't know how long that will take.

Mr. Clark stated it is actually ready other than sorting some legals and things. I have the resolution and a draft petition.

Mr. Montalvo asked did the agenda call for a petition or call for the funding of it?

Mr. Flint responded no.

Mr. Montalvo asked I think you have to give public notice on that don't you?

Mr. Clark stated the topic is listed on the agenda is sufficient to give notice that you may take that action so it could be done in a continued meeting.

Mr. Flint stated this meeting is also advertised to allow you to take action on any other business items that come in front of you.

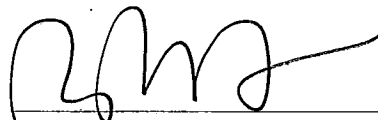
Mr. Root stated let's continue the meeting.

It was the consensus of the Board to continue the meeting to Wednesday, September 3, 2014 at 2:00 p.m. in the same location.

On MOTION by Mr. Arseniadis seconded by Mr. Montalvo with all in favor the meeting was continued to Wednesday, September 3, 2014 at 2:00 p.m. in the same location.



Secretary/Assistant Secretary



Chairman/Vice Chairman