

**MINUTES OF MEETING  
BONITA LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Bonita Landing Community Development District was held on **Monday, April 11, 2016 at 10:00 a.m.**, at the offices of **Lennar, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

**Present at the meeting were:**

Russell Smith	Chair
Terrey Dolan	Vice Chair
Dalton Drake	Assistant Secretary
Ashley Kingston	Assistant Secretary
David Negip	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Crismond	Adams, Hunt and Associates, LLC
Greg Urbancic	District Counsel
Dave Underhill	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:00 a.m., and noted, for the record, that all Supervisors-Elect were present, in person.

**GENERAL DISTRICT ITEMS**

**SECOND ORDER OF BUSINESS**

**Administration of Oath of Office to Initial Board of Supervisors *(the following to also be provided in a separate package)***

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Russell Smith, Mr. Dalton Drake, Mr. Terrey Dolan, Ms. Ashley Kingston and Mr. David Negip. Mr. Adams provided and briefly explained the following items:

**A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

Mr. Adams indicated that Board Members should not meet, discuss or communicate about District business outside of a publicly advertised meeting. Communication includes

verbal, written, electronic and use of another person as a conduit for information. Mr. Adams advised that all District documents are public record; therefore, Board Members should maintain District documents and communications separate from their personal items. Unless Board Members take copious notes, it is not necessary to keep the hardcopy of the agenda.

**B. Membership, Obligations and Responsibilities**

This item was provided for informational purposes.

**C. Financial Disclosure Forms**

**i. Form 1: Statement of Financial Interests**

Mr. Adams directed the Board Members to complete this form and submit it to the Supervisor of Elections of their county of residence, within 30 days of today. It is an annual filing, received in May or June, from the Supervisor of Elections office.

**ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**

This form should be completed when there is a change, such as address, employment, etc., subsequent to Form 1.

**iii. Form 1F: Final Statement of Financial Interests**

This form should be completed when leaving the Board.

**D. Form 8B: Memorandum of Voting Conflict**

Mr. Adams advised that this form should be completed when a Board Member has a conflict or potential conflict of interest, with regard to a District matter.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2016-1,  
Electing the Officers of the District**

Mr. Adams presented Resolution 2016-1 for the Board’s consideration. This resolution identifies the following officers of the District:

- **Chair**
- **Vice Chair**
- **Secretary**
- **Treasurer**
- **Assistant Secretaries**

Mr. Smith nominated the following slate of officers:

Russell Smith	Chair
Terrey Dolan	Vice Chair

Chuck Adams	Secretary
Craig Wrathell	Treasurer
Dalton Drake	Assistant Secretary
Ashley Kingston	Assistant Secretary
David Negip	Assistant Secretary

No other nominations were made.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-1, Electing the Officers of the District, as nominated, was adopted.**

**ORGANIZATIONAL MATTERS**

**FOURTH ORDER OF BUSINESS**

**Consideration of the Following Organizational Matters:**

**A. Resolution 2016-2, Appointing District Manager: *Wrathell Hunt and Associates, LLC***

Mr. Adams presented Resolution 2016-2 for the Board’s consideration. Wrathell, Hunt and Associates, LLC (WHA), would be appointed District Manager and Methodology Consultant and compensated, as specified in the fee schedule. The landowner previously reviewed and approved the agreement.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-2, Appointing Wrathell, Hunt and Associates, LLC, as District Manager, was adopted.**

**B. Resolution 2016-3, Appointing District Counsel: *Coleman, Yovanovich & Koester, P.A.***

Mr. Adams presented Resolution 2016-3 for the Board’s consideration. Mr. Urbancic, of Coleman, Yovanovich & Koester, P.A., will serve as District Counsel.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-3, Appointing Coleman, Yovanovich & Koester, P.A., as District Counsel, was adopted.**

**C. Resolution 2016-4, Appointing Interim District Engineer: *Banks Engineering, Inc.***

Mr. Adams presented Resolution 2016-4 for the Board’s consideration. Mr. Underhill, of Banks Engineering, Inc., will serve as Interim District Engineer. The appointment is interim because statute requires the Request for Qualifications (RFQ) process to competitively solicit engineering services.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-4, Appointing Banks Engineering, Inc., as Interim District Engineer, was adopted.**

**D. Authorization of RFQ for District Engineering Services**

This item was discussed during Item 4.C.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, authorization for Staff to advertise a Request for Qualifications for District Engineering Services, was approved.**

**E. Resolution 2016-5, Designating Registered Agent, Registered Office, and Office of Record**

Mr. Adams presented Resolution 2016-5, for the Board’s consideration. The resolution designates Mr. Wrathell, of WHA, as the Registered Agent and the offices of WHA, at 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135 as the Registered Office and the Office of Record.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-5, Designating Mr. Wrathell, of WHA, as Registered Agent, and the offices of Wrathell, Hunt and Associates, at 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135, as the Registered Office and Office of Record, was adopted.**

**F. Resolution 2016-6, Setting Forth the Policy of the District with Regard to the Support and Legal Defense of the Board of Supervisors and District Staff**

Mr. Adams presented Resolution 2016-6 for the Board’s consideration. The resolution recognizes that general liability and directors’ and officers’ liability insurance will support and

defend the Board and Staff in performing their functions, as Board Members or District Staff, provided the Board or Staff Member did not act in a malicious manner.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-6, Setting Forth the Policy of the District with Regard to the Support and Legal Defense of the Board of Supervisors and District Staff, was adopted.**

**G. Resolution 2016-7, Approving Florida Statewide Mutual Aid Agreement**

Mr. Adams presented Resolution 2016-7 for the Board’s consideration. The agreement enables the District to receive financial and physical resources, from local governments and the State, in the event of a catastrophe that renders vital basic services inoperable, such as cleanup after a hurricane.

**On MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, Resolution 2016-7, Approving the Florida Statewide Mutual Aid Agreement, was adopted.**

**H. Resolution 2016-8, Designating Date, Time and Location for Landowners’ Meeting**

Mr. Adams presented Resolution 2016-8 for the Board’s consideration. Within 90 days of creation, the District must hold a landowners’ meeting. The landowners’ meeting will be advertised for May 16, 2016 at 1:30 p.m., at this location.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-8, Designating Date, Time and Location for Landowners’ Meeting for May 16, 2016 at 1:30 p.m., at the offices of Lennar, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, and directing Staff to advertise, accordingly, was adopted.**

**I. Consideration of Regular Meeting Schedule for Remainder of Fiscal Year 2016**

Mr. Adams anticipated a 1:30 p.m., start time for future meetings; meetings would follow the Beach Road Golf Estates CDD meetings held at this location.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, the Regular Meeting Schedule, as discussed, and authorizing Staff to advertise, accordingly, were approved.**

**J. Discussion/Consideration: Board Member Compensation**

Mr. Adams stated the Board has the option to receive \$200 compensation, per meeting; the Board Members waived compensation and submitted waivers to Management.

**K. Resolution 2016-9, Adopting Policies and Procedures Relating to the Public’s Opportunity to be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to be Heard; Addressing Public Decorum; Addressing Exceptions; Providing for Conflicts, Providing for Severability and Providing an Effective Date**

Mr. Adams presented Resolution 2016-9 for the Board’s consideration.

Mr. Urbancic stated under Chapter 120, the District must go through the rulemaking process. The rules are basic rules for conduct of meetings, how the District conducts business, etc.; the rules are intentionally boilerplate so the District has rules covering various situations without having too much procedural “overkill”. The District will hold a public hearing on the Rules of Procedure where members of the public can comment and the Board can make revisions or amendments, as necessary.

Mr. Adams stated Mr. Urbancic’s comments were related to Item 5.L., this item is related to public comments.

Mr. Urbancic stated the public comments policy was related to the 2013 Amendment to the Florida Statutes, which allows the public the right to be heard. It allows the District to establish time at the beginning of the meeting for the public to be heard on agenda items. If an item were added to the agenda, additional public comment would be taken prior to voting. A three-minute time limit was set per speaker.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-9, Adopting Policies and Procedures Relating to the Public’s Opportunity to be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to be Heard; Addressing Public Decorum; Addressing Exceptions; Providing for Conflicts, Providing for Severability and Providing an Effective Date, was adopted.**

**L. Consideration of Publication of Notices of Rule Development and Rulemaking Relating to Rules of Procedure**

**i. Rule Notices**

- **Notice of Rule Development**
- **Notice of Rulemaking**

These items were provided for informational purposes.

**ii. Rules of Procedure**

This item was discussed during Item 5.K.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, the Notice of Rule Development and Notice of Rulemaking and authorizing Staff to advertise the Public Hearing, accordingly, were approved.**

**M. Consideration of Resolution 2016-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Adams presented Resolution 2016-10 for the Board's consideration. The resolution appoints a Records Management Liaison Officer and a Records Retention Policy. WHA will serve as the Records Retention Liaison, with regard to public documents, and a member of WHA's staff will serve as the Records Management Liaison Officer.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.**

**N. Consideration of Engagement of Bond Financing Professionals**

Mr. Adams stated the District would move quickly to issue bonds.

**i. Underwriter: *FMSbonds, Inc.***

Mr. Adams stated that Mr. John Kessler, of FMSbonds, Inc., would be the Underwriter. The proposed fee was 2% of the par amount of the bonds, with a minimum fee of \$60,000, due only if the bonds close.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, engagement of FMSbonds, Inc., for Underwriter Services, was approved.**

**ii. Bond Counsel: *Greenberg Traurig, P.A.***

Mr. Adams stated that Mr. Steve Sanford, of Greenberg Traurig, P.A., would be Bond Counsel. The fee would be a flat fee of \$40,000, regardless of the number of attorney hours incurred. If the bond does not close, the District would be billed the lesser of the flat fee or actual number of hours incurred, with a discount of 20%.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, engagement of Greenberg Traurig, P.A., for Bond Counsel Services, was approved.**

**O. Consideration of Fee Schedule for Trustee, Paying Agent and Registrar Services: *Regions Bank***

Mr. Adams stated once the bonds are issued, the funds would be held in trust, by a Trustee, as required by the Trust Indenture. Regions Corporate Trust would be the Trustee. The fee would be \$1,500 per bond series, payable at closing and reimbursement of legal expenses, not-to-exceed \$5,000. Delivery of the agreement would carry a \$500 per bond series fee and reimbursement of travel or out-of-pocket expenses, not to exceed \$1,000 per series. Once the bond is issued, the fee would be \$3,500 per year to administer the Trust Estate. The fee schedule is typical, compared to other Trustees.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, engagement of Regions Bank as Trustee, Paying Agent and Registrar Services, was approved.**

**P. Consideration of Notice of Establishment**



Mr. Adams stated the District was established on March 2, 2016; the effective date was April 1, 2016. The Notice of Establishment was prepared by Mr. Urbancic.

Mr. Urbancic stated it is a standard form, similar to other communities. By statute, once formed, the Notice of Establishment must be filed so that the District appears on all title work when homes are bought. It advises that there could be assessments.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, the Notice of Establishment, was approved.**

**BUDGETARY MATTERS**

**FIFTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary Matters:**

**A. Resolution 2016-11, Approving Fiscal Year 2015/2016 Proposed Annual Budget and Setting a Public Hearing Date for Final Adoption**

Mr. Adams presented Resolution 2016-11 for the Board’s consideration. The resolution identifies a public hearing date of June 20, 2016 at 1:15 p.m., at this location. The time will be changed to 1:30 p.m.

Mr. Adams stated the fiscal year begins October 1 and concludes on September 30, each year. Six months remains in the Fiscal Year 2016 budget year. The budget was apportioned, accordingly. The costs were primarily overhead costs for professionals, which will be offset by a developer contribution, through a funding agreement.

**On MOTION by Mr. Smith and seconded by Mr. Negip, with all in favor, Resolution 2016-11, Approving Fiscal Year 2015/2016 Proposed Annual Budget and Setting a Public Hearing Date for Final Adoption, as amended, for Monday, June 20, 2016 at 1:30 p.m., at this location, and directing Staff to advertise, accordingly, was adopted.**

**B. Landowners’ Funding Agreement for Fiscal Year 2015/2016**

Mr. Adams presented the Funding Agreement for Fiscal Year 2015/2016 for the Board’s consideration. The Funding Agreement is with Lennar. For Fiscal Year, 2016, the District will periodically submit funding requests to Lennar’s designees, for funding of the actual costs; the costs may fluctuate, as the budget year progresses.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, the Funding Agreement for Fiscal Year 2015/2016, was approved.**

**C. Resolution 2016-12, Approving Fiscal Year 2016/2017 Proposed Annual Budget and Setting a Public Hearing for Final Adoption**

Mr. Adams presented Resolution 2016-12 for the Board's consideration. Fiscal Year 2017 will commence on October 1, 2016 and conclude on September 30, 2017. The resolution identifies a public hearing date of September 19, 2016 at 1:15 p.m., at this location. The time will be changed to 1:30 p.m. The public hearing date was extended to capture additional costs related to the bond issuance, if necessary. The proposed Fiscal Year 2017 budget is similar to the Fiscal Year 2016 budget; the heading, on Page 1, of the proposed Fiscal Year 2017 budget, must be changed from "2016" to "2017". "Management advisory services" was increased from \$24,000, in Fiscal Year 2016, to \$48,000, in Fiscal Year 2017, and "Trustee" fees were added. "Legal Advertising" was reduced from \$7,500, in Fiscal Year 2016, to \$1,500, in Fiscal Year 2017, as the major legal advertising related to issuance of the bonds would be completed.

**On MOTION by Mr. Smith and seconded by Mr. Dolan, with all in favor, Resolution 2016-12, Approving Fiscal Year 2016/2017 Proposed Annual Budget, as amended, and Setting a Public Hearing Date for Final Adoption for Monday, September 19, 2016 at 1:30 p.m., at this location, and directing Staff to advertise, accordingly, was adopted.**

**D. Landowner's Funding Agreement for Fiscal Year 2016/2017**

Mr. Adams presented the Funding Agreement for Fiscal Year 2016/2017 for the Board's consideration.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, the Funding Agreement for Fiscal Year 2016/2017, was approved.**

**E. Resolution 2016-13, Designating a Qualified Public Depository**

Mr. Adams presented Resolution 2016-13 for the Board's consideration. As a governmental entity, the District is required to have its general operating funds held by a

Qualified Public Depository (QPD). The QPD must collateralize all funds, which provides protection in case of bank failures. Management's QPD preference is SunTrust Bank.

**On MOTION by Mr. Smith and seconded by Mr. Dolan, with all in favor, Resolution 2016-13, Designating SunTrust Bank as the District's Qualified Depository, was adopted.**

**F. Resolution 2016-14, Authorization to Establish Checking Account and Designation of Authorized Signatories for Operating Account(s)**

Mr. Adams presented Resolution 2016-14 for the Board's consideration. The resolution designates the Treasurer, Mr. Wrathell, as the signatory of the checking account.

**On MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, Resolution 2016-14, Authorization to Establish Checking Account and Designation of Authorized Signatories for Operating Account(s), was adopted.**

**G. Authorization to Obtain General Liability and Public Officers' Insurance**

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, authorization for Staff to obtain General Liability and Public Officers' Insurance, was approved.**

**H. Resolution 2016-15, Adopting Alternative Investment Guidelines**

Mr. Adams presented Resolution 2016-15 for the Board's consideration. The District will have relatively small amounts of operating cash, which, initially, will flow in and out, as expenses arise. Those funds will be held with SunTrust Bank, at this time. When funds exceed the \$250,000 FDIC coverage, Management will seek other mechanisms for the Board's consideration, such as Insured Cash Sweep (ICS), money markets, etc. Protecting the District's assets is the priority, more than earning interest.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-15, Adopting Alternative Investment Guidelines, was adopted.**

**FINANCING MATTERS****SEVENTH ORDER OF BUSINESS****Consideration of the Following Financing Matters:****A. Engineer's Report (to be provided under separate cover)**

Mr. Adams stated the first step in the bond issuance process is identifying the project, with the qualifying components and the hard and soft costs. Roadways will not be a component in the Capital Project program; however, the program will include bolstering the perimeter buffer walls, monuments and landscaping, lighting, which are security-related items. The District applied and received authority over recreational and security, within the District. The amount previously anticipated for roads will offset the cost of the buffer walls, monuments and landscaping, lighting improvements. The par amount of the bond issue and proposed assessment levels are likely okay but the Engineer's Report must be adjusted reassigning some of the costs

Mr. Underhill stated the Engineer's Report lays out the location and land use of the District. The District is slightly over 100 acres. The primary land uses are residential, lake, buffers and natural park areas. The Engineer's Report includes the phasing of the development and the unit breakdown. The District plans two phases, with a mix of executive and manor single-family homes. The Engineer's Report describes the District infrastructure, including existing drainage and utilities, and characteristics of the District's land, which was cleared and partially filled. There is an existing lake, which is approximately 40 acres. The Engineer's Report describes the proposed infrastructure and the components of the infrastructure, such as the irrigation and water management systems, professional services contingency and enhancements to the perimeter buffer and other items ancillary to the perimeter. Irrigation will have a pump station with an irrigation transmission main, which will provide irrigation to all areas within the District. The stormwater management system will include the pipes, lake and other areas, including the perimeter berm. The stormwater management system will be built in accordance with the South Florida Water Management District (SFWMD) and City of Bonita Springs requirements to provide flood, water quality and water quantity treatments. The other infrastructure components are professional services for design and permitting of the District project and a 10% contingency. The Engineer's Report provides the proposed budgeting; it does not include a category for roadways. The Engineer's Report provides a status of the permitting for the project; the project is mostly permitted. Phase 1 has the permits necessary to commence

construction and the remaining approvals for Phase 2 are expected to be completed in due course.

**B. Draft Master Assessment Methodology Report**

Mr. Adams stated the next step in the bond issuance process is to wrap the infrastructure costs and soft costs, which includes a debt service reserve, capitalized interest period, costs of issuance and, essentially pars up the overall maximum sizing of the bond program. The Master Assessment Methodology Report (Methodology Report) identifies the project, location, size and acreage. The current Development Plan (DP) envisions 219 single-family homes. Phase 1 will include 119 units and Phase 2 will include 100 units. The Methodology Report identifies the overall capital improvement costs, which are \$2.697 million. As indicated some of the category costs will be shifted and the roadways category will be removed. Those costs, plus the debt service reserve, capitalized interest and costs of issuance, brings the overall costs to \$3.675 million; the capitalized interest period would be 24 months. It would be a 30-year bond with 30 annual installments.

Mr. Adams stated to assign debt, the units and unit sizes must be identified, along with the amount of benefit allocated to those units, based upon their size and location. The 50' units will carry a weight, or base Equivalent Residential Unit (ERU), of 1.00 and the 60' units will have an ERU weight of 1.20. The Lienability Test must identify and prove special and peculiar benefit to the property, which includes added use of the property, added enjoyment of the property, decreased insurance premiums and increased marketability and value of the property. Adding the stormwater system, landscaping, perimeter walls, monument and lighting derive additional value, as the properties are platted and sold. While difficult to measure the value, it is clear that the added value will exceed the lien amount. Initially, the debt is assigned on a per acre basis. The District has 237.80 total ERUs, which equates to a \$15,454.16 lien on each unit. The bond issue must go through the validation process. The rates identified, which are the maximum amounts, will be validated; however, the actual bond issuance will likely be less. Initially, Lennar Homes is the primary property owner and the debt is assigned to two strap numbers; however, as the land is platted, the debt is transitioned to actual units. Page 11 summarizes the types and number of units and identifies the infrastructure types and costs. Page 12 contains a breakdown of the bond proceeds, including the infrastructure and soft costs associated with the bonds.

Mr. Adams stated Page 14 reflects the assessment apportionment. Based on the Methodology Report, the annual Debt Service assessment for single-family 50' units would be \$1,193.38, per year, and \$1,432.05, per year, for the 60' units.

Mr. Adams reiterated that the roadway category must be removed and the costs related to perimeter landscaping, walls, lighting and monuments must be increased.

**C. Resolution 2016-16, Expressing the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability and Invalid Provisions; Providing for Conflict and Providing for an Effective Date**

Mr. Adams presented Resolution 2016-16 for the Board's consideration. The resolution enables the District to utilize the Tax Collector and Property Appraiser to collect assessments. Initially, the District will be funded through the Funding Agreement; therefore, assessments will not be issued for operations. As the bonds go through the validation process and are marketed, this resolution is favored by bondholders because, when assessments are on the tax bill, there is an extra level of enforcement on those that do not pay their taxes.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-16, Expressing the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability and Invalid Provisions; Providing for Conflict and Providing for an Effective Date, was adopted.**

- D. **Resolution 2016-17, Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date**

Mr. Adams presented Resolution 2016-17 for the Board’s consideration.

Mr. Urbancic stated Resolutions 2016-16 and 2016-17 work in tandem. The two-step process starts with declaring the project, costs of the project, how much will be defrayed by assessments and outlines the assessment process. Resolution 2016-17 outlines the assessment process. The cost of the project is \$2.697 million and assessments will defray \$3.675 million. The amounts will be added to the updated resolution. The distributed resolution was updated to note that copies of the documents will be maintained at the District Manager’s Bonita Springs office and notes a preliminary assessment roll, outlined by Mr. Adams. Resolution 2016-17 incorporates the Engineer’s and Methodology Reports.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-17, Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date, as amended to change the District Manager’s address to the Bonita Springs office and with the modifications to the Engineer’s Report and Assessment Methodology Report, as discussed, was adopted.**

**E. Resolution 2016-18, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District**

Mr. Adams presented Resolution 2016-18 for the Board’s consideration. Mr. Urbancic distributed an updated resolution, which corrected the resolution number in the first “WHEREAS”, changing it from “2016-16” to “2016-17”.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-18, Setting a Public Hearing for May 16, 2016 at 1:30 p.m., at this location, the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District, as amended to correct the resolution number in the first WHEREAS clause, and authorizing Staff to advertise, accordingly, was adopted.**

**F. Resolution 2016-19, Initial Bond Authorizing Resolution (to be provided under separate cover)**

Mr. Adams presented Resolution 2016-19 for the Board’s consideration. This resolution authorizes proceeding through the bond validation process. The amount, on Page 3, must be updated to reflect \$3.675 million, rather than \$3.5 million, for validation purposes, and the Engineer’s Report and Methodology Report must be updated as previously discussed. The resolution positions the District to seek validation, which, essentially, is suing the State for the right to self-impose assessments for the improvements.

Mr. Urbancic stated Regions was designated Trustee. This resolution will be the foundation for the validation process. It documents the forms of Trust Indenture and Supplemental Trust Indenture, which would be modified, during the process.

Mr. Smith stated we want to see about getting it out of Lennar’s fiscal quarters.

Mr. Adams stated right, the payment dates, absolutely.

**On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-19, Initial Bond Authorizing Resolution, as amended to change the amount on Page 3 to \$3.675 million and with the modifications to the Engineer’s Report and Assessment Methodology Report, as discussed, was adopted.**



There being no other business, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Urbancic stated there were legislative updates. Districts can now be formed by local governments, up to 2,500 acres. There is a new public records requirement; as of July 1, a new disclosure must be included in all contracts for someone performing services, on behalf of the District. Those performing services for the CDD must follow the public record laws. Another act requires more transparency and website requirements of what the District must post and how long it must remain on the website.

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no additional Board Members' comments or requests, the next item followed.

**TENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Smith and seconded by Mr. Negip, with all in favor, the meeting adjourned at 10:50 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair