

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

A Public Hearing and Regular Meeting of the Board of Supervisors of the Bonita Landing Community Development District was held on **Monday, May 16, 2016** at **1:30 p.m.**, at the offices of **Lennar, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966**.

Present at the meeting were:

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

Also present were:

Chuck Adams	District Manager
Greg Urbancic	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:31 p.m., and noted, for the record, that all Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

A. Affidavit/Proof of Publication

Mr. Adams presented the affidavit of publication for today's public hearing. At the Organizational Meeting, there were discussions and presentations about the Capital Improvement Program (CIP), which started with the Engineer's Report, identifying \$2.697 million of improvements. The Engineer's Report was approved, in substantial form, and it was recognized,

on the record, that there would be adjustments. At that time, there were roadways in the Engineer's Report but those were removed. The costs related to those were shifted to buffers; therefore, the Assessment Methodology Report remained, essentially, the same. When the 24 months of capitalized interest, reserve account funding and cost of issuance are increased, the total par amount becomes \$3.675 million. The Master Engineer's Report and the Master Assessment Methodology Report will be used in Circuit Court, during the validation proceeding filed against the State of Florida, for the right to self impose assessments, up to the specified limits. It was anticipated that, once validated, the District would be able to size the first bond issue.

B. Mailed Notice to Property Owners

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as the special assessments on a basis of justice and right.*

Mr. Adams presented the Notice to Property Owners.

*****Mr. Adams opened the Public Hearing.*****

There were no public comments.

*****Mr. Adams closed the Public Hearing.*****

C. Consideration of Resolution 2016-20, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Lots or Parcels of Land Within the District Specially Benefitted By Such Projects To Pay the Cost Thereof; Providing For the Payment and the Collection of Such Special Assessments By the Methods Provided For By Chapters 170, 190, and 197 Florida Statutes; Confirming the District's Intention To Issue Special Assessment Bonds; Providing For True-Up Payments; Making Provisions Relating To the Transfer of Real Property To Governmental Bodies; Providing For the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

Mr. Adams presented Resolution 2016-20 for the Board's consideration.

On MOTION by Mr. Dolan and seconded by Mr. Drake, with all in favor, Resolution 2016-20, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Lots or Parcels of Land Within the District Specially Benefitted By Such Projects To Pay the Cost Thereof; Providing For the Payment and the Collection of Such Special Assessments By the Methods Provided For By Chapters 170, 190, and 197 Florida Statutes; Confirming the District’s Intention To Issue Special Assessment Bonds; Providing For True-Up Payments; Making Provisions Relating To the Transfer of Real Property To Governmental Bodies; Providing For the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration Of Resolution 2016-21, Rescinding Resolution 2016-16 Which Resolution, Among Other Things, Expressed 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 and Called for a Public Hearing on the Use of Said Uniform Method; Providing for Severability, Providing for Conflict; and Providing for an Effective Date

Mr. Adams presented Resolution 2016-21 for the Board’s consideration. Resolution 2016-16 sets a Public Hearing to adopt the uniform method of levy, collection and enforcement of non-ad valorem assessments; however, due to server issues, at the Fort Myer’s News Press, the advertisement was not published. Resolution 2016-21 rescinds Resolution 2016-16.

On MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, Resolution 2016-21, Rescinding Resolution 2016-16 Which Resolution, Among Other Things, Expressed 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 and Called for a Public Hearing on the Use of Said Uniform Method; Providing for Severability, Providing for Conflict; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2016-22, 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 2016-22 for the Board’s consideration. This resolution expresses the District’s intent to use the uniform method of levy, collection and enforcement of non-ad valorem assessments and sets the Public Hearing date for June 20, 2016 at 1:30 p.m., at this location.

On MOTION by Mr. Smith and seconded by Mr. Dolan, with all in favor, Resolution 2016-22, 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.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2016-23, Resetting Date, Time and Location for Landowners’ Meeting: June 20, 2016 at 1:30 P.M.

Mr. Adams presented Resolution 2016-23 for the Board’s consideration. The resolution resets the date, time and location for the Landowners’ Meeting to June 20, 2016 at 1:30 p.m., at this location.

On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2016-23, Resetting Date, Time and Location for Landowners' Meeting for June 20, 2016 at 1:30 P.M., at this location, was adopted.

SEVENTH ORDER OF BUSINESS

**Approval of April 11, 2016
Organizational Meeting Minutes**

Mr. Adams presented the April 11, 2016 Organizational Meeting Minutes and asked for any additions deletions or corrections.

On MOTION by Mr. Smith and seconded by Ms. Kingston, with all in favor, the April 11, 2016 Organizational Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Urbancic stated the validation will be filed later today and the Public Hearing should be held in approximately one month. Mr. Smith asked if Board Member requests related to the District are considered formal requests. Mr. Urbancic stated that any requests for records related to the District should be forwarded to the District Manager.

Mr. Adams stated that all of Board Member contact information is required to be posted on the CDD website and any Board Member may be contacted.

B. Interim District Engineer

There being no report, the next item followed.

C. District Manager

i. NEXT MEETING DATE: June 20, 2016 at 1:30 P.M.

- **Landowners' Meeting**
- **Public Hearing to Consider the Adoption of the Fiscal Year 2015/2016 Budget**
- **Public Hearing to Adopt Rules of Procedure**

▪ **Public Hearing to Confirm Intent to Utilize Uniform of Method**

The Landowners' Meeting and Public Hearings to adopt the Fiscal Year 2015/2016 budget, Rules of Procedure and to confirm the District's intent to utilize the uniform method will be held on June 20, 2016. Responses to the Request for Qualification (RFQ) for District Engineering Services will be presented at the June meeting.

TENTH ORDER OF BUSINESS

Adjournment

****This item was an addition to the agenda.****


There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Dolan and seconded by Mr. Smith, with all in favor, the meeting adjourned at 1:43 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



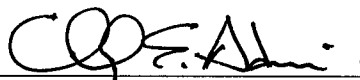
Chair/Vice Chair

BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT

I, Chesley E. Adams, Jr., Secretary of the Bonita Landing Community Development District hereby certify that the attached Minutes of the May 16, 2016, Meeting of the Board of Supervisors of the District are hereby certified as a true and correct copies.

Dated the 20th day of June, 2016.

Bonita Landing Community Development District



Chesley E. Adams, Jr., Secretary