

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

A Regular Meeting of the Board of Supervisors of the Bonita Landing Community Development District was held on **Monday, July 18, 2016, at 1:30 p.m.**, at the offices of **Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

**Present at the meeting were:**

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

**Also present were:**

Chuck Adams	District Manager
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 1:30 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**

**Acceptance of Unaudited Financial  
Statements as of May 31, 2016**

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2016. The District continued to be fully funded by the developer, as needed.

**FOURTH ORDER OF BUSINESS**

**Consideration of Acquisition Agreement  
(to be provided under separate cover)**

Mr. Adams distributed the Acquisition Agreement.

Mr. Urbancic presented key provisions in the Acquisition Agreement. Although the Board previously approved the Capital Improvement Plan (CIP) for public infrastructure improvements, the District did not have the means to fund them. The Agreement indicated that the District would issue bonds to fund the improvements and outlined a procedure. If bonds were not yet issued, when the District was prepared for acquisition, the Agreement gives the opportunity to memorialize it, as the District would not want to convey something too soon, thereby losing the opportunity to purchase the item from the developer. Section 3, and other sections, provided the mechanism to acquire the assets, memorialize the cost and pay the developer for those improvements, in a requisition, at a later date. If the District purchased real property, if any, it would be covered. Easements may be but real property was not currently contemplated for acquisition.

Mr. Smith believed that the purpose and intent of the Agreement was that the first platted phase would be recorded, in the near future. The bonds would be issued at a later date and, should an asset on the plat be dedicated to the CDD, the Agreement would allow the District to reimburse the developer, even after the plat or dedication was recorded.

Mr. Urbancic added that, in most circumstances, some asset or improvement, such as lake excavation, would have a bill of sale. The Agreement would allow for the improvement or asset to be memorialized and for the District to reimburse the developer, at a later date.

**On MOTION by Mr. Smith and seconded by Mr. Dolan, with all in favor, the Acquisition Agreement regarding the Acquisition of Certain Work Product, Infrastructure and Real Property, was approved.**

Mr. Adams stated that Staff's intent was to present bond documents, at the next meeting, along with the Delegation Resolution, so that the bond issue could proceed. The hope was to issue bonds in September, with funding in October and to reduce a portion of the Capital Projects Fund, by requisition, in October or early November, prior to the developer's year-end.

In response to a question, Mr. Adams confirmed that the bonds were validated on June 28. The Underwriter, Bond Counsel and Staff were working on a Preliminary Limited Offering Memorandum (PLOM) and other documents, which should be presented as exhibits to the Bond Delegation Resolution at the August 15 meeting.

**FIFTH ORDER OF BUSINESS**

**Continued Discussion: Fiscal Year 2017  
Proposed Budget**

Mr. Adams stated that, while the District was anticipated to be 100% developer funded, the “Intergovernmental expense (Mitigation Maint & Monitoring) line item, for the Panther Glades Project, was added. Beach Road Golf Estates CDD took the lead on the project and was preparing the Agreement, on behalf of the four Districts that were parties to the Agreement. Bonita Landing CDD shared the cost with Beach Road Golf Estates CDD, based on the number of units, 219 and 1,459, respectively. Bonita Landing CDD’s expense for the project, in Fiscal Year 2017, was proposed to be \$3,026.

**SIXTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. June 20, 2016 Landowners’ Meeting**

Mr. Adams presented the June 20, 2016 Landowners’ 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 June 20, 2016 Landowners’ Meeting Minutes, as presented, were approved.**

**B. June 20, 2016 Public Hearings and Regular Meeting**

Mr. Adams presented the June 20, 2016 Public Hearings and Regular 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 June 20, 2016 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being no report, the next item followed.

**B. Interim District Engineer**

Mr. Adams stated that Mr. Underhill was no longer Interim District Engineer; the title would be corrected.

**C. District Manager**

**i. NEXT MEETING DATE: August 15, 2016 at 1:30 P.M.**

- **Public Hearing to Consider the Adoption of the Fiscal Year 2016/2017 Budget**

Mr. Adams stated that the next meeting will be held on August 15, 2016 at 1:30 p.m., at this location.

**NINTH ORDER OF BUSINESS**

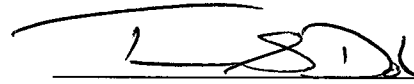
**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Drake and seconded by Mr. Negip, with all in favor, the meeting adjourned at 1:39 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
v. Chair/Vice Chair