

**BONITA LANDING
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

November 14, 2016

Bonita Landing Community Development District

2300 Glades Road, Suite 410W • Boca Raton, Florida 334313

Phone: (954) 426-2105 • Toll-free: (877) 276-0889 • Fax: (954) 426-2147

November 7, 2016

Board of Supervisors
Bonita Landing Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

A Regular Meeting of the Board of Supervisors of the Bonita Landing Community Development District will be held on **Monday, November 14, 2016, at 1:30 p.m.**, at the offices of **Lennar Homes, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Unaudited Financial Statements as of September 30, 2016
4. Approval of **October 17, 2016** Regular Meeting Minutes
5. Other Business
6. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. **NEXT MEETING DATE: December 19, 2016 at 1:30 P.M.**
7. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

**FOR BOARD MEMBERS AND STAFF TO
ATTEND BY TELEPHONE:**

Call-in number: 1-888-354-0094
Conference ID: 8593810

**BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2016**

**BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2016**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$15,950	\$ 15,950
Due from Developer	7,331	7,331
Total assets	\$23,281	\$ 23,281
LIABILITIES		
Accounts payable	\$20,755	\$ 20,755
Developer advance	2,500	2,500
Total liabilities	23,255	23,255
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	899	899
Total deferred inflows of resources	899	899
FUND BALANCES		
Unassigned	(873)	(873)
Total fund balances	(873)	(873)
Total liabilities, deferred inflows of resources and fund balances	\$23,281	\$ 23,281

**BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2016**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Developer contribution	\$ 20,030	\$ 51,049	\$ 46,025	111%
Total revenues	<u>20,030</u>	<u>51,049</u>	<u>46,025</u>	111%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	24,000	24,000	100%
Legal	536	7,258	5,000	145%
Engineering	-	-	5,000	0%
Postage	15	169	250	68%
Printing & reproduction	83	500	500	100%
Legal advertising	2,579	15,682	7,500	209%
Annual special district fee	-	100	175	57%
Insurance	-	2,507	2,500	100%
Other current charges	26	419	350	120%
Website	-	1,287	750	172%
Total professional & administrative	<u>7,239</u>	<u>51,922</u>	<u>46,025</u>	113%
Excess/(deficiency) of revenues over/(under) expenditures	12,791	(873)	-	
Fund balances - beginning	(13,664)	-	-	
Fund balances - ending	<u>\$ (873)</u>	<u>\$ (873)</u>	<u>\$ -</u>	

**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, October 17, 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
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 1:35 p.m., and noted, for the record, that Supervisors Smith, Dolan, Kingston and Drake were present, in person. Supervisor Negip was not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Discussion: Panther Mitigation Cost Sharing Interlocal Agreement

Mr. Urbancic stated, as presented in the prior meeting with Beach Road Golf Estates, this was called an Interlocal Agreement but was a quasi-Interlocal Agreement because the landowner was planning to dissolve the Beach Road Estates CDD. On Page 5, one change must be made to the percentages, as they were backwards.

Mr. Dolan stated that the various Exhibits were not included. Mr. Urbancic stated the Exhibits were mostly legal descriptions, which must be attached.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2017-1, Supplementing Resolution 2016-20 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) By the District's Projects; Approving and Adopting the Bonita Landing Community Development District Final Supplemental Special Assessment Methodology Report Prepared By Wrathell, Hunt & Associates, LLC and Dated October 10, 2016, Which Sets Forth the Specific Terms of the Bonita Landing Community Development District Special Assessment Bonds, Series 2016; Providing For the Supplementation of the Special Assessments as Set Forth in the Improvement Lien Book; and Providing for Severability, Conflicts, and an Effective Date

Mr. Adams presented Resolution 2017-1, for the Board's consideration. Mr. Urbancic stated Resolution 2017-1 was a supplement to Resolution 2016-20. The two-step process to levy and finalize the assessments was completed in May. As the CDD was prepared to issue bonds, adjustments were made to the assessments based upon the pricing of the bonds. The Resolution documents the fact the bond would be issued at \$2,250,000 and coordinates the assessment level, based upon the bonds being issued. In reference to the Special Assessment Methodology and adopting the Supplemental Assessment Methodology, which was previously dated October 10, the date was revised to October 5, to coincide with the date of the Limited Offering Memorandum. The agenda version stated October 10 but the Resolution was revised to October 5, prior to the meeting.

On MOTION by Mr. Smith and seconded by Mr. Drake, with all in favor, Resolution 2017-1, Supplementing Resolution 2016-20 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) By the District’s Projects; Approving and Adopting the Bonita Landing Community Development District Final Supplemental Special Assessment Methodology Report Prepared By Wrathell, Hunt & Associates, LLC and Dated October 10, 2016, Which Sets Forth the Specific Terms of the Bonita Landing Community Development District Special Assessment Bonds, Series 2016; Providing For the Supplementation of the Special Assessments as Set Forth in the Improvement Lien Book; and Providing for Severability, Conflicts, and an Effective Date, as amended, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2016

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2016.

SIXTH ORDER OF BUSINESS

Approval of August 15, 2016 Public Hearings and Regular Meeting Minutes

Mr. Adams presented the August 15, 2016 Public Hearings and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Drake and seconded by Mr. Dolan, with all in favor, the August 15, 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. District Engineer

There being no report, the next item followed.

C. District Manager

i. NEXT MEETING DATE: November 14, 2016 at 1:30 P.M.

Mr. Adams stated that the next meeting will be held on November 14, 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. Dolan, with all in favor, the meeting adjourned at 1:41 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair