

**GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNER ELECTION, PUBLIC HEARING
AND REGULAR MEETING
OCTOBER 1, 2018**

**GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MONDAY, OCTOBER 1, 2018**

2:00 P.M.

The Smith Ranch

Located at 4185 State Road 16, St Augustine, FL 32092

District Board of Supervisors	Supervisor Supervisor Supervisor Supervisor Supervisor	Marc Harris Keith Hyatt Dennis Smith Julie Smith Vacant
District Manager	Meritus	Brian Lamb Brian Howell
District Attorney	Hopping Green & Sams	Jonathan Johnson
District Engineer	Dominion Engineering Group, Inc	William E. Schaefer II

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **2:00 p.m.** with the seventh section called **Business Matters**. The business matters section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The ninth section is called **Administrative Matters**. The Administrative Matters section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final sections are called **Board Members Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

October 1, 2018
Board of Supervisors
Grand Oaks Community Development District

Dear Board Members:

The Landowners Election, Public Hearing, and Regular Meeting of the Grand Oaks Community Development District will be held on **October 1, 2018 at 2:00 p.m.** at the Smith Ranch located at 4185 State Road 16, St Augustine, FL 32092. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

LANDOWNERS MEETING/ELECTION

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/ CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. OWNERS REQUEST**
- 6. ADJOURNMENT**

REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. OATH OF OFFICE**
- 4. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 5. BUSINESS MATTERS**
 - A. Consideration of Resolution 2019-01; Canvassing and Certifying the Results of the Landowners Election Tab 01
 - B. Consideration of Resolution 2019-02; Designating Officers.....Tab 02

RECESS TO PUBLIC HEARING

PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS

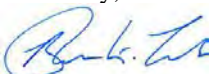
- 1. OPEN THE PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS**
- 2. STAFF PRESENTATIONS**
- 3. PUBLIC COMMENTS**
- 4. CLOSE THE PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS**
- 5. CONSIDERATION OF RESOLUTION 2019-03; IMPOSING SPECIAL ASSESSMENTS*Under Separate Cover***

RETURN TO REGULAR MEETING

- 6. CONSENT AGENDA ITEMS**
 - A. Consideration of Special Organizational Meeting Minutes August 30, 2018..... Tab 03
- 7. SUPERVISOR COMMENTS AND REQUESTS**
- 8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 9. ADJOURNMENT/CONTINUATION**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



RESOLUTION 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Grand Oaks Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held following the creation of a community development district for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on October 1, 2018, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the October 1, 2018 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

Seat 1	_____	Votes: _____
Seat 2	_____	Votes: _____
Seat 3	_____	Votes: _____
Seat 4	_____	Votes: _____
Seat 5	_____	Votes: _____

SECTION 3. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Seat 1	_____	Years: _____
Seat 2	_____	Years: _____
Seat 3	_____	Years: _____
Seat 4	_____	Years: _____
Seat 5	_____	Years: _____

SECTION 4. Said terms of office commence on October 1, 2018.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 1st day of October, 2018.

ATTEST:

**GRAND OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

RESOLUTION 2019-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Grand Oaks Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Plant City, in St. Johns County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF GRAND OAKS COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Brian Howell</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 1st DAY OF OCTOBER, 2018.

ATTEST:

**GRAND OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

**GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

August 30, 2018 Minutes of Special Organizational Meeting

Minutes of the Special Organizational Meeting

The Special Organizational Meeting of the Board of Supervisors for the Grand Oaks Community Development District was held on **Wednesday, August 30, 2018 at 2:00 p.m.** at The Smith Ranch located at 4185 State Road 16, St. Augustine, FL 32092.

1. CALL TO ORDER

Brian Lamb called the Special Organizational Meeting of the Board of Supervisors of the Grand Oaks Community Development District to order on **Wednesday, August 30, 2018 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Marc Harris	Supervisor
Keith Hyatt	Supervisor
Dennis Smith	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Bill Schaefer	Interim District Engineer
Jonathan Johnson	District Counsel
Peter Dane	Bond Counsel
Jesse Graham	Developer Counsel

There were no members of the general public in attendance.

Mr. Lamb stated that he has declined his appointment to the Board. The declined seat will be vacant, and there will be a process coming up to fill that vacancy. Mr. Lamb also said that a similar request will likely be received from Julie Smith.

2. PUBLIC COMMENT PERIOD

There were no public comments.

3. ADMINISTER OATHS OF OFFICE TO BOARD ASSIGNED IN PETITION

Mr. Lamb stated that he is a notary in the state of Florida and had already handed out Oaths of Office to the three Board members present. Mr. Lamb led Marc Harris, Keith Hyatt, and Dennis Smith in reciting the Oath of Office.

48 **4. SEAT NEW BOARD MEMBERS**

49 **A. Overview of Forms, Sunshine Amendment, Code of Ethics, Supervisor**
50 **Responsibilities**

51
52 Mr. Johnson briefly went over the forms, Sunshine Amendment, Code of Ethics, and Supervisor
53 Responsibilities with the Board.

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56 **5. APPOINTMENT OF OFFICERS – Resolution 2018-01**

- 57 **A. Chairman**
58 **B. Vice Chairman**
59 **C. Secretary**
60 **D. Treasurer**
61 **E. Assistant Secretaries**

62
63 Supervisor Hyatt will serve as Chair, Supervisor Harris will serve as Vice Chair, Mr. Lamb will
64 serve as Secretary, and Eric Davidson at Meritus will serve as Treasurer. Supervisor Smith and
65 Brian Howell at Meritus will serve as an Assistant Secretaries.

66

67	MOTION TO:	Approve Resolution 2018-01 as stated.
68	MADE BY:	Supervisor Hyatt
69	SECONDED BY:	Supervisor Smith
70	DISCUSSION:	None further
71	RESULT:	Called to Vote: Motion PASSED
72		3/0 - Motion Passed Unanimously

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75 **6. APPOINTMENT OF CONSULTANTS**

76 **A. Consider Appointment of District Manager/Assessment Consultant– Resolution**
77 **2018-02**

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79 Mr. Lamb went over the resolution with the Board.

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81	MOTION TO:	Approve Resolution 2018-02, subject to review of
82		form of contract by District Counsel and/or the Chair
83		or Vice Chair.
84	MADE BY:	Supervisor Hyatt
85	SECONDED BY:	Supervisor Smith
86	DISCUSSION:	None further
87	RESULT:	Called to Vote: Motion PASSED
88		3/0 - Motion Passed Unanimously

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B. Designation of Registered Agent/Office – Resolution 2018-03

Mr. Lamb went over the resolution with the Board.

MOTION TO:	Approve Resolution 2018-03 as presented.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. Consider Appointment of District General Counsel – Resolution 2018-04

Mr. Johnson went over the resolution with the Board. He also went over the background of the firm and his experience working with Districts.

MOTION TO:	Approve Resolution 2018-04 with the engagement letter as provided as Exhibit A.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

D. Consider Appointment of Interim District Engineer – By Motion
i. Authorize RFQ for District Engineer

Mr. Lamb went over appointment of Interim District Engineer with the Board.

MOTION TO:	Authorize Dominion Engineering to serve as the Interim District Engineer, subject to review of the final contract.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Consider Appointment of Bond Counsel – Akerman LLP

Mr. Lamb went over the engagement letter. Mr. Dane went over his experience and company.

MOTION TO:	Approve subject to final review and signature of the Chair.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

F. Consider Appointment of Investment Banker – FMS Bonds

Mr. Lamb went over the appointment of FMS Bonds as Investment Banker.

MOTION TO:	Authorize the Agreement for FMS Bond as Underwriter Services and G-17 Disclosure.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

G. Consider Appointment of Trustee – US Bank

Mr. Lamb went over the appointment of US Bank as Trustee.

MOTION TO:	Approve US Bank as the Trustee, subject to final review of the Chair.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

169 **7. BUSINESS MATTERS**

170 **A. Approve Notice of Establishment – Resolution 2018-05**

171
172 Mr. Lamb and Mr. Johnson went over the resolution with the Board.
173

174	MOTION TO:	Approve Resolution 2018-05.
175	MADE BY:	Supervisor Hyatt
176	SECONDED BY:	Supervisor Smith
177	DISCUSSION:	None further
178	RESULT:	Called to Vote: Motion PASSED
179		3/0 - Motion Passed Unanimously

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181 **B. Consider Policy of Compensation for Board Members – Resolution 2018-06**

182
183 Mr. Lamb went over the resolution with the Board. Supervisor Hyatt did not want to receive
184 compensation. Supervisor Smith did not want to receive compensation. Supervisor Harris did not
185 want to receive compensation.
186

187	MOTION TO:	Approve Resolution 2018-06.
188	MADE BY:	Supervisor Hyatt
189	SECONDED BY:	Supervisor Smith
190	DISCUSSION:	None further
191	RESULT:	Called to Vote: Motion PASSED
192		3/0 - Motion Passed Unanimously

193
194 **C. Consider Policy of Reimbursement of District Travel Expenses – Resolution**
195 **2018-07**

196
197 Mr. Lamb and Mr. Johnson went over the resolution with the Board.
198

199	MOTION TO:	Approve Resolution 2018-07.
200	MADE BY:	Supervisor Hyatt
201	SECONDED BY:	Supervisor Smith
202	DISCUSSION:	None further
203	RESULT:	Called to Vote: Motion PASSED
204		3/0 - Motion Passed Unanimously

205
206 **D. Consider Designation of Local Records Officer – Resolution 2018-08**

207
208 Mr. Lamb went over the resolution with the Board. He noted a change because the records office
209 needs to be located in St. Johns County. He suggested the current location for the Interim.

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MOTION TO:	Approve Resolution 2018-08 with the revision to the location as discussed.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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E. Consider District Records Retention Schedule – Resolution 2018-09

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Mr. Lamb went over the resolution with the Board.

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MOTION TO:	Approve Resolution 2018-09.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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F. Consider Fiscal Year 2019 Regular Meeting Schedule and Location – Resolution 2018-10

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Mr. Lamb went over the resolution and meeting schedule with the Board. The regular meetings will be scheduled for the first Monday of every month at 2:00 p.m. at the current location.

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MOTION TO:	Approve Resolution 2018-10.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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G. Consider Landowners' Meeting Date, Time, and Location – Resolution 2018-11

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Mr. Lamb went over the resolution with the Board. He recommended for the Landowners' meeting to be held at the next month's meeting on Monday, October 1, 2018 at 2:00 p.m. at the current location.

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MOTION TO:	Approve Resolution 2018-11.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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H. Consider Proposed FY 2017/2018 Annual Budget & Set Public Hearing – Resolution 2018-12

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I. Consider Proposed FY 2018/2019 Annual Budget & Set Public Hearing – Resolution 2018-13

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Mr. Lamb went over the resolutions with the Board and noted that the date would be November 5, 2018 at 2:00 p.m.

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MOTION TO:	Approve Resolutions 2018-12 and 2018-13.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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J. Consider 2017-2018 Developer Funding Agreement

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K. Consider 2018-2019 Developer Funding Agreement

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Mr. Lamb went over the Funding Agreements with the Board.

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MOTION TO:	Consider a form of the Funding Agreements and authorize the Chair, District Counsel and the Developer to finalize after review.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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287 **L. Set Public Hearing for Uniform Method of Collections – Resolution 2018-14**
288 **M. Consider Rules of Procedure & Setting Public Hearing – Resolution 2018-15**
289

290 Mr. Lamb went over the resolutions with the Board. He recommended holding the hearings at
291 the November 5, 2018 meeting. Mr. Johnson briefly went over the process with the Board.
292

293	MOTION TO:	Approve Resolutions 2018-14 and 2018-15.
294	MADE BY:	Supervisor Hyatt
295	SECONDED BY:	Supervisor Smith
296	DISCUSSION:	None further
297	RESULT:	Called to Vote: Motion PASSED
298		3/0 - Motion Passed Unanimously

299
300 **N. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution**
301 **2018-16**
302

303 Mr. Lamb and Mr. Johnson went over the resolution with the Board.
304

305	MOTION TO:	Approve Resolution 2018-16.
306	MADE BY:	Supervisor Hyatt
307	SECONDED BY:	Supervisor Smith
308	DISCUSSION:	None further
309	RESULT:	Called to Vote: Motion PASSED
310		3/0 - Motion Passed Unanimously

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312 **O. Authorization to Obtain General Liability and Public Officers Insurance – By**
313 **Motion**
314

315 Mr. Lamb went over the cost to obtain general liability and public officers insurance with the
316 Board.
317

318	MOTION TO:	Obtain quotes for general liability and public officers 319 insurance.
320	MADE BY:	Supervisor Hyatt
321	SECONDED BY:	Supervisor Smith
322	DISCUSSION:	None further
323	RESULT:	Called to Vote: Motion PASSED
324		3/0 - Motion Passed Unanimously

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327 **P. Consider Designation of a Qualified Public Depository – Resolution 2018-17**

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329 Mr. Lamb went over the resolution with the Board. He recommended SunTrust Bank.

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MOTION TO: Approve Resolution 2018-17.

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MADE BY: Supervisor Hyatt

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SECONDED BY: Supervisor Smith

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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3/0 - Motion Passed Unanimously

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Q. Authorization of Signatories – Resolution 2018-18

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340 Mr. Lamb went over the resolution with the Board.

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MOTION TO: Approve Resolution 2018-18 subject to the two individual signatories.

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MADE BY: Supervisor Hyatt

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SECONDED BY: Supervisor Smith

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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3/0 - Motion Passed Unanimously

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R. Authorization to Disburse Funds for Expenses – Resolution 2018-19

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352 Mr. Lamb went over the resolution with the Board.

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MOTION TO: Approve Resolution 2018-19.

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MADE BY: Supervisor Hyatt

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SECONDED BY: Supervisor Smith

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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3/0 - Motion Passed Unanimously

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S. Consideration Adoption of Investment Policy – Resolution 2018-20

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363 Mr. Lamb went over the resolution with the Board.

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MOTION TO:	Approve Resolution 2018-20.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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T. Consider Approval of Florida Statewide Mutual Aid Agreement – Resolution 2018-21

Mr. Lamb and Mr. Johnson went over the resolution with the Board.

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MOTION TO:	Approve Resolution 2018-21.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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U. Consider Provisions for Public Comments – Resolution 2018-22

Mr. Lamb and Mr. Johnson went over the resolution with the Board.

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MOTION TO:	Approve Resolution 2018-22.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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V. Consider Authorization of RFP for Auditing Services

Mr. Lamb went over the authorization of RFP for Auditing Services. He also briefly went over the Audit Committee process. All three Board Supervisors decided that they will serve on the Audit Committee.

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MOTION TO:	Appoint Supervisor Hyatt, Supervisor Harris, and Supervisor Smith to serve on the Audit Committee.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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8. PRELIMINARY REPORT PRESENTATION – ASSESSMENT BONDS

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A. Consider Financing Team Funding Agreement

415 Mr. Johnson went over the Financing Team Funding Agreement.
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MOTION TO:	Approve the Financing Team Funding Agreement in substantial form, subject to any comments as received by the Developer’s Counsel.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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B. Consider Master Engineer’s Report

427 Mr. Schafer went over the Master Engineer’s Report with the Board.
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MOTION TO:	Approve the Master Engineer’s Report in substantial form, subject to review by the various professionals.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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C. Consider Master Assessment Methodology Report

439 Mr. Lamb went over the Master Assessment Methodology Report with the Board.
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MOTION TO:	Approve the Master Assessment Methodology Report in substantial form, subject to review by the various professionals.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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D. Consider Declaring Special Assessments – Resolution 2018-23

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Mr. Lamb went over the resolution with the Board. October 1, 2018 will be the date for the hearing. Mr. Johnson went over the process for imposing special assessments.

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MOTION TO:	Approve Resolution 2018-23.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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E. Set Public Hearing for Declaring Special Assessments – Resolution 2018-24

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Mr. Lamb went over the resolution with the Board. This resolution sets the public hearing, which will be October 1, 2018

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MOTION TO:	Approve Resolution 2018-24 with the date as discussed.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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F. Authorizing Issuance of Bonds/Filing of Validation Complaint – Resolution 2018-25

- i. Master Trust Indenture**
- ii. Bond Validation Report**

482 Mr. Dane went over the resolution with the Board. There should be correction from \$20 million
483 dollars to \$26 million dollars. Mr. Dane also went over the Master Trust Indenture and Bond
484 Validation Report. Mr. Dane and Mr. Johnson answered a question regarding landowners and the
485 issuance of the bonds. Mr. Johnson then went over the timeline and process of the hearings.
486

487	MOTION TO:	Approve Resolution 2018-25 with the changes as
488		noted on the record in terms of the amount.
489	MADE BY:	Supervisor Hyatt
490	SECONDED BY:	Supervisor Smith
491	DISCUSSION:	None further
492	RESULT:	Called to Vote: Motion PASSED
493		3/0 - Motion Passed Unanimously

494
495 **G. Consider Bond Anticipate Notes, Series 2018 – Resolution 2018-26**
496 **i. First Supplemental Trust Indenture**
497 **ii. Bond Anticipation Notes Supplemental Special Assessment**
498 **Methodology Report**

499 **H. Consider Note Purchase Agreement**
500

501 Mr. Lamb went over the resolution with the Board. He also went over the Bond Anticipation
502 Notes Supplemental Special Assessment Methodology Report.
503

504	MOTION TO:	Approve the form of the Bond Anticipation Notes
505		Supplemental Special Assessment Methodology
506		Report dated August 30, 2018, in substantial form.
507	MADE BY:	Supervisor Hyatt
508	SECONDED BY:	Supervisor Smith
509	DISCUSSION:	None further
510	RESULT:	Called to Vote: Motion PASSED
511		3/0 - Motion Passed Unanimously

512
513 Mr. Dane went over the First Supplemental Trust Indenture and Note Purchase Agreement.
514

515	MOTION TO:	Approve Resolution 2018-26 in substantial form,
516		including the First Supplemental Trust Indenture and
517		Note Purchase Agreement.
518	MADE BY:	Supervisor Hyatt
519	SECONDED BY:	Supervisor Smith
520	DISCUSSION:	None further
521	RESULT:	Called to Vote: Motion PASSED
522		3/0 - Motion Passed Unanimously

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I. Consider Authorization of Chairman to Accept or Execute Certain Documents – Resolution 2018-27

Mr. Johnson went over the resolution with the Board.

MOTION TO:	Approve Resolution 2018-27.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

J. Other Matters Related to Financing

Mr. Johnson went over a request for RFP for Infrastructure Services. He recommended using various weighted criteria instead of pricing only.

MOTION TO:	Authorize the RFP for Infrastructure Services.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

9. ADMINISTRATIVE MATTERS
A. Request for Working Capital – By Motion

- 10. STAFF REPORTS**
- A. District Counsel**
- B. District Engineer**
- C. District Manager**

11. BOARD MEMBERS’ COMMENTS

There were no Board member comments.

565 **12. PUBLIC COMMENTS**

566

567 There were no public comments.

568

569

570 **13. ADJOURNMENT**

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572

MOTION TO: Adjourn.

573

MADE BY: Supervisor Hyatt

574

SECONDED BY: Supervisor Smith

575

DISCUSSION: None further

576

RESULT: Called to Vote: Motion PASSED

577

3/0 - Motion Passed Unanimously

578

579

DRAFT

580 *Please note the entire meeting is available on disc.

581

582 *These minutes were done in summary format.

583

584 *Each person who decides to appeal any decision made by the Board with respect to any matter
585 considered at the meeting is advised that person may need to ensure that a verbatim record of
586 the proceedings is made, including the testimony and evidence upon which such appeal is to be
587 based.

588

589 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
590 **noticed meeting held on _____.**

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594 _____
Signature

Signature

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597 _____
Printed Name

Printed Name

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599 **Title:**

Title:

600 **Secretary**

Chairman

601 **Assistant Secretary**

Vice Chairman

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Recorded by Records Administrator

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Signature

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Date

