

**GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

February 6, 2020 Minutes of Special Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Grand Oaks Community Development District was held on **Tuesday, February 6, 2020 at 2:00 p.m.** at The Smith Ranch located at 4185 State Road 16, St. Augustine, FL 32092.

1. CALL TO ORDER

Eric Davidson called the Regular Meeting of the Board of Supervisors of the Grand Oaks Community Development District to order on **Tuesday, February 6, 2020 at 2:10 p.m.**

Board Members Present and Constituting a Quorum:

Keith Hyatt	Chair
Dennis Smith	Vice Chair
Marc Harris	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Sarah Warren	District Counsel, Hopping Green & Sams	<i>via conference call</i>
Bill Schaefer	District Engineer, Dominion Engineering Group	
John Bailey	Landowners Counsel	

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Preliminary Supplemental Engineer's Report

Mr. Schaefer reviewed the report with the Board. Ms. Warren asked for the record to confirm if costs outlined for the assessment area are reasonable and proper. Mr. Schaefer answered yes. There is also a 10% contingency built in, in case the market changes.

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MOTION TO:	Approve the Preliminary Supplemental Engineer’s Report in substantial form.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Consideration of Preliminary Second Supplemental Assessment Report – Series 2020 Bonds (Assessment Area 2)

Mr. Lamb went over the report with the Board. It is specific to Assessment Area 2.

The full discussion is available on audio recording.

Ms. Warren clarified that this is consistent with the Master Assessment Methodology Report that was previously adopted, so a public hearing is not necessary for the Second Supplemental Assessment Report.

MOTION TO:	Approve the Preliminary Second Supplemental Assessment Report for the Series 2020 Bonds, Assessment Area 2, in substantial form.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. Consideration of Resolution 2020-01; Delegated Bond Award – Series 2020 Bonds (Assessment Area 2)

- i. Third Supplemental Trust Indenture**
- ii. Bond Purchase Contract**
- iii. Preliminary Limited Offering Memorandum**
- iv. Continuing Disclosure Agreement**

Mr. Lamb and Ms. Warren reviewed the resolution and accompanying exhibits with the Board. The resolution authorizes the underwriter to market bonds with a not-to-exceed of \$17 million. Supervisor Hyatt asked about comments for changes. Mr. Lamb went over that it is in substantial form, but there are more changes expected before the time it goes out to market. The Chair will have the authority to sign for bonds, and there are caps on interest rates. Ms. Warren and Mr. Lamb further clarified the process and timeline. The Board set a public hearing and meeting date of Wednesday, March 25, 2020 at 1:00 p.m.

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MOTION TO:	Approve Resolution 2020-01 as described.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Hyatt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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D. Ratification of Donation of School Parcel

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The Board reviewed the ratification of the donation of the school parcel.

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MOTION TO:	Ratify the donation of the school parcel.
MADE BY:	Supervisor Harris
SECONDED BY:	Supervisor Hyatt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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E. Authorization of RFP for Assessment Area 2 Construction

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The Board discussed authorizing an RFP for Assessment Area 2 construction.

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MOTION TO:	Authorize staff to move forward with the RFP for Assessment Area 2 construction.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Hyatt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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F. Consideration of Resolution 2020-02; Setting Public Hearing on Amended & Restated Rules of Procedure

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The Board reviewed the resolution. The hearing date will be set for March 25, 2020 at 1:00 p.m. at the same location.

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MOTION TO:	Approve Resolution 2020-02.
MADE BY:	Supervisor Harris
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

G. Consideration of Management/Assessment Consultant Agreement

Ms. Warren went over the agreement and stated that review has been done.

MOTION TO:	Ratify the execution of the Management/Assessment Consultant Agreement.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

H. General Matters of the District

Mr. Bailey asked about platting Assessment Area 1. Mr. Schaefer and Mr. Lamb answered.

4. CONSENT AGENDA

- A. Consideration of Board of Supervisors Audit Committee Meeting, Public Hearing, and Regular Meeting Minutes August 27, 2019**
- B. Consideration of Board of Supervisors Audit Committee Meeting and Special Meeting Minutes September 10, 2019**
- C. Consideration of Operations and Maintenance Expenditures August – September 2019**
- D. Consideration of Operations and Maintenance Expenditures October – December 2019**
- E. Review of Financial Statements Month Ending December 31, 2019**

The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

5. VENDOR/STAFF REPORTS

A. District Engineer

Mr. Schaefer provided a brief site development update for the Board.

B. District Counsel

There were no additional reports from Counsel at this time.

C. District Manager

Mr. Lamb said he will follow up on Assessment Area 1 and coordinate with Ms. Warren and Mr. Bailey as they move forward on the next bond issue.

6. SUPERVISOR REQUESTS

There were no supervisor requests.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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

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207 *These minutes were done in summary format.

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

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214 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
215 noticed meeting held on June 09, 2020.

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Brian Lamb

Signature

Signature

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Brian Lamb

Printed Name

Printed Name

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Title:

Title:

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Secretary

Chairman

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Assistant Secretary

Vice Chairman

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Recorded by Records Administrator

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Brittany Crutchfield

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Signature

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June 10, 2020

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Date

Grand Oaks Community Development District

SEAL

Established August 24, 2018
St. Johns County, Florida

Official District Seal