

**GRAND OAKS
COMMUNITY DEVELOPMENT DISTRICT**

November 5, 2018 Minutes of Public Hearings and Regular Meeting

Minutes of the Public Hearings and Regular Meeting

The Public Hearings and Regular Meeting of the Board of Supervisors for the Grand Oaks Community Development District was held on **Thursday, November 5, 2018 at 2:00 p.m.** at The Smith Ranch located at 4185 State Road 16, St. Augustine, FL 32092.

CONTINUED REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER

Brian Lamb called the Public Hearings and Regular Meeting of the Board of Supervisors of the Grand Oaks Community Development District to order on **Wednesday, November 5, 2018 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Keith Hyatt	Chair	
Dennis Smith	Vice Chair	
Marc Harris	Supervisor	
Dail Taylor	Supervisor	<i>via conference call</i>

Staff Members Present:

Brian Lamb	Meritus
Tricia Victory	Meritus
Sarah Warren	District 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. OATH OF OFFICE

Mr. Lamb noted that the Supervisors have all recited and signed their Oath of Office.

4. VENDOR/STAFF REPORTS

A. District Counsel

Ms. Warren stated that she did not have anything to report at this time.

B. District Manager

C. District Engineer

49 **RECESS TO PUBLIC HEARINGS**

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51 **5. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2017/2018 & 2018/2019**
52 **BUDGETS**

53 **A. Open the Public Hearing on Proposed Fiscal Year 2017/2018 & 2018/2019**
54 **Budgets**

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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B. Staff Presentations

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65 Mr. Lamb went over the budgets with the Board.

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67 *The full discussion is available on audio recording.*

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C. Public Comments

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71 There were no members of the general public present at the hearing.

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73 **D. Consideration of Resolution 2019-05; Adopting Fiscal Year 2017/2018 Budget**

74 **E. Consideration of Resolution 2019-06; Adopting Fiscal Year 2018/2019 Budget**

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76 Mr. Lamb went over the resolutions with the Board.

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MOTION TO:	Approve Resolution 2019-05 and Resolution 2019-06.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Hyatt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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6. PUBLIC HEARING OF ADOPTING UNIFORM METHOD OF COLLECTIONS

A. Open the Public Hearing on Uniform Method of Collections

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Staff Presentations

Mr. Lamb went over the uniform method of collections with the Board.

C. Public Comments

There were no members of the general public present at the hearing.

D. Consideration of Resolution 2019-07; Adopting Uniform Method of Collections

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-07.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Hyatt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

7. PUBLIC HEARING ON ADOPTING DISTRICT RULES OF PROCEDURE

A. Open the Public Hearing on Adopting District Rules of Procedure

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

128 **B. Staff Presentations**

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130 Mr. Lamb briefly went over the District rules of procedure.

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132 **C. Public Comments**

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134 There were no members of the general public present at the hearing.

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136 **D. Consideration of Resolution 2019-08; Adopting District Rules of Procedure**

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138 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2019-08.
MADE BY:	Supervisor Harris
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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147 **E. Close the Public Hearings on Proposed Fiscal Year 2017/2018 & 2018/2019**
148 **Budgets, Adopting Uniform Method of Collections, and Adopting District Rules of**
149 **Procedure**

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MOTION TO:	Close the public hearings.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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159 ***RETURN TO REGULAR MEETING***

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161 **8. BUSINESS ITEMS**

162 **A. Appointment of Audit Committee**

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164 Mr. Lamb briefly went over the Audit Committee process with the Board.

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MOTION TO:	Appoint the Board as the Audit Committee.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Hyatt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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B. Consideration of Construction Funding Agreement

176 Mr. Lamb and Ms. Warren went over Construction Funding Agreement with the Board. The
177 Board asked for Ms. Warren to make a change to the designation under landowner.

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The full discussion is available on audio recording.

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MOTION TO:	Approve the Construction Funding Agreement in substantial form, allowing for the changes discussed and authorizing the Chair to sign.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Hyatt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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C. Consideration of Construction Management Agreement

192 Ms. Warren went over the Construction Management Agreement with the Board. The Board
193 asked for clarification on the fees.

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The full discussion is available on audio recording.

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MOTION TO:	Approve the Construction Management Agreement in substantial form, subject to the review and approval of the landowner and the development team.
MADE BY:	Supervisor Hyatt
SECONDED BY:	Supervisor Harris
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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D. General Matters of the District

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9. CONSENT AGENDA ITEMS

- A. Consideration of Landowner Election, Public Hearings & Regular Meeting Minutes October 1, 2018**
- B. Consideration of Continued Public Hearings & Regular Meeting Minutes October 18, 2018**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Harris
SECONDED BY:	Supervisor Hyatt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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10. SUPERVISOR REQUESTS

There were no supervisor requests.

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11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

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12. ADJOURNMENT/CONTINUATION

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Hyatt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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

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247 *These minutes were done in summary format.

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

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254 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
255 noticed meeting held on 01-22-19.

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259 Signature

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262 Printed Name

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264 Title:

265 Secretary

266 Assistant Secretary

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Signature

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

Signature

Date

Grand Oaks Community Development District

SEAL

Established August 24, 2018
St. Johns County, Florida

Official District Seal