

MINUTES OF MEETING

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Thursday, February 8, 2018 at 11:30 a.m.

The Offices of Highland Homes

3020 South Florida Avenue, Suite 101,

Lakeland Florida 33803

Board Members present at roll call:

Lee Saunders	Board Member
Joel Adams	Board Member
Brian Walsh	Board Member
Jeff Shenenfield	Board Member

Also Present:

Roy Van Wyk	Hopping Green & Sams
Jane Gaarlandt	Fishkind & Associates, Inc.
Kevin Plenzler	Fishkind & Associates, Inc.
Milton Andrade	Highland Homes
Todd Amaden	Landmark Engineering (via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at approximately 11:30 a.m. The Board Members and staff in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the December 19, 2017 Landowners' and Reorganizational Board of Supervisors' Meetings, and the January 5, 2018 Continued Meeting

The Board reviewed the minutes of the December 19, 2017 Landowners' and Reorganizational Board of Supervisors' Meetings, and the January 5, 2018 Continued Meeting.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board Approved the minutes of the December 19, 2017 Landowners' and Reorganizational Board of Supervisors' Meetings, and the January 5, 2018 Continued Meeting.

FOURTH ORDER OF BUSINESS

Public Hearing of the Imposition of Special Assessments

- a) Public Comments and Testimony**
- b) Board Comments**
- c) Consideration of Resolution 2018-18, Levying Special Assessments**

Ms. Gaarlandt requested a motion to open the public hearing.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board opened the Public Hearing.

Mr. Van Wyk asked Ms. Gaarlandt to confirm that notice was provided to the Landowner by mailed notice and publication in the newspaper. Ms. Gaarlandt confirmed that notice was provided.

Mr. Van Wyk mentioned that at the last meeting Mr. Amaden presented his Engineer's Report. Mr. Van Wyk asked Mr. Amaden if there were any changes or modifications to the Engineer's Report since that time. Mr. Amaden stated that there have not been any changes to the Engineer's Report. Mr. Van Wyk asked Mr. Amaden if it is still his opinion that the project can be built as identified in the Improvement Plan and Mr. Amaden answered that it can. Mr. Van Wyk asked Mr. Amaden if it is also his opinion that the costs set forth in the Engineer's Report are reasonable for the types of improvements that are being constructed in the District. Mr. Amaden responded that is his opinion. Mr. Van Wyk called for any questions related to the Engineer's Report. There were no questions regarding the Engineer's Report.

Mr. Van Wyk asked Mr. Plenzler to outline the Assessment Methodology Report for the Board. Mr. Plenzler explained that the Master Assessment Methodology Report outlines

the estimated maximum assessment securing the payment of Bonds to be used by the District to fund the Capital Improvements benefitting the land within the District. He noted that Table 1 outlines the District's Land Use Plan. There is a total of 461 lots planned for the District in three phases. The Capital Improvement costs for each of the phases is outlined in Table 2. The District Engineer estimates that it will take approximately \$6,000,000.00 in Capital Improvements associated with Phase 1, an estimated \$6,700,000.00 to develop Phase 2, and \$6,800,000.00 to develop Phase 3. Table 3 outlines the estimated Bond details. It is estimated that it will take as much as \$7,000,000.00 in Bond principal to fund the Phase 1 improvements, \$7,700,000.00 in Bond Principal to fund the Phase 2 improvements, and \$7,810,000.00 in Bond Principal to fund the Phase 3 improvements. Table 4 outlines the maximum Bond Par and annual assessments for the lots planned for the District. Phase 1 lot assessments will not exceed \$51,852.00 in Principal and \$3,373.04 in annual assessments per unit; Phase 2 lots will not exceed \$48,125.00 in Principal and \$3,130.60 in annual assessments per lot; and Phase 3 will not exceed \$47,048.19 in Principal and \$3,060.55 in annual assessments. Mr. Plenzler stated that he believes the assessments to be reasonable and equitably allocated and that the benefit received by the property owners from the District's CIP will exceed the cost of the assessments. There were no questions regarding the assessment methodology. Mr. Van Wyk reviewed Resolution 2018-18 and asked for any questions on the resolution. Mr. Adams asked if this was just an authorization to levy assessments but not the levy itself. Mr. Van Wyk stated that the District will be levying assessments but not certifying for collection. Mr. Van Wyk explained that Table 4 of the Methodology depicts the maximum amount of lien that could be collected on the parcels and that would be the cost of the entire project but as the District issues each series of bonds, the District will determine the exact amount of the Bonds that will be issued and the amount collected will be adjusted to reflect a portion of the improvements that are constructed.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board adopted Resolution 2018-18, Levying Special Assessments.

Ms. Gaarlandt requested a motion to close the public hearing.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board closed the Public Hearing.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-19, Re-appointing Secretary

Ms. Gaarlandt explained that this resolution is to re-appoint a Secretary which the Board approved by motion at the previous meeting. The resolution would affirm Ms. Gaarlandt as the Secretary replacing Mr. MacLaren, who is no longer working at the District Manager's Office.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board approved Resolution 2018-19, Re-appointing Secretary.

SIXTH ORDER OF BUSINESS

**Consideration of Retainer Letter
and an Amended and Restated
Attorney Fee Agreement**

Mr. Van Wyk stated that his law firm was retained in 2014 when they originally did the establishment of the District for the previous owners of the property. This is an update of the current fees and he noted that his hourly fee is \$5 less than the current contract for Mr. Johnson, who was representing the District earlier on. Mr. Van Wyk also provided a not-to-exceed flat fee for the Bond issuance of \$43,000.00, which is the same number used for Town Park. Both the Bond validation costs and Bond issuance costs can be funded out of Bond proceeds. Mr. Adams asked if the amount included the bond validation and Mr. Van Wyk clarified that the \$43,000.00 is for the Bond issuance and not the validation both of which can be paid out of the closing proceeds.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board approved the Amended and Restated Attorney Fee Agreement.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal for
General Liability and Public
Officers Insurance**

Ms. Gaarlandt explained that the Board previously authorized District staff to seek General Liability and Public Officers Insurance. She noted that typically staff would get a couple of quotes but the District is very limited in the companies that provide this service to the Districts. Florida Insurance Alliance is providing insurance for most of the Fishkind's Districts and their pricing is very fair. Mr. Adams asked if this was the actual proposal and Ms. Gaarlandt stated that this is the actual cost and it is prorated for the remainder of the year.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board approved the proposal for General Liability and Public Officers Insurance.

EIGHTH ORDER OF BUSINESS

Staff Reports

District Counsel – Mr. Van Wyk explained the Bond Validation Hearing is set for March 2, 2018 at 2:30 p.m. He will send a calendar invite to Mr. Saunders. It is set for 30 minutes with Judge Combee.

Mr. Van Wyk is working with Assistant State Attorney Avalon, who Mr. Plenzler and he had the pleasure of meeting with not too long ago. He noted that he expects to have the Joint Stipulation to her in the next week.

District Engineer – No Report

District Manager – No Report

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no Supervisor requests or audience comments.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Gaarlandt requested a motion to adjourn.

ON MOTION by Mr. Saunders, seconded by Mr. Adams, with all in favor, the January 8, 2018 Board of Supervisor's Meeting for the Lakeside Preserve Community Development District was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman