

PALM BAY
COMMUNITY DEVELOPMENT
DISTRICT

REGULAR MEETING
AGENDA

October 12, 2017

Palm Bay Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-Free (877) 276-0889

October 2, 2017

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

Board of Supervisors
Palm Bay Community Development District

Dear Board Members:

A Regular Meeting of the Palm Bay Community Development District's Board of Supervisors will be held on Thursday, October 12, 2017 at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Update: Virtual Guard Entry System Installation
4. Update: New Dock Project
5. Consideration of Rescheduling April 12, 2018 Meeting Date
 - A. April 5, 2018 at 9:00 A.M.
 - B. April 26, 2018 at 9:00 A.M.
6. Consideration of Resolution 2018-01, Amending the General Fund Portion of the Budget for Fiscal Year 2017; and Providing for an Effective Date
7. Approval of Unaudited Financial Statements as of August 31, 2017
8. Approval of July 13, 2017 Public Hearings and Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. NEXT MEETING DATE: January 11, 2018 at 9:00 A.M.

9. Supervisors' Requests

10. Adjournment

Should you have any questions, 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

RESOLUTION 2018-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE PALM BAY COMMUNITY DEVELOPMENT
DISTRICT AMENDING THE GENERAL FUND
PORTION OF THE BUDGET FOR FISCAL YEAR 2017;
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Board of Supervisors (hereinafter referred to as the “Board”) of the Palm Bay Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2017; and

WHEREAS, the Board desires to amend the General Fund portion of the budget previously approved for the Fiscal Year 2017.

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

Section 1. The Fiscal Year 2017 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2017 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this ____ day of _____, 2017

Secretary/Assistant Secretary

Chair/Vice Chair

EXHIBIT “A”

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2017
PREPARED OCTOBER 5, 2017**

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2017
PREPARED OCTOBER 5, 2017**

	Actual Through 8/31/2017	Estimated Through 9/30/2017	Total Actual & Estimated	FY '17 Original Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY '17 Final Budget
REVENUES							
Assessments	\$158,621	\$ -	\$158,621	\$157,663	\$ (958)	\$ 958	\$158,621
Interest & miscellaneous	51	-	51	250	199	(199)	51
Total revenues	158,672	-	158,672	157,913	(759)	759	158,672
EXPENDITURES							
Professional							
Supervisors	3,014	-	3,014	5,383	2,369	(2,369)	3,014
Management	16,991	1,545	18,536	18,536	-	-	18,536
Audit	7,200	-	7,200	7,200	-	-	7,200
Legal	332	-	332	500	168	(168)	332
Postage	298	5	303	425	122	(122)	303
Meeting room	642	-	642	1,000	358	(358)	642
Insurance	6,406	-	6,406	6,500	94	(94)	6,406
Printing and binding	458	42	500	500	-	-	500
Legal advertising	3,025	-	3,025	1,500	(1,525)	1,525	3,025
Other current charges	936	-	936	750	(186)	186	936
Annual district filing fee	175	-	175	175	-	-	175
Website	615	-	615	500	(115)	115	615
Tax bills	1,391	-	1,391	1,881	490	(490)	1,391
Total professional	41,483	1,592	43,075	44,850	1,775	(1,775)	43,075
Parks & recreation							
Boat lift repair and maintenance	7,338	-	7,338	7,500	162	(162)	7,338
Lake maintenance	2,075	-	2,075	2,000	(75)	75	2,075
Capital outlay - dock	6,968	-	6,968	-	(6,968)	6,968	6,968
Total parks & recreation	16,381	-	16,381	9,500	(6,881)	6,881	16,381
Access control							
Telephone - gate	1,719	160	1,879	1,700	(179)	179	1,879
Insurance - property & causality	2,389	-	2,389	2,500	111	(111)	2,389
Repairs & maintenance - gate	7,286	-	7,286	2,500	(4,786)	4,786	7,286
Landscape maintenance	10,940	970	11,910	15,000	3,090	(3,090)	11,910
Contingency	-	-	-	8,441	8,441	10,500	18,941
Capital outlay	62,500	-	62,500	5,000	(57,500)	57,500	62,500
Capital outlay entry	22,222	-	22,222	-	(22,222)	22,222	22,222
Total access control	107,056	1,130	108,186	35,141	(73,045)	91,986	127,127

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2017
PREPARED OCTOBER 5, 2017**

	Actual Through 8/31/2017	Estimated Through 9/30/2017	Total Actual & Estimated	FY '17 Original Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY '17 Final Budget
Roadway/signage/street lighting							
Electric utility service	12,727	1,291	14,018	10,000	(4,018)	4,018	14,018
Repairs and maintenance	1,350	-	1,350	3,000	1,650	(1,650)	1,350
Capital outlay	10,800	-	10,800	50,000	39,200	(39,200)	10,800
Total roadway/signage/street lighting	<u>24,877</u>	<u>1,291</u>	<u>26,168</u>	<u>63,000</u>	<u>36,832</u>	<u>(36,832)</u>	<u>26,168</u>
Other fees & charges							
Property appraiser	-	1,807	1,807	1,807	-	-	1,807
Tax collector	3,172	443	3,615	3,615	-	-	3,615
Total other fees & charges	<u>3,172</u>	<u>2,250</u>	<u>5,422</u>	<u>5,422</u>	<u>-</u>	<u>-</u>	<u>5,422</u>
Total expenditures	<u>192,969</u>	<u>6,263</u>	<u>199,232</u>	<u>157,913</u>	<u>(41,319)</u>	<u>60,260</u>	<u>218,173</u>
Excess/(deficiency) of revenues over/(under) expenditures	(34,297)	(6,263)	(40,560)	-	40,560	(59,501)	(59,501)
Fund balances - beginning	99,764	-	99,764	40,179	(59,585)	59,585	99,764
Fund balances - ending	<u>\$ 65,467</u>	<u>\$ (6,263)</u>	<u>\$ 59,204</u>	<u>\$ 40,179</u>	<u>\$(19,025)</u>	<u>\$ 84</u>	<u>\$ 40,263</u>

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2017**

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2017**

	Major Funds	Total
	General	Governmental Funds
ASSETS		
Cash	\$ 72,423	\$ 72,423
Investments	464	464
Accounts receivable	250	250
Teco Deposit	430	430
Total assets	\$ 73,567	\$ 73,567
 LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 5,400	\$ 5,400
Lease deposit refundable	2,700	2,700
Total liabilities	8,100	8,100
 Fund Balances:		
Unassigned	65,467	65,467
Total fund balances	65,467	65,467
Total liabilities and fund balance	\$ 73,567	\$ 73,567

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ 158,621	\$ 157,663	101%
Interest & miscellaneous	3	51	250	20%
Total revenues	<u>3</u>	<u>158,672</u>	<u>157,913</u>	100%
EXPENDITURES				
Professional				
Supervisors	-	3,014	5,383	56%
Management	1,544	16,991	18,536	92%
Audit	-	7,200	7,200	100%
Legal	-	332	500	66%
Postage	7	298	425	70%
Meeting room	-	642	1,000	64%
Insurance	-	6,406	6,500	99%
Printing and binding	42	458	500	92%
Legal advertising	-	3,025	1,500	202%
Other current charges	77	936	750	125%
Annual district filing fee	-	175	175	100%
Website	-	615	500	123%
Tax bills	-	1,391	1,881	74%
Total professional	<u>1,670</u>	<u>41,483</u>	<u>44,850</u>	92%
Parks & recreation				
Boat lift repair and maintenance	750	7,338	7,500	98%
Lake maintenance	205	2,075	2,000	104%
Capital outlay - dock	-	6,968	-	N/A
Total parks & recreation	<u>955</u>	<u>16,381</u>	<u>9,500</u>	172%
Access control				
Telephone - gate	159	1,719	1,700	101%
Insurance - property & causality	-	2,389	2,500	96%
Repairs & maintenance - gate	1,488	7,286	2,500	291%
Landscape maintenance	985	10,940	15,000	73%
Contingency	-	-	8,441	0%
Capital outlay	-	62,500	5,000	0%
Capital outlay entry	22,222	22,222	-	0%
Total access control	<u>24,854</u>	<u>107,056</u>	<u>35,141</u>	305%
Roadway/signage/street lighting				
Electric utility service	1,336	12,727	10,000	127%
Repairs and maintenance	135	1,350	3,000	45%
Capital outlay	-	10,800	50,000	22%
Total roadway/signage/street lighting	<u>1,471</u>	<u>24,877</u>	<u>63,000</u>	39%

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2017**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser	-	-	1,807	0%
Tax collector	-	3,172	3,615	88%
Total other fees & charges	-	3,172	5,422	59%
Total expenditures	28,950	192,969	157,913	122%
Excess/(deficiency) of revenues over/(under) expenditures	(28,947)	(34,297)	-	
Fund balances - beginning	94,414	99,764	40,179	
Fund balances - ending	<u>\$ 65,467</u>	<u>\$ 65,467</u>	<u>\$ 40,179</u>	

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPRIETARY FUND
STATEMENT OF NET POSITION
AUGUST 31, 2017**

ASSETS

Current assets:

Cash - SunTrust *	\$ 147,120
Accounts receivable - (net of allowances for uncollectible)	13,180
Due from severn trent	<u>131</u>
Total current assets	<u>160,431</u>

Noncurrent assets:

Utility plant and improvements	171,505
Less accumulated depreciation	<u>(171,505)</u>
Total capital assets, net of accumulated depreciation	<u>-</u>
Total noncurrent assets	<u>-</u>
Total assets	<u>160,431</u>

LIABILITIES

Current liabilities:

Customer deposits payable	<u>8,395</u>
Total liabilities	<u>8,395</u>

NET POSITION

Unrestricted	<u>152,036</u>
Total net position	<u><u>\$ 152,036</u></u>

**PALM BAY
COMMUNITY DEVELOPMENT DISTRICT
PROPRIETARY FUND
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
FOR THE PERIOD ENDED AUGUST 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ -	\$ 15,937	\$ 15,850	101%
Charges for sales and services:				
Water & sewer	8,628	114,123	110,000	104%
Interest	5	55	10	550%
Total operating revenues	<u>8,633</u>	<u>130,115</u>	<u>125,860</u>	103%
OPERATING EXPENSES				
Water & sewer - county	8,898	88,759	95,767	93%
Maintenance costs	11,551	28,817	15,000	192%
Other current charges	78	866	850	102%
Total operating expenses	<u>20,527</u>	<u>118,442</u>	<u>111,617</u>	106%
Operating income	<u>(11,894)</u>	<u>11,673</u>	<u>14,243</u>	82%
NONOPERATING REVENUES/(EXPENSES)				
Property appraiser	-	-	(238)	N/A
Tax collector	-	(319)	(317)	N/A
Total nonoperating revenues/(expenses)	<u>-</u>	<u>(319)</u>	<u>(555)</u>	N/A
Change in net position	(11,894)	11,354	13,688	
Total net position - beginning	163,930	140,682	127,457	
Total net position - ending	<u>\$ 152,036</u>	<u>\$ 152,036</u>	<u>\$ 141,145</u>	

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**MINUTES OF MEETING
PALM BAY
COMMUNITY DEVELOPMENT DISTRICT**

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Public Hearings and a Regular Meeting of the Palm Bay Community Development District's Board of Supervisors were held on **Thursday, July 13, 2017 at 9:00 a.m.**, at the **Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677.**

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Present and constituting a quorum were:

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Rob Bergman	Chair
Joe Aschenbrenner	Vice Chair
Gary Miller	Assistant Secretary
Win Williamson	Assistant Secretary

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Also present:

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Chuck Adams	District Manager
Darrell Crawford	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:04 a.m. Supervisors Bergman, Aschenbrenner, Miller and Williamson were present, in person. Supervisor Turner was not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Public Hearing to Hear Public Comment and Objections on the Adoption of Rate Study Amendment #4 to Chapter I of the Rules of Procedure Relating to the Water & Sewer Fees and Charges and Delinquent Bills Pursuant to Sections 120.54, 190.012 and 190.035, Florida Statutes

A. Affidavits of Publication

- 42 • Notice of Rule Development
- 43 • Notice of Rule Making for a Rate Setting

44 Mr. Adams presented the affidavits of publication for today’s Public Hearing.

45 **B. Consideration of Resolution 2017-5, Adopting Rate Study Amendment #4 to**
46 **Chapter I of the Rules of Procedure Relating to the Water & Sewer Fees and**
47 **Charges and Delinquent Bills; Providing a Severability Clause; and Providing an**
48 **Effective Date**

49 Mr. Adams presented Resolution 2017-5. He highlighted the rate study and the
50 percentage decreases in user rate fees in the “Proposed New Fee Structure.” Since the District
51 possessed surplus revenue in the Enterprise Fund, it could give back with rate reductions.
52 Regarding irrigation rates, due to this year’s drought, the June 1 billing, for May usage, indicated
53 that irrigation revenues would be at 90% at the end of May, well above the pro-rata 75%.
54 Another aspect of the amendment was related to the true-up on how the tiers were set, which
55 created issues with Severn Trent’s software program; the adjustment makes their calculations
56 easier. Lastly, the delinquency language was changed to 20 days from the date of the bill,
57 ensuring clarity and consistency as to when a bill became delinquent. Other changes included
58 the billing office move from Florida to Houston, a digital deposit system would be established to
59 facilitate collections, providing EZ-pay capability to all residents and enabling seasonal residents
60 to run a balance on their accounts. In response to a question, Mr. Adams confirmed that the last
61 two years of the rate study was the sample. Regarding whether residents would receive a
62 discount, Mr. Adams stated that there would be a reduction in the base rate from \$6.21 to \$4.77,
63 per 1,000 gallons, and the next tier would be reduced to \$6.01 from \$7.16. A Board Member
64 asked for the percentage of property owners that utilized over 15,000 gallons of water. Mr.
65 Adams was unsure but the average monthly bill was \$130, whereas, the base should be \$107.35.

66 ******Mr. Adams opened the Public Hearing.******

67 Mr. Darrell Crawford, a resident, stated that he was pleased with the changes in billing
68 and looked forward to the property owners reaping the benefits.

69 ******Mr. Adams closed the Public Hearing.******

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On MOTION by Mr. Miller and seconded by Mr. Aschenbrenner, with all in favor, Resolution 2017-5, Adopting Rate Study Amendment #4 to Chapter I of the Rules of Procedure Relating to Relating to the Water & Sewer Fees and Charges and Delinquent Bills; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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FOURTH ORDER OF BUSINESS

Update: Brick Paver Project

Mr. Bergman stated that, although the paver project was completed, he noticed a dozen or so cracked pavers that should be replaced. The contractor presented a proposal to power wash, clean, sand and seal the pavers, at a 10% discount. Mr. Bergman would ask for replacement of the cracked pavers to be included in the maintenance program. In response to a question regarding the price, Mr. Bergman stated that, with the 10% discount, the cost would be \$10,800. In response to Board Member’s questions, Mr. Adams confirmed that the initial sealing of the pavers was the most expensive and maintenance was required every three to five years. Mr. Bergman was pleased that the contract stipulated that cracked or broken pavers would be replaced within the first year. A Board Member asked whether funds were budgeted for paver maintenance. Mr. Adams stated that sufficient fund balance was available.

FIFTH ORDER OF BUSINESS

Update: New Dock Project

Mr. Adams stated that the deposit was paid and an architect was assigned; however, he had not heard from Mr. Turner, of J Foster Consulting.

SIXTH ORDER OF BUSINESS

Discussion/Consideration: Entry Gate Technology Upgrades

Mr. Aschenbrenner recently met with representatives from Envera Systems (Envera). The security system would be costly, similar to the dock and the marina but could be scaled out with additional phases. The security system would replace the old entry system, which was outdated and substandard. A Virtual Guard Service (VGS) was previously retrofitted at the Hillsboro Gate. The proposal included an aerial view of the neighborhood, a kiosk for the keypad and a pole with high definition (HD) cameras aimed at the entrance and exit gates, which would be monitored, around-the-clock, by virtual guards in Sarasota. It also included a stacking

108 camera, on the roof, and a license plate camera and scanner, positioned in the bushes. Every
109 homeowner would receive a windshield sticker to enter and exit and mobile apps, with unique
110 system identifiers, would also be distributed. Service contractors, nannies or frequent guests
111 could be placed on a permanent list, which would record driver licenses and grant access. One
112 of the most impressive aspects of the VGS was that, if an incident arose, still photos and videos
113 could be sent to law enforcement, within minutes. The proposal also contained options, such as
114 two LED barrier arms and keyfobs. Discussion ensued regarding the new technology, the old
115 security system and pricing. Mr. Adams stated that eliminating the two LED barrier arms would
116 reduce the initial investment from \$47,557.02 to \$33,000 and the annual, recurring fees would be
117 \$25,000.

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On MOTION by Mr. Bergman and seconded by Mr. Williamson, with all in favor, the Envera Systems proposal for entry gate technology upgrades, in a not-to-exceed capital investment amount of of \$45,000, with recurring annual charges not-to-exceed \$25,000, and granting the Chair flexibility to finalize negotiations and make technological changes, based on today’s conversation, were approved.

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SEVENTH ORDER OF BUSINESS

Discussion: Boat Club Assets Potential Turn Over to the CDD

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Mr. Adams stated that each Board Member had a boat slip but the Boat Club owned the main walkway and asked if they owned the slips or leased them from the Boat Club. Mr. Miller stated that there was confusion with regard to the fees. Mr. Adams stated that it was necessary to first determine who was in charge and then reach a consensus that there was a need for turn over to the District. The concern was with the costs, public safety liability, insurance requirements and budgeting, if the District undertook a new asset in the marina. Although this item could not be included in the Fiscal Year 2017 budget, now was a good time to consider logistics and timing of the transfer for incorporation into Fiscal Year 2018 budget. Mr. Miller stated that the Boat Club was part of the attraction to the neighborhood and a big reason why a lot of people resided in the District. Mr. Adams stated that, if the Board wanted, the middle gangway could be opened to general public access. Discussion ensued regarding the costs, safety concerns, HOA bylaws and funding sources. Mr. Miller asked Management for guidance, once a consensus was

143 reached. Mr. Adams would also confer with District Counsel, if necessary; however, it would be
144 best to determine the guidelines and details of the transaction, prior to presentation to District
145 Counsel, to save on legal fees.

146 Mr. Williamson stated that a concerned resident forwarded an email regarding the
147 condition of the sidewalks. Upon inspection and photographing the sidewalks, which fell under
148 the “Roads,” he noted numerous cracked, and a few broken and lifted sidewalks, which were a
149 tripping hazard. Although some were more severe than others, he felt that the sidewalk issue
150 should be addressed. Mr. Adams stated that, generally, lifts over a ½” are deemed a trip hazard
151 and should be addressed, which coincides with Americans with Disabilities Act (ADA) codes.
152 Lifts of up to about 1½” to 2” could be ground, which was less costly than repairing an entire
153 panel. The consensus was, if a sidewalk had not lifted, it was left alone. Mr. Williamson asked
154 if a lifted sidewalk with an adjacent oak tree could be ground. Mr. Adams stated that, if it was
155 evident that the tree was encroaching underneath, the sidewalk would need to be ground and the
156 tree roots would be trimmed with a buzz saw. Mr. Williamson would obtain an estimate.

157 Mr. Aschenbrenner stated that the lights at the main gates were out and another was out
158 on Hatteras. Mr. Williamson stated that Tampa Electric Company (TECO) was contacted
159 regarding the outages but had not responded. In response to a question regarding whether there
160 was a fee for TECO to make the repairs, Mr. Adams stated that the District currently had lease,
161 power and maintenance agreements with TECO. Mr. Miller would contact TECO.

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163 **EIGHTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and
Objections on the Adoption of the
District’s Final Budget for Fiscal Year
2017/2018, Pursuant to Florida Law**

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168 **A. Affidavit of Publication**

169 Mr. Adams presented the affidavit of publication for today’s Public Hearing.

170 **B. Consideration of Resolution 2017-6, Relating to the Annual Appropriations and**
171 **Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending**
172 **September 30, 2018; Authorizing Budget Amendments; and Providing an Effective**
173 **Date**

174 Mr. Adams presented Resolution 2017-6. Certain items, discussed in today’s meeting,
175 would impact the budget and items were amended, as follows, to maintain the same assessment
176 levels, year-over-year, in the General Fund:

177 Page 1, “Boat lift repair and maintenance”: Reduced from \$7,500 to \$5,000.

178 Under “Access Control/Entry”, “Repair and maintenance – gate”, Mr. Adams clarified
179 the \$25,000 was for Envera’s recurring costs.

180 Under “Access Control/Entry”, “Capital Outlay,”: Increased from \$5,000 to \$50,000, to
181 account for the access control upgrade project

182 “Capital outlay”, under “Roadway/signage/street lighting”: Reduced from \$5,000 to
183 \$2,500.

184 There was a use of fund balance to offset those adjustments and the gate system.
185 Assessments would remain unchanged at \$1,642.32, per unit, and there were no changes in the
186 water and sewer fund, year-over-year, and the assessment portion, intended to cover fixed costs,
187 remained unchanged, at \$165.10, per unit. The adjustments would reduce the “Fund balance –
188 ending (projected)” from \$90,290 to \$32,790, for Fiscal Year 2018, assuming the District
189 remained within its budget. Regarding the Enterprise Fund, it was anticipated that expenses and
190 revenues would remain unchanged, at \$168,072, bearing in mind that a portion of that would
191 offset the depreciation, which was required to be kept in the Enterprise Fund.

192 *****Mr. Adams opened the Public Hearing.*****

193 No members of the public spoke.

194 *****Mr. Adams closed the Public Hearing.*****

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**On MOTION by Mr. Williamson and seconded by Mr. Miller,
with all in favor, Resolution 2017-6, Relating to the Annual
Appropriations and Adopting the Budget for the Fiscal Year
Beginning October 1, 2017, and Ending September 30, 2018, as
amended; Authorizing Budget Amendments; and Providing an
Effective Date, was adopted.**

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204 **NINTH ORDER OF BUSINESS**

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**Consideration of Resolution 2017-7,
Imposing Special Assessments and
Certifying an Assessment Roll; Providing
a Severability Clause; and Providing an
Effective Date**

209 Mr. Adams presented Resolution 2017-7.

210

On MOTION by Mr. Miller and seconded by Mr. Bergman, with all in favor, Resolution 2017-7, Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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TENTH ORDER OF BUSINESS

Consideration of Resolution 2017-8, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018

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Mr. Adams presented Resolution 2017-8. Meetings would be held the second Thursday of October, January, April and July, at 9:00 a.m., at this location.

225

On MOTION by Mr. Aschenbrenner and seconded by Mr. Williamson, with all in favor, Resolution 2017-8, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018, was adopted.

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ELEVENTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of May 31, 2017

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Mr. Adams presented the Unaudited Financial Statements as of May 31, 2017. Assessment revenue collections were at 96%, Water & Sewer in the "Proprietary Fund", was at 81%.

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TWELFTH ORDER OF BUSINESS

Approval of April 13, 2017 Regular Meeting Minutes

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Mr. Adams presented the April 13, 2017 Regular Meeting Minutes and asked for any deletions, additions or corrections.

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On MOTION by Mr. Bergman and seconded by Mr. Aschenbrenner, with all in favor, the April 13, 2017 Regular Meeting Minutes, as presented, were approved.

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248 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

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250 **A. District Counsel**

251 There being no report, the next item followed.

252 **B. District Engineer**

253 There being no report, the next item followed.

254 **C. District Manager**

255 Mr. Adams reminded the Board to contact him regarding any continued dialogue about
256 the Boat Club facilities to strategize the transition. In response to a question regarding the
257 Sunshine Law, Mr. Adams stated that, if the Board arranged a Club meeting, Management would
258 post it on the website as a CDD workshop so legal advertising would not be required but
259 Management would request summary minutes of the meeting.

260

261 **FOURTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

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263 There being no Supervisors' requests, the next item followed.

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265 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

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267 There being no further business to discuss, the meeting adjourned.

268

On MOTION by Mr. Aschenbrenner and seconded by Mr. Miller, with all in favor, the meeting adjourned at 10:45 a.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT