

MINUTES OF MEETING

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

**BAHIA LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Bahia Lakes Community Development District regular meeting of the Board of Supervisors was held on **Monday, October 10, 2016 at 6:00 p.m.** at the Sunset Grill at Little Harbor located at 602 Bahia Del Sol Blvd., Ruskin, FL 33570.

Present and constituting a quorum:

Ralph Skokanic	Board Supervisor, Chairman
Anthony Orlando	Board Supervisor, Vice Chairman
Taylor Fiorelli	Board Supervisor, Assistant Secretary
Edward Krayewski	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Grant Phillips	District Manager; Rizzetta & Company, Inc.
Brianne Parker	Financial Consultant; Rizzetta & Company, Inc.
Robbie Cox	Senior V.P., MBS Capital Markets
Dayna Gaydos	GHS Environmental
Mark Straley	District Counsel; Straley & Robin (via Phone)

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order at 6:00 p.m. and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments

No audience members were present.

THIRD ORDER OF BUSINESS

**Oath of Office for new Supervisor
Edward Krayewski**

Mr. Cox administered the Oath of Office to new supervisor Edward Krayewski. Mr. Krayewski elected to accept supervisor compensation. Mr. Cox outlined the Sunshine Law and how it pertains to members of this Board.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting held August 8, 2016**

On a Motion by Mr. Fiorelli, seconded by Mr. Skokanic, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on August 8, 2016 for the Bahia Lakes Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for July and August 2016

Mr. Skokanic inquired about the payment for reimbursement of damaged lights. Mr. Cox informed the Board that was in reference to the light on a homeowner's property that was damaged by the landscaping vendor. Mr. Cox reminded the board that they elected to pay this invoice and that he informed the homeowner to not place light fixtures on CDD property.

On a Motion by Mr. Orlando, seconded by Mr. Fiorelli, with all in favor, the Board of Supervisors ratified the payments of the Operation & Maintenance Expenditures for July 2016 (\$13,023.98), and August 2016 (\$15,092.15), as presented for the Bahia Lakes Community Development District.

SIXTH ORDER OF BUSINESS

Discussion Regarding Water Use Permit- Dana Gaydos

Dana Gaydos, representative of GHS environmental, outlined the previous meetings discussion of the shared water use lease agreement between Bahia Lakes CDD & HOA and Cal-Atlantic. Ms. Gaydos provided an update from Cal-Atlantic stating that there was an excess of daily water use that the developer was not utilizing and will now be transferred to another Cal-Atlantic Community Oak Leaf Hammock. She then disclosed that Cal-Atlantic will pay for any permits necessary, and that Bahia Lakes CDD would still receive the \$10,000.00 originally agreed upon. Ms. Gaydos outlined that these new permits would now tie the Bahia Lakes CDD/HOA to Oak Leaf Hammock Proper and Cal-Atlantic. Ms. Gaydos entertained general questions relating to the shared water use lease agreement from the Board.

On a Motion by Mr. Skokanic, seconded by Mr. Krayewski, with all in favor, the Board of Supervisors approved the shared water use lease agreement, as presented for the Bahia Lakes Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Bond Refinancing - Robbie Cox

Mr. Robbie Cox, Senior Vice President of MBS Capital Markets, delivered a follow-up presentation (Exhibit A) regarding Bond Refunding. He disclosed to the Board that Hancock Bank has provided a term sheet in reference to the Bond Refunding Agreement (Exhibit B) for the Board's review and approval. Mr. Robbie Cox answered general questions from the Board in regards to the Bond Refunding process.

Mr. Greg Cox made the announcement that the special meeting in regards to the Bond Refunding will be held on November 1, 2016 at 6:00pm at the Rizzetta and Company Riverview Office located at 9428 Camden Field Parkway Riverview, FL 33570.

On a Motion by Mr. Fiorelli, seconded by Mr. Orlando, with all in favor, the Board of Supervisors authorized the Chairman to execute the Hancock Bank Term Sheet on behalf of the Bahia Lakes Community Development District.

On a Motion by Mr. Orlando, seconded by Mr. Krayewski, with all in favor, the Board of Supervisors authorized staff to prepare the necessary bond refunding resolutions and assessment methodology for the Bahia Lakes Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Pressure Washing Quote

Mr. Greg Cox outline the proposal from Beckner's Cleaning Company and explained its purpose and content.

On a Motion by Mr. Skokanic, seconded by Mr. Fiorelli, with all in favor, the Board of Supervisors approved the proposal from Beckner's Cleaning Company in the amount of \$2,200.00 for pressure washing, for the Bahia Lakes Community Development District.

NINTH ORDER OF BUSINESS

Consideration of the Entrance Monument Letter-Move Quote

Mr. Cox discussed with the Board his conversation with the vendor in regards to performing the letter-move on the entry monuments in the Bahia Lakes Community. The Board discussed different alternatives to how the sign can be reconfigured in a manner that residents can view the community name upon entry. Mr. Cox informed the Board that he would obtain proposals that reflect the different alternatives discussed for the Board's review and approval at the next scheduled meeting.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2017-01 Designating Officers

Mr. Cox outlined that there had been an administrative misunderstanding, and asked the Board if they would table this item until the December 12, 2016 scheduled meeting.

On a Motion by Mr. Skokanic, seconded by Mr. Krayewski, with all in favor, the Board of Supervisors accepted tabling Resolution 2017-01 to the December meeting for the Bahia Lakes Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-02, Redesignating Records Location

Mr. Cox presented Resolution 2017-02 and explained its purpose and content.

On a Motion by Mr. Skokanic, seconded by Mr. Fiorelli, with all in favor, the Board of Supervisors adopted Resolution 2017-02 Redesignating Records Location, for the Bahia Lakes Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-03,
Redesignating Treasurer**

Mr. Cox presented Resolution 2017-03 and explained its purpose and content.

On a Motion by Mr. Skokanic, seconded by Mr. Fiorelli, with all in favor, the Board of Supervisors adopted Resolution 2017-03, Redesignating the District Treasurer to Bill Rizzetta, for the Bahia Lakes Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection Reports

Mr. Cox presented the field inspection report to the Board for their review. He explained the cost share agreement with the HOA in regards to the community landscaping for Mr. Krayewski.

B. Aquatic Service Report

Mr. Cox presented the aquatic service report to the Board. Mr. Skokanic commented regarding the treatment of the cattails. Mr. Skokanic made a comment regarding the need for trash and debris removal on pond number three behind community clubhouse.

C. District Counsel

Mr. Straley had no report.

D. District Manager

Mr. Cox relayed to the Board that the District Engineer is currently obtaining proposals to have curb repair performed in the Bahia Lakes community.

Mr. Cox reminded the Board that the next meeting will be the special meeting held on November 1, 2016 at 6:00 p.m.

Mr. Cox made the announcement to the Board that Grant Phillips, District Manager with Rizzetta and Company, will be transitioning in as District Manager for the Bahia Lakes Community Development District.

1. Financial Update

Mr. Cox presented the July and August 2016 unaudited financials with the Board and reviewed their contents.

Mr. Skokanic inquired about the line item on the General Fund pertaining to Property and General Liability Insurance and the amount budgeted for those. He also inquired

about the irrigation repairs and landscape replacements line items in the general fund and questioned the monetary amount assigned to those lines. Mr. Skokanic asked that the curb cleanup in the amount of \$1,095.00 be moved to the Stormwater System maintenance line item.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Skokanic requested that Staff verify that the storm drains installed in the Bahia Lakes Community meet County Standards.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Fiorelli, seconded by Mr. Orlando, with all in favor, the Board adjourned the meeting at 8:23 p.m., for the Bahia Lakes Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman