

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 **Tuesday, December 12, 2016 at 6:00 p.m.** at the Sunset Grille at Little Harbour located at 602 Bahia Del Sol Blvd., Ruskin, Florida 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:

Grant Phillips	District Manager; Rizzetta & Company, Inc.
Robbie Cox	Senior V.P., MBS Capital Markets
John Vericker	District Counsel; Straley & Robin
David Bell	District Engineer, Landmark Engineering
Josh McGarry	Aquatic Systems
Bre Parker	Financial Consultant, Rizzetta

FIRST ORDER OF BUSINESS

Call to Order

Mr. Phillips called the meeting to order at 6:07 p.m. and performed the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

A resident by the name of Gerry Lee addressed the Board on the topics of recreational use of community lakes, gator removal, the appearance of 11th and Shell Point roadway conditions, and food truck use. Mr. Skokanic responded to the resident, informing him that he can currently use the lakes for licensed fishing, canoeing, and paddleboats. A brief discussion ensued regarding the appearance of 11th and Shell Point roadway conditions. Mr. Skokanic informed the resident of his communications with County Commissioner, Sandy Murman.

THIRD ORDER OF BUSINESS

Administer Oath of Office to Newly Elected Supervisors

Mr. Phillips administered an Oath of Office to Newly Elected Supervisors Mr. Skokanic,

Mr. Orlando and Mr. Fiorelli.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01,
Designating Officers**

Mr. Phillips presented Resolution 2017-02, Designating Officers for the Bahia Lakes Community Development District. The Board elected Ralph Skokanic as Chairman, Anthony Orlando as Vice Chair, with Taylor Fiorelli, Edward Krayewski, and Grant Phillips being elected as Assistant Secretaries.

On a Motion by Mr. Orlando, seconded by Mr. Krayewski, with all in favor, the Board of Supervisors approved Resolution 2017-02, Designating Officers for the Bahia Lakes Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Systems

Mr. McGarry presented the Aquatics Report to the Board. Mr. McGarry informed the Board that the cat-tails need monitoring; Lake #5 turbidity has been improving and discussed plans to monitor Lake #4 vegetation growth. Mr. McGarry presented proposal for fishing stocking Lake #6, at the cost of \$1,475.00 General questions on fish stocking ensued.

On a Motion by Mr. Fiorelli, seconded by Mr. Orlando, with all in favor, the Board of Supervisors accepted Aquatics System proposal pending revisions on the total fish count and giving authorization to the chair, with a not to exceed amount of \$1500, for the Bahia Lakes Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Meeting Minutes from
October 10, 2016**

Mr. Phillips presented the meeting minutes from October 10, 2016 to the Board.

On a Motion by Mr. Skokanic, seconded by Mr. Orlando, with all in favor, the Board of Supervisors approved Meeting Minutes from October 10, 2016, for the Bahia Lakes Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Meeting Minutes from
November 1, 2016**

Mr. Phillips presented the meeting minutes from November 1, 2016 to the Board.

On a Motion by Mr. Fiorelli, seconded by Mr. Skokanic, with all in favor, the Board of Supervisors approved the Meeting Minutes from November 1, 2016, for the Bahia Lakes Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for September
& October 2016**

On a Motion by Mr. Orlando, seconded by Mr. Krayewski, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2016 (\$28,901.86) and October 2016 (\$15,506.72), for the Bahia Lakes Community Development District.

NINTH ORDER OF BUSINESS

**Updating on refunding Series 2006 Bonds
by MBS Capital Markets LLC**

Mr. Cox provided the Board with an update and addressed general questions.

On a Motion by Mr. Skokanic, seconded by Mr. Fiorelli, with all in favor, the Board of Supervisors motioned to open the Public Hearing on the 2016 Bond Refinancing, for the Bahia Lakes Community Development District.

TENTH ORDER OF BUSINESS

**Public Hearing on Assessment
Methodology and Debt Assessment**

1. **Consideration of Second Special Assessment Allocation Report, Capital Improvement Revenue Refunding Bonds, Series 2016 A, Dated Dec. 12, 2016**

Ms. Parker reviewed the Rizzetta & Company Assessment Methodology Report with the Board and answered general questions. Mr. Skokanic addressed a resident's concern in regards to the new proposed assessment levels.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-06,
Levying Special Assessments**

Mr. Vericker outlined Resolution 2017-02 and explained its contents and purpose. General discussion ensued.

On a Motion by Mr. Skokanic, seconded by Mr. Fiorelli, with all in favor, the Board of Supervisors approved the Resolution 2017-06, Levying Special Assessments, for the Bahia Lakes Community Development District.

General discussion ensued regarding the re-financing of the Bond. Mr. Cox answered general questions from the Board and audience members.

On a Motion by Mr. Orlando, seconded by Mr. Skokanic, with all in favor, the Board of Supervisors motioned to close Public Hearing, for the Bahia Lakes Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Additional Items Related
to Bond Refunding**

1. Consideration of Resolution 2017-07, Bond Award Resolution

Mr. Cox reviewed Resolution 2017-07 with the Board, and outlined its contents and purpose.

On a Motion by Mr. Skokanic, seconded by Mr. Orlando, with all in favor, the Board of Supervisors adopted Resolution 2017-07 Bond Award Resolution in substantial form, for the Bahia Lakes Community Development District.

a. Review of Second Supplemental Trust Indenture

Mr. Cox reviewed the Second Supplemental Trust Indenture and outlined its contents and purpose. General discussion ensued.

b. Review of Escrow Deposit Agreement

Mr. Cox reviewed the Escrow Deposit Agreement with the Board and answered general questions. He also presented the Final Commitment Letter to the Board and outlined its contents and purpose.

On a Motion by Mr. Fiorelli, seconded by Mr. Orlando, with all in favor, the Board of Supervisors approved the terms of the Final Commitment Letter, for the Bahia Lakes Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Monument Repair and Repaint Proposal

Mr. Phillips presented the proposals for the front entrance signage repair and repaint proposal to the Board. General Discussion ensued.

On a Motion by Mr. Skokanic, seconded by Mr. Krayewski, with all in favor, the Board of Supervisors approved Monument Repairs and Repaint Proposal, not to exceed \$9,000, for the Bahia Lakes Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports cont.

A. Field Inspection Reports

Mr. Phillips informed the Board the field report will be distributed at the next meeting upon completion.

B. District Counsel

No Report

C. District Engineer

Mr. Phillips introduced District Engineer, David Bell. Mr. Bell discussed the wells and brought up updates from SWFMD. A general discussion ensued to elaborate on the type of repairs that will be made on the well. The Board instructed Mr. Phillips to gather labor warranties from vendors for the well repair and distribute to the Board.

On a Motion by Mr. Fiorelli, seconded by Mr. Orlando, with all in favor, the Board of Supervisors approved Well Repairs, not to exceed \$3,800, for the Bahia Lakes Community Development District.

The Board outlined their concerns and instructed District Engineer to look into street and roadway findings before next meeting. The District Engineer is set to provide survey and geotechnical proposals at the next meeting.

D. District Manager

Mr. Phillips reminded the Board that the next meeting will be held February 19, 2017 at 6:00 p.m.

1. Financial Update

Mr. Phillips reviewed the October 2016 financials with the Board. The Board inquired if the front entry walk proposal, which was previously approved, could be funded using the Reserves Account. The Board also inquired about the "Miscellaneous Contingency" line item and what it can and can't be used for. A general discussion ensued regarding the LED lights at Parker Den.

2. US Certificate of Incumbency

Mr. Phillips outlined the US Bank Certificate of Incumbency with the Board.

FIFTEENTH ORDER OF BUSINESS


Supervisor Requests


No Requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Fiorelli, seconded by Mr. Skokanic, with all in favor, the Board adjourned the meeting at 8:05 p.m., for the Bahia Lakes Community Development District.


Secretary Assistant Secretary


Chairman Vice Chairman