

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 **Regular** meeting of the Board of Supervisors of the Bahia Lakes Community Development District was held on **Monday, August 14, 2017 at 6:42 p.m.** at the Sunset Grill at Little Harbor, 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 |

Also present were:

| | | |
|--------------------|----------------|--|
| | Grant Phillips | District Manager, Rizzetta & Company, Inc. |
| | Matthew Huber | Regional District Manager, Rizzetta & Company, Inc. |
| <i>(via phone)</i> | John Vericker | District Counsel, Straley, Robin & Vericker |
| | David Bell | District Engineer, Landmark Engineering |

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Phillips called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments

An audience member was present but had no comments.

THIRD ORDER OF BUSINESS

Staff Reports

- A. Field Services Manager**
Mr. Phillips presented and reviewed the July 2017 Field Inspection Report with the Board and answered general questions.
- B. Aquatics Manager**
The Board noted some bare spots surrounding Pond 4 and requested that Mr. Phillips follow up on this with Aquatic Systems.
- C. District Counsel**
Mr. Vericker addressed concerns regarding the Bahia Lakes CDD website needing to be updated to comply with current statutory requirements. Discussion then ensued regarding the 703 Fern Leaf Drive contract.

D. District Engineer

Mr. Bell led the Board in discussion regarding the curb replacement/concrete removal project. Prior to the work beginning, District Staff is to prepare a construction agreement to be executed by both the Board and vendor. The Board requested that they be informed prior to the onset of construction.

On a Motion by Mr. Fiorelli, seconded by Mr. Orlando, with all in favor, the Board of Supervisors approved the ARC proposal for curb replacement/concrete removal (\$3,762.00), as well as a NTE amount of \$4,500.00 if the vendor will not honor the proposal price, for the Bahia Lakes Community Development District.

E. District Manager

Mr. Phillips reminded the Board that the next meeting will be held on October 9th, 2017 at 6:00 p.m.

Mr. Phillips presented the revised District Management Contract with Rizzetta & Company to the Board for their review. He noted that the landscape contractors who damaged the entrance monument will be reimbursing the Board \$500 to cover said damages.

Mr. Phillips briefly discussed the Financial Summary Report with the Board and entertained their questions and comments. The Board noted that the TECO invoices appeared unusually high and requested that District Staff to perform research and report back to the Board at the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on June 12, 2017

On a Motion by Mr. Skokanic, seconded by Mr. Fiorelli, with all in favor, the Board of Supervisors approved the minutes from June 12, 2017 as presented for the Bahia Lakes Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for June 2017 & July 2017

On a Motion by Mr. Orlando, seconded by Mr. Skokanic, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for June 2017 (\$18,040.17) and July 2017 (\$21,345.21) for the Bahia Lakes Community Development District.

SIXTH ORDER OF BUSINESS

Discussion Regarding 703 Fern Leaf Drive

Mr. Vericker outlined and addressed general concerns regarding the purchase of the lot at 703 Fern Leaf Drive. The Board requested a copy of the signed brokerage agreement. Mr. Bell addressed concerns regarding zoning and outlined the process. The Board reviewed various zoning proposals and discussion ensued.

On a Motion by Mr. Skokanic, seconded by Mr. Fiorelli, with all in favor, the Board of Supervisors approved District Staff to move forward with the purchase of the lot at 703 Fern Leaf Drive and to prepare all necessary documents for the Bahia Lakes Community Development District.

SEVENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2017/2018 Budget

The Board addressed the Parker Den encroachment issues prior to the Public Hearing. It was requested that a letter to the homeowner who lives behind 1307 Parker Den be prepared requesting access to come onto their property to provide treatment for overgrown tree limbs. It was determined that a site survey will also need to be performed. The Board instructed Mr. Skokanic to meet with Mr. Bell onsite to conduct this survey.

On a Motion by Mr. Skokanic, seconded by Mr. Orlando, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2017/2018 Budget for the Bahia Lakes Community Development District.

Mr. Phillips presented the Fiscal Year 2017/2018 Budget to the Board for their consideration. The Board made no changes and approved the budget as presented.

On a Motion by Mr. Fiorelli, seconded by Mr. Skokanic, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2017/2018 Budget for the Bahia Lakes Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2017-12, Adopting Fiscal Year 2017/2018 Budget

On a Motion by Mr. Skokanic, seconded by Mr. Fiorelli, with all in favor, the Board of Supervisors adopted Resolution 2017-12, Adopting Fiscal Year 2017/2018 Budget, for the Bahia Lakes Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2017-13, Imposing Special Assessments & Certifying Assessment Roll

On a Motion by Mr. Orlando, seconded by Mr. Skokanic, with all in favor, the Board of Supervisors adopted Resolution 2017-13, Imposing Special Assessments & Certifying Assessment Roll, for the Bahia Lakes Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2017-14, Adopting Alternative Investment Guidelines

On a Motion by Mr. Fiorelli, seconded by Mr. Orlando, with all in favor, the Board of Supervisors adopted Resolution 2017-14, Adopting Alternative Investment Guidelines, for the Bahia Lakes Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-15, Designating Primary Administrative Office & Headquarters of the District

On a Motion by Mr. Skokanic, seconded by Mr. Orlando, with all in favor, the Board of Supervisors adopted Resolution 2017-15, Designating Primary Administrative Office & Headquarters of the District, for the Bahia Lakes Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-16,
Adopting Fiscal Year 2017/2018 Meeting
Schedule**

On a Motion by Mr. Fiorelli, seconded by Mr. Skokanic, with all in favor, the Board of Supervisors adopted Resolution 2017-16, Adopting Fiscal Year 2017/2018 Meeting Schedule, for the Bahia Lakes Community Development District.

THIRTEENTH ORDER OF BUSINESS

Unresolved Issues/Supervisor Requests

On a Motion by Mr. Fiorelli, seconded by Mr. Skokanic, with all in favor, the Board of Supervisors approved the Fiscal Year 2017/2018 Egis insurance renewal package for the Bahia Lakes Community Development District.

Mr. Skokanic addressed the Board regarding goal setting for the new fiscal year. It was requested that all vendors be present at the October 9, 2017 meeting to ensure that everyone is on the same page in terms of expectations and pricing for Fiscal Year 2017/2018.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Skokanic, seconded by Mr. Fiorelli, with all in favor, the Board of Supervisors adjourned the meeting at 8:12 p.m. for the Bahia Lakes Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman