

**LA COLLINA
COMMUNITY DEVELOPMENT DISTRICT**

August 28, 2015 Minutes of the Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the La Collina Community Development District were held on **Friday, August 28, 2015 at 10:00 a.m.** at the Offices of Homes by Westbay, located at 4065 Crescent Park Drive, Riverview, Florida 33578.

1. CALL TO ORDER

- Overview of meeting procedures and decorum

Mr. Lamb called the Regular Meeting and Public Hearing of the Board of Supervisors of the La Collina Community Development District to order on **Friday, August 28, 2015 at 10:00 a.m.** and identified the Board Members present.

2. ROLL CALL

Board Members Present and Constituting a Quorum at the onset of the meeting:

John Kraynick	Chairman
Brian Bullock	Supervisor
Penny Yanacheck	Supervisor
Richard Jerman	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brian Howell	Meritus
Scott Steady	District Counsel, Burr Forman, LLP

3. PUBLIC COMMENT ON AGENDA ITEMS

There were no residents or members of the public present.

4. PUBLIC HEARING ON FISCAL YEAR 2016 PROPOSED BUDGET

A. Open Public Hearing on Fiscal Year 2016 Proposed Budget

MOTION TO:	Open the Public Hearing on Fiscal Year 2016 Proposed Budget.
MADE BY:	Supervisor Kraynick
SECONDED BY:	Supervisor Yanacheck
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

B. Staff Presentations

None

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C. Public Comment

None

D. Close Public Hearing on Fiscal Year 2016 Proposed Budget

MOTION TO:	Close the Public Hearing on Fiscal Year 2016 Proposed Budget.
MADE BY:	Supervisor Kraynick
SECONDED BY:	Supervisor Yanacheck
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

E. Consideration of Resolution 2015-10; Adopting Fiscal Year 2016 Budget

Mr. Lamb went over the Budget with the Board and explained to them that certain components of the program have not yet been installed such as the Amenities center; also the landscaping is almost at a point of completion. The overall Budget is \$225,035.00. Mr. Lamb had a discussion with existing landowners and there hasn't been any feedback to state any concerns otherwise.

Question: Is the Bid in total, based on assuming all land is completed? The Budget is based on 90% of what will ultimately be installed, based on bids that were received from the contract that's now awarded.

(Entire discussion is available on audio)

MOTION TO:	Approve Resolution 2015-10; Adopting Fiscal Year 2016 Budget.
MADE BY:	Supervisor Kraynick
SECONDED BY:	Supervisor Yanacheck
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

5. BUSINESS ITEMS

A. Consideration of Resolution 2015-11; Setting FY 2016 Meeting Schedule

The Board went over the schedule to amend the May Calendar date to May 20, 2016

MOTION TO:	Approve Resolution 2015-11; Setting FY 2016 Meeting Schedule with changes.
MADE BY:	Supervisor Kraynick
SECONDED BY:	Supervisor Yanacheck
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

B. Acceptance of Quit Claim Deeds for Platted Parcels

Mr. Steady went over the Quit Claim Deeds with the Board. He explained that 7 parcels will be owned by the district.

Question: Is this all subject to a mortgage, so do we need the consent of the mortgagee? It was answered yes.

97 Question: In regards to the drainage easement, do we have evidence of if the lots are owned or have they
98 been conveyed? Mr. Steady will double check that, and follow up.

99 *(Entire discussion is available on audio)*

MOTION TO:	Approve the Acceptance of Quit Claim Deeds for Platted Parcels subject to revisions based on ownership of properties.
MADE BY:	Supervisor Kraynick
SECONDED BY:	Supervisor Yanacheck
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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108 Mr. Steady wants to supplement the notice of the Debt financing on the District that was recorded with more
109 detail.

MOTION TO:	Approve to file a Supplement Notice of the Debt Financing
MADE BY:	Supervisor Kraynick
SECONDED BY:	Supervisor Yanacheck
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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117 Mr. Lamb suggested that the Board may want to look for a delegated authority for the Chairman to sign any
118 necessary annual contracts associated with other landscaping or the waterway management program, etc.
119 that's going to be within budget. This will help them from the prospective of having to call a special meeting
120 to approve a landscaping or a maintenance contract.

MOTION TO:	Approval for a Delegated Authority for the Chairman
MADE BY:	Supervisor Kraynick
SECONDED BY:	Supervisor Yanacheck
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

129 **6. BUSINESS ADMINISTRATIVE**

- 130 **A. Consideration of Landowners Election Minutes November 7, 2014**
- 131 **B. Consideration of Board of Supervisors Meeting Minutes November 7, 2014**
- 132 **C. Consideration of Board of Supervisors Meeting Minutes December 5, 2014**
- 133 **D. Consideration of Board of Supervisors Meeting Minutes March 6, 2015**
- 134 **E. Consideration of Operations and Maintenance Expenditures August 2015**
- 135 **F. Review of Financial Statements Month Ending June 30, 2015**

MOTION TO:	Approve Business Administrative items A thru F.
MADE BY:	Supervisor Bullock
SECONDED BY:	Supervisor Yanacheck
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

143 **G. General Matters of the District**

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7. STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

Management recognizes that a resident will be moving in. Also, the landscaping program is up and going and they are looking forward to seeing the amenity completion, management will be tracking all progress.

8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Question: How much more of the shortfall is to be funded? Supervisor Yanacheck replied, "Probably another \$100,000.00, but she would have to look at the spreadsheet to be sure."

Question: Is there something the District needs to do that acknowledges that the contract is fulfilled or completed? Mr. Lamb explained that typically it requires a certificate of completion from the Engineer that does not need to be approved by the Board. He will coordinate with Tim Plate on that certificate after it has been completed.

Question: Will there also be a notice of termination filed? Yes

Question: Is there anything that requires that someone signs the list of termination? No, we will sign it from a management perspective as being completed.

Question: Is there anything that the Board needs to do to in order to fulfill all the contractual obligations that were implicit in that contract? No

(Entire discussion is available on audio)

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Bullock
SECONDED BY:	Supervisor Yanacheck
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

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180 **Please note the entire meeting is available on disc.*
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182 **These minutes were done in a summary format.*
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184 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
185 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
186 *including the testimony and evidence upon which such appeal is to be based.*

187 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
188 meeting held on 5/20/2016

189 Penny E. Yanacheck
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191 Signature

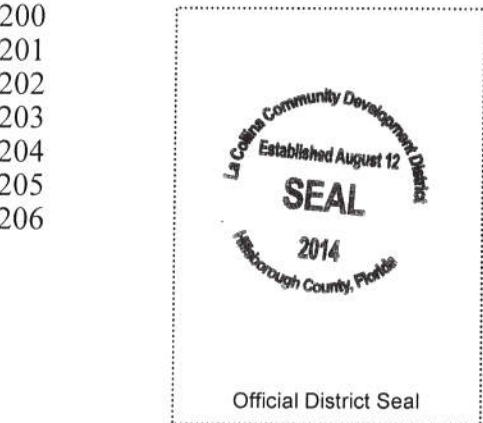
192 PENNY E. YANACHECK
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194 Printed Name

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196 Title:
197 Chair
198 Vice Chair

[Signature]
Signature

Brian K Lamb
Printed Name

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196 Title:
197 Secretary
198 Assistant Secretary



Recorded by Records Administrator
[Signature]
Signature
6/23/2016
Date