

MINUTES OF MEETING
ROLLING OAKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rolling Oaks Community Development District was held Thursday, June 14, 2018 at 12:00 p.m. at the Heritage Crossing Community Center, 7715 Heritage Crossing Way, Reunion, Florida.

Present and constituting a quorum were:

John Chiste	Chairman
Jared Bouskila	Vice Chairman
Peter Brown	Assistant Secretary
Cora DiFiore	Assistant Secretary by phone
Samir Yajnik	Assistant Secretary by phone

Also present were:

George Flint	District Manager
Vivek Babbar	District Counsel by phone
Dave Schmitt	District Engineer by phone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 10, 2017 Meeting

Mr. Babbar stated on page 2 under my report it should say right of ways instead of waterways.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the minutes of the May 10, 2018 meeting were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2018-04
Approving the Proposed Fiscal Year 2019
Budget and Setting a Public Hearing**

Mr. Flint stated next is Resolution 2018-04 approving a proposed budget and setting the date, place and time of the public hearing for its final consideration. Each year the Board is required to approve a proposed budget by June 15th and you are considering the resolution today to be able to meet that requirement. I handed out Exhibit A to the resolution. The proposed budget is not binding on the Board but the one thing to keep in mind is if assessments are being imposed or increased there is some additional noticing that has to be done. For purposes of giving the Board flexibility going into your August 16th hearing, we prepared a proposed budget that contemplates the 262 platted lots would be assessed \$500 per unit and that would be reflected on the November 1, tax bill for the platted lots. We are setting that as a ceiling basically for you between now and the August public hearing. Once we are better able to refine our operating and maintenance expenses that could be adjusted downward if necessary, but it couldn't be increased. The balance of the budget that is not funded through the per unit assessment on those lots is contemplated to be funded through a developer funding agreement for any shortfall. We have structured the budget that way and we just estimated some ballpark maintenance numbers. We need to spend a little more time refining those and as long as those are basically being funded through the developer funding agreement any shortfall could be adjusted to where they need to be. Peter and I met on Tuesday and he is following-up on some additional information and once we get that we can refine it and hopefully, at your August meeting have some more solid numbers.

Mr. Babbar stated once the Board approves this resolution we would like a motion from the Board essentially adopting the methodology we adopted for the master indebtedness, it needs to be the EAU factor and that will enable us to go ahead and collect everything on roll as George mentioned for the current 262 units and as future units get platted and developed we will collect, that way we adopt the methodology conforming to what George represented. Initially not to exceed \$500 and going forward we can fluctuate that based on the same methodology for the debt assessments but having it direct collected or through the budget funding agreement until those units are platted and developed.

Mr. Flint stated the master debt service methodology contemplates that the residential single-family units are 2 EAUs and the condo or timeshare are both 1 EAU. A single-family based on this would be \$500 and a condo or timeshare would be \$250. All the platted lots to this point are all single-family so the \$500 would apply to those.

Mr. Chiste asked assuming there are 900 single-family homes in total in this budget that the max of the O&M would be \$450,000 a year?

Mr. Flint stated then you have the timeshare and condos.

Mr. Chiste stated the others let's assume there are 600 units at \$250 that would be another \$1,300 or so, we are maxed out at \$500.

Mr. Babbar stated that would only be for the current budget, that is not a maximum for the future. The Board adopts a budget each year.

Mr. Flint stated that is just for the next fiscal year and it can be adjusted every year.

Mr. Chiste stated when you are fully built out it is whatever the costs are divided by the EAUs.

Mr. Babbar stated exactly.

Mr. Flint stated right now nothing has been turned over to the District. We know that is going to be occurring fairly soon but as stuff gets turned over and the budget is adopted annually those assessments can be adjusted. This \$500 cap is just for the next fiscal year.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor Resolution 2018-04 approving the proposed Fiscal Year 2019 budget and setting a public hearing for August 16, 2018 at 12:00 p.m. in the same location was approved.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the Methodology utilized for debt service using the EAU factor was adopted for the O&M and \$500 was the cap for the closings occurring this year.

FIFTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Mr. Flint stated we recommend the Board appoint themselves as the Audit Committee for ease of administration. The main purpose of the Audit Committee is to approve the form of the

notice, the RFP for the service and review and rank the responses once they are received and make a recommendation to the Board on the number one ranked firm.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the Board Members were appointed to serve as the Audit Committee and Mr. Bouskila was appointed Chair.

Mr. Flint stated immediately after this meeting we will have an Audit Committee meeting to approve the RFP and selection criteria.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

ii. Consideration of Funding Request no. 8

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor funding request no. 8 was approved.

iii. Presentation of Number of Registered Voters – 0

A copy of the letter from the Supervisor of Elections indicating there are no registered voters residing within the District was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Chiste asked is there information on the bond anticipation notes?

Mr. Brown stated I had a conversation with John Kessler and he said rather than doing bond anticipation notes maybe we will be looking at pursuing another path on the remaining lots that have not been bonded but do bonds rather than bond anticipation notes. I'm working now on what costs beyond what we have recovered already, what we would be able to recover from what we have already spent and what we will spend over the next 12 months.

Mr. Chiste asked didn't the original indenture say something had to occur at X amount of lots before we incur additional debt?

Mr. Flint stated I don't remember offhand but I can take a look at it.

Mr. Brown stated he went back and looked at it and thought we were alright.

Mr. Flint stated it is an additional bonds test.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint stated the next meeting date would be the second Thursday in July if we need to meet, otherwise August 16th is the public hearing for the budget adoption. If there is anything that needs to be done as far as the next bond issue you could handle that in July if you needed to and if not we have the public hearing on August 16th.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the meeting adjourned at 12:14 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman