# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

| 1 2  |  | June 13, 2017 Minutes of the Continued Meeting  |  |
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| 3  | Mi   | inutes of the Continued Meeting   |  |
| 5<br>6<br>7<br>8<br>9                      | The Continued Meeting of the Board of Supervisors for The Heights Community Development District was held on <b>Tuesday</b> , <b>June 13</b> , <b>2017 at 4:00 p.m.</b> at the offices of SoHo Capital, Inclocated at 2330 W. Horatio Street, Tampa, FL 33606. |   |  |
| 10   | 1. PLEDGE OF ALLEGIANC   | E   |  |
| 11<br>12<br>13                             | Brian Lamb led the Pledge of All   | egiance.  |  |
| 14<br>15<br>16                             | 2. CALL TO ORDER   |   |  |
| 17<br>18<br>19                             |  | leeting of the Board of Supervisors of The Heights Community <b>Tuesday</b> , <b>June 13, 2017 at 4:00 p.m.</b> |  |
| 20<br>21<br>22<br>23                       | Board Members Present and Con-<br>Adam Harden<br>Chas Bruck<br>Clay Thompson, III  | stituting a Quorum: Chairman Vice Chairman Supervisor   |  |
| <ul><li>24</li><li>25</li><li>26</li></ul> | Staff Members Present:<br>Brian Lamb   | Meritus   |  |
| 27<br>28<br>29                             | Todd Amaden  | District Engineer   |  |
| 30<br>31<br>32                             | Dan Molloy<br>Matthew Suggs  | Molloy & James<br>SoHo Capital  |  |
| 33<br>34<br>35                             | There were no members of the ge  | neral public present.   |  |
| 36<br>37                                   | 3. AUDIENCE QUESTIONS A  | AND COMMENTS ON AGENDA ITEMS  |  |
| 38<br>39<br>40                             | There were no audience questions   | s or comments.  |  |
| 41<br>42<br>43                             | 4. BUSINESS ITEMS A. Consideration of Res from the Landowner's E   | olution 2017-02; Canvassing and Certifying the Results  |  |
| 44<br>45<br>46                             | Mr. Lamb reviewed this Resoluti  | on with the Board.  |  |

48 MOTION TO: Approve Resolution 2017-02. 49 MADE BY: Supervisor C. Bruck 50 SECONDED BY: Supervisor Thompson 51 None further DISCUSSION: 52 RESULT: Called to Vote: Motion PASSED 53 3/0 - Motion passed unanimously 54 55 B. Consideration of Resolution 2017-03; Approving Proposed Fiscal Year 2018 56 **Budget & Setting Public Hearing** 57 58 Mr. Lamb went over the resolution and budget line items with the Board. The Public Hearing is 59 scheduled for August 24, 2017 at 10:00 a.m. at the current location. 60 MOTION TO: 61 Approve Resolution 2017-03. MADE BY: Supervisor Harden 62 SECONDED BY: Supervisor C. Bruck 63 64 DISCUSSION: None further RESULT: Called to Vote: Motion PASSED 65 66 3/0 - Motion passed unanimously 67 68 C. Consideration of Resolution 2017-04; Re-Designating Treasurer 69 70 Mr. Lamb explained the resolution. 71 72 MOTION TO: Approve Resolution 2017-04. 73 MADE BY: Supervisor C. Bruck Supervisor Harden 74 SECONDED BY: 75 DISCUSSION: None further Called to Vote: Motion PASSED RESULT: 76 3/0 - Motion passed unanimously 77

#### D. Annual Disclosure of Qualified Electors

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83 84 85 Mr. Lamb announced that there as of April 15, 2017, Hillsborough County is reported that The Heights CDD has 1 qualified elector. Mr. Lamb and the Board said that this is probably an error, as to their knowledge, there are 0 qualified electors in The Heights CDD.

86 E. Appointment of the Audit Committee 87 88 Mr. Lamb briefly described the Audit Committee process. 89 90 MOTION TO: Appoint the Board as the Audit Committee. 91 MADE BY: Supervisor Harden 92 SECONDED BY: Supervisor Thompson 93 DISCUSSION: None further 94 RESULT: Called to Vote: Motion PASSED 95 3/0 - Motion passed unanimously 96 97 F. Consideration of Resolution 2017-05; Authorization of Expansion of Boundaries 98 99 Mr. Lamb went over the resolution with the Board. The Board discussed some of the 100 requirements and details with the District Engineer. 101 MOTION TO: Approve Resolution 2017-05 in substantial form. 102 MADE BY: Supervisor Harden 103 SECONDED BY: 104 Supervisor Thompson None further 105 DISCUSSION: 106 **RESULT:** Called to Vote: Motion PASSED 107 3/0 - Motion passed unanimously 108 109 G. Consideration of District Counsel Engagement Letter 110 111 Mr. Lamb and the Board reviewed the letter. 112 Authorize the Chair to finalize services with Mr. 113 MOTION TO: 114 Molloy and Molloy & James. Supervisor Harden 115 MADE BY: SECONDED BY: Supervisor C. Bruck 116 DISCUSSION: None further 117 Called to Vote: Motion PASSED 118 RESULT: 119 3/0 - Motion passed unanimously 120 121 H. Consideration of District Engineer's Report 122 123 Mr. Lamb summarized the Engineer's Report.

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| 125<br>126 | MOTION TO:   | Approve the Engineer's Report in substantial form as amended and stated. |  |
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| 127        | MADE BY:     | Supervisor Harden  |  |
| 128        | SECONDED BY: | Supervisor C. Bruck  |  |
| 129        | DISCUSSION:  | None further   |  |
| 130        | RESULT:      | Called to Vote: Motion PASSED  |  |
| 131        |              | 3/0 - Motion passed unanimously  |  |
| 132        |              |  |  |

### I. Consideration of Amended and Restated Master Assessment Methodology Report

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Mr. Lamb went over the report with the Board. A revision will be made to Table 1 on page 10. Mr. Lamb continued to go over details of the report and stated that the consideration and approval of the report will be subject to the review of various counsels and collaboration with the District Engineer and underwriter as to finalize the proposed sizing.

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The full discussion is available on audio recording.

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| 142<br>143 | MOTION TO:   | Approve the Amended and Restated Master Assessment Methodology Report in substantial form, |
|------------|--------------|--|
| 144        |              | subject to review by the individuals stated reviewing                                      |
| 145        |              | with the changes to the EAU assignments as   |
| 146        |              | discussed within the chart.  |
| 147        | MADE BY:     | Supervisor Harden  |
| 148        | SECONDED BY: | Supervisor C. Bruck  |
| 149        | DISCUSSION:  | None further   |
| 150        | RESULT:      | Called to Vote: Motion PASSED  |
| 151        |              | 3/0 - Motion passed unanimously  |
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## J. Consideration of Resolution 2017-06; Declaring Special Assessments

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Mr. Molloy went over the resolution. Supervisor Harden asked some questions about projected assessments, and Mr. Molloy answered.

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| 158 | MOTION TO:   | Approve Resolution 2017-06.     |
| 159 | MADE BY:     | Supervisor Harden               |
| 160 | SECONDED BY: | Supervisor C. Bruck             |
| 161 | DISCUSSION:  | None further                    |
| 162 | RESULT:      | Called to Vote: Motion PASSED   |
| 163 |              | 3/0 - Motion passed unanimously |

164 165 K. Consideration of Resolution 2017-07; Authorization of Assessment Hearing 166 167 Mr. Lamb went over the resolution. The Board decided that the Assessment Hearing will be held 168 on Thursday, July 20, 2017 at 4:00 p.m. at these facilities. 169 170 MOTION TO: Approve Resolution 2017-07 in substantial form. 171 MADE BY: Supervisor C. Bruck 172 SECONDED BY: Supervisor Harden 173 DISCUSSION: None further 174 RESULT: Called to Vote: Motion PASSED 175 3/0 - Motion passed unanimously 176 L. General Matters of the District 177 178 179 180 4. CONSENT AGENDA 181 A. Consideration of the Board of Supervisors Meeting September 1, 2016 182 B. Consideration of the Landowners Election Meeting Minutes December 1, 2016 C. Consideration of the Board of Supervisors Special Meeting Minutes Jan. 4, 2017 183 184 D. Consideration of the Operations and Maintenance Expenditures May 2017 185 E. Review of Financial Statements Month Ending May 31, 2017 186 187 The Board reviewed the Consent Agenda items. 188 189 MOTION TO: Approve the Consent Agenda. 190 MADE BY: Supervisor C. Bruck 191 SECONDED BY: Supervisor Thompson 192 DISCUSSION: None further 193 RESULT: Called to Vote: Motion PASSED 194 3/0 - Motion passed unanimously 195 196 197 5. STAFF REPORTS 198 A. District Counsel 199 200 Mr. Molloy went over the Acquisition Agreement with the Board. 201

| 202                             |   |              |   |  |
|---------------------------------|---|--------------|---|--|
| 203<br>204<br>205               |   | MOTION TO:   | Approve the Draft Funding and Acquisition Agreement in substantial form and authorize the Chair to sign when it has been finalized. |  |
| 206                             |   | MADE BY:     | Supervisor Harden   |  |
| 207                             |   | SECONDED BY: | Supervisor Thompson   |  |
| 208                             |   | DISCUSSION:  | None further  |  |
| 209                             |   | RESULT:      | Called to Vote: Motion PASSED   |  |
| 210                             |   |              | 3/0 - Motion passed unanimously   |  |
| 211<br>212<br>213<br>214<br>215 | B. District Engineer C. District Manager  |              |   |  |
| 216                             |   |              |   |  |
| 217<br>218<br>219<br>220<br>221 | Supervisor Harden brought up Supervisor David Bruck's resignation and asked if the Board could proceed with the vacancy today. Mr. Lamb answered yes, the Board can proceed, and he |              |   |  |
| 222<br>223                      |   | MOTION TO:   | Accept the Resignation of Supervisor David Bruck as received by email.  |  |
| 224                             | MADE BY: Supervisor Harden  |              | Supervisor Harden   |  |
| 225                             |   | SECONDED BY: | Supervisor Thompson   |  |
| 226                             |   | DISCUSSION:  | None further  |  |
| 227                             |   | RESULT:      | Called to Vote: Motion PASSED   |  |
| 228                             |   |              | 3/0 - Motion passed unanimously   |  |
| 229<br>230<br>231               | Mr. Lamb announced the vacant seat.   |              |   |  |
| 232                             |   | MOTION TO:   | Appoint Matthew Suggs to fill the vacant seat.  |  |
| 233                             |   | MADE BY:     | Supervisor Harden   |  |
| 234                             |   | SECONDED BY: | Supervisor C. Bruck   |  |
| 235                             |   | DISCUSSION:  | None further  |  |
| 236                             |   | RESULT:      | Called to Vote: Motion PASSED   |  |
| 237                             |   |              | 3/0 - Motion passed unanimously   |  |
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Mr. Lamb stated the Oath of Office will be administered and Sunshine Laws and the Code of Ethics will be reviewed after the meeting. Supervisor Suggs will serve the balance of the term.

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## 7. ADJOURNMENT

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244 MOTION TO:

245 MADE BY: Supervisor Harden

SECONDED BY:

Supervisor Thompson

DISCUSSION:

None further

Adjourn.

RESULT:

Called to Vote: Motion PASSED

3/0 - Motion passed unanimously

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Established July 13

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Official District Seal .....

253 \*Each person who decides to appeal any decision made by the Board with respect to any matter 254 considered at the meeting is advised that person may need to ensure that a verbatim record of the 255 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed 08-24-2017

meeting held on

Signature

Title:

Chairman

□ Vice Chairman

Title:

**Secretary** 

□ Assistant Secretary

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Recorded by Records Administrator

<sup>\*</sup>These minutes were done in summary format.