

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

June 13, 2017 Minutes of the Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for The Heights Community Development District was held on **Tuesday, June 13, 2017 at 4:00 p.m.** at the offices of SoHo Capital, Inc. located at 2330 W. Horatio Street, Tampa, FL 33606.

1. PLEDGE OF ALLEGIANCE

Brian Lamb led the Pledge of Allegiance.

2. CALL TO ORDER

Brian Lamb called the Special Meeting of the Board of Supervisors of The Heights Community Development District to order on **Tuesday, June 13, 2017 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Adam Harden	Chairman
Chas Bruck	Vice Chairman
Clay Thompson, III	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Todd Amaden	District Engineer
Dan Molloy	Molloy & James
Matthew Suggs	SoHo Capital

There were no members of the general public present.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments.

4. BUSINESS ITEMS

A. Consideration of Resolution 2017-02; Canvassing and Certifying the Results from the Landowner's Election

Mr. Lamb reviewed this Resolution with the Board.

MOTION TO: Approve Resolution 2017-02.
MADE BY: Supervisor C. Bruck
SECONDED BY: Supervisor Thompson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion passed unanimously

B. Consideration of Resolution 2017-03; Approving Proposed Fiscal Year 2018 Budget & Setting Public Hearing

Mr. Lamb went over the resolution and budget line items with the Board. The Public Hearing is scheduled for August 24, 2017 at 10:00 a.m. at the current location.

MOTION TO: Approve Resolution 2017-03.
MADE BY: Supervisor Harden
SECONDED BY: Supervisor C. Bruck
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion passed unanimously

C. Consideration of Resolution 2017-04; Re-Designating Treasurer

Mr. Lamb explained the resolution.

MOTION TO: Approve Resolution 2017-04.
MADE BY: Supervisor C. Bruck
SECONDED BY: Supervisor Harden
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion passed unanimously

D. Annual Disclosure of Qualified Electors

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.

E. Appointment of the Audit Committee

Mr. Lamb briefly described the Audit Committee process.

MOTION TO:	Appoint the Board as the Audit Committee.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

F. Consideration of Resolution 2017-05; Authorization of Expansion of Boundaries

Mr. Lamb went over the resolution with the Board. The Board discussed some of the requirements and details with the District Engineer.

MOTION TO:	Approve Resolution 2017-05 in substantial form.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

G. Consideration of District Counsel Engagement Letter

Mr. Lamb and the Board reviewed the letter.

MOTION TO:	Authorize the Chair to finalize services with Mr. Molloy and Molloy & James.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor C. Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

H. Consideration of District Engineer's Report

Mr. Lamb summarized the Engineer's Report.

MOTION TO: Approve the Engineer's Report in substantial form as amended and stated.
MADE BY: Supervisor Harden
SECONDED BY: Supervisor C. Bruck
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion passed unanimously

I. Consideration of Amended and Restated Master Assessment Methodology Report

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.

The full discussion is available on audio recording.

MOTION TO: Approve the Amended and Restated Master Assessment Methodology Report in substantial form, subject to review by the individuals stated reviewing with the changes to the EAU assignments as discussed within the chart.
MADE BY: Supervisor Harden
SECONDED BY: Supervisor C. Bruck
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion passed unanimously

J. Consideration of Resolution 2017-06; Declaring Special Assessments

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

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

K. Consideration of Resolution 2017-07; Authorization of Assessment Hearing

Mr. Lamb went over the resolution. The Board decided that the Assessment Hearing will be held on Thursday, July 20, 2017 at 4:00 p.m. at these facilities.

MOTION TO:	Approve Resolution 2017-07 in substantial form.
MADE BY:	Supervisor C. Bruck
SECONDED BY:	Supervisor Harden
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

L. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of the Board of Supervisors Meeting September 1, 2016**
- B. Consideration of the Landowners Election Meeting Minutes December 1, 2016**
- C. Consideration of the Board of Supervisors Special Meeting Minutes Jan. 4, 2017**
- D. Consideration of the Operations and Maintenance Expenditures May 2017**
- E. Review of Financial Statements Month Ending May 31, 2017**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor C. Bruck
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

5. STAFF REPORTS

A. District Counsel

Mr. Molloy went over the Acquisition Agreement with the Board.

MOTION TO: Approve the Draft Funding and Acquisition Agreement in substantial form and authorize the Chair to sign when it has been finalized.

MADE BY: Supervisor Harden

SECONDED BY: Supervisor Thompson

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED
3/0 - Motion passed unanimously

B. District Engineer
C. District Manager

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS.

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 has a copy of the resignation via email.

MOTION TO: Accept the Resignation of Supervisor David Bruck as received by email.

MADE BY: Supervisor Harden

SECONDED BY: Supervisor Thompson

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED
3/0 - Motion passed unanimously

Mr. Lamb announced the vacant seat.

MOTION TO: Appoint Matthew Suggs to fill the vacant seat.

MADE BY: Supervisor Harden

SECONDED BY: Supervisor C. Bruck

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED
3/0 - Motion passed unanimously

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.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

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



Signature



Printed Name

Title:

☒ Chairman

☐ Vice Chairman



Signature



Printed Name

Title:

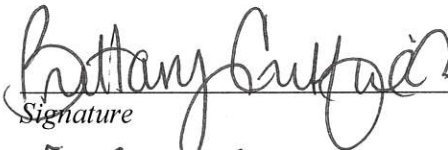
☒ Secretary

☐ Assistant Secretary



Official District Seal

Recorded by Records Administrator



Signature

5-9-2018

Date