

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

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March 27, 2015 Minutes of the Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for The Heights Community Development District was held on Friday, March 27, 2015 at 10:00 a.m. at the offices of SoHo Capital, Inc. located at 2330 W. Horatio Street, Tampa, FL 33606.

### 1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the regular meeting of the Board of Supervisors of The Heights Community Development District to order on Friday, March 27, 2015 at 10:05 a.m.

Board Members Present and Constituting a Quorum:

Adam Harden	Chairman
Chas Bruck	Vice Chairman
Charles A. Harden	Supervisor
Clay Thompson	Supervisor
David Bruck	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Ken Joines	Meritus
David McGannon	Counsel-Hillsborough River Properties

### 2. PUBLIC COMMENT ON AGENDA ITEMS

### 3. BUSINESS ITEMS

Mr. Lamb administered the Oaths of Office to David Bruck and Charles Harden as they were just elected to the Board and advised them to contact him with any questions.

#### A. Consideration of Resolution 2015-01; Canvassing and Certifying the Results of the Landowners Election

Mr. Lamb went over this Resolution with the Board.

MOTION TO:	Approve Resolution 2015-01 as indicated.
MADE BY:	Supervisor Chas Bruck
SECONDED BY:	Supervisor Adam Harden
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

#### B. Consideration of Resolution 2015-02; Re-Designating Officers

Mr. Lamb explained this Resolution to the Board.

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MOTION TO:	Appoint Brian Howell as Assistant Secretary Robert Rios as Treasurer, Brian Lamb as Secretary and Chas Bruck as Vice Chairman.
MADE BY:	Supervisor Adam Harden
SECONDED BY:	Supervisor Chas Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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MOTION TO:	Appoint Adam Harden as Chairman.
MADE BY:	Supervisor Chas Bruck
SECONDED BY:	Supervisor Charles Harden
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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MOTION TO:	Approve Resolution 2015-02 indicating Adam Harden as Chairman, Chas Bruck as Vice Chairman, Balance of Board as Assistant Secretaries and Secretary, Treasurer to stay the same and Brian Howell as Assistant Secretary.
MADE BY:	Supervisor Adam Harden
SECONDED BY:	Supervisor Chas Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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**C. Consideration of Resolution 2015-03; Designation of a Qualified Public Depository**

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Mr. Lamb explained this Resolution to the Board. Mr. Lamb made the recommendation to use US Ameribank.

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MOTION TO:	Approve Resolution 2015-03 designating US Ameribank as the public depository for The Heights CDD.
MADE BY:	Supervisor Adam Harden
SECONDED BY:	Supervisor Chas Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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**D. Consideration of Resolution 2015-04; Authorization of Signatories**

Mr. Lamb went over this Resolution with the Board.

MOTION TO:	Approve Resolution 2015-04 giving Meritus and the Chairman authorization.
MADE BY:	Supervisor Adam Harden
SECONDED BY:	Supervisor Chas Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

**E. Consideration of Resolution 2015-05; Authorization to Disburse Funds for Expenses**

Mr. Lamb went over this Resolution with the Board.

MOTION TO:	Approve Resolution 2015-05 and Amend Resolution 2015-05 and add section 1E to say that all payments are to be made in accordance with the interlocal agreement between The Heights CCD, The City of Tampa, The City of Tampa Community Redevelopment Agency and Riverside Heights Development.
MADE BY:	Supervisor Adam Harden
SECONDED BY:	Supervisor Chas Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

**F. Consideration of Fiscal Year 2015 Developer Funding Agreement**

Mr. Lamb went over the Developer Funding Agreement with the Board and Counsel had some questions regarding it along with clarification. The Board would like this Agreement redrawn. There was further discussion between the Board, Counsel and Mr. Lamb.

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MOTION TO:	Board Secretary to work with District Attorney and simplify the document and make it applicable to the circumstances and continue consideration of the FY 2015 Funding Agreement until the next CDD meeting.
MADE BY:	Supervisor Adam Harden
SECONDED BY:	Supervisor Chas Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

**G. Consideration of Resolution 2015-06; Authorize Filing of Expansion Petition**

Mr. Lamb reviewed this Resolution with the Board.

MOTION TO:	Approve Resolution 2015-06 deleting the lots currently listed as exceptions to the legal description.
MADE BY:	Supervisor Adam Harden
SECONDED BY:	Supervisor Chas Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

**H. Authorize RFP for Development**

**I. Consideration of Resolution 2015-07; Bond Anticipation Note**

Mr. Lamb went over this Resolution with the Board.

MOTION TO:	Approve Resolution 2015-07.
MADE BY:	Supervisor Adam Harden
SECONDED BY:	Supervisor Chas Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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**J. Consideration of Resolution 2015-08; Public Bidding**

Mr. Lamb went over this Resolution with the Board.

MOTION TO:	Approve Resolution 2015-08.
MADE BY:	Supervisor Adam Harden
SECONDED BY:	Supervisor Chas Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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**4. BUSINESS ADMINISTRATIVE**

**A. Consideration of Board of Supervisors Meeting Minutes August 29, 2014**

The Board had no corrections to the minutes.

MOTION TO:	Approve the August 29, 2014 minutes.
MADE BY:	Supervisor Adam Harden
SECONDED BY:	Supervisor Chas Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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**B. General Matters of the District**

**5. VENDOR AND STAFF REPORTS**

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

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**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

**7. ADJOURNMENT**

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MOTION TO:	Adjourn
MADE BY:	Supervisor Adam Harden
SECONDED BY:	Supervisor Chas Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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*\*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 \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

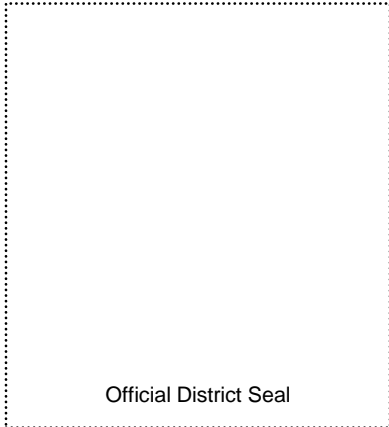
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**Signature**

\_\_\_\_\_  
**Printed Name**

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**Printed Name**

**Title:**  
 **Chairman**  
 **Vice Chairman**

**Title:**  
 **Secretary**  
 **Assistant Secretary**



*Recorded by Records Administrator*

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*Signature*

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