

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

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July 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 **Thursday, July 13, 2017 at 3:00 p.m.** at the offices of SoHo Capital, Inc. located at 2330 W. Horatio Street, Tampa, FL 33606.

### 1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Continued Meeting of the Board of Supervisors of The Heights Community Development District to order on **Thursday, July 13, 2017 at 3:00 p.m.**

Board Members Present and Constituting a Quorum:

Adam Harden	Chairman
Chas Bruck	Vice Chairman
Matt Suggs	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Dan Molloy	District Counsel
Todd Amaden	District Engineer

There were no members of the general public in attendance.

### 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments.

### 3. BUSINESS ITEMS

#### A. Consideration of Resolution 2017 – 08; Delegation Resolution

- i. Master Trust Indenture
- ii. First Supplemental Trust Indenture
- iii. Bond Purchase Contract
- iv. Series 2017 Preliminary Limited Offering Memorandum
- v. Rule 15c2-12 Certificate
- vi. Continuing Disclosure Agreement
- vii. First Supplemental Assessment Methodology Report
- viii. TIF Report

The Board reviewed the resolution and associated documents. Mr. Lamb went over the First Supplemental Assessment Methodology Report and what changes will be made to the examples, as well as the provisions that will indicate how the District will monitor and verify anticipated revenue vs. the actual imposition of and assessments projected shortfalls.

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MOTION TO:	Approve Resolution 2017-08 in substantial form with the direction to District Management to add the supplemental information as discussed, as amended to include approving the First Supplemental Assessment Methodology Report in substantial form and the TIF report in substantial form that will be abbreviated for purposes of inclusion with the Preliminary Offering Memorandum.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor C. Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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**B. Consideration of District Engineer's Report**

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**C. General Matters of the District**

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Mr. Lamb discussed the authorizing a funding agreement that would allow for the District to purchase materials and receive tax exemptions. The authorization would allow for staff and the Chair to work towards finalizing and ratifying an agreement to allow for a mechanism through a funding agreement to allow the District to receive funds from the development entity to pay directly for those materials, especially as it relates to the District not having a source of construction funds until the bond is issued.

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MOTION TO:	Authorize the District Manager and Chair to pull together a funding agreement for allowing the developer to fund the District and later be reimbursed activities related to the public projects and improvements in the District.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor C. Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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Mr. Lamb clarified that Counsel would also be looking at the funding agreement. Mr. Molloy briefly went over what the agreement would entail; he also recommended making a modification to Tables 1 and 2.

88 **4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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90 There were no supervisor requests or audience comments.

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93 **5. ADJOURNMENT**

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MOTION TO: Adjourn.

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MADE BY: Supervisor Harden

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SECONDED BY: Supervisor C. Bruck

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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3/0 - Motion passed unanimously

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103 \*Please note the entire meeting is available on disc.

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105 \*These minutes were done in summary format.

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

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

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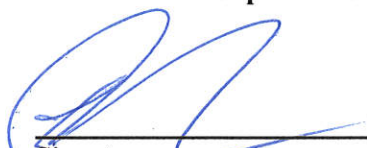
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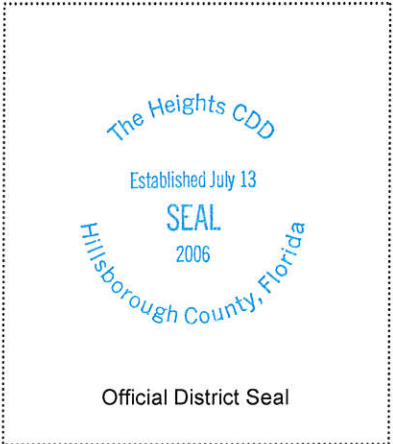
Susan Lambert  
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Printed Name

Title:  
 Chairman  
 Vice Chairman

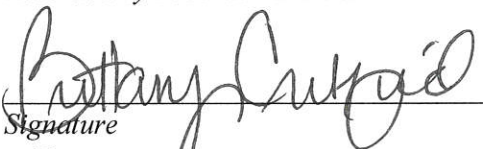
  
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Brian Lamb  
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Printed Name

Title:  
 Secretary  
 Assistant Secretary



Recorded by Records Administrator

  
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Signature

5-9-2018  
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Date