

**MINUTES OF MEETING  
WATERFORD LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

A Special Meeting of the Waterford Landing Community Development District's Board of Supervisors was held on **Wednesday, April 29, 2015 at 10:30 a.m.**, at the offices of **Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901.**

**Present were:**

James Reinders  
Mark Taylor  
Kenneth Bloom  
Brian O'Donnell

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present were:**

Craig Wrathell  
Rick Woodville  
Carl Barraco  
Mark Straley (*via telephone*)

District Manager  
Wrathell, Hunt and Associates, LLC  
District Engineer  
District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 10:31 a.m., and noted, for the record, that Supervisors Reinders, Taylor, Bloom and O'Donnell were present, in person. One seat remains vacant.

▪ **Administration of Oath of Office**

***\*\*\*This item, previously the Third Order of Business, was presented out of order.\*\*\****

Mr. Wrathell noted, for the record, that the Landowners' Election was held on November 26, 2014.

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Bloom and Mr. Reinders.

Mr. Wrathell indicated that, since Mr. Bloom and Mr. Reinders were incumbents, he would forego an explanation of the following documents:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**

**C. Financial Disclosure Forms**

The items listed below were provided for informational purposes:

- i. Form 1: Statement of Financial Interests**
- ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**
- iii. Form 1F: Final Statement of Financial Interests**

**D. Form 8B, Memorandum of Voting Conflict**

- **Consideration of Resolution 2015-1, Electing Officers of the District**

***\*\*\*This item, previously the Fourth Order of Business, was presented out of order.\*\*\****

Mr. Wrathell presented Resolution 2015-1 for the Board’s consideration. He explained that, following an election or appointment, the Board is required to reconsider its slate of officers.

Mr. Wrathell indicated that Mr. Reinders serves as Chair, Mr. Taylor serves as Vice Chair, the remainder of the Board serves as Assistant Secretaries, he serves as Secretary and Treasurer and Mr. Woodville serves as an Assistant Secretary. The Board may retain the existing slate of officers or make nominations.

Mr. Taylor nominated the existing slate of officers.

No other nominations were made.

**On MOTION by Mr. Reinders and seconded by Mr. Bloom, with all in favor, Resolution 2015-1, Electing the Officers of the District, as nominated, was adopted.**

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors, Kenneth Bloom [Seat 3] and James Reinders [Seat 5] (*the following to be provided in separate package*)**

The Oath of Office was administered to Mr. Bloom and Mr. Reinders following the First Order of Business.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**

The items listed below were provided for informational purposes:

- i. Form 1: Statement of Financial Interests**
  - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - iii. Form 1F: Final Statement of Financial Interests**
- D. Form 8B, Memorandum of Voting Conflict**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-1,  
Electing Officers of the District**

This item was presented following the First Order of Business.

**FIFTH ORDER OF BUSINESS**

**Discussion/Consideration of Replacement  
to Fill Unexpired Term of Office [Seat 2]**

Mr. Wrathell noted that Seat 2 remains vacant and asked if the Board wished to consider filling the vacancy.

The Board declined.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-2,  
Approving the District's Proposed Budget  
for Fiscal Year 2015/2016 and Setting a  
Public Hearing Thereon Pursuant to  
Florida Law**

Mr. Wrathell presented Resolution 2015-2 for the Board's consideration. He indicated that a proposed operating budget must be presented by June 15, for the upcoming fiscal year. This resolution approves the proposed budget and sets the Public Hearing date.

Mr. Wrathell provided an overview of the "General Fund", on Page 1, which reflected the on-roll and off-roll assessments. He reported that the table for the 90 DR Horton townhomes must be revised and will be reflected on the tax roll.

Mr. Wrathell indicated that the proposed budget is identical to the Fiscal Year 2015 budget, pending any necessary adjustments.

Mr. Wrathell referred to the “On-Roll and Off-Roll” O&M assessment table, located on Page 1, and explained that “On-Roll” includes a property appraiser and tax collector fee and a 4% discount, whereas, “Off-Roll” is the component below. He noted that Page 2 describes the expenditures on Page 1.

With regard to the “Debt Service” budget, on Page 3, Mr. Wrathell explained that the November 1, 2015 interest and May 1, 2015 principal and interest budgeted. He also reviewed the “Amortization Schedules” on Pages 4-6.

Mr. Wrathell indicated that Page 6 reflects “0” for the townhomes and a total of 221 single-family units. Mr. Taylor indicated that he will investigate and confirm that 90 is an accurate number for the townhomes.

**On MOTION by Mr. Bloom and seconded by Mr. Taylor, with all in favor, Resolution 2015-2, Approving the District’s Proposed Budget for Fiscal Year 2015/2016 and Setting a Public Hearing Thereon Pursuant to Florida Law, for Thursday, August 27, 2015 at 11:00 a.m., at this location, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

- A. August 25, 2014 Public Hearing and Regular Meeting**
- B. September 8, 2014 Continued Meeting**
- C. November 26, 2014 Landowners’ Meeting**

Mr. Wrathell presented the August 25, 2014 Public Hearing and Regular Meeting, September 8, 2014 Continued Meeting and November 26, 2014 Landowners’ Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Taylor and seconded by Mr. Reinders, with all in favor, the August 25, 2014 Public Hearing and Regular Meeting, September 8, 2014 Continued Meeting and November 26, 2014 Landowners’ Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no report, the next item followed.

**B. Engineer**

There being no report, the next item followed.

**C. Manager**

**i. Approval of Unaudited Financial Statements as of March 31, 2015**

Mr. Wrathell presented the Unaudited Financial Statements as of March 31, 2015. He reviewed the "Balance Sheet", on Page 1, and noted that the "General Fund" total was \$204,884; however, \$171,000 was transferred to the debt service bonds. The "General Fund" realistically has a total of \$31,000. Mr. Wrathell reviewed various "Expenditures" line items and corresponding budgeted amounts. He reported that the District had \$5,327 in the "Capital Projects Fund" through the end of March.

<p><b>On MOTION by Mr. Reinders and seconded by Mr. O'Donnell, with all in favor, the Unaudited Financial Statements as of March 31, 2015, as presented, were approved.</b></p>
---

**ii. 21 Registered Voters in District as of April 15, 2015**

Mr. Wrathell reported that there were 21 registered voters residing within the boundaries of the District as of April 15, 2015.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being no Supervisors' request, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**TWELTH ORDER OF BUSINESS**

**Adjournment**


There being no further business to discuss, the meeting adjourned.

**On MOTION by Mr. Bloom and seconded by Mr. Reinders,  
with all in favor, the meeting adjourned at approximately  
10:41 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair