

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

A Regular Meeting of the Waterford Landing Community Development District's Board of Supervisors was held on **Wednesday, April 27, 2016 at 10:00 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
Wesley Kayne (*via telephone*)
Mark Straley (*via telephone*)

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 10:00 a.m., and noted, for the record, that Supervisors Reinders, Taylor, Bloom and O'Donnell were present, in person. One seat remained vacant.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2016-1,
Approving the District's Proposed Budget
for Fiscal Year 2017 and Setting a Public
Hearing Thereon Pursuant to Florida
Law**

Mr. Wrathell presented the Resolution 2016-1 for the Board's consideration. The proposed Public Hearing date was August 24, 2016 at 10:00 a.m., at this location.

With regard to the “General Fund”, on Page 1, Mr. Wrathell indicated that the proposed Fiscal Year 2017 budget was almost identical to the Fiscal Year 2016 budget. “Legal” was reduced from \$10,000 to \$6,500. “Engineering” was reduced because the amount of work related to the District decreased. “Insurance” increased from \$5,500 to \$5,665. “Website” increased slightly, since the website was upgraded, due to State legislative requirements.

Mr. Wrathell recalled that, in 2014, the CDD contracted with the Master Association to operate and maintain District owned improvements. With regard to the “Debt Service Fund - Series 2014” bonds, on Page 3, the “General Fund” and “Debt Service Fund” reflected that roughly 1/3 of the property was on the tax roll, with the balance being off-roll. The “Debt Service Schedule”, on Page 4, reflected the November 1, 2016 interest payment, in the amount of \$286,143.75, and the May 1, 2017 principal payment, in the amount of \$155,000. Referring to the Assessment Table, on Page 6, the on-roll and off roll ratio of units may change. The on-roll unit assessments were higher because the on-roll must pay the property appraiser and tax collector fees; however, the amounts were grossed up 4%, for the discount. Off-roll assessments are billed directly to the master developer.

On MOTION by Mr. Bloom and seconded by Mr. Taylor, with all in favor, of Resolution 2016-1, Approving the District’s Proposed Budget for Fiscal Year 2017 and Setting a Public Hearing for August 24, 2016, at 10:00 a.m., at this location, was adopted.

FOURTH ORDER OF BUSINESS

**Notice of Landowners’ Meeting:
November ____, 2016 [Seats 1, 2, 4]**

- A. Sample Notice of Landowners’ Meeting**
- B. Sample Election Instructions**
- C. Sample Landowner Proxy**

Mr. Wrathell stated that 90 days in advance of a Landowners’ Meeting, notification must be provided to the Board. Board Members were not required to attend. The Notice, Election Instructions and Sample Proxy were provided for informational purposes.

FIFTH ORDER OF BUSINESS

Approval of August 27, 2015 Public Hearing and Regular Meeting Minutes

Mr. Wrathell presented the August 27, 2015 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Taylor and seconded by Mr. Bloom, with all in favor, the August 27, 2015, Public Hearing and Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

SEVENTH 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, 2016

Mr. Wrathell reviewed the Unaudited Financial Statement for March 31.

On MOTION by Mr. Reinders and seconded by Mr. O'Donnell, with all in favor, the Unaudited Financial Statements as of March 31, 2016, were approved.

ii. 158 Registered Voters in District as of April 15, 2016

Mr. Wrathell stated there were 158 registered voters residing within the boundaries of the District as of April 15, 2016.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

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

NINTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

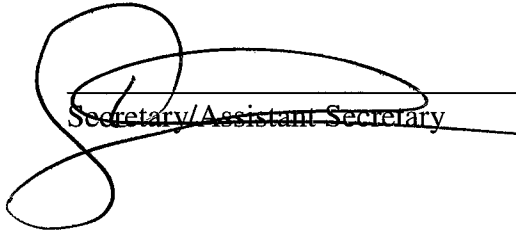
TENTH ORDER OF BUSINESS

Adjournment

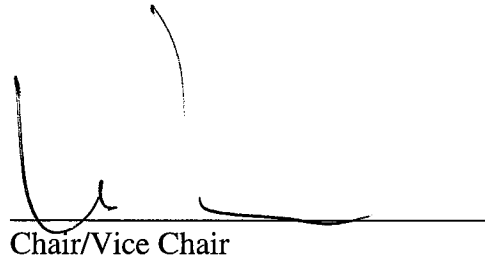
There being no further business to discuss, the meeting adjourned.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair