

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

A Public Hearing and Regular Meeting of the Waterford Landing Community Development District's Board of Supervisors was held on **Wednesday, September 14, 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 (<i>via telephone</i>)	Chair
Mark Taylor	Vice Chair
Kenneth Bloom	Assistant Secretary
Brian O'Donnell	Assistant Secretary

Also present were:

Craig Wrathell	Wrathell, Hunt and Associates, LLC
Carl Barraco	District Engineer
John Vericker	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:07 a.m., and noted, for the record, that Supervisors Taylor, Bloom and O'Donnell were present, in person. Supervisor Reinders was attending via telephone. One seat remained vacant.

SECOND ORDER OF BUSINESS

**Public Hearing to Hear Comments and
Objections on Adoption of Fiscal Year
2016/2017 Budget**

Mr. Wrathell recalled that the proposed Fiscal Year 2017 budget was presented in April.

A. Affidavit of Publication

Mr. Wrathell presented the proof of publication for today's Public Hearing.

B. Consideration of Resolution 2016-2, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Wrathell presented Resolution 2016-2 for the Board’s consideration. Generally, the proposed Fiscal Year 2017 budget was unchanged with minor line item increases and decreases. 313 properties would be on-roll and be on the tax bill. The remaining would be off-roll and direct billed to the Developer. Mr. Wrathell reviewed the budget line items.

*****Mr. Wrathell opened the Public Hearing.*****

No members of the public spoke.

*****Mr. Wrathell closed the Public Hearing.*****

On MOTION by Mr. Taylor and seconded by Mr. Bloom, with all in favor, Resolution 2016-2, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2016-3, Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented the Resolution 2016-3 for the Board’s consideration.

On MOTION by Mr. Bloom and seconded by Mr. O’Donnell, with all in favor, Resolution 2016-3, Imposing Special Assessments and Certifying an Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2016-4, Adopting the Annual Meeting Schedule for Fiscal Year 2016/2017

Mr. Wrathell presented Resolution 2016-4 for the Board's consideration. This item was deferred until Spring.

FIFTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2015, Prepared by Grau & Associates

Mr. Wrathell presented the Audit. Liabilities exceeded assets by \$314,597, which was not concerning because the District constructed improvements and/or assets depreciated. Overall, the District's total net position, compared to Fiscal Year 2014, increased \$195,270. The Auditor found no deficiencies in internal control considered to be material weaknesses or instances of noncompliance; it was a "clean" Audit.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2016-5, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2015

Mr. Wrathell presented Resolution 2016-5 for the Board's consideration.

On MOTION by Mr. Taylor and seconded by Mr. Bloom, with all in favor, Resolution 2016-5, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2015, was adopted.

SEVENTH ORDER OF BUSINESS

Notice of Landowners' Meeting: November 16, 2016 [Seats 1, 2, 4]

Mr. Wrathell stated that Seats 1 and 2, currently held by Mr. Taylor and Mr. O'Donnell, respectively, and the vacant seat would be up for election. The Landowners' meeting would be held November 16. Board Members were not required to attend. The Landowner could designate a proxy holder.

EIGHTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of July 31, 2016

Mr. Wrathell presented the Unaudited Financial Statements as of July 31, 2016. Assessment revenue collections were at 101% and expenditures were at 67%.

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

NINTH ORDER OF BUSINESS

Approval of April 27, 2016 Regular Meeting Minutes

Mr. Wrathell presented the April 27, 2016 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. O'Donnell and seconded by Mr. Taylor, with all in favor, the April 27, 2016 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that there was a spate of public record requests aimed at CDDs. All requests should be forwarded to District Staff.

B. District Engineer

Mr. Barraco stated that it was nearly time to dedicate utilities, for ownership and maintenance, to the City of Fort Myers. Typically, the City would require completion of all construction projects prior to accepting utilities for operation and maintenance. He suggested dedicating in pieces and using the plats as the boundaries of the pieces. Proof that the utilities were transferred to the CDD, so the CDD could transfer them, would be necessary. In response to a question, Mr. Barraco stated that the CDD owned four plats. The District did not assign

plats; however, it did receive easements. Mr. Barraco would coordinate with District Staff to ensure that the CDD completed all water improvements that would be conveyed to the City.

Mr. Barraco stated that the roadway was for public access and would not be dedicated to the City. In response to a question regarding whether maintenance would be turned over to the association, Mr. Taylor stated that maintenance was part of the Agreement between the CDD and the HOA. Mr. Wrathell suggested creating a final map, depicting the assets that the District owned, and incorporating it in the budget. Mr. Taylor stated that the map should also include the easements that the District had. Discussion ensued regarding ownership of the road. In response to question, Mr. Barraco stated that the roadway was paid for by the Developer. Mr. Wrathell stated that Management would seek documentation to demonstrate that the District owned the roadway.

C. District Manager

There being no report, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

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

THIRTEENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

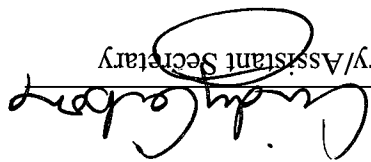
Adjournment

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 10:32 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary



Chair/Vice Chair

