

**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 25, 2018 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:

Cindy Cerbone
Vivek Babbar (*via telephone*)
Carl Barraco

District Manager
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:02 a.m. All Supervisors were present, in person. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2018-01,
Approving the District's Proposed Budget
for Fiscal Year 2018/2019 and Setting a
Public Hearing Thereon Pursuant to
Florida Law**

Ms. Cerbone presented Resolution 2018-01. She reviewed the proposed Fiscal Year 2019 budget line items. If there are any changes from off-roll to on-roll, the changes would be updated close to the time of adoption and also just prior to submitting the assessment information to the Tax Collector. She noted the following:

- An "Engineering – public status report" line item, for \$12,000, was included in the proposed Fiscal Year 2019, as a Public Status Report will be necessary.

Mr. Baracco stated that a Public Status Report is required every five or seven years. This will be the first report of this type. The Report describes all the infrastructure of the District and analyzes the current status, condition, and what must still be completed.

Ms. Cerbone stated that it was necessary to begin building reserves for lake bank repairs and maintenance. Mr. Barraco discussed the maintenance criteria and stated that lake banks constructed with a 4:1 slope must be maintained at a 3.5:1 slope or flatter and there cannot be any vertical drop greater than 9". Some slope issues are beginning to emerge; therefore, it must be addressed in the future so it is a good idea to begin budgeting for it now. If the issues are not addressed for a long time, they become worse and become very expensive to repair.

Ms. Cerbone continued reviewing the proposed Fiscal Year 2019 budget and discussed the impact on the assessment, with the \$12,000 line item, and the potential increase, if a new line item is added for lake bank or infrastructure repairs and maintenance. As proposed, the on-roll assessment would increase from \$889.34 in Fiscal Year 2018 to \$903.05 in Fiscal Year 2019. Adding a new line item for lake bank or infrastructure repairs and maintenance would further increase the assessment. Discussion ensued regarding amending the Maintenance Agreement with the HOA to include road resurfacing and/or lake bank and stormwater infrastructure management, whether the Master Association has a paving reserve, budgeting for lake bank repairs and maintenance, etc. Ms. Cerbone stated that budgeting \$10,000 for a new line item for lake bank or infrastructure repairs and maintenance would raise the on-roll assessment approximately \$20 more than the Fiscal Year 2018 assessment amount.

Discussion ensued regarding whether the Public Facilities Report was due in five or seven years. Mr. Babbar recommended filing it soon. The roads, road reserves, the Public Facilities Report, repaving, cost to repave, budgeting, amending the Maintenance Agreement with the HOA, ownership of the various roads, were discussed.

The following change was made:

Add New Line Item: "Infrastructure repairs & maintenance" for \$10,000

District Counsel would prepare an Amendment to the Maintenance Agreement to include all road maintenance, repairs, resurfacing, etc.

On MOTION by Mr. Reinders and seconded by Mr. Bloom, with all in favor, Resolution 2018-01, Approving the District's Proposed Budget for Fiscal Year 2018/2019, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for July 25, 2018 at 10:00 a.m., at this location, was adopted.

FOURTH ORDER OF BUSINESS

Notice of General Election: November 6, 2018

- A. Official Candidate Qualifying Period: None, June 18, 2018 – Noon, June 22, 2018**
 - i. Candidates May Pre-Qualify Beginning June 4, 2018 at 10:00 A.M.**

Ms. Cerbone reviewed the candidate qualifying and pre-qualifying periods. Seats 3, 4 would be up for election through the General Election process. Seat 5 would continue as a Landowner-elected seat.

- B. Consideration of Resolution 2018-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2018-02.

On MOTION by Mr. Reinders and seconded by Mr. Bloom, with all in favor, Resolution 2017-7, Resolution 2018-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-03, Designating a Date, Time and Location for a Landowners’ Meeting; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

Ms. Cerbone presented Resolution 2018-03.

On MOTION by Mr. Bloom and seconded by Mr. Reinders, with all in favor, Resolution 2018-03, Designating a Date, Time and Location of November 28, 2018 at 10:00 a.m., at this location, for a Landowners’ Meeting; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of March 31, 2018

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2018.

On MOTION by Mr. Reinders and seconded by Mr. Taylor, with all in favor, the Unaudited Financial Statements as of March 31, 2018, were approved.

SEVENTH ORDER OF BUSINESS

Approval of July 26, 2017 Public Hearing and Regular Meeting Minutes

Ms. Cerbone presented the July 26, 2017 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Bloom and seconded by Mr. Reinders, with all in favor, July 26, 2017 Public Hearing and Regular 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. District Counsel: *Straley & Robin*

There being no report, the next item followed.

B. District Engineer: *Barraco and Associates, LLC*

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

i. 578 Registered Voters in District as of April 15, 2018

Ms. Cerbone stated that there were 578 registered voters residing within the boundaries of the District as of April 15, 2018.

ii. NEXT MEETING DATE: July 25, 2018 at 10:00 A.M.

Ms. Cerbone stated that the next meeting will be held on July 25, 2018 at 10:00 a.m., at this location.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Reinders announced his resignation.

On MOTION by Mr. Taylor and seconded by Mr. Bloom, with all in favor, the resignation of Mr. James Reinders from Seat 5, was accepted.

Mr. Taylor nominated Ms. Karen Welks to fill Seat 5; term expires November, 2018. No other nominations were made.

On MOTION by Mr. Bloom and seconded by Mr. O'Donnell, with all in favor, appointment of Ms. Karen Welks to fill Seat 5, term expires November, 2018, was approved.

Mr. Taylor nominated Ms. Kathy Miller to fill Seat 3; term expires November, 2018. No other nominations were made.

On MOTION by Mr. O'Donnell and seconded by Mr. Bloom, with all in favor, appointment of Ms. Kathy Miller to fill Seat 3, term expires November, 2018, was approved.

ELEVENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

TWELFTH ORDER OF BUSINESS

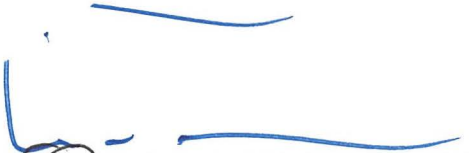
Adjournment

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

On MOTION by Mr. Taylor and seconded by Mr. Bloom, with all in favor, the meeting adjourned at 10:40 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair