

**Golden Lakes  
Community Development  
District**

**SPECIAL MEETING  
July 18, 2017**

**Golden Lakes  
Community Development District**

---

**Severn Trent Services, Management Services Division**

210 N. University Dr., Suite 702 ~ Coral Springs ~ Florida 33071~ Telephone (954) 603.0033 ~Fax (954) 345-1292

July 11, 2017

Board of Supervisors  
Golden Lakes Community  
Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the Golden Lakes Community Development District will be held on Tuesday July 18, 2017 at 6:00 p.m. at the Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, Florida. The following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Audience Comments**
- 3. Approval of Minutes**
  - A. March 15, 2017, Continued Meeting
- 4. Golf Course Manager's Report**
- 5. Manager's Report**
  - A. Radar Signs and Speed Control
  - B. Review of Signage at Front Entrance
  - C. Resolution 2017-10, Adopting A Policy Prohibiting Recreational use of District Ponds
- 6. Club Business**
  - A. Approval of Capital Improvement Items
  - B. Membership Program
  - C. Final 2017/2018 Budget Recommendations
  - D. Club Update
- 7. Consideration of Proposal for Field Management Services**
- 8. Attorney's Report**
- 9. Engineer's Report**
- 10. CAM Report**
- 11. Supervisors' Request**
- 12. Adjournment**

I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,

*Gary Moyer & Chuck Walter*

Gary Moyer & Chuck Walter/ab  
District Manager

cc: Scott D. Clark  
JoAnna Likar  
Steven C. Shealey  
Ron Wonderling  
John Seitz  
Dale Jacobs

**MINUTES OF MEETING  
GOLDEN LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

A continued meeting of March 7, 2017 of the Board of Supervisors of the Golden Lakes Community Development District was held on Thursday March 15, 2017 at 6:00 p.m. at the Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, Florida.

Present and constituting a quorum were:

Rich Weaver	Chairman
John L. Knapp	Vice Chairman
Donald L. Adams	Assistant Secretary
Anthony J. Stevens	Assistant Secretary
Richard Howe	Assistant Secretary

Also present were:

Gary Moyer	Manager
Scott D. Clark, Esq.	Attorney
Steven C. Shealey, PE	Engineer
JoAnna Likar	Property Manager
Rhonda Mossing	MDS Capital Markets

*The following is a summary of the minutes and actions taken at the March 15, 2017 Golden Lakes CDD Board of Supervisors special meeting.*

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Weaver called the meeting to order. All supervisors and staff were present and introduced themselves.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The residents provided comments to the Board.

**THIRD ORDER OF BUSINESS**

**Consideration of Approval of Delegated Award Resolution**

- A. Master Trust Indenture**
- B. First Supplemental Trust Indenture**
- C. Bond Purchase Agreement**
- D. Preliminary Official Statement**
- E. Continuing Disclosure Agreement**

**UNAPPROVED**

- Ms. Mossing provided handouts to the Board.
- A credit package was submitted to Standard Poor's for a credit rating on the bonds and an A- rating was received.
- With the rating received, two credit packages to two different insurers were submitted to try to get bonds.
- Ms. Mossing reviewed the handout related to bond insurance to the Board.
- Ms. Mossing went over the structure of the bonds.
- Ms. Mossing provided an update on what happened in the market today. The interest rates went down a couple of points.
- Mr. Clark discussed resolution 2017-08.
- Discussion ensued regarding the cart barn. Mr. Shealey will discuss this item.

On MOTION by Mr. Knapp seconded by Mr. Adams with all in favor Resolution 2017-08 authorizing staff execution of documents and other actions in connection with the purchase of the golf course and club known as the Club at Eaglebrooke was adopted.

**FOURTH ORDER OF BUSINESS**

**Discussion of Management Alternative and Selection of Management Company or General Manager based on presentations and interviews.**

- The Sunshine Law is not prohibiting us from making a decision it is making the process longer than it would otherwise be.
- To date we received proposals from six Management Companies and 25 General Managers' resumes.
- Discussion ensued regarding the candidates that applied.
- The Supervisors provided their top two Management Companies and their top three General Manager applicants.
- The Supervisors reviewed the top General Manager applicants.
- Discussion ensued regarding Billy Casper Management Company and the agreement presented.

- Discussion ensued related to costs. The maximum fee of \$7,500 with a maximum incentive bonus of \$25,000 and a maximum of \$6,000 for travel. This will be a five-year term with a mutual extension renewal of 2-3 years. If they do not meet certain financial benchmarks two years in a row, they can be terminated without cause.

On MOTION by Mr. Howe seconded by Mr. Adams with all in favor staff and Chairman were authorized to complete negotiation with Billy Casper based on the parameters discussed \$7,500 monthly fee, maximum \$25,000 and incentive program. The markers and the satisfaction survey will be negotiated and a maximum of \$6,000 in reimbursable travel expenses for an initial five-year term with the aforementioned cancellation for non-performance as discussed was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Advisory Committee and Selection of Members**

- The Board received a large number of responses for the Advisory Committee.

**SIXTH ORDER OF BUSINESS**

**Manager’s Report**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Attorney’s Report**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Engineer’s Report**

Mr. Shealey presented the following:

- Inspected the repairs made to the columns in the cart barn and has provided the Board with a report and some photographs.
- Mr. Shealey was questioned if they were able to identify the cause of the rust problem. He was unsure but believes it is related to hydrogen sulfide which is used while charging the batteries on the golf carts. On the south side of the building there is a dirt pile up at the side of the building several feet which he is sure generates moisture on the outside wall of the building and through that south wall. The outside of the building has waterproofing on it and at some point and time if we start to get more

water we may need to look at more waterproofing. The outside of the building seems to be in good shape it just seems to be columns that are rusted.

- He believes the building is vented but not very well and that may be something the District may want to look at. Ventilation is not his expertise but he does not feel it vents very well.
- Question arose if during heavy rains, or hurricanes does the floor drain ambient water from the outside coming in. The way it is built he does not believe there is a lot of water coming from the outside because the door is closed. There is a hose in the corner for washing and rinsing off equipment but the whole building does not drain to it.

**A. Reflection Lake Loop Issue**

- Discussion ensued regarding repairs at the entrance.
- Discussion ensued related to the curb.

On MOTION by Mr. Knapp seconded by Mr. Howe with all in favor recommend accept the proposal for the regrading and storm drain work in the amount not to exceed \$24,000 was approved

**NINTH ORDER OF BUSINESS**

**CAM Report**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors' Request**

- Discussion ensued regarding Billy Casper making the list of individuals for the General Manager as well as the Advisory Committee available to Billy Casper.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Howe seconded by Mr. Knapp with all in favor the meeting was adjourned.

\_\_\_\_\_  
Gary Moyer  
Secretary

\_\_\_\_\_  
Rich Weaver  
Chairman

**RESOLUTION 2017-\_\_**

**A RESOLUTION OF THE GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY PROHIBITING RECREATIONAL USE OF DISTRICT PONDS; PROVIDING TRESPASS ENFORCEMENT AUTHORITY; AUTHORIZING THE ISSUANCE OF A TRESPASS LETTER; PROVIDING A FINE FOR VIOLATION OF DISTRICT POLICY; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, the Golden Lakes Community Development District (“District”) was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“Act”), for purposes of planning, financing, acquiring, constructing, operating and/or maintaining certain infrastructure improvements within the District;

**WHEREAS**, in accordance with the Act, the District owns, operates and maintains certain real property and improvements, including ponds and man-made lakes comprising a portion of the District’s storm water management system, conservation/mitigation areas and open space, as more particularly depicted on Exhibit A attached (collectively, the “Ponds”);

**WHEREAS**, the Ponds, being designed for the management of storm water runoff, may have contaminated water and are not intended for recreation;

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to adopt a formal policy prohibiting recreational use of the Ponds; and

**WHEREAS**, the District desires to secure the assistance of the Polk County Sheriff’s Office, and/or other agencies having jurisdiction, to prevent trespassing on District property in contravention of the Policy (as defined below).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. ADOPTION OF POLICY PROHIBITING RECREATIONAL USE OF DISTRICT PONDS.** The District prohibits recreational activities (including without limitation wading, swimming, fishing, boating (motorized and non-motorized), use of any watercraft, canoeing, kayaking, paddle boarding, rafting or other similar activities), on, around or near the Ponds, for any purpose other than maintenance or repair of such Ponds by the District or its employees, agents, contractors or assigns (the “Policy”). Nothing herein shall prohibit or limit the District’s ability to operate and maintain the Ponds in accordance with applicable permits, approvals and requirements. Property owners and residents of the District are responsible for compliance with the Policy by their tenants, guests and invitees.

**SECTION 2. AUTHORITY REGARDING ENFORCEMENT OF TRESPASS LAWS; FORM OF TRESPASS LETTER.** The Board hereby authorizes the District staff, including the District Manager and any other employee or designee of the District, to act on behalf of the District with respect to the enforcement of the Policy, including without limitation



taking any actions necessary to the enforcement and/or prosecution of a trespass violation pursuant to Florida law. In addition, the Board hereby authorizes the District Manager to issue to the Polk County Sheriff's Office (or other agency with jurisdiction) a trespass letter in substantially the form attached hereto as Exhibit C, providing authorization for the enforcement of trespass laws related to the Policy.

**SECTION 3. LEGAL ACTION; CRIMINAL PROSECUTION.** If any person is found to have violated the Policy, such person may be subject to arrest for trespassing and/or other applicable civil or criminal legal action.

**SECTION 4. ENFORCEMENT OF COSTS.** For any violation of the Policy, the District shall have the additional right to impose an administrative fee of \$100.00 against any person for whom a trespass notice is issued to compensate the District for the staff time required to deal with trespass issues and attorneys' fees as provided by Florida law.

**SECTION 5. DISTRICT NOT LIABLE.** The District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of District property in violation of the Policy.

**SECTION 6. GENERAL AUTHORIZATION.** The Board Chairman, other members of the Board and District staff are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

**SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions hereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on the \_\_\_\_ day of \_\_\_\_\_, 2017.

**GOLDEN LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary  
EXHIBIT A

**MAP OF DISTRICT PONDS**

EXHIBIT B

GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT

313 Campus Street  
Celebration, FL 34747  
407-566-1935  
FAX 407-566-2064  
[admin@goldenlakescdd.org](mailto:admin@goldenlakescdd.org)

\_\_\_\_\_, 2017

Polk County Sheriff's Office  
1891 Jim Keene Blvd  
Winter Haven, FL 33880

Re: Golden Lakes Community Development District Authorization for Law Enforcement Officers to Enforce Trespass Violations

To Whom It May Concern:

I serve as District Manager for the Golden Lakes Community Development District ("District") and am authorized to issue this letter on behalf of the District. Pursuant to District Resolution 2017-\_\_\_, a copy of which is attached hereto, please be advised that:

1. The District's policies prohibit recreational activities (including without limitation wading, swimming, fishing, boating (motorized and non-motorized), canoeing, kayaking, paddle boarding, rafting or other similar activities), on, around or near its storm water management ponds, for any purpose other than maintenance or repair of such ponds by the District or its employees, agents, contractors or assigns;

2. The District hereby authorizes any law enforcement officer to order trespassers to leave the District's property for violation of the District's policy (as stated in Section 1 above), and to otherwise enforce the provisions of Sections 810.08 and 810.09, Florida Statutes, and any other applicable law against any such trespassers; and

3. The following are authorized by the District's Board of Supervisors ("Board") to act on behalf of the District with respect to the enforcement of the District's policy (as stated in Section 1 above): (a) the District Manager; and (b) any other employee or staff of District; and

4. The Board and staff of the Golden Lakes Community Development District will aid in the prosecution of any individuals arrested pursuant to this grant of authority.

Should you have any questions regarding this authorization, please contact me at (407) 566-1935.

Sincerely,

Gary Moyer  
District Manager

Attachment A: Resolution 2017-\_\_ (with attachments)