

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

A meeting of the Board of Supervisors of the Golden Lakes Community Development District was held on Tuesday, August 9, 2016 at 10:00 a.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
Richard A. Howe	Assistant Secretary
Anthony J. Stevens	Assistant Secretary

Also present were:

Gary Moyer	Manager
Scott D. Clark, Esq.	Attorney
Steven C. Shealey, PE	Engineer
JoAnna Likar	LE Wilson & Associates, Inc.
Number of Residents Present	

The following is a summary of the minutes and actions taken at the August 9, 2016 Golden Lakes CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Weaver called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident requested to speak at the end of the meeting. The Chairman indicated questions could be asked after each agenda item.

THIRD ORDER OF BUSINESS

Approval of the Minutes

Mr. Moyer stated each Board member received a copy of the minutes of the June 7, 2016 meeting and the July 19, 2016 meeting. He noted a revised copy of the July 19, 2016 minutes was sent separately.

A. June 7, 2016 Meeting

On MOTION by Mr. Knapp seconded by Mr. Stevens with all in favor the minutes of the June 7, 2016 meeting were approved.

B. July 19, 2016 Special Meeting

On MOTION by Mr. Knapp seconded by Mr. Stevens with all in favor the minutes of the July 19, 2016 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2017 Budget

- Mr. Weaver declared the public hearing open to consider adoption of the Fiscal Year 2017 Budget.
- Mr. Weaver reviewed the financial report and Proposed Budget for FY 2017.
- No changes were made to the budget.
- A homeowner inquired if the Board decided to purchase the club and additional funds were needed, could the budget be increased mid-year, and if so is there an apparatus to raise the rates of the homeowners to pay for this purchase.
- Mr. Weaver stated the finance mechanism the Board would look at would take into account the operating shortfall created by such a large purchase and the numbers would be addressed via a bond the District would consider issuing to pay for the purchase.
- It has not been determined if the assessment would be increased since sufficient reserves would need to be established.
- There being no further questions or comments, the public hearing was closed.

A. Resolution 2016-3, Adopting the Budget

On MOTION by Mr. Knapp seconded by Mr. Adams with all in favor Resolution 2016-3, Adopting the Budget for FY 2017 was adopted.

B. Resolution 2016-4, Levying Assessments

On MOTION by Mr. Knapp seconded by Mr. Stevens with all in favor the Resolution 2016-4, Levying Non-Ad Valorem Assessment was adopted.

FIFTH ORDER OF BUSINESS

Discussion of Bond Issuance

The Board received three proposals regarding the Bond Issuance:

1. Bond Counsel Agreement
 2. MBS Capital Agreement
 3. Engagement letter from the National Golf Foundation
- Mr. Weaver stated the National Golf Foundation proposal appeared to be the most comprehensive.
 - Mr. Weaver stated if the Board voted to approve the National Golf Foundation to perform the study, it would suggest the Board is committed to spending the funds. The NGF proposal is \$23,500 and would be a two phase process which would need to be done concurrently or consecutively. The Board should do it consecutively as it would be difficult to make a decision without doing the first phase which is the financial feasibility study, reviewing the books and records. The second phase is a review of the physical condition of the property.
 - Mr. Singer, NGF would need to travel to Lakeland to review the books and records.
 - Mr. Weavers noted concern about the 60 days needed to complete the NGF study and the amount of money being spent before determining if this would work.
 - Mr. Weaver noted the proposal from Nabors, Giblin & Nickerson is to serve as Bond Counsel to put the Trust Indenture together with Mr. Clark. Once the Trust Indenture is approved by the Board it goes through the Circuit Court process validate the Bonds putting the District in the position to market the bonds. Their fee is \$35,000 but if the District does not go through with the Bond there are no fees payable to Bond Counsel. The same applies to the agreement with MBS Capital.

- If the NGF study returns in 45-60 days, and is less than satisfactory, the most the Board would spend is \$23,500.00. Nothing would be paid to MSB Capital or Bond Counsel unless bonds are issued.
- Mr. Weaver suggested approval of all three proposals to expedite the timeline.
- Mr. Moyer stated the validation process with the Circuit Court, providing for an appeal period, will be 60 days or more based on the Polk County Court calendar. This is a long lead time and the Board may want to set a maximum amount for the purchase price which will serve as the amount to be validated for the Court to approve. This does not mean the Board will have to issue the Bonds even though you go through the process.
- Mr. Weaver noted on July 26, 2016, subsequent to the Special Meeting of July 19, 2016, he had a conference call with Mr. Moyer, Mr. Clark, Mr. Dale Jacobs, Mr. David Miller and another attorney to discuss the timeline. Mr. Jacobs had a hard and fast date of November 30, 2016 for closing the deal.
- Mr. Weaver noted concern there was no way the Board could perform due diligence and have everything completed in such a short timeframe; Mr. Jacobs relented on the timeframe noting the only critical thing is to have something under contract by September 15, 2016 or the fees paid to the marketing firm to market the club goes up.
- Mr. Jacob's attorney and Mr. Clark on behalf of the District circulated a draft Purchase Agreement which is somewhat a real estate transaction, although it is much larger and has a number of caveats with a number of penalties that cannot be avoided if the due diligence indicates this is not a right deal for the District. Since this contract was not circulated prior to the meeting, there will be a continuation of this meeting to review this document.
- Mr. Stevens indicated there are several other expenses which needs to be considered. An environmental analysis and a survey of the golf course should be done after completion of the NGF study.
- Mr. Shealey was asked about the timeline for completion of an environmental study. He informed the Board the survey of the golf course should take no more than two weeks and the environmental study would be approximately the same time, possibly less.

- At this time, it is the goal to have the NGF study completed so the process can go forward.
- Mr. Stevens suggested an appraisal of the fixtures be completed to determine the depreciation. It was noted this would be part of the NGF study (task 4 on the proposal).

Residents noted the following questions and comments:

- Could the facility be used for reunions, weddings, graduations?
- Does this facility have to monitor their discharge to be compliant with SWFWMD? It was noted there is no discharge permit and the facility would be monitored by a best management practice.
- The clubhouse does include the swimming pool and tennis area.
- What is the purchase price? It is 2.5 million dollars.
- A resident was advised the study will provide recommendations for any upgrades needed.
- Once the NGF study is completed the following will occur:
 - A Special Meeting will be held.
 - A Public Hearing will be set and advertised.
 - Following the Public Hearing the Board will make a decision.
- September 15, 2016 the Board is to provide Mr. Jacob the contract.
- September 23, 2016 is the deadline for NGF to provide the results of the physical and financial analysis study.
- The Board it to consider the approval of the proposals. Once approved the timeline would begin August 10, 2016. It may take another week before the contract is presented to the Board in final form. The Board will need 10 days to advertise for a Special Meeting to set the date of the Special Meeting. Once there is a contract for purchase it sets up the contract allowing the District to say no on the 59th day if it is determined this is not a good deal. The District would be out \$23,500 for performing the due diligence.

A. Consideration of Bond Counsel Agreement with Nabors, Giblin & Nickerson, P.A.

B. Consideration of Agreement with MBS Capital Markets, LLC for Underwriting Service

On MOTION by Mr. Knapp seconded by Mr. Adams with all in favor the Bond Counsel Agreement with Nabors, Giblin & Nickerson, P.A., and the Agreement with MBS Capital Markets, LLC for Underwriting Services were approved.

C. Consideration of Engagement Letter with National Golf Foundation Consulting, Inc.

On MOTION by Mr. Knapp seconded by Mr. Howe with all in favor the Engagement Letter with National Golf Foundation Consulting, Inc. was approved.

SIXTH ORDER OF BUSINESS

Review of Parking Rules

- Tighten up the on street parking.
- Does the current Resolution needed to be updated, and if so, the new Resolution should address the concern of parking in common areas.
- Discussion regarding getting a parking pass from the guard shack to park ones' vehicle on the street.
- About six houses are the cause of the parking problem issue.
- Suggested the focus should be on the six homes.
- It was suggested nothing be done in the common area in Grandview.
- Security patrol is now 5 days a week.
- Signage at 25 feet intervals.

SEVENTH ORDER OF BUSINESS

Manager's Report

A. Financial Statements as of June 30, 2016

The Financial Statement as of June 30, 2016 was reviewed and several questions need to be resolved.

B. Proposed Meeting Schedule

A continuation of this meeting will be set for August 23, 2016. The next regular meeting date is November 22, 2016. The proposed meeting schedule for FY 2017 was presented for consideration.

On MOTION by Mr. Knapp seconded by Mr. Stevens with all in favor the FY 2017 Meeting Schedule was approved as presented.

EIGHTH ORDER OF BUSINESS

Attorney's Report

- A Release Agreement will be circulated for all those interested in volunteering to put up decorations or signage during holidays, or for special occasions.
- The Agreement is to be signed by the participant and a Board Member.

NINTH ORDER OF BUSINESS

Engineer's Report

A. Photographs and Proposal for Storm Sewer Lining at Osprey

- Mr. Shealey reviewed the video of the televised storm water system in Osprey Landing.
- The video identified a number of deficiencies which are highlighted in the cover letter.
- The most critical areas are 1, 2, 3, 4, 8 and 11 and work should begin in these areas.
- To receive the best construction price, the Board may want to consider having this work done in the spring when the water table is lower.
- Contract documents to get the work done will be prepared and submitted to Mr. Clark for review. Bids will be obtained for work on 3 or 4 of the items identified as absolutely necessary, and alternates for the remainder of the work will prepared. This will provide the Board with the option to manage the costs within the funds available.
- The initiation of this proposal was in response to a complaint from a resident in Osprey Landing reporting a depression in their backyard.
- The pipe segment in their backyard is in good shape; however, segments which runs from 300 to 550 in the golf in Osprey Landing Drive looked used in the ground and the cement on the inside of the pipe is worn away
- There was a request at the last meeting for the video showing one pipe segment which goes down the cul-da-sac off of Osprey Landing west. The pipe on the north side of

Osprey Landing is reinforced concrete pipe and halfway down the cul-da-sac there is a couple of corrugated metal pipes and the corrugated metal pipe is starting to rust.

- The recommendation is to obtain bids to have the work completed. Item 1 and 3 repairs will cost approximately \$40,000 or less.
- The RFP process is suggested since different solutions may be provided. This item will be discussed at the continuation meeting on August 23, 2016.
- Grandview residents have been drilling holes in the walls to drain their backyard.
- At the last meeting it was discussed what it would take to put some sort of system in place to collect the water and get it into the storm system to resolve the problem for the entire neighborhood.
- We reviewed the wall at Grandview; the wall at Cascade; and both sides of the curb road side and the boulevard side noted there is not enough room along there.
- A graphic survey along the inside of the wall and the entire area should be completed to know the grades we are working with. We completed a sketch of the layout of 12 and 15-inch corrugated pipe with 15-inch yard drains in each yard to handle the water. The budget to complete this work is anticipated to be around \$300,000.00.
- Tucker Paving provided budget information of almost \$600,000.00.
- The biggest issues are the tight working space and unknown variables for restoration. There may be a significant amount of landscaping and vegetation replacement required and the space is so narrow to work in, limiting digging production and backfilling and restoring the area.
- If we look at other options such as grading, we run into the issue of there being more landscaping between the houses than behind the fence
- The issues in Cascade are different from the issues in Grandview.
- According to the plat there are no dedicated easements along the back of these properties. A wall easement starts at the inside of the wall, and there is language on the plat regarding a blanket easement for drainage and utilities. Mr. Clark will be asked to review the language on the plat.
- The following number of lots are affected:
 - 22 in Grandview
 - 19 in Cascade A

- 10 in Cascade B
- Approximate cost is \$10,000 per lot
- Our job is to protect the wall, secondary is to see if we can come up with a solution which works for the District and the homeowners.
- All the holes made in the wall by the homeowners will be plugged. It will stop spilling water into the County and reduce deterioration of the wall.
- A letter prepared by Mr. Shealey and reviewed by Mr. Clark will be sent directly to the individuals who created holes in the wall to inform them the holes will be closed. An explanation for plugging them will be included.
- Mr. Shealey will get proposals for an Environmental Audit and Survey in time for the August 23, 2016 meeting.
- A question was posted on the HOA's blog regarding clean out traps. The District and CDD website will provide information on who to contact if a clean out trap is broken.
- Ms. Likar will prepare a similar form to report street light outages. A copy of the form will be given to Mr. Moyer for posting on the District website.
- Mr. Clark is going to provide a draft to be sent to the County regarding responsibility for the laterals within the easement.

TENTH ORDER OF BUSINESS**CAM REPORT**

- Tree trimming has been completed.
- The no trespassing signs have been ordered and picked up.
- Trespassing signs to be placed at the following locations:
 - Near the church
 - Near Island Lake
 - At the beginning of Grandview
- Six towing signs will be picked up today.
- Grandview speed limit sign has been installed.
- America Access had provided a proposal to paint decorative on the gate, but to date they have not followed up. Ms. Likar will find another company to perform the job.

- Mr. Weaver asked about the proposal for the barcode scanner on the resident side and suggested we look at another company to see if their turnaround time is the same.
- An “Under Surveillance” sign was ordered.
- 53 vehicles received certified notices to be towed.
- 8 vehicles were towed; 5 were towed twice.
- Mr. Resnin met with Ms. Liskar to discuss the post orders and review how the guards are performing. He asked if a raise for his guards was possible since they had not received an increase in over three years. An increase was approved at the June meeting. The addendum package was provided and Mr. Weaver reviewed the document and indicated it looks good, and to proceed.
- The contractor was contact regarding the painting of the yellow strip. To date no proposal has been received. Mike’s Painting will be contacted for a proposal.
- Signs and Specialties was contracted to provide and install 11 black poles for:
 - 6 towing signs
 - 2 no parking between signs
 - 3 no trespassing
 - Cost for 11 poles, installed is \$470.80

ELEVENTH ORDER OF BUSINESS**Supervisor’s Requests**

- If possible, lower the left gates with both gates open on the outbound gate.
- The multidirectional sign needs to be updated; the signage is not clear.
- Obtain a quote to update the signage.
- Ask NGF if they have a study on the positive versus negative outcome regarding the golf course management.

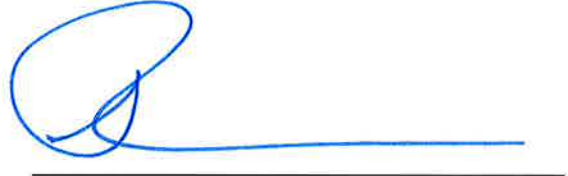
TWELVETH ORDER OF BUSINESS

Continuation

On MOTION by Mr. Knapp seconded by Mr. Howe with all in favor the meeting is continued to August 23, 2016 at 10:00 am.



Gary Moyer
Secretary



Rich Weaver
Chairman