

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

A special meeting of the Board of Supervisors of the Golden Lakes Community Development District was held on Monday February 6, 2017 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
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

The following is a summary of the minutes and actions taken at the February 6, 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.

SECOND ORDER OF BUSINESS

Audience Comments

The residents provided comments to the Board.

THIRD ORDER OF BUSINESS

Review of Due Diligence Information

- At one of the previous meetings, the Board received a draft summary of the environmental study and subsequent to that, a soil sample was reviewed and it had some high readings in it. Fortunately, the Board was still in the due diligence and contacted the seller and negotiated two extensions of the due diligence in order to put in a shallow monitoring well and take additional readings.

FOURTH ORDER OF BUSINESS

Review of the Environmental Assessments

Mr. Shealey provided the following review.

- A consultant was hired to perform phase one of the environmental assessment. As a result of the phase one assessment, it was recommended to have phase two of the environmental assessment done.
- For the phase two environmental assessment soil and water samples were obtained and the results showed elevated levels of constituents common with ground water contamination by fuel products.
- Based on these results, the Board authorized the consultant to do further testing. The final report of these tests indicated the results were underneath all federally mandated contamination levels for all of the contaminants and no further investigation nor action is required.
- Discussion ensued regarding encasement as it relates to contaminants. Mr. Shealey will speak to Mr. Poe regarding this concern.
- Mr. Knapp expressed his concern regarding the maintenance facility and its lack of proper maintenance and it being poorly secured.

FIFTH ORDER OF BUSINESS

Club Management

- The Board received a number of phone calls of interest and from Bill Casper Golf who is based in Virginia. Mr. Weaver met with them and they have submitted a proposal.
- In addition, Mr. Weaver reached out to Troon, Arnold Palmer and one other firm. These are professional management companies.
- On the individual side, two resumes were received and sent to staff but not the Supervisors. Discussion ensued on how to handle the flow of information as when the District receives it, it becomes public record.
- Discussion ensued regarding the interview process and ranking of the applicants. It was suggested to have skype sessions.
- Discussion ensued regarding requesting a proposal from a professional management company.

- The pools and tennis operations maintenance issues were not addressed and these areas require immediate attention.
- The Board is looking at a management company as well as an individual general manager. This decision will be that of the Board and staff.
- The individual hired as manager will report to the Board just like every other entity, which deals with the CDD. The hired manager and the Board will be looking at monthly financials, and setting some goals for them to meet in terms of membership and membership retention, and in terms of revenue and all the various markers which need to be put in place.
- Resumes, and emails of interest have been collected from residents in the community to serve on the advisory committee.
- The bonds were validated on January 20, 2017 and there is a 30-day appeal process.
- Bond Counsel has begun the paperwork, with a suggested pre-closing date as early as March 7, 2017, which is essentially Bond Counsel comes to the Board and presents the financing package.
- The closing date with the seller is March 31, 2017 and we are probably looking around the 20th to the 23rd to start to execute documents with the seller and putting it into escrow around the 27th or so closing the bonds.

SIXTH ORDER OF BUSINESS**Supervisors Comments**

- Discussion ensued regarding the reporting hierarchy of the Advisory Council and that of the General Manager.
- Further discussion ensued regarding how the Sunshine Law would affect the Advisory Council. It was discussed the process would be the same as the CDDs meeting process.
- Mr. Clark will prepare an information sheet on how the Sunshine Law relates to the Board and how it would relate to the Advisory Committee.
- Discussion ensued regarding the cost for social membership.

- Mr. Shealey will provide a plan for the paver problem the district has. He is currently working on getting quotes from contractors and hopes to present it at the March meeting.
- Mr. Shealey received a call from Mr. Weaver regarding a depression in the cul du sac on Whisper Woods at the far west end. Whisper Woods is next to the stormwater structure, he reviewed it and recalls work being done in this area. In 2010, they had a separation of the pipe next to the structure which was creating the depression. Sometime since then, around 2013 or 2014 Tucker came out and rebuilt the structure and the sidewalk was repaired at that time. Mr. Shealey has asked Tucker to come out and take a look at the area and is awaiting a response from him next week so we can figure out what is going on there and what it will take to fix it.
- There is another depression in the Reflection Lake Loop which Mr. Shealey will look at today.
- There are two Pigmy Palms located at the entrance near the medium; they look as though they are dead. Ms. Likar will take a look at it.

SEVENTH ORDER OF BUSINESS

Other Business

- There is another under line problem which has to be bored and new supply wiring run in order to have the parking lot lights that are out repaired. The proposal presented from Deal Electric is for \$3268.
- A copy of the proposal will be emailed to Mr. Moyer and Mr. Clark. Mr. Clark will provide the quote from Deal Electric to Mr. Jacob to request to have these lights working at the time of closing.
- Every other year the District has the Oak Trees trimmed prior to hurricane season. Ms. Likar obtained a quote from B & G in the amount of \$3900. However, this item is on hold to receive additional information but this will be discussed at the February 20, 2017 meeting.
- Ms. Likar also indicated there were some dead Pine Trees that needed to be removed. Approval was made by the Board for the removal of the dead Pine Trees.

EIGHTH ORDER OF BUSINESS

Continuation

On MOTION by Mr. Knapp seconded by Mr. Stevens with all in favor the meeting was continued to February 20, 2017 at 6:00 p.m.



Gary Moyer
Secretary



Rich Weaver
Chairman