

**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 July 18, 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 Stevens	Assistant Secretary

Also present were:

Chuck Walter	District Manager
Scott D. Clark, Esq.	Attorney
Ron Wonderling	Billy Casper Golf Management
John Seitz	General Manager

The following is a summary of the minutes and actions taken at the July 18, 2017 Golden Lakes CDD Board of Supervisors special meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Weaver called the meeting to order. Four Supervisors and staff were present.

SECOND ORDER OF BUSINESS

Audience Comments

The residents provided comments to the Board.

Mr. Clark provided an overview of the meeting process.

THIRD ORDER OF BUSINESS

Approval of Minutes

A. March 15, 2017, Continued Meeting

On MOTION by Mr. Knapp seconded by Mr. Adams with all in favor the March 15, 2017 minutes were approved as presented.

FIFTH ORDER OF BUSINESS

Managers' Report

A. Radar Signs and Speed Control

- Discussion ensued regarding speed and signs on various streets within the District.

Mr. Weaver MOVED to approve purchase of two radar signs in an amount not to exceed \$14,000. There being no second the motion failed.

- Mr. Knapp suggested continuing to have the police survey the speeding in the community and gather data to see if a better and a more informed decision can be attained based on the data received.
- Mr. Weaver met with the Sherriff's office to discuss some of the enforcement issues expressed by the residents.
- District Counsel was directed to reach out to Grady Judd to discuss the current problem. There is currently discussion ongoing with the county and what they need to do but it appears there were questions on whether a new agreement needs to be executed with the Sheriff's Department.
- Mr. Clark stated correspondences and a follow-up letter was sent and a follow-up call was received from one of the lieutenants.
- Mr. Clark informed the Board he was told the District can receive patrol, however an agreement is required as it is a private road. Mr. Clark informed the Sheriff's Department it is not a private road, but a special district road and under Chapter 316 an agreement is required to patrol on special district owned roads.
- Upon further research a patrol agreement was located, which they have had for some time. This agreement should be sufficient to gain routine patrols like every other neighborhood.

B. Review of Signage at Front Entrance

- The proposals were not received back for replacement of the signage.
- Item was tabled to the next meeting.

C. Resolution 2017-10, Adopting A Policy Prohibiting Recreational Use of District Pond

- The vast majority of the drainage runs into this water and the golf course is re-irrigated with reclaimed water which also runs into these bodies of water.
- District Counsel will take a look at what is needed to assist the Polk County Sheriff's Department to enforce trespassing and the steps to be taken. For this reason, this resolution was proposed.

ON MOTION by Mr. Stevens seconded by Mr. Knapp with all in favor Resolution 2017-10, Adopting A Policy Prohibiting Recreational Use of District Pond was adopted.

FOURTH ORDER OF BUSINESS

Golf Course Manager's Report

- Mr. Weaver introduced Mr. John Seitz, the General Manager for the Golf Course to the Board.
- Mr. Seitz provided a presentation to the Board. His presentation will be posted on the website.

SIXTH ORDER OF BUSINESS

Club Business

A. Approval of Capital Improvement Items

- There is a lot to be done in some areas due to neglect and preventative maintenance.
- Mr. Weaver informed the residents Mr. Seitz presentation will be posted on the CDD website.
- Food and beverage revenues were increased by 35%.

B. Membership Program

- Mr. Stevens questioned the rate for CDD.
- Mr. Seitz is currently working on these rates. Membership details for CDD none golf members will be made available August 1st.
- Mr. Clark requested Mr. Seitz have the rates available to present at the August 8, 2017 meeting.

- Discussion ensued regarding the different memberships.
- Mr. Weaver requested to also have available description of what each membership provides.
- Mr. Clark stated since they are a public entity there is a need to adopt the fees at a public hearing. He suggested having the public hearing in conjunction with the budget public hearing.

C. Final 2017/2018 Budget Recommendations

- Discussion ensued regarding when the budget will be available for presentation.

D. Club Update

- Mr. Seitz listed all the items that repairs and upgrades will be provided.
- Mr. Seitz informed the Board, that Billy Casper does the majority of the accounting in-house. However, a part-time person is required to assist with processing of the invoices.
- A marketing team is available and will be marketing the club.
- Discussion ensued regarding the staffing structure and hourly labor.
- Currently they are projecting making over \$200,000 in their first year.
- Discussion ensued regarding Saturday night events.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Field Management Services

- A proposal was provided to the Board for a field supervisor.
- The company originally providing the field supervisory services went under receivership and an attempt to essentially sell the Districts' contract along with other contracts was rejected. The District terminated the contract.
- A management fee from Improvera, the same company used by the HOA, was provided to the Board. It is a little over \$200 more than what they are currently paying, but it is still within budget.
- Mr. Weaver opened it up for discussion about the email received for the field management agreement with the Board.

ON MOTION by Mr. Knapp seconded by Mr. Stevens with all in favor entering into a field supervisory agreement with Improvera was approved.

EIGHTH ORDER OF BUSINESS

Attorney's Report

- Mr. Clark communicated with the seller and the sellers' attorney to finalize the reconciliation amounts from the closing. Mr. Clark will close out and finish the process of the closing and all the reconciliations when he receives a response from the seller and the sellers' attorney.
- The Board approved the contract for Field Management Services, however, a termination notice was sent on June 16, 2017 as a precautionary matter to the prior company LE Wilson. This notice has a 60-day Period. August 15 would be the starting day of the new contract.

NINTH ORDER OF BUSINESS

Engineer's Request

- Mr. Shealey was not present at today's meeting. He provided an email correspondence which Mr. Weaver presented to the Board.

ON MOTION by Mr. Knapp seconded by Mr. Stevens with all in favor ratifying the existing contract with B & G for work completed was approved.

Mr. Weaver noted the following:

- Questioned if the Board recalls making the request to the Engineer for pricing to scope and film all of the Districts' underwater systems.
- Asked Mr. Shealey to update the proposal and present it to the Board if he has it available at the August 8, 2017 meeting.
- Has asked the Engineer to look at the stormwater pond and Eaglebrooke North as there is a lot of vegetation on those areas. Mr. Weaver is awaiting a proposal which he feels he should have at the upcoming August 8, 2017 meeting.

- Indicated as per Mr. Shealeys' email there are a number of depressions one located in front of the club and another at 1020 Reflection Lutz Lake. They have reached out to the county and they stated it is not their responsibility. They have looked at their as built drawings and cannot find anything under it. All they can do is dig up under it and fix it.
- A proposal for \$6,612 was given to the Board from the District Engineer requesting approval to repair the of depressions.

ON MOTION Mr. Knapp seconded by Mr. Adams with all in favor use the funds from the Operating and Management repair budget to repair the depression in front of the club and at 1020 Reflection Lutz Lake was approved.

TENTH ORDER OF BUSINESS

CAM Request

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

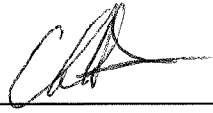
Supervisors' Request

- Mr. Stevens inquired about the signage. Mr. Weaver informed him these are the signs that are waiting to be replaced.
- Mr. Stevens questioned whether the Chair was going to respond to the email received from Katy Luke.
- Mr. Stevens informed the Board he attended the HOA meeting. Discussion ensued regarding short-term rental and deed restrictions.
- Mr. Clark will review and follow-up on this matter with the HOA.
- Mr. Weaver requested the Board review the post-orders and discuss this further at the August 8, 2017 meeting.
- Mr. Adams questioned why the sprinklers were going on at 12:30 at night. Mr. Weaver will follow-up with Ms. Likar.
- Discussion ensued regarding the front gate.

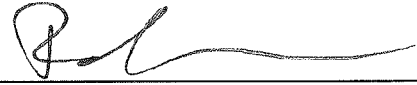
TWELFTH ORDER OF BUSINESS

Adjournment

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



Chuck Walter
Secretary



Rich Weaver
Chairman