

MINUTES OF MEETING

***HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING***

Thursday, March 12, 2015 at 11:45 a.m.

Holiday Inn Winter Haven

200 Cypress Gardens Boulevard,

Winter Haven, Florida 33880

Board Members present at roll call:

Rennie Heath	Board Member
Andrew Rhinehart	Board Member
Lauren Schwenk	Board Member

Also Present:

Roy Van Wyk	Hopping Green & Sams, P.A.
Joe MacLaren	Fishkind & Associates, Inc.
Jane Gaarlandt	Fishkind & Associates, Inc.

Board of Supervisors' Meeting

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order. The Board Members and staff in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no comments from the public at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
February 12, 2015 Board of
Supervisors' Meeting**

The Board reviewed the minutes of the February 12, 2015 Board of Supervisors' Meeting.

On MOTION by Ms. Schwenk, seconded by Ms. Heath, with all in favor, the Board approved the minutes of the February 12, 2015 Board of Supervisors Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2015-03, Declaring O&M Assessments

Mr. Van Wyk explained that the resolution declares special assessments by finding a benefit to the parcels from the operations of the District and from the future maintenance of the improvements that the District has funded through the Bonds. Mr. MacLaren had put together a list of items and a proposed maximum budget amount of \$385,000.00. The District has already adopted a budget for this fiscal year which they will certify for collection based on the amount remaining after the next hearing but for the purposes of notice Mr. Van Wyk wanted to go over the assessment report that Mr. MacLaren had provided. Mr. Van Wyk asked Mr. MacLaren if he feels that the benefit received is equal to or greater than the value of the assessment to be imposed on the parcels. Mr. MacLaren responded that he does. Mr. Van Wyk then asked if Mr. MacLaren feels that those assessments are fairly and reasonably apportioned across the properties. Mr. MacLaren stated that they are. Mr. Van Wyk noted that he saw a number of individual items for field expenditures and asked if there is any special deviation between the product types that they need to consider or do they generally receive the same amount of benefit irrespective of the type of product that they are. Mr. MacLaren stated that they generally receive the same amount of benefit irrespective of the type of product that they are. The benefit is the same regardless of the unit size. Mr. Van Wyk suggested that the Board adopt Resolution 2015-03 and then set a date for a public hearing so that the Landowners have an opportunity to come in and comment of the proposed assessment levels.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board approved Resolution 2015-03, Declaring O&M Assessments.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2015-04, Setting Public Hearing on Imposing Special Assessments

Mr. Van Wyk stated that this resolution sets the date for the public hearing and that they need to make sure that they have a quorum for that day. The mailed notices need to go out at least 30 days prior to the public hearing. Mr. MacLaren stated that May 14, 2015 is the next scheduled meeting date that would work. Ms. Schwenk noted that she might not be available on that date. Mr. Van Wyk asked if there was enough funds to get the District through May and into June and stated that once the assessments are adopted the District

has to wait a month before the assessments are due. Mr. Heath suggested that they hold a special meeting in April and cancel the regular scheduled April 9th meeting. Ms. Gaarlandt noted that a week later would be April 16th.. Mr. Heath suggested holding the meeting at 2:00 p.m.

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, the Board approved Resolution 2015-04, Setting April 16, 2015 at 2:00 p.m. as the public hearing date.

SIXTH ORDER OF BUSINESS

**Ratification of Payment
Authorizations Nos. 27-29**

These had previously been approved by the Chair and funded.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board ratified Payment Authorizations Nos. 27-29.

SEVENTH ORDER OF BUSINESS

**Ratification of Funding Request
No. 9**

Mr. Van Wyk noted that he had discussed this yesterday with Mr. MacLaren and since the District was going to collect O&M Assessments the funding request would be put on hold. Mr. MacLaren stated that if funding was needed in the interim that perhaps the District could get a loan and repay it once the money came back from the Assessments. As of the end of February there was \$32,000.00 in the bank. Ms. Schwenk stated that she needs to get the Stewart & Associates invoice paid right away. Mr. MacLaren asked if the Board could work out a loan agreement. Mr. Van Wyk stated that the Board could authorize the Chairman to execute an agreement with the Developer for a zero interest loan amount for 60-90 days or for such time as the assessments came in and then be repaid.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Board authorized the Chairman to work out a loan agreement with the Developer.

EIGHTH ORDER OF BUSINESS

Staff Reports

District Counsel – Mr. Van Wyk noted that the District did Acquisition No. 2 for Phase 2A improvements as was discussed at the last Board Meeting. Mr. Van Wyk confirmed that the District now has the deed prepared and requested that the Board authorized acceptance of the Special Warranty Deed authorizing acceptance of tracts B, C, D, E, F, and G of Highland Meadows Phase 2A. The plat has been recorded and the District received the releases of the mortgages.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board authorized the acceptance of tracts B, C, D, E, F, and G of Phase 2A.

Mr. Van Wyk noted that the District was going to do an easement over tract A and asked about the status of the playground equipment. Ms. Schwenk responded that the playground equipment was installed. Mr. Van Wyk noted that he would take care of the easement agreement.

District Engineer – No Report

District Manager – No Report

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no other questions or comments

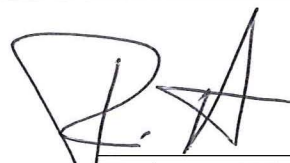
TENTH ORDER OF BUSINESS

Adjournment

There were no other questions or comments. Mr. MacLaren suggested a motion to adjourn.

ON MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Board adjourned the March 12, 2015 Board of Supervisor's Meeting for the Highland Meadows II Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman