

MINUTES OF MEETING

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

Thursday, April 16, 2015 at 2:00 p.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.
Jane Gaarlandt	Fishkind & Associates, Inc.
Joe MacLaren	Fishkind & Associates, Inc. (via phone)

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 members of the public present.

THIRD ORDER OF BUSINESS

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

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

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

FOURTH ORDER OF BUSINESS

**Public Hearing on Imposition of
O&M Assessments**

- a. Public Comments and
Testimony**
- b. Board Comments**
- c. Consideration of Resolution
2015-05, Levying O&M
Assessments**

Ms. Gaarlandt requested a motion to open the public hearing.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board opened the Public Hearing.

Ms. Gaarlandt confirmed that she had provided notice to the property owners by both written notice and publication as required by statute. Mr. Van Wyk asked Ms. Gaarlandt to confirm that the benefit received by the parcels is at least equal to the amount of the assessment being imposed. Ms. Gaarlandt confirmed. Mr. Van Wyk then asked if it was Ms. Gaarlandt's opinion that the assessments were fairly and reasonably apportioned across the property types. Ms. Gaarlandt confirmed that was her opinion. There was no comment or public testimony. Mr. Van Wyk requested a motion to close the public hearing.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board closed the Public Hearing.

Mr. Van Wyk explained that the resolution authorizes the imposition of special assessments in the amount indicated on the assessment roll that is attached to the resolution. The amount of the assessment is equal to or less than the amount that was noticed to the property owners and the subject of the public hearing that they just had. Ms. Schwenk asked if the Landscaping Maintenance budget was for just 2A and 2B. Mr. Van Wyk responded that each one of those sections has their own entrance and that it was probably for the landscaping that is common to those entrances so it would be for each one of those parcels.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved Resolution 2015-05, Levying O&M Assessments.

FIFTH ORDER OF BUSINESS

**Consideration of FY 14-15 Budget
Funding Agreement**

Mr. Van Wyk reminded the Board Members that at the last meeting they discussed the necessity of having some form of funding available for the District until they can collect assessments. This agreement allows the District to borrow money from the Developer until such time as the assessments that were just levied are collected and the District can pay the Developer back.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board approved the Fiscal Year 2014-2015 Budget Funding Agreement.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2015-
06, Authorizing Amending the
District's Boundaries**

Mr. Van Wyk noted that the District was approached by the Landowner who requested that the District file a boundary amendment petition in order to include some additional parcels of land. The resolution in the agenda package would accept the request of the Landowner and authorize the Chairman and staff to move forward with a petition for boundary amendment to the City and allow them to execute any documents that are necessary to achieve the boundary amendment. Ms. Schwenk asked if it would be possible to add more land at a later time. Mr. Van Wyk responded that they would not need to come back to the Board for authorization but would just get the Landowners' consent for whatever parcels they own. Mr. Van Wyk noted that they did not have to submit the petition right away but this resolution would authorize staff to do so and work in conjunction with the Landowner to time that appropriately. Mr. Van Wyk requested a motion to approve Resolution 2015-06.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Board approved Resolution 2015-06, Authorizing Amending the District's Boundaries.

SEVENTH ORDER OF BUSINESS

**Consideration of Boundary
Amendment Funding Agreement**

Mr. Van Wyk noted that as the District moves forward with the boundary amendment petition they would need a funding source that it is not drawn from the O&M revenue. This funding agreement would authorize that.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved the Boundary Amendment Funding Agreement.

EIGHTH ORDER OF BUSINESS

Consideration of Playground Easement

Mr. Van Wyk noted that two meetings ago the Board authorized the leasing of playground equipment and that some playground equipment would be placed outside of the District on Tract A that is owned by the Developer. The District is not in the position to have that tract dedicated to the District yet but it would be appropriate for the District to have an easement that would allow them onto the property and to use the property for that purpose. It would also relieve the Developer of potential liability associated with the playground because the playground equipment would be owned by the District and installed upon the District's easement.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Board approved Grant of Easement over Tract A.

NINTH ORDER OF BUSINESS

Consideration of Agreement for Website Services

Ms. Gaarlandt noted that this agreement was in accordance with the agreed upon amount of \$1,500.00.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board approved the Agreement for Website Services.

TENTH ORDER OF BUSINESS

Ratification of Payment Authorizations Nos. 30-32

These were previously approved by the Chair and funded.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board ratified Payment Authorizations Nos. 30-32.

ELEVENTH ORDER OF BUSINESS

Review of Monthly Financials

There was no action required by the Board.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel – No Report

District Engineer – No Report

District Manager – No Report

THIRTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**


There were no other questions or comments

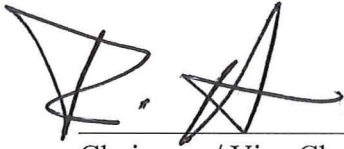
FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Gaarlandt suggested a motion to adjourn.

ON MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Board adjourned the April 16, 2015 Board of Supervisor's Meeting for the Highland Meadows II Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman