

**MINUTES OF MEETING  
TOMOKA TOWN CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

Public Hearings and a Regular Meeting of the Tomoka Town Center Community Development District were held on **Monday, September 14, 2015, at 11:00 a.m.**, at the **offices of Consolidated-Tomoka Land Co., 1530 Cornerstone Boulevard, Daytona Beach, Florida 32117.**

**Present at the meeting were:**

Steven R. Greathouse	Chair
Mark E. Patten	Vice Chair
John P. Albright	Assistant Secretary
Helal Ismail	Assistant Secretary
Scott Bullock	Assistant Secretary

**Also present were:**

Howard McGaffney	District Manager
Mark Watts	District Counsel
Parker Mynchenberg	District Engineer
Big John	Citizen

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 11:01 a.m.

**SECOND ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors *(the following to be provided in a separate package)***

Mr. McGaffney, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Greathouse, Mr. Patten, Mr. Bullock, Mr. Albright and Mr. Ismail.

Mr. McGaffney provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - i. Form 1: Statement of Financial Interests**

- ii. **Form 1X: Amendment to Form 1, Statement of Financial Interests**
- iii. **Form 1F: Final Statement of Financial Interests**
- D. **Form 8B – Memorandum of Voting Conflict**

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2015-15,  
Canvassing and Certifying the Results of  
the Landowners’ Election**

Mr. McGaffney presented Resolution 2015-15 for the Board’s consideration and read the title into the record:

“A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS’ ELECTION AND SUPERVISOR FOR THE TAMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.0062, FLORIDA STATUTES”

Mr. Greathouse, Mr. Patten and Mr. Bullock each received 207 votes and Mr. Albright and Mr. Ismail each received 206 votes.

**On MOTION by Mr. Albright and seconded by Mr. Greathouse, with all in favor, Resolution 2015-15, Canvassing and Certifying the Results of the Landowners’ Election, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-16,  
Electing the Officers of the District**

Mr. McGaffney presented Resolution 2015-16 for the Board’s consideration. He explained the role of each officer and requested nominations.

Mr. Albright nominated the following slate of officers:

- |                   |                     |
|-------------------|---------------------|
| Steven Greathouse | Chair               |
| Mark Patten       | Vice Chair          |
| Craig Wrathell    | Secretary           |
| Craig Wrathell    | Treasurer           |
| Scott Bullock     | Assistant Secretary |
| John P. Albright  | Assistant Secretary |
| Helal Ismail      | Assistant Secretary |

Howard McGaffney                      Assistant Secretary

No other nominations were made.

Mr. Big John, a citizen, noted that Mr. Bullock received 207 votes, but was only given a two-year term. Mr. McGaffney indicated that in order to stagger terms, only two Board Members serve four-year terms. Mr. Watts clarified that, generally, is how the Boards are seated but the terms were different this time.

**On MOTION by Mr. Albright and seconded by Mr. Patten, with all in favor, Resolution 2015-16, Electing the Officers of the District, as nominated, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Adoption of the District’s Final Budget for Fiscal Year 2014/2015, Pursuant to Florida Law**

**A. Affidavit of Publication**

Mr. McGaffney presented the affidavit of publication for today’s Public Hearing and Regular Meeting.

**B. Consideration of Resolution 2015-17, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning on the District’s Establishment Date of June 3, 2015, and ending September 30, 2015; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. McGaffney presented Resolution 2015-17 for the Board’s consideration. He reviewed the proposed Fiscal Year 2015 budget. It was projected that bonds would be issued within one year.

**\*\*\*Mr. McGaffney opened the Public Hearing.\*\*\***

No members of the public spoke.

**\*\*\*Mr. McGaffney closed the Public Hearing.\*\*\***

**On MOTION by Mr. Albright and seconded by Mr. Greathouse, with all in favor, Resolution 2015-17, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning on the District’s Establishment Date of June 3, 2015, and ending September 30, 2015; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Adoption of the District’s Final Budget for Fiscal Year 2015/2016, Pursuant to Florida Law**

**A. Affidavit of Publication**

Mr. McGaffney presented the affidavit of publication for today’s Public Hearing and Regular Meeting.

**B. Consideration of Resolution 2015-18, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2015, and Ending September 30, 2016; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. McGaffney presented Resolution 2015-18 for the Board’s consideration. The proposed Fiscal Year 2016 budget was \$88,575, which would be funded by the landowners.

**\*\*\*Mr. McGaffney opened the Public Hearing\*\*\***

No members of the public spoke.

**\*\*\*Mr. McGaffney closed the Public Hearing\*\*\***

**On MOTION by Mr. Greathouse and seconded by Mr. Ismail, with all in favor, Consideration of Resolution 2015-18, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2015, and Ending September 30, 2016; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2015/2016 Funding Agreement**

Mr. McGaffney presented the Fiscal Year 2015/2016 Funding Agreement.

**On MOTION by Mr. Greathouse and seconded by Mr. Ismail, with all in favor, the Fiscal Year 2015/2016 Funding Agreement, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. June 15, 2015 Organizational Meeting**

Mr. McGaffney presented the June 15, 2015 Organizational Meeting Minutes and asked for any additions, deletions or corrections. The following change was made:

Line 122: Change \$500” to “\$200”

**B. August 3, 2015 Landowners’ Meeting**

Mr. McGaffney presented the August 3, 2015 Landowners’ Meeting Minutes and asked for any additions, deletions or corrections.

Mr. Watts pointed out that the Landowners’ Meeting Minutes stated that the top three vote recipients would serve four-year terms; therefore, Mr. Bullock’s term must be changed to a four-year term on Resolution 2015-15.

**On MOTION by Mr. Albright and seconded by Mr. Greathouse, with all in favor, the June 15, 2015 Organizational Meeting Minutes, as amended, and the August 3, 2015 Landowners’ Meeting Minutes, as presented, were approved.**

**On MOTION by Mr. Patten and seconded by Mr. Greathouse, with all in favor, reconsideration of Resolution 2015-15, was approved.**

**On MOTION by Mr. Patten and seconded by Mr. Greathouse, with all in favor, Resolution 2015-15, Canvassing and Certifying the Results of the Landowners Election, as amended to change Mr. Bullock’s term to a four-year term, was adopted.**

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Watts met with Landowners’ Counsel, to discuss an acquisition agreement between the District and the Landowners’ and will circulate the agreement within the next two weeks.

**B. Interim District Engineer**

Mr. Mynchenberg updated the Engineer’s Report. The St. John’s River Water Management District (SJRWMD) Environmental Resource Permit (ERP) was obtained last week and submitted to the City of Daytona Beach, with the revised preliminary plat and construction plans, which relocate approximately 16 acres of lake, south of the proposed hanger, and extends the pavement of Cornerstone Extension, from where it previously terminated, in a cul-de-sac, to Mason Avenue. The Engineer’s Report and exhibits were revised to include those changes. This item will be included on the agenda, for discussion and consideration at next meeting agenda.

**C. District Manager**

There being no report the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There being no Board Members’ comments or requests, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

Mr. John inquired if the Board is subject to the Sunshine Law. Mr. McGaffney responded affirmatively. Mr. John asked if the landowners are part of the CDD Board. Mr. Watts indicated that the landowners are a specific entity that owns the property within the District’s boundaries. Mr. John asked if the Board decided how the District would recoup its investment through a tax, yet. Mr. Watts replied no. Mr. John questioned if the Board Members are paid \$200 for each meeting. Mr. Watts replied no. Mr. John asked if the plans are public information. Mr. Watts advised that the adopted Engineer’s Report is public and the Interim Engineer’s Report is public, but, as it was not adopted yet, it is not in force; a copy could be provided to Mr. John. Mr. Greathouse stated that all information could be reviewed on the City’s website. Mr. John asked when the next meeting would be held. Mr. Watts stated that the next meeting was not scheduled, at this time. Mr. John asked if the Board anticipates needing additional funds from the public for Tomoka Town Center. Mr. Watts indicated that, at this time, there was no finance plan. Mr. Watts advised that the District has agreements with the City and County for \$4.5 million, for the Tanger portion of the project, and had not contemplated whether additional funds will be required.

**THIRTEENTH ORDER OF BUSINESS**

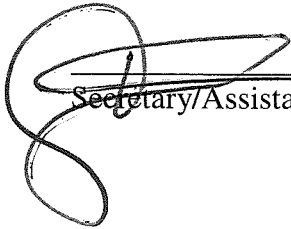
**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Patten and seconded by Mr. Greathouse,  
with all in favor, the meeting adjourned at 11:27 a.m.**

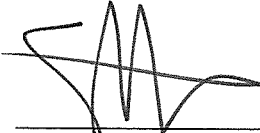
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

DRAFT



---

Secretary/Assistant Secretary



---

Chair/Vice Chair

DRAFT