

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

A Public Hearing and Regular Meeting of the Tomoka Town Center Community Development District was held on **Monday, July 25, 2016, 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
Scott Bullock
Helal Ismail

Chair
Assistant Secretary
Assistant Secretary

Also present were:

Cindy Cerbone
Mark Watts
Parker Mynchenberg

Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:04 a.m., and noted, for the record, that Supervisors Greathouse, Bullock and Ismail were present, in person. Supervisors Albright and Patten were not present.

SECOND ORDER OF BUSINESS

Public Comments (*3 minutes per speaker*)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Adoption of the District's Final Budget for Fiscal Year 2016/2017, Pursuant to Florida Law

Ms. Cerbone requested a motion to open the Public Hearing.

<p>On MOTION by Mr. Greathouse and seconded by Mr. Ismail, with all in favor, the Public Hearing was opened.</p>

A. Affidavit of Publication

Ms. Cerbone presented the affidavit of publication for today’s Public Hearing and Regular Meeting.

B. Consideration of Resolution 2016-2, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017; Authorizing Budget Amendments; and providing an Effective Date

Ms. Cerbone presented Resolution 2016-2 for the Board’s consideration. On Page 1, “Arbitrage Rebate Calculation”, “Dissemination agent” and “Trustee” fees were eliminated because bonds would not be issued.

No members of the public spoke.

On MOTION by Mr. Greathouse and seconded by Mr. Ismail, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Greathouse and seconded by Mr. Ismail, with all in favor, Resolution 2016-2, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Fiscal Year 2016/2017 Funding Agreement

Ms. Cerbone stated that the Fiscal Year 2016/2017 Funding Agreement was between the District and the Landowner, Indigo Development, LLC and the District’s expenses would be funded through landowner contributions.

On MOTION by Mr. Ismail and seconded by Mr. Greathouse, with all in favor, the Fiscal Year 2016/2017 Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2016-3, Adopting the Annual Meeting Schedule for Fiscal Year 2016/2017

Ms. Cerbone presented Resolution 2016-3 for the Board’s consideration. Mr. Greathouse discussed adding meetings in the fourth quarter but the dates were undetermined. Additional meetings would be added, as needed.

On MOTION by Mr. Ismail and seconded by Mr. Greathouse, with all in favor, Resolution 2016-3, Adopting the Annual Meeting Schedule for Fiscal Year 2016/2017, was adopted.

SIXTH ORDER OF BUSINESS

Approval of the Unaudited Financial Statements as of June 30, 2016

Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2016. “Cash” remained unchanged and “Total Assets” were \$17,052.

On Pages 1 and 2, Mr. Greathouse suggested changing “Developer” to “Landowner.”

Ms. Cerbone stated that, on Page 2, there would be no expenses in the “Arbitrage rebate calculation”, Dissemination agent”, “Trustee” or “Audit” Fiscal Year 2016 expenses. An audit was anticipated for Fiscal Year 2017, which was budgeted at \$5,500.

On MOTION by Mr. Greathouse and seconded by Mr. Bullock, with all in favor, the Unaudited Financial Statements as of June 30, 2016, were approved.

SEVENTH ORDER OF BUSINESS

Approval of April 18, 2016 Special Meeting Minutes

Ms. Cerbone presented the April 18, 2016 Special Meeting Minutes and asked for any additions, corrections or deletions. The following changes were made:

Line 147: Change “Parker” to “Mynchenberg”

Attendees: Add “Cindy Cerbone”, “Wrathell, Hunt and Associates, LLC”

On MOTION by Mr. Greathouse and seconded by Mr. Ismail, with all in favor, the April 18, 2016 Special Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being no report, the next item followed.

B. District Engineer

Mr. Mynchenberg stated construction was ongoing, as scheduled. Mr. Greathouse asked when construction would be completed. Mr. Mynchenberg stated that standard completion would be August 31, 2016; early approvals were in progress. The roads were recently paved and the as-builts were pending. Changes to the plat documents were sent to Sliger & Associates and would be presented to the City for approval. Mr. Watts stated the District was preparing to request funding, from the City and County Agreements, to complete the projects, which would be deeded over to the City, through the District, so the expenses could be paid for with grant funds. Mr. Mynchenberg stated the 10% maintenance bond would be posted for one year.

Ms. Cerbone presented a draft requisition form, which Mr. Watts must review.

C. District Manager

There being no report, the next item followed.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

ELEVENTH ORDER OF BUSINESS

Public Comments

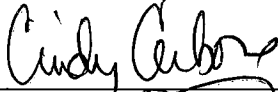
There being no public comments, the next item followed.

TWELFTH ORDER OF BUSINESS

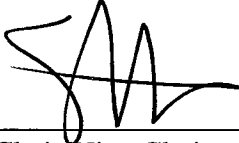
Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Greathouse and seconded by Mr. Bullock, with all in favor, the meeting adjourned at 11:15 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair