

**TOMOKA TOWN CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

May 15, 2017

Tomoka Town Center Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

May 5, 2017

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Tomoka Town Center Community Development District

Dear Board Members:

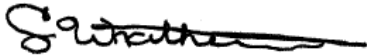
A Regular Meeting of the Tomoka Town Center Community Development District will be held on **Monday, May 15, 2017, at 10:00 a.m.**, at the **offices of Consolidated-Tomoka Land Co., 1530 Cornerstone Boulevard, Daytona Beach, Florida 32117**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*3 minutes per speaker*)
3. Consideration of **Resolution 2017-1**, Approving a Proposed Budget for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date
4. Discussion/Consideration: District Manager's Revised Operating Procedures
 - A. Consideration of **Resolution 2017-2**, Electing Officers of the District
 - B. Consideration of **Resolution 2017-3**, Designating the Authorized Signatories for the District's Operating Bank Account(s)
5. Consideration of **Resolution 2017-4**, Designating a Date, Time and Location for Landowners' Meeting [**Seats 3, 4 & 5**]
6. Approval of Unaudited Financial Statements as of March 31, 2017
7. Approval of **July 25, 2016** Public Hearing and Regular Meeting Minutes
8. Other Business
9. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Parker Mynchenberg & Associates, Inc.*

- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - i. **0** Registered Voters in District as of April 15, 2017
 - ii. **NEXT MEETING DATE: July 24, 2017 at 10:00 A.M.**
- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,



Craig Wrathell
District Manager

**FOR BOARD MEMBERS AND STAFF TO
ATTEND BY TELEPHONE:**

**Call-in number: 1-888-354-0094
Conference ID: 2144145**

RESOLUTION 2017-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017/2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Tomoka Town Center Community Development District (the "Board") prior to June 15, 2017, a proposed operating budget for Fiscal Year 2017/2018; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT:

1. The operating budget proposed by the District Manager for Fiscal Year 2017/2018 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: July 24, 2017

HOUR: 10:00 a.m.

LOCATION: Consolidated-Tomoka Land Co.
1530 Cornerstone Boulevard
Daytona Beach, Florida 32117
3. The District Manager is hereby directed to submit a copy of the proposed budget to the City of Daytona Beach and Flagler County at least 60 days prior to the hearing set above.
4. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post this approved budget on the District's website at least two days before the budget hearing date as set forth in Section 2.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF MAY, 2017.

ATTEST:

**TOMOKA TOWN CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A

**TOMOKA TOWN CENTER
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2018
PREPARED APRIL 5, 2017**

**TOMOKA TOWN CENTER
COMMUNITY DEVELOPMENT DISTRICT
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**TOMOKA TOWN CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2018**

	Fiscal Year 2017			Total Revenue & Expenditures	Proposed Budget FY 2018
	Proposed Budget FY 2017	Actual Through 2/28/2017	Projected Through 9/30/2017		
REVENUES					
Landowner contribution	\$ 79,475	\$ 26,342	\$ 50,818	\$ 77,160	\$ 29,540
County grant	-	3,375,000	-	3,375,000	-
Total revenues	<u>79,475</u>	<u>3,401,342</u>	<u>50,818</u>	<u>3,452,160</u>	<u>29,540</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	12,000
Legal	12,000	10,065	1,935	12,000	5,000
Engineering	1,500	500	1,000	1,500	500
Audit	5,500	-	4,500	4,500	4,500
Arbitrage rebate calculation*	-	-	-	-	-
Dissemination agent*	-	-	-	-	-
Trustee*	-	-	-	-	-
Telephone	200	83	117	200	-
Postage	500	6	494	500	-
Printing & binding	500	208	292	500	-
Legal advertising	4,500	-	1,250	1,250	750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,100	-	5,100	5,500
Contingencies/bank charges	500	52	448	500	500
Website	600	614	-	614	615
Capital outlay	-	4,500,000	-	4,500,000	-
Total expenditures	<u>79,475</u>	<u>4,536,803</u>	<u>38,036</u>	<u>4,574,839</u>	<u>29,540</u>
Net increase/(decrease) of fund balance	-	(1,135,461)	12,782	(1,122,679)	-
Fund balance - beginning (unaudited)	-	1,122,679	(12,782)	1,122,679	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (12,782)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*Applicable in fiscal year subsequent to issuance of bonds.

**TOMOKA TOWN CENTER
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 12,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	5,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	-
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	-
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee*	-
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Legal advertising	750
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	615
Total expenditures	<u><u>\$ 29,540</u></u>



Wrathell, Hunt and Associates, LLC

MEMORANDUM

DATE: March 7, 2017

TO: Tomoka Town Center Community Development District Board of Supervisors

FROM: District Manager

RE: Revised Operating Procedure

The agenda includes two Resolutions for consideration. The first Resolution elects Jeff Pinder (our Corporate Controller) as Assistant Treasurer. The second Resolution specifies that the Chair, Vice Chair, Treasurer (Craig Wrathell) and Assistant Treasurer (Jeff Pinder) be named as account signers on the district's checking and savings accounts. As specified in the account signer Resolution, all warrants and checks will require, in all instances, the Treasurer (Craig Wrathell) to serve as the counter-signer.

The reason for this adjustment in operating procedure is related to the fact that our company now represents over 70 special district clients and, with continued projected growth, we want to have our organization and procedures structured to ensure that we can continue to timely coordinate with the banks, pay bills and, at the same time, maintain the strong internal controls we already have in place. Therefore, having Jeff Pinder granted more authority in the capacity of Assistant Treasurer will enable him to interact directly with the banks in those instances when Craig Wrathell is out of the office on business.

Thank you.

RESOLUTION 2017-2

**A RESOLUTION ELECTING THE OFFICERS OF THE
TOMOKA TOWN CENTER COMMUNITY
DEVELOPMENT DISTRICT, VOLUSIA COUNTY,
FLORIDA**

WHEREAS, the Board of Supervisors of the Tomoka Town Center Community Development District desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE TOMOKA TOWN CENTER
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown:

Chair	_____
Vice Chair	_____
Secretary	<u>Craig Wrathell</u>
Treasurer	<u>Craig Wrathell</u>
Assistant Treasurer	<u>Jeff Pinder</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>Howard McGaffney</u>
Assistant Secretary	<u>Cindy Cerbone</u>

PASSED AND ADOPTED this ____ day of _____, 2017.

Secretary/Assistant Secretary

Chair/Vice Chair

RESOLUTION 2017-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Tomoka Town Center Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Volusia County, Florida; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the funds of the District shall be disbursed by warrant or check signed by the Treasurer and by such other person as may be authorized by the Board; and

WHEREAS, the Board has pursuant to Resolution 2017-2, elected a Chair, Vice Chair, Treasurer and Assistant Treasurer for the District; and

WHEREAS, the Board desires to authorize signatories for the operating bank accounts(s).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT:

1. The Chair, Vice Chair, Treasurer and Assistant Treasurer are hereby designated as the authorized signatories for the operating bank account(s) of the District.
2. All warrants and checks shall be countersigned by the Treasurer.
3. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 15th day of May, 2017.

ATTEST:

TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____

Its: _____

RESOLUTION 2017-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Tomoka Town Center Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Volusia County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Volusia County Ordinance 15-149 creating the District (the "Ordinance") is June 3, 2015; and

WHEREAS, the District is statutorily required to hold its second meeting of the landowners of the District for the purpose of electing three (3) supervisors for the District on the first Tuesday in November. Thereafter, there shall be an election of supervisors for the district every 2 years in November on a date established by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. In accordance with section 190.006(2)(b), *Florida Statutes*, the second meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 7th day of November 2017, at 10:00 a.m., located at the offices of Consolidated-Tomoka Land Co., 1530 Cornerstone Boulevard, Daytona Beach, Florida 32117.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held the 15^h day of May, 2017. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of May, 2017.

ATTEST:

**TOMOKA TOWN CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT
INSTRUCTIONS RELATING TO LANDOWNERS' MEETING FOR THE
ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 7, 2017**

TIME: **10:00 A.M.**

LOCATION: **Consolidated-Tomoka Land Co.**
1530 Cornerstone Boulevard
Daytona Beach, Florida 32117.

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT
VOLUSIA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 7, 2017**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Tomoka Town Center Community Development District to be held at 10:00 a.m., on November 7, 2017 at the offices of Consolidated-Tomoka Land Co., 1530 Cornerstone Boulevard, Daytona Beach, Florida 32117, at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2016), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT
VOLUSIA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 7, 2017

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the remaining candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Tomoka Town Center Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. _____	_____
2. _____	_____
3. _____	_____

Date: _____

Signed: _____

Printed Name: _____

**TOMOKA TOWN CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2017**

**TOMOKA TOWN CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2017**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 3,306	\$ 3,306
Due from Developer	10,230	10,230
Total assets	\$ 13,536	\$ 13,536
LIABILITIES		
Accounts payable	\$ 10,139	\$ 10,139
Developer advance	2,500	2,500
Total liabilities	12,639	12,639
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	10,230	10,230
Total deferred inflows of resources	10,230	10,230
FUND BALANCES		
Unassigned	(9,333)	(9,333)
Total fund balances	(9,333)	(9,333)
 Total liabilities, deferred inflows of resources and fund balances	 \$ 13,536	 \$ 13,536

**TOMOKA TOWN CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2017**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Developer contribution	\$ 13,678	\$ 40,021	\$ 79,475	50%
County grant	-	3,375,000	-	N/A
Total revenues	<u>13,678</u>	<u>3,415,021</u>	<u>79,475</u>	4297%
EXPENDITURES				
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	6,081	16,146	12,000	135%
Engineering	-	500	1,500	33%
Audit	-	-	5,500	0%
Telephone	17	100	200	50%
Postage	-	6	500	1%
Printing & binding	42	250	500	50%
Legal advertising	-	-	4,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,100	5,500	93%
Contingencies/bank charges	90	142	500	28%
Website	-	614	600	102%
Capital outlay	-	4,500,000	-	N/A
Total expenditures	<u>10,230</u>	<u>4,547,033</u>	<u>79,475</u>	5721%
Excess/(deficiency) of revenues over/(under) expenditures	3,448	(1,132,012)	-	
Fund balances - beginning	(12,781)	1,122,679	-	
Fund balances - ending	<u>\$ (9,333)</u>	<u>\$ (9,333)</u>	<u>\$ -</u>	

42 **A. Affidavit of Publication**

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

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

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

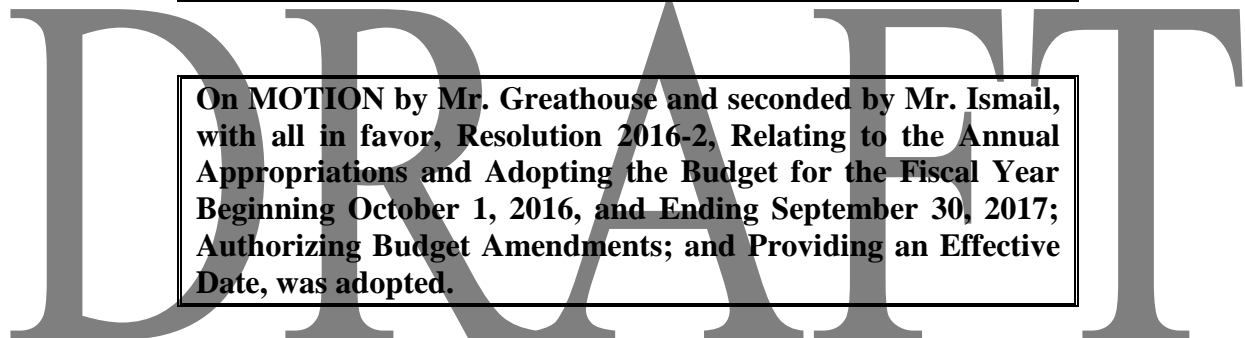
52 No members of the public spoke.

53

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

56
57

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



64
65

66 **FOURTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2016/2017
Funding Agreement**

67
68

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

72

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

76
77

78 **FIFTH ORDER OF BUSINESS**

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

79
80
81

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

85

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.

86

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SIXTH ORDER OF BUSINESS

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

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94

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

95

96

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

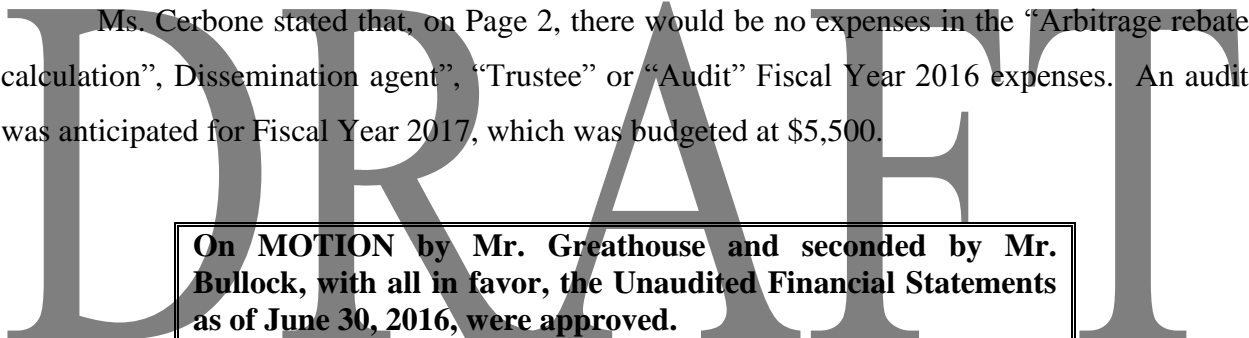
97

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.

98

99

100



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.

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SEVENTH ORDER OF BUSINESS

Approval of April 18, 2016 Special Meeting Minutes

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107

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109

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

110

111

Line 147: Change “Parker” to “Mynchenberg”

112

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

113

114

115

116

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.

117

118

EIGHTH ORDER OF BUSINESS

Other Business

119

120

121 There being no other business, the next item followed.

122

123 **NINTH ORDER OF BUSINESS**

Staff Reports

124

125 **A. District Counsel**

126 There being no report, the next item followed.

127 **B. District Engineer**

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

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

137 **C. District Manager**

138 There being no report, the next item followed.

139

140 **TENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

141

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

143

144 **ELEVENTH ORDER OF BUSINESS**

Public Comments

145

146 There being no public comments, the next item followed.

147

148 **TWELFTH ORDER OF BUSINESS**

Adjournment

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

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

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT



Lisa Lewis
Supervisor of Elections
County of Volusia

April 18, 2017

Ms. Daphne Gillyard,
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Rd. Suite 410W
Boca Raton, Fl. 33431

Dear Ms. Gillyard:

This is in response to your letter regarding the number of registered voters within the boundaries of Deering Park Center Community Development District and Tomoka Town Center Community Development District. There are 0 registered voters in either district as of April 15, 2017.

Please feel free to contact me if you have any questions or additional information is needed.

Regards,

Lisa Lewis
Supervisor of Elections

Historic Courthouse
125 West New York Avenue, DeLand, FL 32720-5415
(386) 736-5930 • (386) 254-4690 • (386) 423-3311 • FAX (386) 822-5715
www.volusiaelections.org

If your signature has changed, please update your signature by completing a new Florida voter registration application. It is important to keep your signature updated, so that ballots and/or petition signatures can be counted.