

SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

1 **August 7, 2018 Minutes of the Public Hearings & Regular Meeting**

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3 **Minutes of the Public Hearings & Regular Meeting**

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5 The Public Hearings & Regular Meeting of the Board of Supervisors for Suncoast Community
6 Development District was held on **Thursday, August 7, 2018 at 7:00 p.m.** at the home of
7 Lonnie Dixon located at 2913 Butterfly Landing Drive, Land O' Lakes, FL 34638.
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10 **1. PLEDGE OF ALLEGIANCE**

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12 The Pledge of Allegiance was recited.
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15 **2. CALL TO ORDER**

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17 Gene Roberts called the Public Hearings & Regular Meeting of the Board of Supervisors of the
18 Suncoast Community Development District to order on **Thursday, August 7, 2018 at 7:02 p.m.**
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20 Board Members Present and Constituting a Quorum:

21 Lonnie Dixon	Chairman	
22 Lora Hutt	Vice Chairman	
23 Edmund Latif	Supervisor	<i>arrived at approximately 7:45 p.m.</i>
24 Janice Dixon	Supervisor	
25 Matthew Thebeau	Supervisor	<i>arrived at approximately 7:15 p.m.</i>

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27 Staff Members Present:

28 Gene Roberts	Meritus
29 Vivek Babbar	District Counsel

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31 There were approximately nine residents in attendance.
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34 **3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

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36 There was a resident comment about landscaping.
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40 **4. PUBLIC HEARINGS ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET**
41 **AND IMPOSING SPECIAL ASSESSMENTS**

42 **A. Open Public Hearings on Adopting Fiscal Year 2019 Budget and Imposing Special**
43 **Assessments**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Hutt
SECONDED BY:	Supervisor J. Dixon
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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52 **B. Staff Presentations**

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54 Mr. Babbar went over the process of the public hearing. He then explained the proposed loan for
55 capital improvements, interest rate, length of loan, and that it will not raise what residents pay for
56 CDD fees. Supervisor L. Dixon explained why the capital improvements are needed due to the
57 age of the community and conditions of the current fence and landscaping.

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59 **C. Public Comments**

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61 One resident asked about the letter sent to the homeowners that states that there will be no
62 increase in CDD fees for 2019. He wondered about the final four years of the loan. Mr. Babbar
63 explained that the budget can only be determined one year at a time. There were also audience
64 questions related to the type and color of the fence and the length of time it will take to construct
65 the fence.

66
67 *Supervisor Thebeau arrived at the meeting.*

68
69 **D. Close Public Hearing on Adopting Fiscal Year 2019 Budget and Imposing Special**
70 **Assessments**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Hutt
SECONDED BY:	Supervisor J. Dixon
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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79 **E. Consideration of Resolution 2018-04; Adopting Fiscal Year 2019 Budget**

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81 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2018-03.
MADE BY:	Supervisor Hutt
SECONDED BY:	Supervisor J. Dixon
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

F. Consideration of Resolution 2018-05; Assessment Resolution

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2018-05.
MADE BY:	Supervisor Hutt
SECONDED BY:	Supervisor J. Dixon
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

G. Consideration of Resolution 2018-06; Finalizing the Special Assessment for 2018 Note

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2018-06.
MADE BY:	Supervisor Hutt
SECONDED BY:	Supervisor J. Dixon
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

6. BUSINESS ITEMS

A. Consideration of Resolution 2018-07; Authorizing Issuance of the Note

Mr. Babbar went over the resolution and exhibits with the Board.

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MOTION TO:	Approve Resolution 2018-07.
MADE BY:	Supervisor Hutt
SECONDED BY:	Supervisor J. Dixon
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Consideration of Resolution 2018-08; Setting Fiscal Year 2019 Meeting Schedule

The Board reviewed the resolution and noted that the January meeting will be the second Tuesday, which is January 8, 2019.

MOTION TO:	Approve Resolution 2018-08 as discussed.
MADE BY:	Supervisor Hutt
SECONDED BY:	Supervisor J. Dixon
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

C. Capital Improvement Update

Supervisor L. Dixon discussed the proposed fence in detail. Mr. Roberts went over the meeting with CSI and Supervisor L. Dixon earlier in the day to go over punch list items on the new monuments and signs. He stated that CSI reduced the cost by approximately \$42,000. Mr. Roberts then outlined the construction time frame of the proposed fence project. A resident asked for the Sheriffs to patrol the streets more frequently when the existing fence is removed.

7. VENDOR AND STAFF REPORTS

A. District Counsel

Mr. Babbar went over his report. He briefed the Board about ADA compliance regarding District websites. Meritus is working with a vendor and will be presenting a proposal to the Board to make the necessary changes.

B. District Engineer

Supervisor L. Dixon summarized Mr. Chang’s report regarding fence boundaries and traffic speeding. Residents talked about the traffic issues.

Supervisor Latif arrived at the meeting.

164 **6. CONSENT AGENDA**

165 **A. Consideration of the Board of Supervisors Meeting Minutes July 12, 2018**

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167 The Board reviewed the minutes.
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169	MOTION TO:	Approve the July 12, 2018 meeting minutes.
170	MADE BY:	Supervisor Hutt
171	SECONDED BY:	Supervisor J. Dixon
172	DISCUSSION:	None Further
173	RESULT:	Called to Vote: Motion PASSED
174		5/0 – Motion Passed Unanimously

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176 **B. Consideration of Operation and Maintenance Expenditures June 2018**

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178 The Board reviewed the O&Ms.
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180	MOTION TO:	Approve the June 2018 O&Ms.
181	MADE BY:	Supervisor Hutt
182	SECONDED BY:	Supervisor Latif
183	DISCUSSION:	None Further
184	RESULT:	Called to Vote: Motion PASSED
185		5/0 – Motion Passed Unanimously

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187 **C. Review of Financial Statements Month Ending June 30, 2018**

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189 The financials were reviewed and accepted.
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192 **7. MANAGEMENT REPORTS**

- 193 **A. Staff Task List**
- 194 **B. District Manager**
 - 195 **1. Aquatics Report**
 - 196 **C. Field Manager's Report**

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198 Mr. Roberts went over his report. Supervisor Thebeau stated that there was not an aquatic report
199 in the meeting book this month. Mr. Roberts will check with Aquatic Systems to get one.
200 Supervisor also stated that the pond on Blooming Fields has a lot of trash in it.

201
202 Supervisor L. Dixon asked for Mr. Roberts to notify Yellowstone about his concerns regarding
203 the health of the palm trees at the entrance on Meadowbrook. Supervisor L. Dixon also asked to
204 have the fence line along the conservation area along Mentmore behind Bellericay leaned again.
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8. SUPERVISOR REQUESTS

The Board discussed choosing a color for the new fence.

MOTION TO:	Select the color brown granite for the fence.
MADE BY:	Supervisor Thebeau
SECONDED BY:	Supervisor Hutt
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

The Board requested for Mr. Roberts to get the cost difference between a 6 ft. and 8 ft. fence for the houses behind the new apartments.

Supervisor Thebeau asked that a steel pole sticking up along Mentmore be removed.

9. AUDIENCE QUESTIONS, COMMENT AND DISCUSSION FORUM

A resident expressed a concern about the maintenance of the common area along Mingo.

10. ADJOURNMENT

MOTION TO:	Adjourn at 8:10 p.m.
MADE BY:	Supervisor Hutt
SECONDED BY:	Supervisor Latif
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

239 **Please note the entire meeting is available on disc.*

240

241 **These minutes were done in summary format.*

242 **Each person who decides to appeal any decision made by the Board with respect to any matter*
243 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
244 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
245 *based.*

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247 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
248 noticed meeting held on 9-11-18.

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250 _____
251 **Signature**

252 Lonnie Dixon

253 **Printed Name**

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255 **Title:**

- 256 **Chairman**
257 **Vice Chairman**

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Signature

Brian Henry

Printed Name

Title:

- Secretary**
 Assistant Secretary

Recorded by Records Administrator



Signature

9/17/18

Date

