

MINUTES OF MEETING

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

CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT

The **regular** meeting of the Board of Supervisors of Cascades at Groveland Community Development District was held on **Wednesday, August 19, 2015, at 2:10 p.m. at the Shea Homes Construction Office, located at 749 Wilson Lake Parkway, Groveland, Florida 34736.**

Present and constituting a quorum:

Mike Fraley	Board Supervisor, Chairman
Herman Martinez	Board Supervisor, Vice Chairman
Patrick Wellington	Board Supervisor, Assistant Secretary
Keith Breedlove	Board Supervisor, Assistant Secretary
Douglas Christopher	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping, Green & Sams, P.A. (via phone)
Tadd Kasbeer	District Engineer, Dewberry/Bowyer-Singleton
Audience Members	Not Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Jeancola called the meeting to order and read the roll.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held June 3, 2015

Mr. Jeancola stated that the minutes had been reviewed by District Counsel.

<p>On Motion by Mr. Martinez, seconded by Mr. Breedlove, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on June 3, 2015 for Cascades at Groveland Community Development District.</p>
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FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for May, June
and July 2015**

Mr. Jeancola reviewed the expenditures with the Board of Supervisors.

On Motion by Mr. Wellington, seconded by Mr. Christopher, with all in favor, the Board approved the Operation and Maintenance Expenditures for May 2015 in the amount of \$15,341.28, June 2015 in the amount of \$5,950.66 and July 2015 in the amount of \$7,939.68 for Cascades at Groveland Community Development District.

FIFTH ORDER OF BUSINESS

**Discussion regarding Levitt & Sons
Bankruptcy Distribution**

Ms. Mackie stated that in 2011 Cascades CDD received a distribution from the bankruptcy court in relation to the Levitt & Sons Bankruptcy. In 2008/2009 the prior Developer filed for Chapter 11 Bankruptcy and connection with that, Cascades CDD filed a proof of claim relating to Levitt & Sons completion obligation to complete the infrastructure that was included within the Engineers Report. Ms. Mackie stated that the Developer had the obligation to complete the portion(s) that was not financed by the Bonds. Ms. Mackie stated that at the time the claim was about 4.1 Million Dollars in outstanding infrastructure and was an unsecured claim. Ms. Mackie stated that an unsecured claim has no security against the creditors claim and payment would go first to secured creditors whereas a secured claim has a higher priority. She stated that Cascades CDD released its proof of claim of assessments because the assessments were brought current when Shea Homes took over the Development. Ms. Mackie stated that the previous distribution was in the amount of \$240,000 in 2011. She stated that the District was told at the time by the Trustee of the Bankruptcy Estate that this distribution would be the only distribution in connection with the bankruptcy. Ms. Mackie stated that she received information regarding funds that the District has held in a bankruptcy account. She stated that she then contacted the Bankruptcy Court who told her that there had been a few other distributions within the last year. Ms. Mackie noted that the Trustee had claimed that they did not have updated contact information so the funds were deposited with the Bankruptcy Court to be retained until a creditor claimed them. Ms. Mackie stated that an application was then filed with the Bankruptcy Court to claim funds. She stated that an order was issued by the Bankruptcy Court to release funds to the District in the amount of \$488,199.97 bringing the total of funds received outside of Bankruptcy to about \$728,000. Ms. Mackie stated that the District has not yet received the disbursement but that her firm would be following up with the Bankruptcy Court regarding them. Ms. Mackie stated that the check would be delivered to Hopping Green and Sams and they would subsequently deposit those funds into the Acquisitions and Construction account that is administered by the Trustee for the Bonds. She stated that this was because the project was not certified as complete and the Bondholders potentially could have a claim on those funds if the project was not completed, therefore the funds would be identified for project completion. Ms. Mackie stated that if the project were declared complete, then there is an extraordinary mandatory redemption that would reduce outstanding principle on the Bond such that going forward the potential benefits to landowners within the District is a reduction in their debt service payments. Further discussion ensued regarding showing completion of the project and distribution and use of the funds.

SIXTH ORDER OF BUSINESS

**Consideration of Tri-Choice Services, Inc.
Proposal & Contract, Retention Ponds**

The Board reviewed the proposal and contract from Tri-Choice for landscape maintenance.

On Motion by Mr. Fraley, seconded by Mr. Breedlove, with all in favor, the Board accepted the Tri-Choice proposal and contract, for maintenance of the retention ponds at an annual rate of \$16,512 for Cascades at Groveland Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing Fiscal Year 2015/2016
Final Budget**

On Motion by Mr. Wellington, seconded by Mr. Christopher, with all in favor, the Board opened the Public Hearing for Final Budget Fiscal Year 2015/2016 for Cascades at Groveland Community Development District.

The Board of Supervisors discussed the proposed final budget. There were no audience members present for public testimony.

On Motion by Mr. Martinez, seconded by Mr. Breedlove, with all in favor, the Board closed the Public Hearing for Final Budget Fiscal Year 2015/2016 for Cascades at Groveland Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2015-03,
Budget Appropriation Fiscal Year
2015/2016**

The Board reviewed Resolution 2015-03 Budget Appropriation for Fiscal Year 2015/2016.

On Motion by Mr. Fraley, seconded by Mr. Breedlove, with all in favor, the Board adopted Resolution 2015-03, Budget Appropriation Fiscal Year 2015/2016 for Cascades at Groveland Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-04,
Annual Assessment Fiscal Year 2015/2016**

The Board reviewed Resolution 2015-04 Annual Assessments for Fiscal Year 2015/2016.

On Motion by Mr. Fraley, seconded by Mr. Breedlove, with all in favor, the Board adopted Resolution 2015-04, Annual Assessment Fiscal Year 2015/2016 for Cascades at Groveland Community Development District.

TENTH ORDER OF BUSINESS

**Annual Direct Collect Agreement, MFS
Cascades and Cascades CDD**

The Board reviewed the annual direct collect agreement. Brief discussion ensued. Ms. Mackie stated that this agreement should be modified to the correct contracting party as Shea Homes Active Adult, LLC as opposed to MFS Cascades.

On Motion by Mr. Fraley, seconded by Mr. Martinez, with all in favor, the Board approved the Annual Direct Collect Agreement between Cascades CDD and Shea Homes Active Adult, LLC, subject to review by Developers Counsel for Cascades at Groveland Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05,
Annual Schedule Fiscal Year 2015/2016**

The Board discussed the annual schedule for Fiscal Year 2015/2016.

On Motion by Mr. Christopher, seconded by Mr. Mr. Fraley, with all in favor, the Board adopted Resolution 2015-05, Annual Schedule Fiscal Year 2015/2016 for Cascades at Groveland Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Mr. Kasbeer discussed the inlet grates and stated that he would obtain proposals for inlet tops.
- C. District Manager
Mr. Jeancola requested authorization for the Chairman or Vice Chairman to select an insurance proposal for upcoming District renewal.

On a motion by Mr. Fraley, seconded by Mr. Wellington, with all in favor, the Board authorized the Chairman or Vice Chairman to select an insurance proposal for District insurance renewal for Cascades at Groveland Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no audience questions or Supervisor requests.

Mr. Jeancola stated that the next regular meeting of the Board of Supervisors is scheduled to be held on Wednesday, September 16, 2015 at 2:00 p.m. at Shea Homes Construction Office, located at 749 Wilson Lake Parkway, Groveland, Florida 34736.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Breedlove, seconded by Mr. Christopher, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:21 p.m. for Cascades at Groveland Community Development District.

Assistant Secretary

Chairman/Vice Chair

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