

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 **special** meeting and Workshop of the Board of Supervisors of Cascades at Groveland Community Development District was held on **Wednesday, October 16, 2013, at 6:38 p.m. at the Magnolia House, 100 Falling Acorn Avenue, Groveland, FL 34736.**

Present and constituting a quorum:

Mike Fraley	Board Supervisor, Chairman
Herman Martinez	Board Supervisor, Assistant Secretary
Patrick Wellington	Board Supervisor, Assistant Secretary

Also present were:

Jeremy Needham	District Manager, Rizzetta & Company, Inc.
Rey Malave	District Engineer, Bowyer Singleton & Associates, Inc.
Tucker Mackie	District Counsel, Hopping, Green & Sams, P.A.
Audience Members	Present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience member comments.

THIRD ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not report.
- C. District Manager
No report.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held on
September 18, 2013**

Mr. Needham stated that the minutes had been reviewed by himself and District Counsel.

On Motion by Mr. Martinez, seconded by Mr. Wellington, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on September 18, 2013 for Cascades at Groveland Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for September
2013**

Mr. Needham reviewed the expenditures for September 2013 with the Board of Supervisors.

On Motion by Mr. Martinez, seconded by Mr. Wellington, with all in favor, the Board approved the Operation and Maintenance Expenditures for September (\$5,288.67) for Cascades at Groveland Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on Revised Rules of
Procedure**

On Motion by Mr. Fraley, seconded by Mr. Martinez, with all in favor, the Board opened the Public Hearing on Revised Rules of Procedure for Cascades at Groveland Community Development District.

Ms. Mackie discussed changes to the Rules of Procedure. The Board of Supervisors reviewed the Rules of Procedure. An audience asked how the changes to the Rules of Procedure would affect the residents. Ms. Mackie stated that the Rules of Procedure were dictated by Chapter 190 of the Florida Statutes and applied to the Board of Supervisors and District Staff of a Community Development District and deal generally with the operation of the District. She stated that the changes would not affect the residents and were a procedural issue for the Board of Supervisors.

On Motion by Mr. Fraley, seconded by Mr. Wellington, with all in favor, the Board closed the Public Hearing on Revised Rules of Procedure for Cascades at Groveland Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-01,
Adopting the Rules of Procedure**

On Motion by Mr. Fraley, seconded by Mr. Martinez, with all in favor, the Board adopted Resolution 2014-01, Adopting the Rules of Procedure for Cascades at Groveland Community Development District.

EIGHTH ORDER OF BUSINESS

**Presentation of Cascades at Groveland
CDD 101 Workshop**

Mr. Needham explained the difference between a Community Development District (CDD) and a Homeowners Association. He stated that the only infrastructure managed by the Cascades CDD were the storm water ponds. The audience reviewed the maps showing the ponds within the CDD. Mr. Needham indicated in the packets handed out to the audience members was a General Information Presentation which included the elements of a District, description of Bonds, District Debt Assessments and Operation and Maintenance Assessments. Ms. Mackie stated that the Cascades CDD was created for the financing of the infrastructure (storm water systems) within the District. She went on to further discuss the topics within the General Information Presentation. Further discussion ensued regarding general questions from the audience concerning the Cascades CDD. Additionally, audience members had many specific questions regarding how the recent proposal by Shea Homes to add an additional 500 homes to the development would affect the Cascades CDD and its assessments. Ms. Mackie explained what was maintained by the Homeowners Association and what was maintained by the Cascades CDD.

NINTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

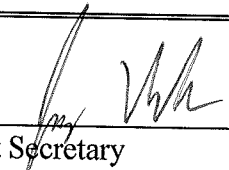
There were no Supervisor requests or audience questions.

Mr. Needham stated that the next regular meeting of the Board of Supervisors is scheduled to be held on Wednesday, November 20, 2013 at 2:00 p.m. at Shea Homes Construction Office, located at 229 Bayou Bend Road, Groveland, Florida 34736.

TENTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Fraley, seconded by Mr. Martinez, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 7:45 p.m. for Cascades at Groveland Community Development District.


Assistant Secretary


Chairman/Vice Chair