

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, January 18, 2017, at 2:01 p.m. at the Shea Homes Construction Office, located at 749 Wilson Lake Parkway, Groveland, Florida 34736.**

Present and constituting a quorum:

Patrick Wellington	Board Supervisor, Vice Chairman
Karen McMican	Board Supervisor, Assistant Secretary
Douglas Christopher	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Sarah Sandy	District Counsel, Hopping, Green & Sams, P.A. (phone)
John Schultheis	District Engineer, Dewberry/Bowyer-Singleton (phone)
Bre Beirl	Financial Analyst, Rizzetta & Company, Inc.
Doug Beasley	Shea Homes
Robbie Cox	MBS Capital Markets LLC
Audience	Present (Mr. James R. Pekarek)

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 comments.

THIRD ORDER OF BUSINESS

**Acceptance of Mr. Breedlove's
Resignation (Seat # 4)**

Mr. Jeancola informed the Board regarding the resignation of Mr. Keith Breedlove from Seat # 4.

On Motion by Ms. McMican, seconded by Mr. Christopher, with all in favor, the Board accepted Mr. Breedlove's resignation from Seat # 4, for Cascades at Groveland Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Regular Meeting
Minutes of the Board of Supervisors'
Special Meeting held November 16, 2016**

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

On Motion by Mr. Christopher, seconded by Mr. Wellington, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on November 16, 2016 for Cascades at Groveland Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for November
2016**

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

On Motion by Mr. Christopher, seconded by Mr. Wellington, with all in favor, the Board approved the Operation and Maintenance Expenditures for November 2016 in the amount of \$4,809.75 for Cascades at Groveland Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Requisitions #28-30, Capital
Improvement Revenue Bonds, Series
2006**

The Board reviewed the Series 2006 capital improvement revenue bond requisitions #28 through #30 in the amount of \$2,533.15. General discussion ensued.

On Motion by Ms. McMican, seconded by Mr. Christopher, with all in favor, the Board ratified Series 2006 capital improvement revenue bond requisitions #28 through #30 in the amount of \$2,533.15 for Cascades at Groveland Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion with MBS Regarding Bond
Refinancing**

Mr. Jeancola introduced Mr. Cox of MBS Capital Markets, LLC to discuss the possibility of refinancing the 2006 bonds.

Mr. Cox presented a general overview of MBS. Most of the bonds issued for CDDs come with a 10 year call protection which guarantees the original investor a return on the bonds before the District can take them out and/or refinance them. The District's bonds became optionally callable on May 1, 2016. The rates on municipal bonds have been at historic lows. They did spike after the election but the market has rebounded. The original issuance amount was \$5,600,000.00 at 5.30% which is a competitive rate. It will be a 2-3 month process and could take as long as 6 months.

Mr. Wellington inquired about what would prevent a District from proceeding with the refinancing of the bonds. Mr. Cox stated that the goal is to generate enough savings for the District on its bonds and outweigh the transaction cost. Another factor is if there was a negative tax. By law, the term of the bond cannot be extended beyond May 1, 2036. Discussion ensued.

Mr. Jeancola suggested that the District at least explore the option of refinancing the bonds.

Mr. Cox stated for the record that he was once employed by Rizzetta & Company as a Financial Consulting Officer.

Mr. Cox said that on average, fixed transactional costs range between \$140,000.00 - \$180,000.00. MBS' standard fee is 1.5% of the principal bond agreement. Discussion ensued.

Mr. Jeancola asked how long the process would take if the Board decided to proceed at the March meeting. Mr. Cox responded that the District would probably be looking at 2-3 months. It would be a tight deadline to have the credit evaluation done by the next meeting in March.

On Motion by Ms. McMican, seconded by Mr. Christopher, with all in favor, the Board approved MBS Capital Markets, LLC engagement letter, for Cascades at Groveland Community Development District.

Mr. Cox explained structuring the bond in a senior subordinate manner and marketing it to different types of investors. He will send over a copy of the executed letter of engagement.

Mr. Jeancola briefly discussed getting the bond refinance into the budgeting process with the Board. He stated proposing a budget in the Spring and adopting a final budget in August. If the refinance takes a little longer than expected, there is an option to amend the public hearing resolution or to continue the hearing if needed.

EIGHTH ORDER OF BUSINESS

Consideration of Appointment(s) to Vacant Seats

Mr. Jeancola discussed the reappointment of Mr. Patrick Wellington to Seat #1 (for the remainder of his term 2016-2020).

On a motion by Mr. Christopher, seconded by Ms. McMican, with all in favor, the Board reappointed Mr. Patrick Wellington to Seat # 1, for the Cascades at Groveland Community Development District.

Mr. Jeancola swore in Mr. Wellington to Seat # 1.

Mr. Jeancola stated that there were vacancies in Seats # 2 (2016-2020) and #4 (2014-2018). Seat # 2 was previously held by Mr. David Bergstein and Seat # 4 was previously held by Mr. Keith Breedlove. Mr. Wellington submitted a resume for Mr. James R. Pekarek as a potential candidate.

Mr. Pekarek introduced himself to the Board and reviewed his qualifications with the Board. Mr. Jeancola asked Mr. Pekarek which Seat and term he preferred. Mr. Pekarek chose Seat # 2.

On Motion by Ms. McMican, seconded by Mr. Christopher, with all in favor, the Board appointed Mr. James R. Pekarek to Seat # 2 (2016-2020), previously held by Mr. David Bergstein, for Cascades at Groveland Community Development District.

Mr. James R. Pekarek waived compensation.

Ms. Sandy briefly reviewed the Sunshine Law, public records laws, financial interest filings, etc. with the Board. Discussion ensued regarding properly handling district e-mails and Seat specific e-mail addresses.

Ms. McMican accepted compensation.

Mr. Jeancola swore in Mr. Pekarek to Seat # 2.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2017- 04, Re-designation of Officers

Ms. Jeancola reviewed Resolution 2017-04, Re-designation of Officers with the Board. The Board agreed to appoint Mr. Patrick Wellington to Chairperson, Mr. James R. Pekarek to Vice Chairperson, and the remaining Supervisors to Assistant Secretaries as well as Mr. Anthony Jeancola and Ms. Melissa Dobbins to Assistant Secretaries.

On a motion by Mr. Christopher, seconded by Mr. Wellington, with all in favor, the Board approved Resolution 2017-04, Re-designation of Officers, for Cascades at Groveland Community Development District.

TENTH ORDER OF BUSINESS

- A. District Counsel
No Report

Ms. Sandy will be going on maternity leave. Ms. Tucker Mackie will be returning from maternity at the end of February or the beginning of March. Mr. Brian Crumbaker will fill in until then.

- B. District Engineer
Mr. Schultheis updated the Board on the transfer of the stormwater improvement permit. He is awaiting Mr. Fraley's signature for the St. John permit.

- C. District Manager
Mr. Beasley stated that Shea Homes has to raise 2 weirs (one each in Phase 5 and Phase 2) by 1 foot after an analysis of a shortage of impervious acres. Mr. Schultheis stated that this is the first time that he has heard about this. Phase 2 is already owned by the District and Phase 5 is yet to be conveyed. Shea Homes would perform the repairs at their own cost. Discussion ensued.

Ms. Sandy suggested drafting a temporary access easement for approval in the March 15th, 2017 meeting.

On a motion by Ms. McMican, seconded by Mr. Christopher, with all in favor, the Board authorized District Counsel to draft a temporary access easement for future review by the Board, for Cascades at Groveland Community Development District.

Mr. Jeancola stated that the next regular meeting of the Board of Supervisors is scheduled to be held on Wednesday, February 17, 2017 at 2:00 p.m. at Shea Homes Construction Office, located at 749 Wilson Lake Parkway, Groveland, Florida 34736.

ELEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no supervisor requests or audience comments.

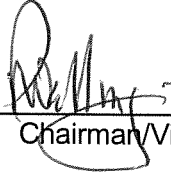
TWELFTH ORDER OF BUSINESS

Adjournment

On Motion by Ms. McMican, seconded by Mr. Christopher, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:37 p.m. for Cascades at Groveland Community Development District.



Assistant Secretary



Chairman/Vice Chair