

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, April 19, 2017, at 2:02 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, Chairman
Karen McMican	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. (phone)
John Schultheis	District Engineer, Dewberry/Bowyer-Singleton (phone)
Michael Fraley	Shea Homes
Audience	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 comments.

THIRD ORDER OF BUSINESS

**Consideration of the Regular Meeting
Minutes of the Board of Supervisors'
Meeting held January 18, 2017**

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

On Motion by Mr. Wellington, seconded by Ms. McMican, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on January 18, 2017 for Cascades at Groveland Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for December
2016 through February 2017**

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

On Motion by Mr. Christopher, seconded by Ms. McMican, with all in favor, the Board approved the Operation and Maintenance Expenditures for December 2016 in the amount of \$8,874.25, January 2017 in the amount of \$ 7,787.25, and February 2017 in the amount of \$ 5,727.81, for Cascades at Groveland Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Requisitions #31-32, Capital
Improvement Revenue Bonds, Series
2006**

The Board reviewed the Series 2006 capital improvement revenue bond requisitions #31 through # 32 as follows:

REQUISITION NO.	PAYEE	AMOUNT
31	Hopping Green & Sams	\$596.50
32	Shea Homes	\$834,674.48

On Motion by Ms. Christopher, seconded by Ms. McMican, with all in favor, the Board ratified series 2006 capital improvement revenue bond requisitions #31 through #32 in a total amount of \$835,270.98, for Cascades at Groveland Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Dewberry's Work
Authorization Number 2017-01, Providing
General Engineering Services**

Mr. Jeancola presented and reviewed Dewberry's Work Authorization Number 2017-01, Providing General Engineering Services with the Board.

On Motion by Ms. McMican, seconded by Mr. Wellington, with all in favor, the Board approved Dewberry's Work Authorization Number 2017-01, Providing General Engineering Services for Cascades at Groveland Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017- 05, Re-
designating Treasurer of the District**

Ms. Jeancola reviewed Resolution 2017-05, Re-designating Treasurer of the District with the Board.

On a motion by Ms. McMican, seconded by Mr. Christopher, with all in favor, the Board approved Resolution 2017-05, Re-designating Treasurer of the District (Scott Brizendine), for Cascades at Groveland Community Development District.

EIGHTH ORDER OF BUSINESS

**Update from MBS Capital Markets
Regarding Bond Refinancing**

Mr. Jeancola updated the Board regarding 2006 bond refinancing with MBS Capital Markets, LLC.

After an analysis of the community, the District is not in a position to refinance at this time. There is still a large portion of land that needs to be platted. MBS will still monitor the District. Mr. Fraley suggested that they're in the process of platting additional land. Once complete, the District can inquire with MBS regarding conditions being more favorable in order to refinance the bonds. It is anticipated that the District will be platted by September 2017. It could be another 6-8 months before the District can consider refinancing the 2006 bonds. Ms. Mackie confirmed that the current interest rate is 5.316%. Discussion ensued.

NINTH ORDER OF BUSINESS

**Consideration of Lake County Property
Appraiser Agreement**

Mr. Jeancola presented and reviewed the Lake County Property Appraiser Agreement with the Board. The agreement includes minor fees including a one time set up fee and an annual data file fee not to exceed \$200.00 in total. District Counsel's office reviewed the agreement and there were some minor modifications included in the presented agreement as accepted by the Property Appraiser.

On Motion by Ms. McMican, seconded by Mr. Christopher, with all in favor, the Board of Supervisors' approved the Lake County Property Appraiser Agreement, for Cascades at Groveland Community Development District.

TENTH ORDER OF BUSINESS

**Acceptance of LLS Tax Solutions
Arbitrage Rebate Calculation Report**

Mr. Jeancola presented the Arbitrage Rebate Calculation Proposal to the Board. He noted this business item contained a scrivener's error and should be entitled as consideration of LLS Tax Solutions arbitrage rebate calculation proposal and not as an acceptance of the report. The cost to the District is \$500.00 annually and auto renews for two subsequent terms.

On a motion by Mr. Christopher, seconded by Ms. McMican, with all in favor, the Board accepted the Arbitrage Rebate Calculation Report, for Cascades at Groveland Community Development District.

ELEVENTH ORDER OF BUSINESS

**Ratification of Modified ERP Permit for
Phase 6**

Mr. Jeancola reviewed and presented the modified ERP Permit for Phase 6 with the Board. District authorization and signature was required on the permit application in order for Shea Homes to proceed with submittal of the modified ERP permit. The District chairman had executed the necessary documentation and a signed original was provided to Mr. Beasley of Shea Homes. Brief discussion ensued.

On a motion by Ms. McMican, seconded by Mr. Christopher, with all in favor, the Board ratified the modified ERP Permit for Phase 6 at Groveland Community Development District.

TWELFTH ORDER OF BUSINESS

- A. District Counsel
Ms. Mackie reviewed a particular bill that HGS is following regarding revisions to Chapter 191 which would remove a Supervisor's ability to receive compensation for meeting attendance. The "No Senate Companion Bill" was filed and the likelihood of it passing is not likely. There should be a final report sometime in the near future.

- B. District Engineer
No report.

- C. District Manager
Mr. Jeancola reminded the Board that they will be entering into proposed budget season and that they will review it at the next scheduled meeting. They will also set a public hearing date for at least 60 days after the proposed form of budget is approved.

He inquired if the landscaper for the individual homes has changed. It was noted that they have. From a logistics standpoint, it is better to have one vendor service one entity although not required. Tri-Choice is currently providing a more competitive rate and Down To Earth is having a hard time matching that rate. Discussion ensued regarding keeping Tri-Choice on as the landscaping vendor.

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

THIRTEENTH ORDER OF BUSINESS

**Supervisor Requests and
Audience Comments**


There were audience comments.


Brief discussion ensued regarding full agendas being received prior to the meeting. Mr. Jeancola confirmed that agenda e-mails are now referring recipients to the website to prevent large files from bouncing back.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On Motion by Mr. Wellington, seconded by Mr. Christopher, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 2:30 p.m. for Cascades at Groveland Community Development District.


Assistant Secretary


Chairman/Vice Chair