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**MINUTES OF MEETING
HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Hidden Creek Community Development
11 District was held on Tuesday, February 3, 2015 at 10:00 a.m. at the Offices of Metro Development
12 Group, 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida.

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FIRST ORDER OF BUSINESS - Roll Call

23 Mr. St. Denis called the meeting to order.

24 Present and constituting a quorum were:

25 Mike Lawson Board Supervisor, Chairman
26 Doug Draper Board Supervisor, Vice Chairman
27 Lori Price Board Supervisor, Assistant Secretary
28 Anthony Brannan Board Supervisor, Assistant Secretary

29 Also present were:

30 Bruce St. Denis District Manager
31 Maik Aagaard District Managing Principal (via telephone)
32 Patricia Comings-Thibault District Accountant (via telephone)
33 Tonja Stewart District Engineer (via telephone)
34 Mark Straley District Counsel, Straley & Robin (via telephone)
35 Kartik Goyani Metro Field Operations Manager

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SECOND ORDER OF BUSINESS - Audience Comments on Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS - Administrative Matters:

A. Approval of Minutes

»August 5, 2014

»September 2, 2014

Mr. St. Denis presented the minutes of August 5, 2014 and September 2, 2014 and asked for comments or questions.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors' meetings held on August 5, 2014 and September 2, 2014 for the Hidden Creek Community Development District.

B. Acceptance of December Financial Statements

Ms. Comings-Thibault presented the December Financial Statements and asked for comments and questions.

On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board accepted the Unaudited Financial Statements Preliminary as of December 31, 2014 for the Hidden Creek Community Development District.

C. Resolution 2015-1, Election of Officers

Mr. St. Denis presented Resolution 2015-1, Election of Officers.

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2 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
3 **Resolution 2015-1 Election of Officers**, appointing the Officers of the District as follows: Mr. Lawson to
4 serve as Chairman, Mr. Draper to serve as Vice Chairman, and Mr. Sanders, Mr. Brannan, Ms. Price to
5 serve as Assistant Secretaries; District staffing as follows: Mr. St. Denis as District Secretary, Ms.
6 Comings-Thibault as Treasurer, Mr. St. Denis and Mr. Aagaard as Assistant Treasurers; and Ms. Rugg
7 and Ms. Stewart as Assistant Secretaries for the Hidden Creek Community Development District.

8 **FOURTH ORDER OF BUSINESS – Business Items:**

9 **A. Financing Matters**

10 **1. Consideration of Assessment Methodology Report**

11 Ms. Comings-Thibault presented the Assessment Methodology Report and asked for comments
12 and questions.

13 Mr. Lawson stated that with the merger of West Lake CDD and Hidden Creek CDD, there are
14 now 1,000 potential lots. Page 1 of the Master Assessment Methodology Report under the paragraph,
15 *Benefits and Assessment Allocation* the anticipated build-out should be 1,000 potential lots instead of the
16 stated, 527.

17 Ms. Comings-Thibault will incorporate the change into the Report.

18 Ms. Stewart confirmed the change in the number of potential lots was consistent with the
19 Engineer's Report.

20 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
21 accepted the Assessment Methodology, subject to further refinements by the financing team, for the
22 Hidden Creek Community Development District.

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24 **2. Consideration of Engineer's Report**

25 Ms. Stewart presented the Engineer's Report noting that the estimated Master Infrastructure
26 Improvement Costs will be \$16,815,330, and estimated Subdivision Improvement Costs \$24,197,670.
27 She asked for comments and questions.

28 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
29 accepted the Engineer's Report, subject to further refinements by the financing team, for the Hidden
30 Creek Community Development District.

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32 **3. Resolution 2015-2, Notice of Intent of Imposition of Special Assessments**

33 Mr. St. Denis presented Resolution 2015-2 and asked for comments or questions.

34 Mr. Straley clarified that the numbers needed to complete the blanks in Resolution 2015-2 will
35 not affect the numbers of the total costs of improvements or total amount proposed assessments and
36 advised the Board to approve Resolution 2015-2, directing staff to complete the blanks.

37 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
38 **Resolution 2015-2, Notice of Intent of Imposition of Special Assessments**, and directed staff to complete
39 blanks based on finalized Assessment and Engineering Reports for the Hidden Creek Community
40 Development District.

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2 **4. Resolution 2015-3, Setting of Public Hearing**

3 Mr. St. Denis presented Resolution 2015-3, suggesting a Public Hearing date of March 26, 2015.
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5 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
6 **Resolution 2015-3**, Setting the Public Hearing date for the Notice of Intent of Imposition of Special
7 Assessments to be held March 26, 2015 at 10:00 a.m. at the Offices of Metro Development Group, 2502
8 N. Rocky Point Drive, Suite 145, Tampa, Florida for the Hidden Creek Community Development
9 District.

10 Mr. Lawson asked that if the cost basis should be on the entire boundary of the District, which is
11 approximately 2,600 units rather than on the 1,000 units.

12 Mr. Straley clarified that the maximum number should be based on the original Hidden Creek
13 Bond Validation. Future revalidations to a higher level could mean that the master be reset to reflect the
14 unaffected properties.
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16 **5. Other Financing Matters**

17 There being none, the next item followed.
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19 **B. Construction Contract Approval-Forest Brooke-Phase I**

20 Mr. Goyani presented the proposals for the construction contracts and asked for comments or
21 questions.

22 Mr. St. Denis distributed the Evaluation Criteria Scoring forms to four Board members.

23 Upon the Board's completion of the Evaluation, Mr. St. Denis collected the scoring forms from
24 the Supervisors. Results of rankings were:

DALLAS 1	335
DEME	235
KEARNEY	343
KEYSTONE	150
RIPA	348
QGS	394

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32 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board
33 awarded the construction contract to QGS, subject to any refinements by staff, and to authorize Chair to
34 execute final agreement after completion for the Hidden Creek Community Development District.

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36 **C. Additional Matters**

37 Ms. Stewart requested that the final proposal contract for QGS to be sent to her.
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39 **FIFTH ORDER OF BUSINESS - Staff Reports**

40 **A. Manager**

41 There being none, the next item followed.

42 **B. Attorney**

43 Mr. Straley will create a one page Funding Agreement for QGS to execute and will send it to
44 Chairman for his approval.

45 **C. Engineer**

46 There being none, the next item followed.

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SIXTH ORDER OF BUSINESS - Audience Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS - Supervisors Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS - Adjournment

There being no further business,

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned the meeting for the Hidden Creek Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on MARCH 3, 2015.

Signature

PRICE ST. DENIS

Printed Name

Title:

Secretary Assistant Secretary

Signature

Michael Lawson

Printed Name

Title:

Chairman Vice Chairman