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

4 The Regular Meeting of the Board of Supervisors of the Hidden Creek Community Development
5 District was held on Tuesday, November 1, 2016 at 10:00 a.m. at the Offices of Metro Development
6 Group, 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida.

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8 **FIRST ORDER OF BUSINESS - Roll Call**

9
10 Mr. Cusmano called the meeting to order.

11
12 Present and constituting a quorum were:

13 Mike Lawson	Board Supervisor, Chairman
14 Doug Draper	Board Supervisor, Vice Chairman
15 Lori Price	Board Supervisor, Assistant Secretary

16 Also present were:

17 Paul Cusmano	District Manager
18 Vivek Babbar	District Counsel (<i>via telephone</i>)

19
20 **SECOND ORDER OF BUSINESS – Audience Comments**

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22 There being none, next item followed.

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24 **THIRD ORDER OF BUSINESS – Organizational Matters**

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26 **A. Oath of Office of Newly Elected Supervisors**

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28 Mr. Cusmano presented the Oath of Office of the Newly Elected Officer, Ms. Price and
29
30 asked her to read and sign.

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32 **B. Consideration of Resolution 2017-1 Canvassing & Certifying Results of the**
33 **Landowners Election**

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35 Mr. Cusmano presented Resolution 2017-1 Canvassing & Certifying Results of the Landowners
36
37 Election and asked for comments or questions.

38
39 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
40 Resolution 2017-1 Canvassing & Certifying Results of the Landowners Election for the Hidden Creek
41 Community Development District.

42
43 **C. Compensation of Supervisors**

44
45 Mr. Cusmano advised the newly elected supervisor that she was entitled to compensation of
46
47 \$200 per meeting and asked whether she would like to receive or waive compensation.

48 Ms. Price accepted compensation.

49

50 **D. Consideration of Resolution 2017-2 Election of Officers**

51

52 Mr. Cusmano presented Resolution 2017-2 Election of Officers and asked for comments or
53 questions.
54

55

56 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
57 Resolution 2017-2 Election of Officers with Mike Lawson as Chairman, Doug Draper as Vice Chairman,
58 Paul Cusmano as Secretary, Patricia Comings-Thibault as Treasurer, Maik Aagaard and Assistant
59 Treasurer, Carolyn Stewart and Janet Johns as Assistant Secretaries, and Lori Price and Ted Sanders as
60 Assistant Secretaries for the Hidden Creek Community Development District.

61

62 **FOURTH ORDER OF BUSINESS – Consent Agenda**

63

64 **A. Approval of Minutes of August 23, 2016 Meeting**

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66 Mr. Cusmano presented the Minutes of the August 23, 2016 Meeting and asked for comments,
67 questions or corrections.
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70 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
71 approved the Minutes of the August 23, 2016 Meeting for the Hidden Creek Community Development
72 District.

73

74 **B. Acceptance of the September 2016 Financial Statements**

75

76 Mr. Cusmano presented the September 2016 Financial Statements and asked for
77 comments or questions.
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80 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
81 the September 2016 Financial Statements for the Hidden Creek Community Development District.

82

83 **FIFTH ORDER OF BUSINESS – Business Matters**

84

85 **A. Consideration and Approval of Resolution 2017-3 Prompt Payment Policy &**
86 **Procedure**

87

88 Mr. Cusmano presented Resolution 2017-3 Prompt Payment Policy & Procedure and asked for
89 comments or questions.
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92 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
93 Resolution 2017-3 Prompt Payment Policy & Procedure for the Hidden Creek Community Development
94 District.

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- 97 **B. Consideration and Approval of Resolution 2017-4 Delegated Award**
98
99 1. **Consideration and Approval of the Trust Indenture**
100
101 2. **Consideration and Approval of the Bond Purchase Agreement**
102
103 3. **Consideration and Approval of the Preliminary Official Statement**
104
105 4. **Consideration and Approval of the Supplemental Special Assessment**
106 **Methodology Report**
107
108 5. **Consideration and Approval of the Continuing Disclosure Agreement**
109
110 6. **Consideration and Approval of the Escrow Deposit Agreement**
111

112 MR CUSMANO STATED THAT ITEM B. 1 THROUGH 6 WOULD BE CONTINUED TO
113
114 THE NEXT SCHEDULED MEETING.

115
116 **C. Additional Business Matters**

117
118 There being none, next item followed.
119

120 **SIXTH ORDER OF BUSINESS – Staff Reports**

121
122 **A. District Manager**

123
124 There being none, next item followed.
125

126 **B. Attorney**

127
128 There being none, the next item followed.
129

130 **C. Engineer**

131
132 There being none, the next item followed.
133

134 **SEVENTH ORDER OF BUSINESS – Public Comments**

135
136 There being none, next item followed.

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138 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

139
140 There being none, next item followed.
141

142 **NINTH ORDER OF BUSINESS – Continuation**

143
144 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board
145 continued the meeting to November 15 at 10:00 a.m. at the Office of Metro Development, 2502 N. Rocky
146 Point Drive, Suite 1050, Tampa, Florida for the Hidden Creek Community Development District.

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

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155 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
156 meeting held on 11/15/16.

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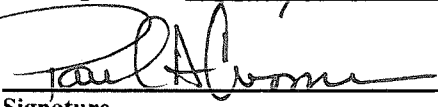
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Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 11/15/16.



Signature

PAULA A. COSMANO

Printed Name

Title: Secretary Assistant Secretary



Signature

Michael Lawson

Printed Name

Title: Chairman Vice Chairman