

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.

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Long Lake Ranch Community Development District was held on Thursday, November 3, 2016 at 2:06 p.m., at the Long Lake Ranch Amenity Center, located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.

Present and Constituting a Quorum:

Betty Valenti	Board Supervisor, Chairman
Milton Andrade	Board Supervisor, Vice Chairman
Lee Thompson	Board Supervisor, Assistant Secretary

Also Present Were:

Joe Roethke	District Manager, Rizzetta & Company, Inc.
Sarah Sandy	District Counsel, Hopping Green & Sams
Edwin Rogers	District Engineer, Heidt Design
Brian Dorry	Clubhouse Manager
Cynthia Wilhelm	Bond Counsel, Nabors, Giblin, & Nickerson
Scott Brizendine	Assoc. Director of Financial Svcs, Rizzetta & Co.
Bre Parker	Financial Analyst, Rizzetta & Co.
Mark Spada	M/I Homes
Ed Bulleit	MBS Capital Markets

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

A resident asked about an eagle's nest and wetland areas. Mr. Rogers addressed these issues.

45 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board of**  
46 **Supervisor's Special Meeting held on October**  
47 **19, 2016**  
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On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Special minutes of the Board of Supervisors' meeting held on October 19, 2016 as presented for Long Lake Ranch Community Development District.

49 **FOURTH ORDER OF BUSINESS** **Consideration of the Operation and**  
50 **Maintenance Expenditures for September 2016**  
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On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2016 (\$36,939.08) as presented for Long Lake Ranch Community Development District.

53 **FIFTH ORDER OF BUSINESS** **Ratification of Construction Requisitions**  
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56 There were none.

57 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2017-05,**  
58 **Canvassing and Certifying Results of**  
59 **Landowner Election Meeting**  
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62 Mr. Roethke presented resolution 2017-05 to the Board, which will canvass and  
63 certify the results of the landowner election meeting.  
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On a motion by Mr. Thompson, seconded by Mr. Andrade, with all in favor, the Board of Supervisors adopted resolution 2017-05 as presented for Long Lake Ranch Community Development District.

65 **SEVENTH ORDER OF BUSINESS** **Administer Oath of Office to Newly**  
66 **Elected Officers**  
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69 Mr. Roethke administered the oath to Mr. Andrade and Mr. Andrade replied in the affirmative.  
70 Mr. Roethke informed Mr. Andrade that as a Board Supervisor he is entitled to compensation of \$200.00  
71 per meeting, up to an annual maximum of \$4,800 per year. Mr. Andrade declined compensation.  
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73 Mr. Roethke administered the oath to Mr. Thompson and Mr. Thompson replied in the  
74 affirmative. Mr. Roethke informed Mr. Thompson that as a Board Supervisor he is entitled to  
75 compensation of \$200.00 per meeting, up to an annual maximum of \$4,800 per year. Mr. Thompson  
76 accepted compensation.  
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**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-06, Re-Designating Officers**

Mr. Roethke presented Resolution 2017-06 to the Board, which will re-designate the officers of the District. The Board appointed the designations as following: Betty Valenti as Chairman, Milton Andrade as Vice Chairman, with the remaining Board Members, Joseph Roethke, and Greg Cox. as Assistant Secretaries.

On a motion by Mr. Thompson, seconded by Mr. Andrade, with all in favor, the Board of Supervisors adopted resolution 2017-06 which re-designated the Board Supervisors, along with Joseph Roethke and Greg Cox as Assistant Secretaries for Long Lake Ranch Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Matters Pertaining to Series 2016 Bonds**

**1. Presentation of Second Amended, Re-stated, and Supplemented Engineer's Report**

Mr. Roethke presented the Second Amended, Restated, and Supplemented Engineer's Report and Mr. Rogers reviewed the details of this report with the Board.

Ms. Sandy asked Mr. Rogers, based on his professional experience, to confirm that the costs associated in the report are reasonable and proper and Mr. Rogers confirmed that is correct. Mr. Rogers also confirmed that there is no reason why the project cannot be carried out by the District, as planned.

**2. Presentation of Final Third Supplemental Special Assessment Allocation Report**

Mr. Roethke presented the Third Supplemental Special Assessment Allocation Report and Ms. Parker reviewed the details of this report with the Board.

Ms. Sandy asked Ms. Parker to confirm that the lands subject to the assessments will receive special benefits from the Series 2016 Project and that the assessments within the report are reasonable apportioned among the lands and Ms. Parker confirmed this.

Ms. Sandy asked Ms. Parker to confirm that it is reasonable, proper & just to assess the costs of the Series 2016 Project against the lands in the District in accordance with final assessment roll set forth in the Report and Ms. Parker confirmed this.

119 Ms. Sandy asked Ms. Parker to confirm that the special benefits received by the lands will be  
120 equal to or in excess of the Series 2016 Assessment on those lands and Ms. Parker confirmed this.  
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122 Ms. Sandy asked Ms. Parker to confirm that it is in the best interests of the District that the  
123 Series 2016 Assessments be paid & collected in accordance with the methodology and the District's  
124 assessment resolutions and Ms. Parker confirmed this.  
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126 **3. Consideration of Resolution 2017-07,**  
127 **Approving the Engineer's Report and**  
128 **Supplemental Special Assessment**  
129 **Allocation Report; Setting Forth the**  
130 **Terms of the Series 2016 Bonds;**  
131 **confirming the Maximum Assessment**  
132 **Lien Securing the Series 2016 Bonds;**  
133 **Levying and Allocating Assessments**  
134 **Securing the Series 2016 Bonds**  
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136 Mr. Roethke presented Resolution 2017-07 to the Board, which will approve the Engineer's  
137 Report and Assessment Allocation Report, levy the Series 2016 Assessments, and will set forth the  
138 terms of the 2016 Bonds. Ms. Sandy reviewed the details of this Resolution with the Board.  
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On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adopted resolution 2017-07 for Long Lake Ranch Community Development District.

140 **4. Agreement by and between the**  
141 **Long Lake Ranch Community**  
142 **Development District and Long Lake**  
143 **Ranch, LLC, Regarding the Completion**  
144 **of Certain Improvements Relating to the**  
145 **Series 2016 Project**  
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148 Mr. Roethke presented an agreement between Long Lake Ranch CDD and Long Lake  
149 Ranch LLC regarding completion of improvements, and Ms. Sandy reviewed the details of this  
150 agreement with the Board.  
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On a motion by Ms. Valenti, seconded by Mr. Andrade, with all in favor, the Board of Supervisors approved the Agreement between Long Lake Ranch CDD and Long Lake Ranch LLC regarding completion of improvements relating to the Series 2016 Project for Long Lake Ranch Community Development District.

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**5. Agreement between the Long Lake Ranch Community Development District and Long Lake Ranch, LLC, Regarding the True-Up and Payment of Series 2016A Special Assessments**

Mr. Roethke presented a True-Up Agreement between Long Lake Ranch CDD and Long Lake Ranch LLC, and Ms. Sandy reviewed the details of this agreement with the Board.

On a motion by Mr. Thompson, seconded by Mr. Andrade, with all in favor, the Board of Supervisors approved True-Up Agreement between Long Lake Ranch CDD and Long Lake Ranch LLC for the Series 2016A Special Assessments for Long Lake Ranch Community Development District.

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**6. Collateral Assignment and Assumption of Developmental Rights Between the Long Lake Ranch Community Development District and Long Lake Ranch, LLC**

Mr. Roethke presented a Collateral Assignment and Assumption Agreement between Long Lake Ranch CDD and Long Lake Ranch LLC, and Ms. Sandy reviewed the details of this agreement with the Board.

On a motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Collateral Assignment and Assumption of Development Rights between Long Lake Ranch CDD and Long Lake Ranch LLC for Long Lake Ranch Community Development District.

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**7. Agreement Between the Long Lake Ranch Community Development District and Long Lake Ranch, LLC Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property**

Mr. Roethke presented an Acquisition Agreement between Long Lake Ranch CDD and Long Lake Ranch LLC, and Ms. Sandy reviewed the details of this agreement with the Board.

On a motion by Ms. Valenti, seconded by Mr. Andrade, with all in favor, the Board of Supervisors approved the Agreement between Long Lake Ranch CDD and Long Lake Ranch LLC regarding the Acquisition of Certain Work Product, Infrastructure and Real Property for Long Lake Ranch Community Development District.

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**8. Presentation of Notice of Series 2016 Special Assessments**

Mr. Roethke presented the Notice of Series 2016 Special Assessments and Ms. Sandy reviewed the details of this document with the Board. No Board action was needed on this item.

**9. Contribution Agreement Between the Long Lake Ranch Community Development District and Long Lake Ranch, LLC**

Mr. Roethke presented a Contribution Agreement between Long Lake Ranch CDD and Long Lake Ranch LLC, and Ms. Sandy reviewed the details of this agreement with the Board.

On a motion by Ms. Valenti, seconded by Mr. Andrade, with all in favor, the Board of Supervisors approved the Contribution Agreement between Long Lake Ranch CDD and Long Lake Ranch LLC for Long Lake Ranch Community Development District.

**TENTH ORDER OF BUSINESS Presentation of Field Inspection Report**

Mr. Roethke presented the field inspection report to the Board.

*(Mr. Bulleit arrived while the meeting was in progress at 2:32p.m.)*

**ELEVENTH ORDER OF BUSINESS Consideration for Landscape Enhancement Proposals**

Mr. Roethke presented proposals from Yellowstone Landscape for pine bark and pine straw applications. Ms. Valenti requested more information in regards to the pine straw proposal be presented at the next meeting.

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the proposal from Yellowstone Landscape for pine bark applications at a total cost of (\$14,141.00) for Long Lake Ranch Community Development District, subject to District Counsel putting into the District's form of contract addendum to the Yellowstone Contract.

**TWELFTH ORDER OF BUSINESS Consideration for Proposal for Dissemination Agent**

Mr. Roethke presented a Dissemination Agent proposal from Rizzetta & Company to the Board. Mr. Brizendine discussed the details of this agreement with the Board.

On a motion by Ms. Valenti, seconded by Mr. Andrade, with all in favor, the Board of Supervisors approved proposal from Rizzetta & Company for Dissemination Agent Services at a total cost of (\$7,000.00) for Long Lake Ranch Community Development District.

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**THIRTEENTH ORDER OF BUSINESS**                      **Presentation of Arbitrage Rebate Calculation Report**

Mr. Roethke presented an Arbitrage Rebate Calculation Report to the Board for the Series 2014 Bonds and noted that there is no arbitrage liability at this time.

**FOURTEENTH ORDER OF BUSINESS**                      **Consideration of Utility Easements**

Mr. Roethke presented three (3), Village 4 right-of-way utility easements granted to Bright House Networks, LLC (Charter Communications), Frontier Communications of America, Inc., and Duke Energy Florida, LLC, respectively, by the District and Ms. Sandy reviewed the details of the easements with the Board.

On a motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the three (3) utility easements granted to Bright House Networks, LLC (Charter Communications), Frontier Communications of America, Inc., and Duke Energy Florida, LLC, respectively, by Long Lake Ranch CDD for Long Lake Ranch Community Development District.

**FIFTEENTH ORDER OF BUSINESS**                      **Consideration of Resolution 2017-08, Amending Budget FY 2015-2016**

Mr. Roethke presented Resolution 2017-08 to the Board, which will amend the General Fund Budget for Fiscal Year 2015/2016. The District is required to amend its budget since it went over budget with expenditures the previous year.

On a motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adopted Resolution 2017-08 for Long Lake Ranch Community Development District.

**SIXTEENTH ORDER OF BUSINESS**                      **Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
No report.
- C. Clubhouse Manager  
Mr. Dorry reviewed the Clubhouse Management Report with the Board.

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D. District Manager  
Mr. Roethke stated that the next regular meeting will be on Thursday, December 1, 2016 at 5:30 pm, at the Long Lake Ranch Amenity center located at 19037 Long Lake Ranch Blvd., Lutz, FL 33558.  
  
Mr. Roethke presented a flyer to the Board for an upcoming CDD 101 Workshop on December 1, 2016 at 6:30 p.m. All Board Supervisors are welcome to attend.  
  
Ms. Valenti recommended changing the times of the next two meetings.

On a motion by Mr. Thompson, seconded by Mr. Andrade, with all in favor, the Board of Supervisors amended the times of the next two CDD Board meetings as follows: December 1, 2016 will be at 2:00 p.m. and January 5, 2017 will be at 5:30 p.m. for Long Lake Ranch Community Development District.

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**SEVENTEENTH ORDER OF BUSINESS                      Audience Comments and Supervisor Requests**

There were no audience comments and there were no supervisor requests.

**EIGHTEENTH ORDER OF BUSINESS                      Adjournment**

Mr. Roethke stated that if there was no further business to come before the Board a motion to adjourn the meeting would be in order.

On a motion by Mr. Thompson, seconded by Mr. Andrade, with all in favor, the Board of Supervisors adjourned the meeting at 2:45 p.m. for Long Lake Ranch Community Development District.

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Secretary/Assistant Secretary

  
Chairman/Vice-Chairman