

MINUTES OF MEETING
BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannan Lakes Community Development District was held Wednesday, July 20, 2016 at 12:00 p.m. at the Offices of GMS St. Augustine, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Present and constituting a quorum were:

Art Lancaster	Chairperson
John Dodson	Vice Chairman
Maston Crapps	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Scott Land	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 12:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There were no members of the audience in attendance.

THIRD ORDER OF BUSINESS

Approval of Minutes

A. May 18, 2016

B. June 15, 2016

Mr. Oliver stated copies of the minutes are included in your agenda package for your review.

On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor the Minutes of the May 18, 2016 and June 15, 2016 Meetings were approved.

FOURTH ORDER OF BUSINESS

**Acceptance of Minutes from June 15, 2016
Audit Committee Meeting**

Mr. Oliver stated included in your agenda package is a copy of the minutes from the June 15, 2016 audit committee meeting.

On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor the Minutes of the June 15, 2016 Audit Committee Meeting were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2016-43, Re-Scheduling the Public Hearing to Adopt the Budget

Mr. Oliver stated the reason we are rescheduling the public hearing on the budget is to give more time to work on the budget. We had set the public hearing for our August meeting but we think we should extend it to our September meeting.

On MOTION by Mr. Lancaster seconded by Mr. Dodson with all in favor Resolution 2016-43 Re-Scheduling the Public Hearing to Adopt the Budget on September 21, 2016 at 12:00 p.m. at the Offices of GMS, 475 West Town Place, St. Augustine, Florida 32092 was approved.

SIXTH ORDER OF BUSINESS

Discussion of FY17 Budget

This item was tabled.

SEVENTH ORDER OF BUSINESS

Update Regarding Construction Matters

Mr. Lancaster stated our civil plans are going through their second round of comments and our construction plans are 100% on the amenity center. The specs are being put together. I would like to get the necessary approvals to commence the RFP process for landscape and irrigation.

Mr. Haber stated at your last meeting you approved a resolution to commence the RFP process for the amenity center. In front of you id the resolution you approved at the last meeting. For your consideration is Resolution 2016-44, which is the same resolution you adopted at your last meeting, but will be revised to reference the landscape and irrigation project.

Mr. Lancaster stated let’s call it Bannon Lakes Phase One Landscape and Irrigation.

On MOTION by Mr. Dodson seconded by Mr. Crapps with all in favor Resolution 2016-44 Bannon Lakes Phase 1 Landscape & Irrigation Project was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber stated I have been dealing with Joel Giles in connection with the sale to AV. There are two documents in connection with the sale. The Developer assigned certain development rights to the new purchaser. The District has that collateral assignment of development rights and because of that, the attorney for the purchaser asked that the District consent to the assignment of the development rights. This is the actual assignment itself. On the last page there is the portion that the District is approving.

On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor Consent Assignment of Development Rights was approved.

Mr. Haber stated there is a minor change that we are still discussing on the True Up Agreement. I don't know if they said they were good with that change or not.

Mr. Lancaster stated they did.

Mr. Haber stated this is a copy of a True Up Agreement between the CDD and AVH-NF, LLC.

On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor a True Up Agreement between Bannon Lakes CDD & AVH-NF, LLC was approved in substantial form.

B. District Engineer – Ratification of Requisition No. 14

Mr. Land stated included in your agenda package is a copy of Requisition No. 14 for your review and ratification.

On MOTION by Mr. Lancaster seconded by Mr. Dodson with all in favor Requisition No. 14 was ratified.

C. District Manager - Discussion of the Meeting Schedule for FY17

Mr. Oliver stated included in your agenda package is a copy of the proposed meeting schedule for FY17. It is based off of this years meeting schedule.

On MOTION by Mr. Lancaster seconded by Mr. Dodson with all in favor the Fiscal Year 2017 Meeting Schedule was approved as presented.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Income Statement

Mr. Oliver stated included in your agenda package is the balance sheet and income statement.

B. Consideration of Funding Request No. 10

Mr. Oliver stated included in your agenda package is Funding Request No. 10. We will remove the ETM invoice 180176 dated 12/8/15 in the amount of \$7,595.58.

On MOTION by Mr. Lancaster seconded by Mr. Dodson with all in favor Funding Request No. 10 was approved as amended.

TENTH ORDER OF BUSINESS

Supervisor's Request and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – August 17, 2016 at 12:00 p.m. at the Offices of GMS

Mr. Oliver stated the next scheduled meeting is August 17, 2016 at 12:00 p.m. at the Offices of GMS.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor the Meeting was adjourned.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson