

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 on Wednesday, September 20, 2017 at 12:00 p.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Present and constituting a quorum were:

Art Lancaster	Chairman
John Dodson	Vice Chairman
Maston Crapps	Supervisor
Karelyn Travieso	Supervisor (by phone)

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Scott Land	District Engineer (by phone)
Louis Cowling	RMS

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 public in attendance.

THIRD ORDER OF BUSINESS

Affidavit of Publication

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Minutes from August 16, 2017 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes from the August 16, 2017 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor the Minutes of the August 16, 2017 Meeting were approved.

FIFTH ORDER OF BUSINESS

Update Regarding Amenity Center Operations

Mr. Lancaster praised Riverside Management Services on the job they did before and after the hurricane.

SIXTH ORDER OF BUSINESS

Update on Construction Matters

Mr. Lancaster stated the Certificate of Occupancy has been received and final retainage payments are being signed off on.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-08, Authorizing a Boundary Amendment

Mr. Haber discussed the Resolution contemplates the amendment to the District's boundary to remove the commercial parcel on the southwest quadrant of Bannon Lakes. Approving the Resolution is a prerequisite before we can file a petition with the County.

On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor Resolution 2017-08 Authorizing a Boundary Amendment was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Boundary Amendment Funding Agreement with RREF III-P-EP Bannon Lakes JV, LLC

Mr. Haber stated this is an agreement between the District and the Developer that provides for the Developer to pay for the costs associated with the Boundary Amendment.

On MOTION by Mr. Lancaster seconded by Mr. Dodson with all in favor the Boundary Amendment Funding Agreement with RREF III-P-EP Bannon Lakes JV, LLC was approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed

TENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer – Ratification of Requisitions 92

Mr. Land stated I have provided you with Requisition No. 92 with a revised amount of \$122,760.71.

On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor Requisition No. 92 was ratified.

C. District Manager

There being none, the next item followed.

D. Field Services – Operations Memorandum

Mr. Cowling presented an operations report.

The board discussed having the school bus stop moved to the amenity center. The CDD will make the request to the St. Johns County School Board.

ELEVENTH ORDER OF BUSINESS Supervisor’s Request and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of July 31, 2017 and Statement of Revenues & Expenditures

Mr. Oliver stated included in your agenda package is the balance sheet and income statement as of July 31, 2017.

B. Assessment Receipt Schedule

Mr. Oliver stated included in your agenda package is a copy of the assessment receipt schedule.

C. Approval of Check Register

Mr. Oliver stated included in your agenda package is the check register.

On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor the Check Register was approved.

D. Construction Funding Request No. 1

Mr. Oliver stated included in your agenda package is the check register.

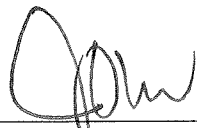
On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor the Check Register was approved.

THIRTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – October 18, 2017
at 12:00 p.m. at the Offices of GMS**

Mr. Oliver stated the next scheduled meeting is October 18, 2017 at 12:00 p.m. at the Offices of GMS.

FOURTEENTH 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