

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 Monday, November 23, 2015 at 11:00 a.m. at the Offices of GMS St. Augustine, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Present and constituting a quorum were:

Arthur Lancaster	Chairman (by phone)
Jay Dodson	Vice Chairman
Sandra Powell	Supervisor
John Dodson	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Scott Land	Interim District Engineer (by phone)
Sheila Papelbon	Trustee

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There are no audience members in attendance.

THIRD ORDER OF BUSINESS

Affidavit Publication

Mr. Oliver stated included in your agenda package is the affidavit of publication of notice for today's meeting and public hearing.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 7, 2015 Organizational Meeting

Mr. Oliver stated included in your agenda package are copies of the minutes of the October 7, 2015 meeting. Are there any additions, corrections, or deletions?

On MOTION by Ms. Powell and seconded by Mr. Jay Dodson with all in favor the Minutes of the October 7, 2015 Meeting was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2016-29,
Ratifying Re-Scheduling and Re-Noticing the
Public Hearing on the Imposition of Special
Assessments**

Mr. Oliver stated the public hearing was to originally be held on November 18, but was rescheduled when it was determined shortly after the October 7 meeting that quorum would not be achieved. Staff determined quorum was attainable today and published notice of the public hearing in accordance with Florida Statutes. Mailed notice was sent to the landowner, also.

On MOTION by Ms. Powell seconded by Mr. Jay Dodson with all in favor Resolution 2016-29 Ratifying Re-Scheduling and Re-Noticing the Public Hearing on the Imposition of Special Assessments was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2016-30, Ratifying
Re-Scheduling and Re-Noticing the Landowners'
Meeting**

Mr. Oliver stated the Landowners' Meeting was originally scheduled to be held December 16, 2015 at 11:45 a.m. The resolution incorrectly indicated the Landowners' Meeting would be held November 18, 2015. This resolution confirms the correct date of December 16, 2015 and ratifies the rescheduling and re-noticing of the Landowner's Meeting to be held at 11:45 a.m. on December 16, 2015.

On MOTION by Mr. John Dodson and seconded by Mr. Jay Dodson with all in favor Resolution 2016-30 Ratifying Re-Scheduling and Re-Noticing the Landowners' Meeting was approved.

SEVENTH ORDER OF BUSINESS

Matters Related to Bond Financing

A. Update Regarding Bond Validation and Financing Process

Mr. Haber stated the Bond Validation Hearing would be held December 2, 2015 at 11:00 a.m. at the St. Johns County Courthouse.

B. Public Hearing to Consider the Imposition of Special Assessments
1. Consideration of Resolution 2016-31

Mr. Haber discussed the resolution regarding the imposition of special assessments and the process of levying assessments. He explained that the adoption of the assessment resolution will result in the levy and imposition of multiple assessment liens, but that there will not be any obligation for payment until bonds are actually issued.

On MOTION by Mr. Jay Dodson and seconded by Ms. Powell with all in favor the Public Hearing is Open.

On MOTION by Mr. Jay Dodson and seconded by Ms. Powell with all in favor the Public Hearing is Closed.

Mr. Lancaster stated the engineer's report should more clearly indicate that construction management is to be funded through the construction fund and is included in the cost estimates.

On MOTION by Ms. Powell and seconded by Mr. Jay Dodson with all in favor the Engineer's Report was approved with revision to clarify inclusion of costs for construction management fees.

Mr. Lancaster stated the multi-family homes are not part of the real property designated as Phase 2 on the map included in the assessment methodology. After Board discussion, it was determined that the reference to multi-family being included in the Phase 2 real property should be deleted.

On MOTION by Mr. Jay Dodson and seconded by Ms. Powell with all in favor the assessment methodology was approved with revision to show multi-family is not included in the Phase 2 real property.

Mr. Lancaster left the meeting (by phone) at 12:35 p.m.

Mr. Haber reviewed Resolution 2016-31 for the Board.

On MOTION by Mr. Jay Dodson and seconded by Ms. Powell with all in favor Resolution 2016-31, Imposing Special Assessments was approved.

Mr. Oliver stated England-Thims & Miller serves as the Interim District Engineer. At your last meeting, the Board directed staff to issue an RFQ for engineering services. One firm responded. ETM's qualifications have been provided to you and are determined to be responsive to the RFQ.

On MOTION by Ms. Powell and seconded Mr. John Dodson with all in favor staff was directed to negotiate an agreement with ETM.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. Interim Engineer

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Consideration of Funding Request No. 2

On MOTION by Mr. Jay Dodson and seconded by Ms. Powell with all in favor Funding Request No. 2 was approved.

ELEVENTH ORDER OF BUSINESS

Supervisor's Request and Audience Comments

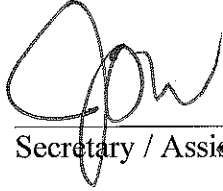
There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

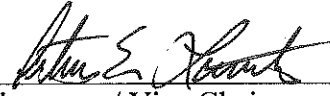
Next Scheduled Meeting – December 16, 2015, Landowners' Meeting at 11:45 a.m. and Board of Supervisors Meeting at 12:00 p.m. at the Offices of GMS

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Jay Dodson seconded by Ms. Powell with all in favor the Meeting was adjourned.



Secretary / Assistant Secretary



Chairperson / Vice Chairperson