

MINUTES OF MEETING
BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District was held Wednesday, December 16, 2015 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	Supervisor
Sandra Powell	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Scott Land	District Engineer (by phone)
Peter Dame	Akermann & Senterfit (by phone)
Tom Radicioni	BNY Mellon
Sheila Papelbon	BNY Mellon
Jim Perry	GMS, LLC

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 are no audience members in attendance.

THIRD ORDER OF BUSINESS

Affidavits of Publication

Mr. Oliver stated included in your agenda package are copies of the affidavits of publication for today's meeting and the public hearings.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2016-32,
Canvassing & Certifying the Results of the
Landowners Election**

Mr. Oliver stated the landowner's election was noticed for 11:45 a.m. today at this location. The landowner did not come to the meeting and did not send a proxy holder, so we

were not able to hold the landowners meeting. We will need to reschedule the landowners meeting.

On MOTION by Mr. Lancaster seconded by Ms. Powell with all in favor to Reschedule the Landowners Election for January 8, 2016 at 1:00 p.m. at the Offices of GMS, 475 West Town Place, St. Augustine, Florida 32092 was approved.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the November 23, 2015 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the November 23, 2015 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Lancaster seconded by Ms. Powell with all in favor the Minutes of the November 23, 2015 Meeting were approved.

SIXTH ORDER OF BUSINESS

Matters Related to Bond Financing

A. Update Regarding Bond Validation and Financing Process

Mr. Haber stated a bond validation was held between the last meeting and this meeting. It went fine. The judge entered the final judgment and we are now in the 30-day notice of appeal period. Once that appeal period expires, we will be able to issue bonds.

B. Public Hearing to Consider Resolution 2016-33, Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting & Enforcing Non-Ad Valorem Assessments

Mr. Haber asked can you confirm that the public hearing notice was advertised?

Mr. Oliver responded yes.

Mr. Haber stated the purpose of the public hearing is to put the world on notice that the District plans on collecting both debt and O&M assessments via the uniform method. Often times an indenture will obligate the CDD to collect using the uniform method once a lot is platted.

On MOTION by Mr. Lancaster seconded by Mr. Dodson with all in favor the Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting & Enforcing Non-Ad Valorem Assessments was opened.

On MOTION by Mr. Dodson seconded by Mr. Lancaster with all in favor the Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting & Enforcing Non-Ad Valorem Assessments was closed.

Mr. Haber stated the resolution sets forth what I just explained to you. It sets forth what the publication requirement was.

On MOTION by Mr. Lancaster seconded by Ms. Powell with all in favor Resolution 2016-33, Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting & Enforcing Non-Ad Valorem Assessments was approved.

C. Consideration of Bond Delegation Resolution 2016-34

Mr. Haber stated this resolution was prepared by your Bond Counsel.

Mr. Dame stated the process for authorizing the bonds is typically done in two steps and we have done that here. At the first meeting we had adopted a master resolution authorizing the issuance of the bonds. We then went to the local circuit court for validation of the bonds. The resolution is a delegation resolution. It authorizes the bonds but it does not contain the final details, the interest rate and the final maturity of the bonds. It authorizes the District staff and Chairman to enter into a bond purchase agreement, which will set forth those final terms. It authorizes staff to move forward and sell the bonds and close the bonds. It authorizes staff to take the actions necessary to complete the issuance of the bonds.

Mr. Haber stated I saw an email from Jon Kessler that asks whether we can get the most recent version of the engineer's report adopted with the Delegation Resolution. Can we include an additional paragraph approving the engineers report in substantial form and giving the authority using the language that we have already used in this resolution for the other various

documents that are approved for the Chair/Vice Chair to have final sign off on the engineers report?

Mr. Dame responded I think that is fine.

Mr. Haber stated the board has reviewed it.

On MOTION by Mr. Dodson seconded by Ms. Powell with all in favor Resolution 2016-34 Bond Delegation Resolution as Amended to Add a Paragraph Approving the Engineer’s Report in Substantial Form was approved.

SEVENTH ORDER OF BUSINESS

Public Hearing to Consider Resolution 2016-35, Adopting the Budget for Fiscal Year 2016

Mr. Oliver stated this resolution has the budget as an exhibit. These are all funded with Developer contributions.

Mr. Lancaster asked does this match up with what we went over the other day?

Mr. Oliver responded yes, for year one. There are not assessments levied for O&M. The Developer funds the costs for operating the District. The Developer will be billed for actual expenses incurred. If you sell any parcels then there may be some transactions between the buyer and the seller. The District won’t be involved in that.

On MOTION by Ms. Powell seconded by Mr. Dodson with all in favor the Public Hearing to Adopt the Budget for Fiscal Year 2016 was opened.

On MOTION by Mr. Dodson seconded by Mr. Lancaster with all in favor the Public Hearing to Adopt the Budget for Fiscal Year 2016 was closed.

On MOTION by Mr. Lancaster seconded by Mr. Dodson with all in favor Resolution 2016-35, Adopting the Budget for Fiscal Year 2016 was approved.

EIGHTH ORDER OF BUSINESS

Public Hearing to Consider Resolution 2016-36, Adopting the Rules of Procedure

Mr. Haber stated the rules of procedure are included in your agenda package. They govern the matter in which the District operates. The bulk of the rules deal with procuring

procuring various construction services, maintenance services, etc. There are certain dollar thresholds, where you need to follow these rules. It also talks about quorum and the various operations of the District. In order to adopt these rules, the District was obligated to hold a public hearing and confirm that the appropriate notices were published.

Mr. Oliver stated that is correct, notices were published.

On MOTION by Mr. Lancaster seconded by Ms. Powell with all in favor the Public Hearing to Adopt the Rules of Procedure was opened.

On MOTION by Mr. Lancaster seconded by Ms. Powell with all in favor the Public Hearing to Adopt the Rules of Procedure was closed.

On MOTION by Mr. Lancaster seconded by Ms. Powell with all in favor Resolution 2016-36, Adopting the Rules of Procedure was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

TENTH 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. 3

Mr. Oliver stated included in your agenda package is Funding Request No. 3.

On MOTION by Mr. Lancaster seconded by Ms. Powell with all in favor Funding Request No. 3 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 – January 20, 2016
at 12:00 p.m. at the Offices of GMS**

Mr. Oliver stated the next scheduled meeting is January 20, 2016 at 12:00 p.m.

THIRTEENTH ORDER OF BUSINESS Adjournment

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

Secretary / Assistant Secretary



Chairperson / Vice Chairperson