



Rizzetta & Company

Long Lake Reserve Community Development District

**Board of Supervisors' Meeting
October 10, 2018**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Betty Valenti Travis Jenkins Garett Taylor Greg Crawford Lee Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Angel Montagna	Rizzetta & Company, Inc.
District Counsel	Scott Steady	Burr Forman, PA
District Engineer	Brian Surak	Clearview Land Design

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

LONG LAKE RESERVE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL 33544
www.longlakereserveccd.org

October 2, 2018

Board of Supervisors
**Long Lake Reserve
Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors' of the Long Lake Reserve Community Development District will be held on **Wednesday, October 10, 2018 at 9:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on September 12, 2018.....Tab 1
 - B. Consideration of Minutes of the Board of Supervisors' Meeting held on September 21, 2018.....Tab 2
 - C. Consideration of Operation and Maintenance Expenditures for August 2018.....Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Arbitrage Rebate Firm Proposals.....Tab 4
 - B. Ratification of Duke Energy Agreements
 - C. Ratification of Pasco County Utility Agreements
 - D. Consideration of Proposal for Fall Annual Rotation.....Tab 5
 - E. Ratification of Morsani Phase 2 Plat.....Tab 6
 - F. Consideration of Addendum to District Services Contract.....Tab 7
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Angel Montagna
Angel Montagna
District Manager

cc: Scott Steady, Burr Forman, P.A.
Brian Surak, Clearview Land Design

Tab 1

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 RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Long Lake Reserve Community Development District was held on **Wednesday, September 12, 2018 at 9:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Betty Valenti	Board Supervisor, Chairman
Travis Jenkins	Board Supervisor, Vice Chairman
Garett Taylor	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary
Greg Crawford	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Mgr., Rizzetta & Company, Inc.
Scott Steady	District Counsel, Burr Forman, P.A.
Angel Montagna	Manager, District Financial Services

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and conducted roll call. He noted for the record that there were no audience members present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

46 **THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
August 8, 2018 and August 15, 2018.**

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50 Mr. Huber presented the Minutes of the Board of Supervisors' Meeting held on
51 August 8, 2018 and August 15, 2018.

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On a Motion by Ms. Valenti, seconded by Mr. Thompson, the Board unanimously approved the Minutes of the Board of Supervisors' Meeting held on August 8, 2018 and August 15, 2018, as amended, for the Long Lake Reserve Community Development District.

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54 **FOURTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for July
2018**

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58 Mr. Huber presented the Operation and Maintenance Expenditures for July 2018 to
59 the Board of Supervisors.

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On a Motion by Ms. Valenti, seconded by Mr. Thompson, the Board unanimously approved the Operation and Maintenance Expenditures for July 2018, for the Long Lake Reserve Community Development District.

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62 **FIFTH ORDER OF BUSINESS**

**Consideration of Public Hearing on
Fiscal Year 2018/2019 Budget**

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65 Mr. Huber asked the Board for a Motion to Open the Public Hearing on Fiscal
66 Year 2018/2019 Budget.

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On a Motion by Mr. Thompson, seconded by Mr. Jenkins, the Board unanimously Opened the Public Hearing on Fiscal Year 2018/2019 Budget, for the Long Lake Reserve Community Development District.

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On a Motion by Mr. Thompson, seconded by Mr. Jenkins, the Board unanimously Closed the Public Hearing on Fiscal Year 2018/2019 Budget, for the Long Lake Reserve Community Development District.

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76 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2018-12,**
77 **Adopting Fiscal Year 2018/2019**
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79 Mr. Huber presented Resolution 2018-12, Adopting Fiscal Year 2018/2019 to the
80 Board of Supervisors.
81

On a Motion by Mr. Jenkins, seconded by Mr. Crawford with all in favor, the Board of Supervisors approved Resolution 2018-12, Adopting Fiscal Year 2018/2019, for Long Lake Reserve Community Development District.

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83 **SEVENTH ORDER OF BUSINESS** **Consideration of Developer Funding**
84 **Agreement**
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86 Mr. Huber presented the Developer Funding Agreement to the Board of
87 Supervisors.
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On a Motion by Mr. Thompson, seconded by Mr. Jenkins with all in favor, the Board of Supervisors approved the Developer Funding Agreement subject to review by staff, for Long Lake Reserve Community Development District.

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90 **EIGHTH ORDER OF BUSINESS** **Staff Reports**
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92 **A. District Counsel**
93 Present and No report.

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95 **B. District Engineer**
96 Not present and No report.

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98 **C. District Manager**
99 Mr. Huber informed the Board that tis meeting would be continued to
100 September 21, 2018 at 10:00 a.m.

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102 **EIGHTH ORDER OF BUSINESS** **Continuance**
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On a Motion by Mr. Thompson, seconded by Ms. Valenti with all in favor the Board of Supervisors Continued the meeting for September 21, 2018, at 10:00 a.m., for Long Lake Reserve Community Development District.

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Secretary / Assistant Secretary Chairman / Vice Chairman

Tab 2

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 RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Long Lake Reserve Community Development District was held on **Friday, September 21, 2018 at 10:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Betty Valenti	Board Supervisor, Chairman
Travis Jenkins	Board Supervisor, Vice Chairman
Garett Taylor	Board Supervisor, Assistant Secretary
Lee Thompson	Board Supervisor, Assistant Secretary
Greg Crawford	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Mgr., Rizzetta & Company, Inc.
Scott Steady	District Counsel, Burr Forman, P.A.
Scott Brizendine	Manager, District Financial Services
Misty Taylor	Bryant Miller Olive
Mark Spada	M/I Homes
Brian Surak	District Engineer, Clearview Land Design
Ed Bulleit	MBS Capital Markets
Robbie Cox	MBS Capital Markets
Sarah Parrow	Gray-Robinson

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and conducted roll call. He noted for the record that there were no audience members present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

46 **THIRD ORDER OF BUSINESS** **Ratification of Resolution 2018-18,**
47 **Adopting Fiscal Year 2018/2019**
48 **Budget**
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50 Mr. Huber asked the Board for a Motion to amend Resolution 2018-18, Adopting
51 Fiscal Year 2018/2019 Budget.
52

On a Motion by Ms. Valenti, seconded by Mr. Thompson, the Board unanimously approved Resolution 2018-18, Adopting Fiscal Year 2018/2019 Budget, for the Long Lake Reserve Community Development District.

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54 **FOURTH ORDER OF BUSINESS** **Consideration of Continued Public**
55 **Hearing on Fiscal Year 2018/2019**
56 **Special Assessments**
57

58 Mr. Huber asked to Board for a Motion to Open the Continued Public Hearing on
59 Fiscal Year 2018/2019 Special Assessments.
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On a Motion by Ms. Valenti, seconded by Mr. Thompson, the Board unanimously Opened the Continued Public Hearing on Fiscal Year 2018/2019 Special Assessments, for the Long Lake Reserve Community Development District.

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On a Motion by Mr. Thompson, seconded by Mr. Crawford, the Board unanimously Closed the Continued Public Hearing on Fiscal Year 2018/2019 Special Assessments, for the Long Lake Reserve Community Development District.

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63 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2018-13,**
64 **Levying Assessment Roll**
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On a Motion by Mr. Thompson, seconded by Mr. Jenkins, the Board unanimously approved Resolution 2018-13, Levying Assessment Roll, for the Long Lake Reserve Community Development District.

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67 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2018-17,**
68 **Supplemental Assessments, Series**
69 **2018 Bonds**
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71 Mr. Huber presented Resolution 2018-17 to the
72 Board of Supervisors and asked Mr. Steady to review it for the Board. Mr. Steady
73 reviewed the resolution for the board and described the exhibits of the resolution. Mr.
74 Surak informed the board there were no changes to the Engineer's Report and Mr.
75 Brizendine presented the Final Supplemental Special Assessment Allocation Report.
76 Mr. Brizendine and asked if there were any questions. There were none.

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On a Motion by Mr. Jenkins, seconded by Ms. Valenti with all in favor, the Board of Supervisors approved Resolution 2018-17, Supplemental Assessments, Series 2018 Bonds, for Long Lake Reserve Community Development District.

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SEVENTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

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Mr. Steady presented the 2nd Amendment to the Acquisition Agreement to the Board of Supervisors.

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On a Motion by Mr. Thompson, seconded by Mr. Jenkins with all in favor, the Board of Supervisors approved the 2nd Amendment to the Acquisition Agreement as amended, for Long Lake Reserve Community Development District.

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B. District Engineer

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Not present and No report.

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C. District Manager

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Mr. Huber presented the Egis Insurance Proposal to the Board of Supervisors. The Board discussed what exactly the Proposal would cover. The Board requested that Mr. Huber work with Egis and the Chairman/Vice Chairman directly on a Proposal for Insurance coverage.

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On a Motion by Ms. Valenti, seconded by Mr. Thompson with all in favor, the Board of Supervisors authorized the Chairman/Vice Chairman to review and execute the revised Proposal outside of Meeting, for Long Lake Reserve Community Development District.

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Mr. Huber presented the Dissemination Agent Agreement paid out of COI.

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On a Motion by Mr. Thompson, seconded by Ms. Valenti with all in favor, the Board of Supervisors approved the Dissemination Agent Agreement and that it will be paid out of COI, for Long Lake Reserve Community Development District.

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Mr. Huber informed the Board that the meeting would be October 10, 2018 at 9:00 a.m.

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EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Thompson, seconded by Ms. Valenti with all in favor the Board of Supervisors adjourned at 10:16 a.m., for Long Lake Reserve Community Development District.



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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT