

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29

**MINUTES OF MEETING
SILVERADO COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Silverado Community Development District was held on Friday, January 9, 2015 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida.

30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

FIRST ORDER OF BUSINESS – Introduction

A. Call To Order

Mr. St. Denis called the meeting to order.

Mr. St. Denis, being a Notary Public of the State of Florida, administered the Oath of Office to Mr. Lawson, Mr. Draper, Mr. Brannan and Mr. Sanders, copies of which are attached hereto and made a part of the permanent record.

Present and constituting a quorum were:

Mike Lawson	Chairman
Doug Draper	Vice Chairman
Tony Brannan	Supervisor
Ted Sanders	Supervisor
Lori Price	Supervisor (After appointment)

Also present were:

Bruce St. Denis	District Manager, DPGF
Mark Straley	District Counsel, Straley & Robin (via telephone)

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board accepted the Resignation of Greg Singleton dated January 7, 2015.

On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board appointed Lori Price to serve as a Supervisor in place of Mr. Singleton.

B. Oath of Office

Mr. St. Denis, being a Notary Public of the State of Florida, administered the Oath of Office to Ms. Price, a copy of which is attached hereto and made a part of the permanent record.

C. Overview of District Responsibilities and Purpose

Mr. St. Denis advised the Board that the District is a public entity and each member a public official. The Board is bound by Sunshine Law, (the Public Records Law), whereby two or more Supervisors cannot discuss any matters outside of a noticed public meeting which may come before the Board.

The District is governed by various laws and rules of the State of Florida including Chapter 190. Mr. St. Denis recommended that documents and correspondence related to the District be maintained in a location separate from personal or business records in case of a Public Records Request.

1 **SECONDED ORDER OF BUSINESS-Organizational Matters**

2 Mr. St. Denis requested nominations for Chairman.

3
4 On a MOTION by Mr. Draper, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board appointed
5 Mike Lawson as Chairman.

6
7 Mr. St. Denis requested nominations for Vice Chairman.

8
9 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board appointed
10 Doug Draper to serve as Vice Chairman.

11
12 Mr. St. Denis presented Resolution 2015-1, Designation of Offices as Elected.

13
14 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
15 Resolution 2015-1 Election of Officers, Mr. Lawson as Chairman, Mr. Draper as Vice Chairman, and Mr.
16 Sanders, Mr. Brannan, Ms. Price as Assistant Secretaries; Mr. St. Denis as Secretary, Ms. Comings-Thibault
17 as Treasurer, Mr. St. Denis and Mr. Aagaard as Assistant Treasurers; and Ms. Rugg and Ms. Stewart as
18 Assistant Secretaries.

19 **THIRD ORDER OF BUSINESS - Retention of District Staff and Associated Agreements.**

20 **A. Resolution 2015-2 Consideration of Contract for District Management and Financial**
21 **Advisory Services with Development Planning & Financing Group, Inc.**

22 Mr. St. Denis presented Resolution 2015-2, and asked for questions or comments.

23
24 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
25 Resolution 2015-2 Designating Development Planning & Financing Group, Inc., as its District Manager and
26 Assessment Consultant, and approved the DPFG engagement letter.

27
28 **B. Consideration of Resolution 2015-3 Designating Jean M. Rugg as District Records**
29 **Officer and Carolyn Stewart as the Records Management Liaison Officer.**

30 Mr. St. Denis presented Resolution 2015-3, and asked for questions or comments.

31
32 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board approved
33 Resolution 2015-3 Designating Jean M. Rugg as District Records Officer and Carolyn Stewart as Records
34 Management Liaison Officer.

35
36 **C. Consideration of Resolution 2015-4 Authorizing Execution of Public Depositor Report**

37 Mr. St. Denis presented Resolution 2015-4, and asked for questions or comments.

38
39 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
40 Resolution 2015-4, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report,
41 and Further Authorizing the Execution of Any and All Other Financial Reports.

42
43 **D. Consideration of Resolution 2015-5, Appointment of the Straley & Robin Law Firm as**
44 **District Counsel**

45 Mr. St. Denis presented Resolution 2015-5, and asked for questions or comments.

46
47 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
48 Resolution 2015-5, Designating the Firm, Straley & Robin, as District Counsel, and approved the Straley &
49 Robin engagement letter.

1 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board designated
2 March 3, 2015 for the Public Hearing Expressing the District's Intent to Utilize the Uniform Method of
3 Levying, Collecting and Enforcing Non Ad-Valorem Assessments.

4
5 **FIFTH ORDER OF BUSINESS - Other Organizational Matters**

6 **A. Selection of District Depository**

7 Mr. St. Denis requested a selection of District Depository, and asked for questions or comments.
8

9 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board selected
10 Chase Bank as District Depository.

11
12 **B. Authorization to Record Notice of Establishment.**

13 Mr. St. Denis presented the Record Notice of Establishment and asked for questions or comments.

14 Mr. Straley stated this Record of Notice is for persons buying property within the District.
15

16 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board
17 authorized the filing of Record Notice of Establishment.

18
19 **C. Compensation of Board Members**

20 Mr. St. Denis asked for acceptance or waiver of compensation from the newly elected Supervisors.

21 Mr. Lawson, Mr. Draper, Mr. Brannan and Ms. Price individually accepted compensation plus
22 mileage.
23

24 **D. Selection of District Records Office within the County.**

25 Mr. St. Denis asked which County office should retain District Records, and asked for questions or
26 comments.
27

28 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board selected
29 the City of Zephyrhills to be the District Records Office within the County

30
31 **E. Resolution 2015-8, Setting Forth the Policy of District Board to the Support and Legal
32 Defense of the Board and District Staff.**

33 Mr. St. Denis presented Resolution 2015-8, and asked for questions or comments.
34

35 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
36 Resolution 2015-8, Setting Forth the Policy of the District Board with Regard to the Support and Legal
37 Defense of the Board and District Staff.

38
39 **F. Resolution 2015-9, Adopting Investment Guidelines**

40 Mr. St. Denis presented Resolution 2015-9 and asked for questions or comments.
41

42 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board adopted
43 Resolution 2015-9, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of
44 Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida
45 Statutes.

46
47 **G. Resolution 2015-10, Setting the Public Hearing for Rules of Procedure**

48 Mr. St. Denis presented Resolution 2015-10, and asked for questions or comments.

1
2 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board adopted
3 Resolution 2015-10, setting the date for Public Hearing for District's Intent to Adopt its Rules of Procedure
4 to take place on March 3, 2015

5
6 **H. Resolution 2015-11, Authorization of Chairman or Vice Chairman to Handle**
7 **Administration Issues Between Meetings with Ratification of Actions at the Next Board**
8 **Meeting.**
9

10 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
11 Resolution 2015-11, Authorizing the Chairman or Vice Chairman to Handle Administration Issues between
12 Meetings as Necessary with Ratification of Actions at the Next Board Meeting.

13
14 **SIXTH ORDER OF BUSINESS - Discussion of Financing Matters**

15 **A. Consideration of Engagement Letter with Bond Counsel**
16

17 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board authorized
18 Chairman Lawson to negotiate and execute the Engagement of Letter with Bond Counsel, to be ratified by
19 the Board of Supervisors at the next meeting.

20
21 **B. Consideration of Agreement with Investment Banker**
22 This item will be covered in a future meeting.

23
24 **C. Consideration of DPFG Work Authorization for Assessment Methodology Report**
25

26 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board approved
27 the DPFG Work Authorization for an Assessment Methodology Report.

28
29 **D. Consideration of Resolution 2015-12 for Bond Validation**
30 This will be discussed at a future meeting when the Bond Validation package has been submitted by
31 Bond Counsel.
32

33 **SEVENTH ORDER OF BUSINESS - Staff Reports**

34 **A. Manager**
35 There being none, the next item followed.
36

37 **B. Attorney**
38 There being none, the next item followed.
39

40 **C. Engineer**
41 There being none, the next item followed.
42

43 **EIGHTH ORDER OF BUSINESS - Audience Comments**
44 There being none, the next item followed.
45

46 **NINTH ORDER OF BUSINESS - Supervisors Requests**
47 There being none, the next item followed.
48

49 **TENTH ORDER OF BUSINESS - Adjournment**
50 There being no further business,
51

1 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the meeting was
2 adjourned.

3
4 **These minutes were prepared in summary format.*

5
6 **Each person who decides to appeal any decision made by the Board with respect to any matter*
7 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
8 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

9
10 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
11 noticed meeting held on FEB 3 2015.

12
13 

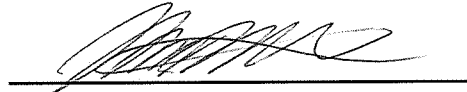
14
15
16 Signature

17 Bruce St. Denis

18 Printed Name

19
20
21 Title:

- 22 Secretary
23 Assistant Secretary

24
25
26 

Signature

Michael S. Lawson

Printed Name

Title:

- Chairman
 Vice Chairman