

**MINUTES OF MEETING
FARMTON-BREVARD
COMMUNITY DEVELOPMENT DISTRICT**

A Public Hearing and Regular Meeting of the Board of Supervisors of the Farmton-Brevard Community Development District was held on **Friday, August 2016 at 2:00 p.m.**, at the **Mims-Scotsmoor Public Library, 3615 Lionel Road, Mims, Florida 32754.**

Present at the meeting were:

| | |
|-------------------------------------------|---------------------|
| Glenn Storch | Chair |
| Michael Brown (<i>via telephone</i>) | Vice Chair |
| Mark Dowst | Assistant Secretary |
| Catherine Storch (<i>via telephone</i>) | Assistant Secretary |
| R. Sans Lassiter | Assistant Secretary |

Also present were:

| | |
|-----------------------------------------|------------------------------------|
| Howard McGaffney | Wrathell, Hunt and Associates, LLC |
| Mark Watts | District Counsel |
| Helen Hutchens (<i>via telephone</i>) | Miami Corporation |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 2:12 p.m., and noted, for the record, that Mr. Storch, Mr. Dowst and Mr. Lassiter were present, in person. Mrs. Storch and Mr. Brown were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Public Hearing to Hear Comments and
Objections on Adoption of Fiscal Year
2016/2017 Budget**

Mr. McGaffney presented the Fiscal Year 2017 budget. From Fiscal Year 2016 to 2017, “Insurance” increased from \$2,250 to \$2,500 and “Website” decreased from \$1,250 to \$600; “Total expenditures” decreased by \$400. Landowner contributions would fund expenditures.

A. Proof of Publication

The proof of publication was provided for informational purposes.

On MOTION by Mr. Storch and seconded by Mr. Dowst, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Lassiter and seconded by Mr. Storch, with all in favor, the Public Hearing was closed.

B. Consideration of Resolution 2016-18, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017

Mr. McGaffney presented Resolution 2016-18 for the Board’s consideration.

On MOTION by Mr. Storch and seconded by Mr. Lassiter, with all in favor, Resolution 2016-18, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2016, and Ending September 30, 2017, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2016-19, Adopting the Annual Meeting Schedule for Fiscal Year 2016/2017

Mr. McGaffney presented Resolution 2016-19 for the Board’s consideration. Mr. Watts stated that two was the minimum number of meetings per year but more could be added.

On MOTION by Mr. Storch and seconded by Mr. Lassiter, with all in favor, Resolution 2016-19, Adopting the Annual Meeting Schedule for Fiscal Year 2016/2017, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Response from *Mark Dowst & Associates, Inc.*, to Request for Qualifications for District Engineering Services

- **Request for Qualifications**
 - **Proof of Publication**

The Request for Qualifications (RFQ) and proof of publication were provided for informational purposes.

- **Resolution 2016-19, Adopting the Annual Meeting Schedule for Fiscal Year 2016/2017**

Discussion resumed. All references to “Hunter’s Ridge” would be changed to “Farmton-Brevard” and all references to “Flagler County” would be changed to “Brevard”.

On MOTION by Mr. Storch and seconded by Mr. Lassiter, with all in favor, reconsideration of Resolution 2016-19, Adopting the Annual Meeting Schedule for Fiscal Year 2016/2017, changing all references to “Hunter’s Ridge” to “Farmton-Brevard and “Flagler County” to “Brevard”, as necessary, was approved.

- **Ranking Criteria**

Mr. McGaffney stated that Mark Dowst & Associates, Inc., (MDA) was the only respondent to the RFQ for District Engineering Services. Ranking forms were completed. MDA received 95 points from all Supervisors, with the exception of Mr. Dowst, who abstained, for a total of 380 points. MDA was the number-one ranked firm.

On MOTION by Mr. Storch and seconded by Mr. Lassiter, with Mr. Storch, Mr. Brown, Mr. Lassiter and Mrs. Storch in favor and Mr. Dowst abstaining, acceptance of the ranking of Mark Dowst & Associates, Inc., as the number-one ranked firm, and authorization to negotiate a contract, were approved.

SIXTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of July 31, 2016

Mr. McGaffney presented the Unaudited Financial Statements as of July 31, 2016. The District was funded through Landowner contributions, as needed. The following change was made:

- Page 1: Change “Due from developer” to “Due from landowner”
- Page 2: Change “Developer contribution” to “Landowner contribution”

On MOTION by Mr. Storch and seconded by Mr. Lassiter, with all in favor, Resolution 2016-16, the Unaudited Financial Statements as of July 31, 2016, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Approval of June 10, 2016 Special Meeting Minutes

Mr. McGaffney presented the June 10, 2016 Special Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Dowst and seconded by Mr. Lassiter, with all in favor, the June 10, 2016 Special Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Attorney

i. Update: Deering Parkway Extension

Mr. Watts stated that that the AGO opinion would be completed, soon.

ii. Partial Assignment Construction Contract

iii. Landowner Advance Funding Agreement

Mr. Watts stated that, to avoid holding a meeting to approve the final versions of the Partial Assignment Construction Contract and Landowner Advance Funding Agreement, the draft versions could be approved, in substantial form, subject to final revisions, approved by the Chair. Mr. Brown pointed out that, throughout both documents, "Swallowtail, LLC" must be changed to "Farmton 5-A". Mr. ~~Dowst~~ would make the changes.

Watts

On MOTION by Mr. Storch and seconded by Mr. Lassiter, with all in favor, Partial Assignment Construction Contract and Landowner Advance Funding Agreement, in substantial form, subject to final revisions, approved by the Chair, and authorization for the Chair to finalize and execute the documents, were approved.

Discussion ensued regarding upcoming construction projects, construction timelines, contracts, etc. Mr. Storch stated that the Deering Parkway Extension would be a public road and asked if the CDD must be involved in the bidding process. Mr. Watts stated that the CDD must bid the project but, if the Landowner entered into the Agreement, it could be handled as a Partial Assignment, once a contract was in place. In response to a question, Mr. Watts stated that there were some benefits to the CDD bidding the project, such as tax-free benefits. If necessary, a special meeting could be held to approve a Request for Proposals (RFP) and put the project out to bid.

B. District Engineer

There being no report, the next item followed.

C. District Manager

There being no report, the next item followed.

TENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

There being no public comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

There being no Supervisors' requests, the next item followed.

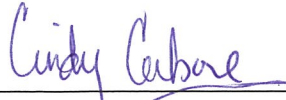
THIRTEENTH ORDER OF BUSINESS

Adjournment

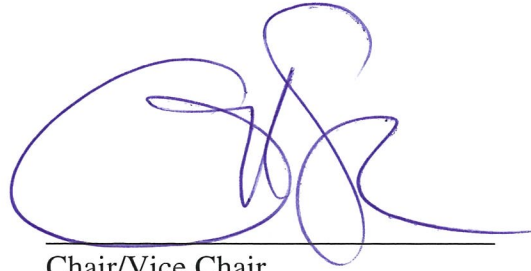
There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Storch and seconded by Mr. Lassiter,
with all in favor, the meeting adjourned at 2:44 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Handwritten signature of Cindy Carbone in blue ink.

Secretary/Assistant Secretary

Handwritten signature in blue ink, consisting of several large, overlapping loops.

Chair/Vice Chair