

**MINUTES OF MEETING
WATERCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterchase Community Development District scheduled for Tuesday, August 8, 2017 was continued to Tuesday, August 15, 2017 at 6:00 p.m. at the Waterchase Clubhouse, 14401 Waterchase Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Ginger Perkins	Chairperson
Salvatore Mancini	Vice Chairman
Rick Wintheiser	Assistant Secretary
Arnie Daniels (via phone)	Assistant Secretary

Also present were:

Bob Nanni	District Manager
Tonja Stewart (via phone)	District Engineer
Sete Zare	MBS Capital Markets, LLC

The following is a summary of the discussions and actions taken at the August 15, 2017 Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Nanni called the roll and a quorum was established. Mr. Daniels requested to participate in the meeting telephonically.

On MOTION by Mr. Wintheiser seconded Mr. Mancini with all in favor to approve Mr. Daniels to participate and vote at the meeting telephonically. 3-0

It was noted the Board previously directed MBS Capital to provide information on potentially refunding the Series 2007 Bonds; their finding will be presented following the Third Order of Business, Adoption of the Budget for Fiscal Year 2018.

SECOND ORDER OF BUSINESS

Audience Comments

Residents inquired about solutions being considered regarding problems with the midge flies. This matter will be addressed with Aquatic Systems at the October 2017 meeting.

Approved

MBS CAPITAL

Sete Zare from MBS Capital presented a refunding overview of the Series 2007 Bonds.

SIXTH ORDER OF BUSINESS

Attorney's Report

None.

SEVENTH ORDER OF BUSINESS

Engineer's Report

B. Inspect/fix the Stormwater Drains

A roadway inspection of the stormwater drains was completed; no issues were identified in the areas the HOA will be resurfacing the roadways.

A. Update on Pond Restoration Project

The restoration efforts were put on hold due to weather related issues. The District may want to ensure there is adequate funding for aquatic plants and vegetation which are needed to stabilize the slopes around the perimeters of the ponds.

Ms. Stewart reported the amount budgeted for Engineering Services has been exceeded; authorization to submit outstanding invoices was requested.

Submittal of the invoices was approved by Board consensus.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2018

On MOTION by Ms. Perkins seconded Mr. Mancini with all in favor to open the Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2018. 4-0

No comments were made.

On MOTION by Mr. Wintheiser seconded Ms. Perkins with all in favor to close the Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2018. 4-0

A. Resolution 2017-4 Adopting the Budget for Fiscal Year 2018

Items in the FY 2018 Budget were reviewed.

On MOTION by Mr. Mancini seconded Mr. Wintheiser with all in favor Resolution 2017-4 The Annual Appropriations of the District and Adopting the Fiscal Year 2017/2018 Operations and Maintenance Budget and the 2017/2018 Debt Service Budget Beginning October 1, 2017; and Ending September 30, 2018 was adopted. 4-0

B. Resolution 2017-5 Levying Non Ad Valorem Assessments

On MOTION by Mr. Mancini seconded Ms. Perkins with all in favor Resolution 2017-5 Levying and Imposing Special Assessments; Providing for Collection and Enforcement of Special Assessments; Adopting and Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date was adopted. 4-0

MBS CAPITAL Continued from above.

Ms. Zare continued the overview of refunding the Series 2007 Bonds.

On MOTION by Ms. Perkins seconded Mr. Mancini with all in favor to schedule a meeting on September 12, 2017 to consider refunding the Series 2007 Bonds. 4-0

On MOTION by Mr. Mancini seconded Mr. Wintheiser with all in favor to approve the Term Sheet from BankUnited dated July 27, 2017. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the June 13, 2017 Meeting
- B. Financial Report

On MOTION by Ms. Perkins seconded Mr. Wintheiser with all in favor the Consent Agenda was approved as presented. 4-0

FIFTH ORDER OF BUSINESS

Manager's Report

- A. Accept Resignation of Becky Winter – Seat #5

On MOTION by Mr. Daniels seconded Mr. Wintheiser with all in favor the Resignation of Becky Winter – Seat #5 was accepted. 4-0

- B. Resolution 2017-3 Designation of Officers

On MOTION by Ms. Perkins seconded Mr. Mancini with all in favor Resolution 2017-3 Designation of Officers was adopted, keeping the current Board structure in place and adding Mr. Nanni as Secretary replacing Mr. Mendenhall. 4-0

- C. Aquatic Systems – Waterways Management and Midge Fly Control Proposal
This item will be considered at the October 2017 meeting.

D. Proposed Meeting Schedule for FY 2018

On MOTION by Mr. Mancini seconded Mr. Wintheiser with all in favor the meeting schedule for FY 2018 was approved as discussed. 4-0

E. Maintenance Map for CDD and POA Landscape Responsibilities

An Ownership Easement Map, with an overlay, can be used to create a Maintenance Map which will identify property owned and to be maintained by the CDD. The Board is in consensus to proceed with the District Engineer to provide the overlay for less than \$1,000.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Ms. Zare (MBS Capital Markets, LLC)

- MBS Capital Markets confirmed a 1.25% rate to refund the bond.

NINTH ORDER OF BUSINESS

Audience Comments

- Audience comments were received.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Wintheiser seconded by Ms. Mancini with all in favor the meeting was adjourned. 4-0



Chairperson/Vice-Chairperson