

1 There will also be the obligation the developer is required to complete the improvements
2 otherwise, we would not have the expenses associated with the bond and associated costs.

3 Mr. Metropolis stated the community would like to see some type of penalty
4 clause to compel completion.

5 Ms. Grimes stated the estimated closing date is July 31st. The Board can discuss
6 if it goes beyond that date, what the penalty will be.

7

8 Board directed, with Mr. Johnson abstaining, the attorney to strengthen the
9 contract provisions relating to penalty for non-completion as of July 31st.

10

11 **SECOND ORDER OF BUSINESS – Business Administration Items:**

12 **A. Acceptance of Financial Statements as of June 30, 2011**

13 **B. Approval of requisitions 2011-79 to 2011-80**

14 These items were tabled to the next meeting.

15

16 **THIRD ORDER OF BUSINESS –Public Hearing to Consideration the Adoption of**
17 **the Budget for Fiscal year 2012, and Levy of Non Ad Valorem Assessments**

18 **A. Open Public Hearing**

19

20 On MOTION by Mr. Johnson, SECONDED by Ms. Goodman, WITH ALL IN FAVOR
21 the Board opened the public hearing.

22

23 **B. Discussion on Budget for FY 2012**

24 Mr. Daugirda presented the proposed 2012 budget. The general fund will
25 increase from the 2011 level of \$158,666 to the 2012 level of \$276,258. The primary
26 reasons for the increase are (a) \$45,000 involves transferring the streetlight obligation
27 from a Street Lighting District to the District; (b) legal and engineering services have
28 increased due to greater district activity; (c) \$19,200 related to amenity center operations;
29 and (d) landscape and pond maintenance will increase due to additional land being
30 developed and needing increased maintenance. The debt service budget tracts the
31 previously established assessments in the amortization schedule to enable the district to
32 fund the necessary principal and interest payments for the upcoming year. In addition,
33 the proposed budget has the appropriate operations and maintenance assessments and

1 debt service assessments set forth in tables in statements 1A and 2. The budget also
2 contains explanatory notes, contract summary and utility summary.

3 The residents asked a series of clarifying questions about the budget items.

4 Board and staff responded and explained the various categories and the
5 underlying factual bases for the various budgetary expenditures.

6 There were no resident objections to the proposed budget or the proposed
7 assessments.

8

9 **C. Close Public Hearing**

10

11 On MOTION by Mr. Johnson, SECONDED by Ms. Goodman, WITH ALL IN FAVOR
12 the Board closed the public hearing.

13

14 The Board fully discussed the proposed budget. For the general fund, the Board
15 agreed to set street lighting at \$45,000, reduce engineering to \$14,000, and reduce legal
16 services to \$14,000. These internal changes resulted in no net change to the overall total
17 budget of \$276,258. The board did not make any changes to the debt service budget.

18

19 On MOTION by Mr. Johnson, SECONDED by Ms. Goodman, WITH ALL IN FAVOR
20 the Board Approved amending the general fund budget by setting Street Lighting at
21 \$45,000, reducing engineering to \$14,000 and reduce legal to \$14,000.

22

23 On MOTION by Mr. Johnson, SECONDED by Ms. Brown, WITH ALL IN FAVOR the
24 Board Approved amending the utility summary to set street lighting at \$45,000.

25

26 **D. Consideration of Resolution 2011-11, Annual Appropriations Resolution, and**
27 **Adoption of the Budget for FY 2012**

28

29 On MOTION by Mr. Johnson, SECONDED by Ms. Goodman, WITH ALL IN FAVOR
30 the Board Adopted the Budget for Fiscal Year 2012, as amended, and Adopted
31 Resolution 2011-11, Annual Appropriations.

32

33

34

35

1 **E. Consideration of Resolution 2011-12, Levying of Non Ad Valorem**
2 **Assessments**

3 Mr. Daugirda presented Resolution 2011-12, and request a motion to adopt the
4 resolution.

5

6 **On MOTION by Mr. Johnson, SECONDED by Ms. Goodman, WITH ALL IN FAVOR**
7 **the Board adopted Resolution 2011-12, Levying of Non Ad Valorem Assessments.**

8

9 **FOURTH ORDER OF BUSINESS – Staff Reports**

10 **A. Manager**

11 There being no report, the next item followed.

12

13 **B. Attorney**

14 There being no report, the next item followed.

15

16 **C. Engineer**

17 There being no report, the next item followed.

18

19 **FIFTH ORDER OF BUSINESS – Supervisors Requests and Audient Comments**

20 Requests and Comments are as follows:

- 21 ▪ Developer needs to order pool furniture;
- 22 ▪ Mr. Daugirda should send a copy of the audit to Mr. Metropolis;
- 23 ▪ Peter Hammer, of StoneCreek townhomes wants the HOA Manager to be more
24 responsive on HOA issues, review stucco failures and provide services to this
25 problem;
- 26 ▪ Need to shut off continuous burglar alarm;
- 27 ▪ Residents want contact information for Stone Creek HOA, Bassett Creek Estates
28 HOA and Woodlands HOA;

29

30 **SIXTH ORDER OF BUSINESS – Adjournment**

31 There being no further business,

32

33 **On MOTION by Mr. Johnson, SECONDED by Ms. Goodman, WITH ALL IN FAVOR,**
34 **the meeting was adjourned at 7:15 p.m.**

35

1 *These minutes were prepared in summary format.

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

6

7 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
8 publicly noticed meeting held on October 19, 2011.

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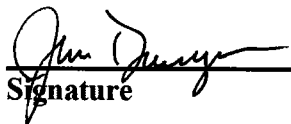
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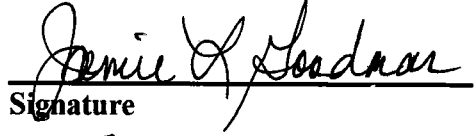
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Signature

John DAUGIRDA
Printed Name

Title:
 Secretary
 Assistant Secretary



Signature

JAMIE L. Goodman
Printed Name

Title:
 Chairperson
 Vice Chairperson