

**MINUTES OF MEETING  
FRERC  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the FRERC Community Development District held a Regular Meeting and Multiple Public Hearings on October 24, 2018, immediately following the Landowner's Meeting, scheduled to commence at 10:00 a.m., at City Center West Orange, 7380 West Sand Lake Road, Suite 305/395, Orlando, Florida 32819.

**Present at the meeting were:**

Barry Radolan	Chair
James Lavigne	Vice Chair
Deanna Snitko	Assistant Secretary
Giovanna Gutierrez	Assistant Secretary
Craig Shadrix	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Mac McGaffney	Wrathell, Hunt and Associates, LLC
Jonathan Johnson	District Counsel
Momtaz Barq	District Engineer
John Amm	City Center West Orange
Brian Robinson (via telephone)	City Center West Orange

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 10:10 a.m. The Board Members elected in the Landowners' Election held just prior to this meeting were present. The results were:

Barry Radolan	Seat 1	97 votes	Four-year Term
James Lavigne	Seat 2	97 votes	Four-year Term
Deanna Snitko	Seat 3	96 votes	Two-year Term
Giovanna Gutierrez	Seat 4	96 votes	Two-year Term
Craig Shadrix	Seat 5	96 votes	Two-year Term

▪ **Administration of Oath of Office to Initial Board of Supervisors**

**This item was an addition to the agenda.**

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Radolan, Mr. Lavigne, Ms. Snitko, Ms. Gutierrez and Mr. Shadrix.

Mr. Wrathell stated that, if Board Members already filed Form 1, in the County in which they reside, there was no need to file it again, until next year. Board Members were already familiar with the items in the Supervisors packet.

Mr. Wrathell noted to expect some delays in receiving their Supervisor’s stipend, due to the Landowner-funding process.

▪ **Roll Call**

**This item, previously part of the First Order of Business, occurred out of order.**

Mr. Wrathell called the roll and noted that all Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2019-03, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2019-03. He reiterated the outcome of the Landowners’ Election, as follows:

Barry Radolan	Seat 1	97 votes	Four-year Term
James Lavigne	Seat 2	97 votes	Four-year Term
Deanna Snitko	Seat 3	96 votes	Two-year Term
Giovanna Gutierrez	Seat 4	96 votes	Two-year Term
Craig Shadrix	Seat 5	96 votes	Two-year Term

**On MOTION by Mr. Lavigne and seconded by Ms. Snitko, with all in favor, Resolution 2019-03, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2019-04,  
Electing the Officers of the District, and  
Providing for an Effective Date**

Mr. Wrathell presented Resolution 2019-04. Ms. Snitko nominated the existing slate of officers, as follows:

Barry Radolan	Chair
James Lavigne	Vice Chair
Craig Wrathell	Secretary
Deanna Snitko	Assistant Secretary
Giovanna Gutierrez	Assistant Secretary
Craig Shadrix	Assistant Secretary
Mac McGaffney	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

**On MOTION by Mr. Shadrix and seconded by Ms. Gutierrez, with all in favor, Resolution 2019-04, Electing the Officers of the District, and Providing for an Effective Date, as nominated, was adopted.**

**FIFTH ORDER OF BUSINESS****Public Hearing to Hear Comments and  
Objections on the Adoption of the  
District's Final Budget for Fiscal Year  
2017/2018, Pursuant to Florida Law****A. Affidavit of Publication**

The proof of publication was provided for informational purposes.

**B. Consideration of Resolution 2019-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Wrathell stated that the Fiscal Year 2018 and 2019 proposed budgets were presented during the Organizational meeting. He noted the proposed Fiscal Year 2018 budget

was identical to the one presented at the Organizational meeting. The District is Landowner-funded. The proposed Fiscal Year 2018 budget did not comprise a full year's worth of activity; expenses were expected to be at or under budget for Fiscal Year 2018.

**On MOTION by Ms. Gutierrez and seconded by Ms. Snitko, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Radolan and seconded by Mr. Lavigne, with all in favor, the Public Hearing was closed.**

Mr. Wrathell presented Resolution 2019-05.

**On MOTION by Ms. Gutierrez and seconded by Ms. Snitko, with all in favor, Resolution 2019-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

## **SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Adoption of the District's Final Budget for Fiscal Year 2018/2019, Pursuant to Florida Law**

### **A. Affidavit of Publication**

The proof of publication was provided for informational purposes.

### **B. Consideration of Resolution 2019-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Wrathell reviewed the proposed Fiscal Year 2019 budget line items and noted that the District is Landowner-funded. The proposed Fiscal Year 2019 budget covers a full year's worth of activity; expenses were expected to come in under budget. Per the Bond Financing

Team Funding Agreement, the Landowner is eligible for reimbursement for any advance-funding, engineering, and certain other bond-related expenses associated with the Costs of Issuance (COI), from the bond proceeds.

**On MOTION by Ms. Gutierrez and seconded by Mr. Radolan, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Ms. Gutierrez and seconded by Ms. Snitko, with all in favor, the Public Hearing was closed.**

Mr. Wrathell presented Resolution 2019-06.

**On MOTION by Ms. Gutierrez and seconded by Mr. Radolan, with all in favor, Consideration of Resolution 2019-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Budget Funding Agreement for Fiscal Year 2018/2019 Budget**

Mr. Wrathell presented the Fiscal Year 2018/2019 Budget Funding Agreement, between the CDD and the Landowner, which is identical to the one approved for Fiscal Year 2017/2018. Mr. Johnson confirmed it was the same agreement, with the exception of changing the dates.

**On MOTION by Ms. Gutierrez and seconded by Mr. Shadrix, with all in favor, the Budget Funding Agreement for Fiscal Year 2018/2019 Budget, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-**

**Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

**A. Affidavit/Proof of Publication**

The proof of publication was provided for informational purposes.

**B. Consideration of Resolution 2019-07, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non Ad Valorem Assessments Which May Be Levied By the FRERC Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell Presented Resolution 2019-07.

**On MOTION by Ms. Gutierrez and seconded by Ms. Snitko, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Ms. Gutierrez and seconded by Ms. Snitko, with all in favor, the Public Hearing was closed.**

Mr. Wrathell Presented Resolution 2019-07 and read the title.

**On MOTION by Ms. Snitko and seconded by Ms. Gutierrez, with all in favor, Consideration of Resolution 2019-07, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non Ad Valorem Assessments Which May Be Levied By the FRERC Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

**A. Affidavits of Publication**

- **Notice of Rule Development**
- **Notice of Rule Making**

The affidavits of publication were provided for informational purposes.

**B. Consideration of Resolution 2019-08, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell stated the Rules of Procedure were presented at the prior meeting; however, due to advertising requirements, they were being presented today to hear public comments, prior to adoption. The Rules of Procedures are based generally on Statute requirements and sets forth the processes and procedures for meetings, the bid process, etc.

**On MOTION by Ms. Snitko and seconded by Ms. Gutierrez, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Ms. Gutierrez and seconded by Ms. Snitko, with all in favor, the Public Hearing was closed.**

**On MOTION by Ms. Snitko and seconded by Ms. Gutierrez, with all in favor, Resolution 2019-08, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-09, Designating Dates, Time and Location for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2018/2019 and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2019-09. The following changes were made:

December Meeting Date: Change “ \_\_\_ ” to “20”

December Meeting Time: Change “10:00 a.m.” to “3:00 p.m.”

**On MOTION by Ms. Gutierrez and seconded by Ms. Snitko, with all in favor, Resolution 2019-09, Designating Dates, Time and Location for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2018/2019 and Providing for an Effective Date, as amended, was adopted.**

#### **ELEVENTH ORDER OF BUSINESS**

#### **Acceptance of Unaudited Financial Statements of September 30, 2018**

Mr. Wrathell presented the Unaudited Financial Statements of September 30, 2018.

**On MOTION by Mr. Lavigne and seconded by Ms. Gutierrez, with all in favor, the Unaudited Financial Statements of September 30, 2018, were approved.**

#### **TWELFTH ORDER OF BUSINESS**

#### **Consideration of Minutes**

- A. **August 22, 2018 Organizational Meeting**
- B. **October 9, 2018 Regular Meeting**

Mr. Wrathell presented the August 22, 2018 Organizational Meeting Minutes and the October 9, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Lavigne and seconded by Ms. Gutierrez, with all in favor, the August 22, 2018 Organizational Meeting Minutes and October 9, 2018 Regular Meeting Minutes, as presented, were approved.**

#### **THIRTEENTH ORDER OF BUSINESS**

#### **Staff Reports**

- A. **District Counsel: *Hopping Green & Sams, P.A.***

Mr. Johnson stated the bond validation hearing occurred earlier in the week and the Final Judgment was entered, which begins the 30-day appeal period. If there are no appeals, an updated Certificate of No Appeal will be provided. Mr. Johnson will distribute a copy of the Final Judgment.

- B. **District Engineer (Interim): *Terra-Max Engineering, Inc.***



Mr. Wrathell stated, pursuant to the Consultants' Competitive Negotiation Act (CCNA), a Request for Qualifications (RFQ) to appoint a District Engineer will be presented in the future.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: November 29, 2018 at 10:00 AM**

The next meeting will be held on November 29, 2018 at 10:00 a.m. The assessment public hearing is scheduled for that day.

**FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

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

**FIFTEENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Ms. Gutierrez and seconded by Ms. Snitko, with all in favor, the meeting adjourned at 10:55 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair