

FALLSCHASE
COMMUNITY DEVELOPMENT
DISTRICT

REGULAR MEETING
AGENDA

April 7, 2015

Fallschase Community Development District
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

March 31, 2015

Board of Supervisors
Fallschase Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

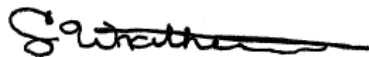
A Regular Meeting of the Fallschase Community Development District's Board of Supervisors will be held on **Tuesday, April 7, 2015** at **1:00 p.m.**, at the **office of Gardner, Bist, Wiener, Wadsworth, Bowden, Bush, Dee, Lavia & Wright, P.A., 1300 Thomaswood Drive, Tallahassee, Florida 32308**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisors Tim Marston [Seat 3] and Mike Taggart [Seat 5] (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - i. Form 1: Statement of Financial Interests
 - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - iii. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of **Resolution 2015-1**, Canvassing and Certifying the Results of the Landowners' Election
5. Consideration of **Resolution 2015-2**, Electing Officers of the District
6. Consideration of **Resolution 2015-3**, Approving the District's Proposed Budget for Fiscal Year 2015/2016 and Setting a Public Hearing Thereon Pursuant to Florida Law
7. Approval of Minutes
 - A. **September 30, 2014** Public Hearing and Regular Meeting
 - B. **November 4, 2014** Landowners' Meeting

8. Other Business
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Approval of Unaudited Financial Statements as of February 28, 2015
 - ii. **NEXT MEETING DATE: May 5, 2015 at 1:00 P.M.**
10. Audience Comments/Supervisors' Requests
11. Adjournment

Should you have any questions and/or concerns, please feel free to contact me at 561-719-8675.

Sincerely,



Craig A. Wrathell
District Manager

**FOR BOARD MEMBERS AND STAFF TO
ATTEND BY TELEPHONE:**

**Call-in number: 1-888-354-0094
Conference ID: 2144145**

RESOLUTION 2015-1

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006 Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing Supervisors for the Board of Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners' meeting was held on November 4, 2014, at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the District, by means of this Resolution, desires to canvass the votes and declare and certify the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT;

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

<u>Tim Marston</u> (Seat 3)	Votes	<u>373</u>
<u>Brett DuBois</u> (Seat 4)	Votes	<u>374</u>
<u>Mike Taggart</u> (Seat 5)	Votes	<u>374</u>

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

<u>Tim Marston</u>	two (2)-year term
<u>Brett DuBois</u>	four (4)-year term
<u>Mike Taggart</u>	four (4)-year term

3. Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED this _____ day of _____, 2015.

Chair/Vice Chair

Secretary/Assistant Secretary

RESOLUTION 2015-2

A RESOLUTION ELECTING THE OFFICERS OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT, LEON COUNTY, FLORIDA

WHEREAS, the Fallschase Community Development District held their Landowners' Election for Seats 3, 4 and 5 on November 4, 2014; and

WHEREAS, the Board of Supervisors of the Fallschase Community Development District desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons are elected to the offices shown:

Chair	_____
Vice Chair	_____
Secretary	<u>Craig Wrathell</u>
Treasurer	<u>Craig Wrathell</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>Rick Woodville</u>

PASSED AND ADOPTED this 7th day of April, 2015.

Chair/Vice Chair

Secretary/Assistant Secretary

RESOLUTION 2015-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2015/2016 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Fallschase Community Development District (the "Board") prior to June 15, 2015, a proposed operating budget for Fiscal Year 2015/2016; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT:

1. The operating budget proposed by the District Manager for Fiscal Year 2015/2016 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: September 1, 2015

HOUR: 1:00 P.M.

**LOCATION: Gardner, Bist, Wiener, Wadsworth, Bowden, Bush, Dee, Lavia & Wright, P.A.
1300 Thomaswood Drive
Tallahassee, Florida 32308**

3. The District Manager is hereby directed to submit a copy of the proposed budget to Leon County at least 60 days prior to the hearing set above.
4. In accordance with Section 189.418, Florida Statutes, the District's Secretary is further directed to post these approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit these approved budgets to the manager or administrator of Leon County for posting on their website.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2015.

ATTEST:

**BOARD OF SUPERVISORS OF THE
FALLSCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

EXHIBIT A: Fiscal Year 2015/2016 Budget

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016
PROPOSED BUDGET
PREPARED MARCH 24, 2015**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
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Definitions of General Fund Expenditures	2

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2016**

	Fiscal Year 2015			Total Revenue and Expenditures	Proposed Budget FY 2016
	Adopted Budget FY 2015	Actual through 02/28/15	Projected through 9/30/2015		
REVENUES					
Interest	\$ -	\$ 14	\$ -	\$ 14	\$ -
Total revenues	<u>-</u>	<u>14</u>	<u>-</u>	<u>14</u>	<u>-</u>
EXPENDITURES					
Professional & administrative fees					
Supervisors	2,000	122	-	122	2,000
Management/accounting/recording*	6,000	2,500	3,500	6,000	6,000
Legal	750	299	451	750	750
Audit	2,500	2,500	-	2,500	2,500
Postage	250	101	149	250	250
Printing & binding	500	208	292	500	500
Legal advertising	750	582	168	750	750
Annual district filing fee	175	175	-	175	175
Insurance	5,150	5,150	-	5,150	5,150
Contingencies	250	-	250	250	250
Website	500	-	500	500	500
Total expenditures	<u>18,825</u>	<u>11,637</u>	<u>5,310</u>	<u>16,947</u>	<u>18,825</u>
Net increase/(decrease) of fund balance	(18,825)	(11,623)	(5,310)	(16,933)	(18,825)
Fund balance - beginning (unaudited)	44,899	45,639	34,016	45,639	28,706
Fund balance - ending (projected)	<u>\$ 26,074</u>	<u>\$ 34,016</u>	<u>\$ 28,706</u>	<u>\$ 28,706</u>	<u>\$ 9,881</u>

*Due to a difficult real estate market and economy, WHA will continue to charge the reduced fee of \$6,000 annually. Once market conditions normalize and the CDD becomes active and pursues the issuance of debt, the WHA management, general fund accounting, and recording fees will return to \$48,466.

ASSESSMENT SUMMARY			
Number of Acres	FY 2015 Assessment	FY 2016 Assessment	Total Revenue
396.00	\$ -	\$ -	\$ -
<u>396.00</u>			

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional Services

Supervisors	\$ 2,000
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.</p>	
Management/accounting/recording*	6,000
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The \$48,466 annual fee is inclusive of district management, general fund accounting and recording services; however, this fee has been reduced by 88% for the current fiscal year due to the economy and a difficult real estate market. Once the market normalizes and the District becomes active and pursues the issuance of debt these fees will return to \$48,466.</p>	
Legal	750
<p>The District attorney provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to developments.</p>	
Audit	2,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Postage	250
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	750
<p>These expenditures relate to advertisements for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual district filing fee	175
<p>Annual fee paid to the Department of Economic Opportunity.</p>	
Insurance	5,150
<p>The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 per occurrence.</p>	
Contingencies	250
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	500
Total expenditures	<u>\$ 18,825</u>

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**MINUTES OF MEETING
FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT**

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A Public Hearing and Regular Meeting of the Fallschase Community Development District's Board of Supervisors was held on **Tuesday, September 30, 2014 at 1:00 p.m.**, at the **office of Gardner, Bist, Wiener, Wadsworth, Bowden, Bush, Dee, Lavia & Wright, P.A., 1300 Thomaswood Drive, Tallahassee, Florida 32308.**

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Present and constituting a quorum were:

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Chuck Vavrus	Chair
Tim Marston	Vice Chair
Sean Marston	Assistant Secretary
Mike Taggart	Assistant Secretary

Also present were:

Howard McGaffney	Wrathell, Hunt and Associates, LLC
Kenza "Ken" van Assenderp	District Counsel
Charles Gardner	Landowners' Counsel/Gardner, Bist, <i>et al.</i>

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 1:14 p.m., and noted, for the record, that Supervisors Chuck Vavrus, Tim Marston, Sean Marston, and Mike Taggart were present, in person. Seat 4 remains vacant.

SECOND ORDER OF BUSINESS

**Public Hearing to Hear Comments and
Objections on Adoption of Fiscal Year
2014/2015 Budget**

A. Affidavit of Publication

Mr. McGaffney presented the affidavit of publication for today's Public Hearing and Regular Meeting.

B. Consideration of Resolution 2014-3, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2014 and Ending September 30, 2015

41 Mr. McGaffney reported that the proposed budget for Fiscal Year 2015 was presented at
42 the May 6, 2014 meeting.

43 Mr. Vavrus asked whether the budget presented on May 6 was the same as the one
44 included in the agenda package. Mr. McGaffney confirmed that it was the same, with a slight
45 modification to include a "Website" line item for a District website. Mr. van Assenderp advised
46 that this spring, the Legislature revised Chapter 189 to require all CDDs to have a website. Mr.
47 Vavrus questioned how the \$500 amount was determined. Mr. McGaffney indicated that \$500
48 was budgeted for a website but it could be less. He noted that, if the CDD did not have a
49 website, the District Office would create one. In response to a question, Mr. van Assenderp
50 advised that there was no requirement for every document to be on the website; however, more
51 would be better, to avoid being criticized. Mr. McGaffney indicated that the cost to create a
52 website is minimal.

53 Mr. van Assenderp explained that the Board approved the proposed budget at the last
54 meeting and the final budget will be adopted today. He advised that the Board may revise the
55 budget but cannot increase the assessment amounts.

56 Mr. McGaffney indicated that a truth-in-millage (TRIM) notice is sent to the taxing
57 authority but there will be no assessment, as the fund balance will pay the operational expenses
58 of the District.

59 Mr. McGaffney pointed out that "Insurance" increased from \$5,000 to \$5,150, due to a
60 3% increase in the insurance premium. He noted that there were total expenses of \$18,825,
61 leaving a "Fund balance-beginning (unaudited)" of \$44,899 and "Fund balance-ending
62 (projected)" of \$26,074.

63 Mr. McGaffney pointed out that the District was currently under budget for Fiscal Year
64 2014.

65 *****Mr. McGaffney opened the Public Hearing.*****

66 Mr. McGaffney noted, for the record, that there were no questions or comments from
67 members of the public.

68 *****Mr. McGaffney closed the Public Hearing.*****

69 Mr. McGaffney presented Resolution 2014-3 for the Board's consideration and read the
70 title into the record:

71 “THE ANNUAL APPROPRIATIONS RESOLUTION OF THE
 72 FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
 73 (THE “DISTRICT”) RELATING TO THE ANNUAL
 74 APPROPRIATIONS AND ADOPTING THE BUDGET FOR
 75 THE FISCAL YEAR BEGINNING OCTOBER 1, 2014 AND
 76 ENDING SEPTEMBER 30, 2015”
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On MOTION by Mr. Taggart and seconded by Mr. Tim Marston, with all in favor, Resolution 2014-3, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2014 and Ending September 30, 2015, was adopted.

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THIRD ORDER OF BUSINESS

Consideration of Fiscal Year 2014/2015 Funding Agreement

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 88 Mr. McGaffney presented the Fiscal Year 2014/2015 Funding Agreement for the Board’s
 89 consideration.

90 Mr. McGaffney explained that, should additional funds be needed to operate the District,
 91 this Funding Agreement will be in place for the developer to fund those operations.
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On MOTION by Mr. Sean Marston and seconded by Mr. Taggart, with all in favor, the Fiscal Year 2014/2015 Funding Agreement, was approved.

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FOURTH ORDER OF BUSINESS

Continued Discussion: Landowners’ Election Notification

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100 Mr. McGaffney recalled that, the Board Members should have received election
 101 instructions, the official ballot and the landowner proxy. He noted that a question arose
 102 regarding a parcel. Mr. McGaffney indicated that the landowners’ election is scheduled for
 103 November 4, 2014.
 104

105 In response to a question from Mr. Vavrus, Mr. McGaffney explained that it will be the
 106 official landowners’ election for the District to elect Supervisors to Seats 3, 4 and 5. Mr. Vavrus
 107 questioned why a landowners’ election was not held last year. Mr. McGaffney believed that
 108 Supervisors were appointed last year but the three seats that expire this year must be landowner

109 elected. He noted that Seats 3 and 5 are currently held Mr. Tim Marston and Mr. Mike Taggart
110 and Seat 4 is vacant.

111 Mr. Vavrus asked if November 4 is the only date that the landowners' election could be
112 held. Mr. McGaffney replied no. Mr. Vavrus asked if the landowners' election could be moved
113 to the first week of December. A Board Member asked if the landowners' election could be held
114 today. Mr. van Assenderp advised that the property owner can elect by proxy, by providing a
115 proxy to someone who can attend the landowners' meeting, on his behalf. Mr. McGaffney felt
116 that the landowners' election could be held earlier.

117 Mr. Van Assenderp read the following into the record:

118 *"Thereafter the first organized election, there shall be an election of Supervisors*
119 *for the District every two years in November on the date in November established*
120 *by this Board and noticed pursuant to the notice requirements. The second and*
121 *all subsequent landowners' elections shall be announced at a public meeting of*
122 *the Board at least 90 days prior to the date of the landowners meeting and shall*
123 *also be noticed according to the notice requirements.*

124
125 *Instructions on how all landowners' may participate in the election, along with*
126 *sample proxies, may be provided during the Board meeting that announces the*
127 *landowners' meeting. The two candidates receiving the highest number of votes*
128 *shall be elected to serve four year terms and the remaining candidate shall be*
129 *elected to service a two year term."*

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131 Mr. van Assenderp clarified that the Board can set the date of the landowners' election
132 today but it must be held in November. Mr. Gardner recalled that notice of the landowners'
133 election was provided at the last meeting, which met the 90-day notice requirement. Several
134 Board Members concurred.

135 Mr. Gardner asked if the new Supervisors must be sworn in at the landowners' meeting.
136 Mr. McGaffney pointed out that non-sworn in members of the Board have no voting rights. Mr.
137 Gardner indicated that, if Mr. Vavrus or RBC fills out the proxy and designates him to cast votes,
138 Supervisors would not have to come to his office in Tallahassee, for the election.

139 Mr. Gardner asked if the candidates must live in Tallahassee. Mr. McGaffney indicated
140 that candidates must be registered voters, residents of the State of Florida and citizens of the
141 United States. In response to a question, Mr. van Assenderp indicated that it was legal to have
142 more than one landowner or developer representative on the Board, but discussing District

143 business, outside of a CDD meeting would be a violation of the Sunshine Law. Mr. van
144 Assenderp explained the Sunshine Law limitations in further detail.

145 Mr. Sean Marston pointed out that the minutes from the last meeting indicate a statutory
146 requirement to provide notification of the landowners' election but the minutes did not reflect
147 that this was done.

148 Mr. McGaffney reiterated that the landowners' meeting will be held on November 4,
149 2014.

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151 **FIFTH ORDER OF BUSINESS**

**Commercial Property Owner's Request
To Be Removed from District**

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154 Mr. van Assenderp reported that, if the property owners proceed, he would draft a
155 petition, through the county commission, to amend the legal description to change the land.

156 Mr. Gardner indicated that he the legal descriptions.

157 Mr. McGaffney asked if this area was a portion of the stormwater drainage system.

158 Mr. van Assenderp noted that removing this area would not have a negative impact on the
159 ability of the District to conduct its business. He explained that the process would be to draft the
160 petition with the legal descriptions as an attachment, Mr. Gardner would approve it and send it to
161 Mr. Vavrus for execution; then it is adopted by the County.

162 Mr. Gardner recommended that the Board Members approve the request and the
163 associated expenses be charged to the developer.

164 Mr. Tim Marston asked who becomes the owner of the property when it is removed from
165 the District. Mr. Gardner indicated that there would be no change in ownership; the property
166 would be out of the jurisdiction of the District and the boundaries would be revised.

167 Mr. Gardner indicated that this is the lower half of Lot 7 and all land that RBC does not
168 own on Buck Lake Road.

169 Discussion ensued regarding the boundaries.

170 Mr. McGaffney expressed concern about legal and engineering fees, due to going back
171 and forth with the property owners and advised the Board to be prepared to pay the costs. Mr.
172 Gardner indicated that he was not concerned because the request to be removed from the District
173 was from the property owners and they agreed to reimburse the District.

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On MOTION by Mr. Tim Marston and seconded by Mr. Taggart, with all in favor, authorization for the District Manager and District Counsel to negotiate and effectuate the requested boundary change, at no cost to the District, were approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2014-4,
Adopting a Public Comment Policy**

Mr. McGaffney presented Resolution 2014-4 for the Board’s consideration and read the title into the record:

“A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING A PUBLIC COMMENT POLICY, PROVIDING MEMBERS OF THE PUBLIC WITH A REASONABLE OPPORTUNITY TO BE HEARD AT DISTRICT BOARD MEETINGS IN ACCORDANCE WITH SECTION 286.0114, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE”

Mr. McGaffney indicated that there is a requirement to give the public at least three minutes to speak before any votes or actions are taken.

Mr. van Assenderp clarified that this would probably not apply now but would apply if the District becomes developed and ceases to be dormant, as it acquires residents.

Mr. Vavrus proposed adopting the most restrictive policy under the rules. Mr. McGaffney pointed out that the policy gives the Board maximum flexibility.

Mr. van Assenderp explained that the Sunshine Law did not require or give citizens the right to speak at meetings; however, residents were given the right to speak as part of recent revisions to the Statutes. He suggested revising the policy, if development proceeds to make the policy more efficient.

On MOTION by Mr. Sean Marston and seconded by Mr. Tim Marston, with all in favor, Resolution 2014-4, Adopting a Public Comment Policy, was adopted.

SEVENTH ORDER OF BUSINESS

Approval of May 6, 2014 Regular Meeting Minutes

214 Mr. McGaffney presented the May 6, 2014 Regular Meeting Minutes and asked for any
215 additions, deletions or corrections. The following change was made:

216 Line 195: Change “Board Members” to “landowners”

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On MOTION by Mr. Taggart and seconded by Mr. Tim Marston, with all in favor, the May 6, 2014 Regular Meeting Minutes, as amended, were approved.

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223 **EIGHTH ORDER OF BUSINESS**

Other Business

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225 There being no other business, the next item followed.

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227 **NINTH ORDER OF BUSINESS**

Staff Reports

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229 **A. Attorney**

230 There being nothing additional to report, the next item followed.

231 **B. Engineer**

232 There being no report, the next item followed.

233 **C. Manager**

234 **i. Approval of Unaudited Financial Statements as of August 31, 2014**

235 Mr. McGaffney presented the Unaudited Financial Statements as of August 31, 2014. He
236 indicated that Page 1 contains the “Balance Sheet”, which reflected that the total liabilities and
237 fund balance, as of August 31, 2014, was \$47,722. The “General Fund”, on Page 2, reflected
238 that total expenditures were \$15,472 and the total budget was \$18,175. He noted that
239 “Insurance” was slightly over budget but it was not a major concern. The fund balance for the
240 month was \$47,772. Mr. McGaffney advised that the District was in good shape, cashwise, to
241 fund the remainder of the fiscal year.

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On MOTION by Mr. Tim Marston and seconded by Mr. Taggart, with all in favor, the Unaudited Financial Statements as of August 31, 2014, were approved.

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ii. Consideration of Fiscal Year 2015 Proposed Meeting Schedule

249 Mr. McGaffney presented the Fiscal Year 2015 Proposed Meeting Schedule. He
250 explained that, if a meeting is not needed, it can be cancelled.

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On MOTION by Mr. Tim Marston and seconded by Mr. Sean Marston, with all in favor, the Fiscal Year 2015 Proposed Meeting Schedule, as presented, was approved, Staff was directing to advertise said schedule accordingly.

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TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

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

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ELEVENTH ORDER OF BUSINESS

Adjournment

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There being no further business to discuss, the meeting adjourned.

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On MOTION by Mr. Taggart and seconded by Mr. Sean Marston, with all in favor, the meeting adjourned at 1:55 p.m.

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Secretary/Assistant Secretary

_____ Chair/Vice Chair

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**MINUTES OF MEETING
FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT**

10 The Landowners' Meeting of the Fallschase Community Development District was held
11 on **Tuesday, November 4, 2014 at 1:00 p.m.**, at the office of **Gardner, Wiener, Wadsworth,**
12 **Bowden, Bush, Dee, Lavia & Wright, P.A., 1300 Thomaswood Drive, Tallahassee Florida**
13 **32308.**

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Present were:

19 Charles Gardner
20 Rick Woodville

21 Representing Landowner
22 Wrathell, Hunt & Associates

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

31 Mr. Woodville called the meeting to order at 1:46 p.m. Mr. Charles Gardner,
32 Proxyholder for Charles Vavrus, of RBC Fallschase, LLC, was present, in person.

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SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

37 Mr. Woodville presented the affidavit of publication for today's Landowners' Meeting
38 from the *Tallahassee Democrat*, reflecting that the meeting was properly advertised on October
39 13, 2014 and October 20, 2014.

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THIRD ORDER OF BUSINESS

**Election of a Chair to Conduct
Landowners' Meeting**

48 Mr. Woodville offered to serve as Chair for the purpose of conducting the Landowners'
49 Meeting. Mr. Gardner agreed to Mr. Woodville serving as Chair.

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FOURTH ORDER OF BUSINESS

Election of Supervisors (SEATS 3, 4, & 5)

57 Mr. Woodville indicated that Seat 3, currently held by Mr. Tim Marston, Seat 4, currently
58 held by Mr. Frank Rudd and Seat 5, currently held by Mr. Mike Taggart, are up for election
59 today.

37 **A. Nominations**

38 Nominations were made during Item 4B.

39 **B. Casting of Ballots**

40 **i. Determine Number of Voting Units Represented**

41 **ii. Determine Number of Voting Units Assigned by Proxy**

42 Mr. Woodville indicated that Mr. Gardner held a proxy, signed by Mr. Charles Vavrus, of
43 RBC Fallschase, LLC, for Parcel 1126200090000 for 372.83, rounded up to 373 acres, and
44 Parcel 112741K0030 for .33 acres, rounded up to 1 acre, which equates to 374 total voting units.

45 Mr. Woodville asked Mr. Gardner for nominations and to cast his votes for Seats 3, 4 and
46 5. Mr. Gardner nominated Mr. Tim Marston for Seat 3, casting 373 votes; Mr. Brett DuBois for
47 Seat 4, casting 374 votes and Mr. Mike Taggart for Seat 5, casting 374 votes.

48 Mr. Woodville closed nominations.

49 **C. Ballot Tabulation and Results**

50 Mr. Woodville indicated that Mr. DuBois and Mr. Taggart, Seats 4 and 5, respectively,
51 will serve four-year terms and Mr. Marston, Seat 3, will serve a two-year term.

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53 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

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55 There being no landowners' questions or comments, the next item followed.

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57 **SIXTH ORDER OF BUSINESS**

Adjournment

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59 There being no further business to discuss, the meeting adjourned at 1:50 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2015**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
FEBRUARY 28, 2015**

	<u>Major Funds</u>	<u>Total</u>
	<u>General</u>	<u>Governmental</u>
ASSETS	<u> </u>	<u>Funds</u>
Cash	\$ 35,558	\$ 35,558
Total assets	<u>\$ 35,558</u>	<u>\$ 35,558</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 1,542	\$ 1,542
Total liabilities	<u>1,542</u>	<u>1,542</u>
Fund balances:		
Unassigned	34,016	34,016
Total fund balances	<u>34,016</u>	<u>34,016</u>
Total liabilities & fund balances	<u>\$ 35,558</u>	<u>\$ 35,558</u>

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2015**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>
REVENUES				
Interest income	\$ 3	\$ 14	\$ -	N/A
Total revenues	<u>3</u>	<u>14</u>	<u>-</u>	N/A
EXPENDITURES				
Supervisors	-	122	2,000	6%
Management/accounting/recording	500	2,500	6,000	42%
Legal	-	299	750	40%
Audit	-	2,500	2,500	100%
Postage	-	101	250	40%
Printing & binding	42	208	500	42%
Legal advertising	-	582	750	78%
Annual district filing fee	-	175	175	100%
Insurance	-	5,150	5,150	100%
Contingencies	-	-	250	0%
Website	-	-	500	0%
Total expenditures	<u>542</u>	<u>11,637</u>	<u>18,825</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	(539)	(11,623)	(18,825)	
Fund balance - beginning	<u>34,555</u>	<u>45,639</u>	<u>44,899</u>	
Fund balance - ending	<u>\$ 34,016</u>	<u>\$ 34,016</u>	<u>\$ 26,074</u>	