

**MINUTES OF MEETING
FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fallschase Community Development District held a Regular Meeting on March 6, 2019 at 11:00 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308.

Present at the meeting were:

Richard Yates	Chair
Rick Singletary	Vice Chair
William Lamb	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Ken van Assenderp (via telephone)	District Counsel
Eddie Bass	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 11:08 a.m. Supervisors Yates, Singletary and Lamb were present, in person. Supervisor Phipps was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2019-01, Re-Designating the Registered Agent and Re-Designating the Office or Location of the Registered Office for the Fallschase Community Development District

Mr. McGaffney presented Resolution 2019-01. Due to the unfortunate passing of Mr. Al Penson, who was the Registered Agent, Management had Mr. Wrathell designated as Interim Registered Agent and alerted the Department of Economic Opportunity (DEO) and the State.

On MOTION by Mr. Lamb and seconded by Mr. Singletary, with all in favor, Resolution 2019-01, Re-Designating the Registered Agent to Mr. Chase Williams and Re-Designating the Office or Location of the Registered Office for the Fallschase Community Development District to 2810 Remington Circle, Tallahassee, Florida 32308, was adopted, and Management’s decision to name Mr. Craig Wrathell as the Interim Registered Agent, was ratified.

FOURTH ORDER OF BUSINESS

**Consideration of Appointment to SEAT 3,
Term Expires November, 2019**

- A. **Administration of Oath of Office (the following will also be provided in a separate package)**
 - i. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - ii. **Membership, Obligations and Responsibilities**
 - iii. **Q & A**
 - iv. **Financial Disclosure Forms**
 - a. **Form 1: Statement of Financial Interests**
 - b. **Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - c. **Form 1F: Final Statement of Financial Interests**
 - v. **Form 8B: Memorandum of Voting Conflict**

This item was deferred to the next meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2019-02,
Electing Officers of the District, and
Providing for an Effective Date**

This item was deferred to the next meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Landowners’ Funding
Agreement for Fiscal Year 2019**

Mr. McGaffney presented the Landowners’ Funding Agreement for Fiscal Year 2019.

On MOTION by Mr. Lamb and seconded by Mr. Singletary, with all in favor, the Landowners’ Funding Agreement for Fiscal Year 2019, was approved.

SEVENTH ORDER OF BUSINESS**Discussion: CDD Park**

Mr. Bass stated that design of the first phase, including the designated CDD amenity area, was underway but the finite details were not yet set. He discussed the designated park area, which would include a natural area, foot trails, a nature walk, etc. Within two months, the entire roadway network would be fully designed and ready for permitting; he anticipated all permits being granted by January 1, 2020. Discussion ensued regarding the park layout, permit process, Spine Road, roadways, master infrastructure, neighborhood improvements, trees and the lake. The infrastructure that would be constructed and acquired by the District included the park system, internal roadway network, Spine Road, stormwater conveyance, drainage and wet retention ponds.

EIGHTH ORDER OF BUSINESS**Discussion: Meeting Schedule**

- **Consider Cancellation of April 3, 2019 Meeting**
- **Consider Rescheduling May 1, 2019 Meeting to May 8, 2019**

Mr. McGaffney requested rescheduling the May meeting to May 6th at 11:00 a.m.

On MOTION by Mr. Singletary and seconded by Mr. Lamb, with all in favor, canceling the April 3, 2019 meeting and rescheduling the May meeting to May 6, 2019 at 11:00 a.m., were approved.

NINTH ORDER OF BUSINESS**Approval of Unaudited Financial Statements as of January 31, 2019**

Mr. McGaffney presented the Unaudited Financial Statements as of January 31, 2019.

TENTH ORDER OF BUSINESS**Approval of August 29, 2018 Public Hearing and Regular Meeting Minutes**

Mr. McGaffney presented the August 29, 2018 Public Hearing and Regular Meeting Minutes. Going forward, the minutes would be more consolidated and include agenda items and action taken, unless it was necessary to document a conversation on the record.

On MOTION by Mr. Singletary and seconded by Mr. Lamb, with all in favor, the Unaudited Financial Statements as of January 31, 2019 and the August 29, 2018 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Other Business**

Mr. Yates asked about commencing the underwriting process for the bond issue. It was noted that funding could be available in early 2020, with construction commencing in June or July. Mr. McGaffney recommended that the Chair and Mr. Wrathell discuss the bond issuance.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. Attorney: *van Assenderp Law***

Mr. van Assenderp stated, after conferring with the Chair and Mr. Charles Gardner, the filing of the petition for contraction of the boundary would be put on hold; he felt it best to delay it until the Board decides whether to eliminate some commercial property and due to the possibility of other changes. He suggested implementing procedural rules, once public financing is obtained and construction commences.

B. Engineer: *Moore Bass Consulting, Inc.*

There being nothing to report, the next item followed.

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

- **NEXT MEETING DATE: *to be determined***

The next meeting will be held on May 6, 2019 at 11:00 a.m.

THIRTEENTH ORDER OF BUSINESS**Audience Comments/Supervisors
Requests**

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

FOURTEENTH ORDER OF BUSINESS**Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Singletary and seconded by Mr. Lamb, with all in favor, the meeting adjourned at 11:50 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair