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MINUTES OF MEETING  
AQUA ONE  
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Aqua One Community Development District was held on Thursday, March 5, 2015 at 2:00 p.m. at 1651 Whitfield, Sarasota, Florida.

**FIRST ORDER OF BUSINESS – Introduction**

**A. Call to Order**

Mr. St. Denis called the meeting to order.

Present and constituting a quorum were:

Connor Chambers	District Supervisor, Chairman
Peter Logan	District Supervisor, Vice Chairman
Charlie Tokarz	District Supervisor, Assistant Secretary
Margo Holeman	District Supervisor, Assistant Secretary
John Wollard	District Supervisor, Assistant Secretary

Also present were:

Bruce St. Denis	District Manager
Patricia Comings-Thibault	District Treasurer (via telephone)
Kimberly Ashton	District Counsel, Vogler Ashton, PLLC
Edwin M. Bulleit	MBS Capital Markets, LLC
John Cavoli	Cavoli Engineering, Inc.

**B. Oath of Office**

Mr. St. Denis, being a Notary Public of the State of Florida, administered the Oath of Office to Connor Chambers, Peter Logan, Charlie Tokarz, Margo Holeman and John Wollard, copies of which are attached to the permanent Records of Proceedings.

**C. Overview of District Responsibilities and Purpose**

Mr. St. Denis provided an overview of the Sunshine and Public Records law requirements for the benefit of the new Supervisors.

**SECOND ORDER OF BUSINESS – Organization of District’s Officers  
and Consideration of Related Resolutions**

**A. Chairman**

Mr. Tokarz nominated Mr. Logan as Chairman.

On a MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board nominated Mr. Logan as Chairman for the Aqua One Community Development District.

**B. Vice Chairman**

Mr. Logan nominated Mr. Chambers as Vice Chairman.

On a MOTION by Mr. Logan, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board nominated Mr. Chambers as Vice Chairman for the Aqua One Community Development District.

**C. Secretary**

**D. Treasurer**

**E. Assistant Treasurer**

**F. Assistant Secretary(s)**

**G. Resolution 2015-1, Designation of Offices as Elected**

1 On MOTION by Mr. Logan, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board adopted  
2 **Resolution 2015-1**, Designation of Officers as Elected, appointing the Officers of the District as follows:  
3 Mr. Logan to serve as Chairman, Mr. Chambers to serve as Vice Chairman, and Mr. Tokarz, Ms.  
4 Holeman, and Mr. Wollard to serve as Assistant Secretaries; District staffing as follows: Mr. Bruce St.  
5 Denis as District Secretary, Patricia Comings-Thibault as District Treasurer, Bruce St. Denis and Maik  
6 Aargard as District Assistant Treasurers; and Carolyn Stewart and Janet Kato as District Assistant  
7 Secretaries for the Aqua One Community Development District.

8  
9 **H. Resolutions 2015-2, Canvassing and Certifying Results of Landowners Election**

10 Mr. St. Denis presented the results of the Landowners Election.

11 Mr. Logan received 25 votes

12 Mr. Chambers received 25 votes

13 Mr. Tokarz received 5 votes

14 Ms. Holeman received 5 votes

15 Mr. Wollard received 1 vote

16  
17 On MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board  
18 adopted **Resolution 2015-2**, Canvassing & Certifying Results of Landowner's Election for the Aqua One  
19 Community Development District.

20  
21 **I. Compensation of Supervisors**

22 Mr. St. Denis advised Mr. Logan, Mr. Chambers, Mr. Tokarz, Ms Holeman and Mr. Wollard that  
23 they were each entitled to compensation of up to \$200 per meeting and asked each whether they would  
24 like to receive or waive compensation.

25 Mr. Logan, Mr. Chambers, Mr. Tokarz, Ms Holeman and Mr. Wollard individually waived  
26 compensation.

27 **THIRD ORDER OF BUSINESS-Retention of District Staff and Associated Agreements**

28 **A. Consideration of Contract for District Management and Financial Advisory**  
29 **Services with Development Planning & Financing Group, Inc.**  
30 **»Resolution 2015-3 and Agreement**

31  
32 On MOTION by Mr. Logan, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board adopted  
33 **Resolution 2015-3**, Contract for District Management and Financial Advisory Services with  
34 Development Planning & Financing, Inc. for the Aqua One Community Development District.

35  
36 **B. Consideration of Resolution 2015-4, Designating Carolyn Stewart as the District's**  
37 **Records Officer; and Janet Kato as the Records Management Liaison Officer**

38  
39 On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board  
40 adopted **Resolution 2015-4**, Designating Carolyn Stewart as the District's Records Officer and Janet  
41 Kato as the Records Management Liaison Officer for the Aqua One Cross Creek Community  
42 Development District.

43  
44 **C. Consideration of Resolution 2015-5, Authorizing Execution of Public Depositor Report**

45  
46 On MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board  
47 adopted **Resolution 2015-5**, Authorizing Execution of Public Depositor Report for the Aqua One  
48 Community Development District.

1           **D.       Consideration of Appointment of District Counsel and Resolution 2015-6**

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3           On MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board  
4           adopted **Resolution 2015-6**, Appointment of District Counsel as Vogler Ashton, PLLC for the Aqua One  
5           Community Development District.

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7           **E.       Selection of Registered Agent and Registered Office – Resolution 2015-7**

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9           On MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board  
10          adopted **Resolution 2015-7**, Designating Registered Agent as Mr. Bruce St. Denis, and Registered Office  
11          as Development Planning and Financial Group, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
12          and phone number 813-374-9105 for the Aqua One Community Development District.

13  
14          **F.       MBS Engagement Letter**

15          Mr. Bulleit stated that MBS and the developer have gone over the terms of the contract. An  
16          Underwriter's primary role is to purchase securities with a view to distribution in an arm's length  
17          commercial transaction with the District. Unlike a municipal advisor, the Underwriter does not have a  
18          fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal  
19          law to act in the best interests of the District without regard to its own financial or other interest. Its duty  
20          is to purchase securities from the District at a fair and reasonable price, but must balance that duty with its  
21          duty to sell municipal securities to investors at prices that are fair and reasonable. The Underwriter will  
22          review the official statement for the District's securities in accordance with, and as part of, its  
23          responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of  
24          the transaction. Gifts and gratuities must be compliant with MSRB Rule G-20.

25          On MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board  
26          accepted the MBS Engagement Letter for the Aqua One Community Development District.

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28          **G.       Consideration of Engagement Letter of Interim Engineer**

29          Mr. Logan stated that Cavoli Engineering, Inc. designed and engineered work on the property for  
30          the District and its proposal is in line with the scope of work stated in their contract.

31          On MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board  
32          accepted Cavoli Engineering, Inc. Engagement Letter of Interim Engineer for the Aqua One Community  
33          Development District.

34  
35          **H.       Request authorization to Issue RFP for Engineering Services**

36          Mr. St. Denis requested authorization from the Board to issue an RFP for engineering services  
37          according to the rules of CCNA.

38          On MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board  
39          authorized staff to issue RFP for Engineering Services for the Aqua One Community Development  
40          District.

41  
42          **FOURTH ORDER OF BUSINESS-Designation of Meetings, Hearing Dates, and Associated Documents**

43          **A.       Designation of Regular Monthly Meeting Date, Time and Location**

44          Mr. St. Denis reviewed the monthly meeting dates and asked for comments and questions.

1 On MOTION by Mr. Logan, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board  
2 designated regular monthly meeting dates to be the first Thursday of every month at 2:30 p.m., being  
3 April 2, May 7, June 4, July 2, August 6 and September 3, 2015, and held at 1651 Whitfield Avenue,  
4 Sarasota, Florida for the Aqua One Community Development District.

5  
6 **B. Consideration of Interim Budget, and Resolution 2015-8 Designation of Public  
7 Hearing on Proposed Budget-Resolution & Budget**

8 This item was continued to March 10, 2015 at 3:00 p.m.

9 **C. Consideration of Budget Funding Agreement for Fiscal Year 2015**

10 This item was continued to March 10, 2015 at 3:00 p.m.

11 **D. Designation of Date of Public Hearing Expressing the District's Intent  
12 To Utilize the Uniform Method of Levying, Collecting and Enforcing  
13 Non ad-Valorem Assessments (Chapter 197-Adv 4X)**

14  
15 On MOTION by Mr. Logan, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board  
16 designated the Date of Public Hearing for June 4 at 2:30 p.m. at 1651 Whitfield Avenue, Sarasota, Florida  
17 for the Aqua One Community Development District.

18  
19 **FIFTH ORDER OF BUSINESS-Other Organizational Matters**

20 **A. Selection of District Depository**

21 This item was continued to March 10, 2015 at 3:00 p.m.

22 **B. Selection of District Records Office within the County**

23 Ms. Ashton stated that, as rare as a request to review documents is, the request may be tailored to  
24 establish a time and date suitable for both parties to be available. Discussion ensued.

25 Mr. St. Denis asked for comments and questions.

26 On MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board  
27 selected Medallion Offices at 1651 Whitfield Avenue, Sarasota, Florida as the Districts Records Office  
28 within Manatee County for the Aqua One Community Development District.

29  
30 **C. Authorization of Record Notice of Establishment**

31 Ms. Ashton stated that the Authorization of Record Notice of Establishment has been recorded.

32 **D. Consideration of Resolution 2015-9, Relating to Defense of Board Members**

33 Mr. St. Denis presented Resolution 2015-9 and asked for comments and questions.  
34

35 On MOTION by Mr. Logan, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board adopted  
36 **Resolution 2015-9**, Relating to Defense of Board Members for the Aqua One Community Development  
37 District.

38  
39 **E. Consideration of Resolution 2015-10, Adopting Investment Guidelines**

40 Mr. St. Denis presented Resolution 2015-10 and asked for comments and questions.  
41

42 On MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board  
43 adopted **Resolution 2015-10**, Adopting Investment Guidelines for the Aqua One Community  
44 Development District.  
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1 **SIXTH ORDER OF BUSINESS-Discussion of Financing Matters**

2 Mr. Bulleit stated that in moving as expeditiously as possible, that once the Bond Counsel is  
3 selected, he would like to attend the next meeting.

4 Mr. St. Denis stated that an Assessment Methodology Report would be a complement to the  
5 Engineer Report which can be brought to the next meeting to discuss.

6 Ms. Ashton advised to also have a designation of Trustee for the bond.

7 **SEVENTH ORDER OF BUSINESS-Other Business**

8 **A. Manager**

9 There being none, the next item followed.

10 **B. Attorney**

11 Ms. Ashton recommended that in moving forward with bond validation District Counsel will  
12 need a Master Engineer Report, a Bond Resolution with a Master Trust Indenture, a Trustee to sign a  
13 Certificate of Authority, Assessment Report, and other various documents to show the establishment of  
14 the District.

15 Mr. St. Denis recommended placing these items for the April 2, 2015 meeting.

16 **EIGHTH ORDER OF BUSINESS-Audience Comments**

17 There being none, the next item followed.

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19 **NINTH ORDER OF BUSINESS-Supervisor Requests**

20 There being none, the next item followed.

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22 **TENTH ORDER OF BUSINESS-Continuance of Meeting**

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24 On a MOTION by Mr. Logan, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board  
25 continued this meeting until March 10, 2015 3:00 p.m., at 1651 Whitfield Avenue, Sarasota, Florida for  
26 the Aqua One Community Development District.

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

31 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
32 meeting held on \_\_\_\_\_;

33  
34  
35 Signature

36 BRUCE ST. DENIS

37 Printed Name

38 Title:  Secretary  Assistant Secretary

33  
34  
35 Signature

36  
37 Printed Name

38 Title:  Chairman  Vice Chairman