



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

www.dpfg.com

***AQUA ONE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Board Package

***Organizational
Meeting***

***Thursday
March 5, 2015***

2:00 p.m.

At the Offices of:

***1651 Whitfield
Sarasota, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Aqua One Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

February 26, 2015

Board of Supervisors
Aqua One
Community Development District

Dear Board Members:

The Organizational Meeting of the Board of Supervisors of the Aqua One CDD is scheduled for **Thursday, March 5, 2015 at 2:00 p.m.** at 1651 Whitfield, Sarasota, Florida.

The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Bruce St. Denis

Bruce St. Denis
District Manager

Cc: Attorney
Engineer
District Records.

District: AQUA ONE COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Thursday, March 5, 2015
Time: 2:00 p.m.
Location: 1651 Whitfield
Sarasota, Florida

Landowner's Meeting Agenda

1. Call to Order
2. Determination of Number of Voting Units Represented
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor (5)
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions or Comments
8. Adjournment

District: AQUA ONE COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Thursday, March 5, 2015
Time: 2:00 p.m.
Location: 1651 Whitfield
Sarasota, Florida

Business Meeting Agenda

I. Introduction

- A. Call To Order
- B. Oath of Office
- C. Overview of District Responsibilities and Purpose

II. Organization of District's Officers and Consideration of Related Resolutions

- A. Chairman
- B. Vice Chairman
- C. Secretary
- D. Treasurer
- E. Assistant Treasurer
- F. Assistant Secretary(s)
- G. Resolution 2015-1, Designation of Offices as Elected Exhibit 1
- H. Resolution 2015-2, Canvassing and Certifying Results of Landowners Election Exhibit 2
- I. Compensation of Supervisors

III. Retention of District Staff and Associated Agreements

- A. Consideration of Contract for District Management and Financial Advisory Services with Development Planning & Financing Group, Inc.
- Resolution 2015-3 and Agreement Exhibit 3
- B. Consideration of Resolution 2015-4, Designating Carolyn Stewart as the District's Records Officer; and Janet Kato as the Records Management Liaison Officer Exhibit 4

- C. Consideration of Resolution 2015-5 Authorizing Execution of Public Depositor Report Exhibit 5
- D. Consideration of Appointment of District Counsel and Resolution 2015-6 Exhibit 6
- E. Selection of Registered Agent and Registered Office - Resolution 2015-7 Exhibit 7
- F. Consideration of Engagement Letter of Interim Engineer
- G. Request Authorization to Issue RFP for Engineering Services

IV. Designation of Meetings, Hearing Dates, and Associated Documents

- A. Designation of Regular Monthly Meeting Date, Time and Location
- B. Consideration of Interim Budget, and Resolution 2015-8 Designation of Public Hearing on Proposed Budget - Resolution & Budget Exhibit 8
- C. Consideration of Budget Funding Agreement for Fiscal Year 2015 Exhibit 9
- D. Designation of Date of Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non Ad-Valorem Assessments (Chapter 197 – Adv 4X)

V. Other Organizational Matters

- A. Selection of District Depository
- B. Selection of District Records Office within the County
- C. Authorization to Record Notice of Establishment
- D. Consideration of Resolution 2015-9 Relating to Defense of Board Members Exhibit 10
- E. Consideration of Resolution 2015-10 Adopting Investment Guidelines Exhibit 11

VI. Discussion of Financing Matters

VII. Other Business

- A. Manager's Report
- B. Attorney's Report

VIII. Audience Comments

IX. Supervisor Request

X. Adjournment

EXHIBIT 1.

RESOLUTION 2015-1

A RESOLUTION DESIGNATING OFFICERS OF THE AQUA ONE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Aqua One Community Development District at the organizational business meeting **following the landowners meeting** held on **March 5, 2015** desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

- _____ Chairperson
- _____ Vice Chairperson
- Bruce St. Denis Secretary
- Patricia Comings-Thibault Treasurer
- Bruce St. Denis & Maik Aagaard Assistant Treasurer
- Carolyn Stewart & Janet Kato Assistant Secretary
- _____ Assistant Secretary
- _____ Assistant Secretary
- _____ Assistant Secretary

PASSED AND ADOPTED THIS 5TH DAY OF MARCH, 2015.

ATTEST:

BOARD OF SUPERVISORS OF THE
AQUA ONE COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:
 Secretary
 Assistant Secretary

Title:
 Chairman
 Vice Chairman

EXHIBIT 2.

RESOLUTION 2015-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
AQUA ONE COMMUNITY DEVELOPMENT DISTRICT
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(2), Florida Statute, 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 five Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners meeting was held March 5, 2015 at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE AQUA ONE 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:

_____	Votes
_____	Votes
_____	Votes
_____	Votes
_____	Votes

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:

_____	four (4) year term
_____	four (4) year term
_____	two (2) year term
_____	two (2) year term
_____	two (2) year term

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

PASSED AND ADOPTED THIS 5TH DAY OF MARCH, 2015.

ATTEST:

BOARD OF SUPERVISORS OF THE
AQUA ONE COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

EXHIBIT 3.

RESOLUTION 2015-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AQUA ONE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DEVELOPMENT PLANNING & FINANCING GROUP, INC., AS ITS DISTRICT MANAGER AND FINANCIAL ADVISOR AND AUTHORIZING THEIR COMPENSATION

WHEREAS, the Board of Supervisors of the Aqua One Community Development District desire to appoint Development Planning & Financing Group, Inc. as District Manager and Financial Advisor in accordance with their engagement letter;

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

1. Development Planning & Financing Group, Inc. is appointed District Manager and Financial Advisor.
2. Development Planning & Financing Group, Inc. shall be compensated for services in such capacity in the manner prescribed in their engagement letter.

PASSED AND ADOPTED THIS 5TH DAY OF MARCH, 2015.

ATTEST:

BOARD OF SUPERVISORS OF THE
AQUA ONE COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

DPFG Engagement Letter attached.

CDD MANAGEMENT AGREEMENT

February 26, 2015

Board of Supervisors
Aqua One Community Development District

Supervisors:

Development Planning & Financing Group, Inc. (“DPFG” or the “Manager”) offers to enter into this agreement with **Aqua One** Community Development District (the “District”) which, upon your acceptance of this offer, will be binding upon you and upon us.

1. **Scope of Services:** The Manager proposes that its duties, among others, shall include the following:
 - a. Management Services – Manage the District pursuant to Chapter 190 and related provisions of Florida Statutes; advise the Board on substantive, procedural and regulatory issues relating to District matters; budget development and implementation; administer contracts regarding community infrastructure and amenities; oversee District field manager and staff;
 - b. Records Administration – Prepare legal notices, agendas and meeting packets; prepare official minutes; manage, organize, and archive official records; file appropriate records and reports with government agencies; process records requests and other communications;
 - c. Manage Government Fund Accounting System – Prepare financial statements; implement government investment policy; prepare government mandated financial reports; coordinate with auditors on annual independent audits; perform all other government required financial functions pertaining to District administration;
 - d. Special Assessment Services – Provide professional assessment management and related advisory services for the assessment methodology, levying and collection of special assessments; services include alternate assessment methodology, preparing an annual assessment roll and coordinating with county taxing authorities for the collections.
2. **Fees:** The District agrees to compensate DPFPG in accordance with a fixed fee schedule for the annual base contract services and general operating expenses as set forth in Exhibit A.

3. **Term:** This agreement shall commence and be effective as of March 5th, 2015, and be binding upon your acceptance hereof and shall remain in effect until such time as the agreement has been terminated in accordance with Section 4 hereof.
4. **Termination:** Both the District and the Manager will have the right to terminate this agreement upon 60 days notice.

You can be assured we will devote our best efforts to the work to be performed. If you have any questions regarding this agreement, please call me at (407) 644-4381 ext 201.

Sincerely,

Development Planning & Financing Group, Inc. by

Maik Aagaard
Managing Principal

Approved and Accepted by Aqua One Community Development District:

By: _____

Title: _____

Date: _____

EXHIBIT A
Aqua One Community Development District
Fee Schedule

Annual Base Contract on a Service Activity Basis:

1. **Annual District Management Services** – DPFG shall provide professional district management, records compliance, accounting, and assessment services for an activity based fee in the amount of \$1,000 per month. The parties can review the annual fee during each budget adoption cycle, and adjust the specific scope of services and fees according to activity.

The initial fee is activity based and it is anticipated that limited accounting and management activity is required to service the District effectively. At this time, it is contemplated that DPFG will prepare two financial statements in the fiscal year, and provide a check register at every Board meeting beginning with the current fiscal year. Any other financial and accounting activity beyond general fund accounting will be billed under separate invoice based upon mutual agreement.

Management service activity is largely a function of accounting needs, financing requirements, and Board meeting actions at this point in time. Service activity may change as the District develops.

Other Special Fees Require Advance and Special Authorizations (as applicable):

2. **Special Transition Services** – If there are significant transition transactions required in connection with accounting, special project management, and managing any outstanding government compliance matters, then the parties will agree to a one-time fee to be paid to DPFG to cover the transition work involved.
3. **Bond Issuance, Assessment Restructuring and Other Special Services** – The DPFG team has extensive experience in providing financial advisory and management services in connection with issuing new bonds and restructuring existing assessment methodologies.

Special services in this capacity should be compensated based upon mutual agreement of the parties and the execution of special authorization agreements, including special work to prepare new bond amortization schedules as requested from time to time by the trustee.

4. **Special Prepayment Collection Agent Services** – Special work to process bond debt prepayments and lien releases will be processed pursuant to special authorizations and paid from proceeds by the transaction parties in land sale closings.
5. **Prior Year Activity / Foreclosure Actions** – Special work to process foreclosure actions, complete audits, or any other work to reconcile and recreate prior year activity, if needed, will be billed under separate invoice based upon mutual agreement.
6. Future services may include **Field Management, Direct Material Purchase and Reimbursement Tracking and Construction Accounting (reimbursements and project accounting).**

EXHIBIT 4.

RESOLUTION 2015-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE AQUA ONE COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING CAROLYN STEWART AS
THE DISTRICT'S RECORDS OFFICER AND JANET
KATO AS THE RECORDS MANAGEMENT LIAISON
OFFICER

WHEREAS, AQUA ONE COMMUNITY DEVELOPMENT DISTRICT from time to time is responsible for filing certain forms with various Departments of State Florida including but not limited to the Records and Information Management of the District and the Commission on Ethics;

WHEREAS, it is in the best interest of AQUA ONE COMMUNITY DEVELOPMENT DISTRICT and its inhabitants to follow the guidelines of the State relating to Records and Information Management, Records Retention Schedules and Disposition of Records, as outlined in the State of Florida General Records Schedule GS1-SL for Local Government Agencies, and

WHEREAS, it is necessary to designate certain individuals as the Records Officer, and a Records Management Liaison Officer to execute any necessary documents and to manage the District's Records and Retention Schedules.

**NOW, THEREFORE, BE IT RESOLVED BY THE
BOARD OF SUPERVISORS OF THE AQUA ONE
COMMUNITY DEVELOPMENT DISTRICT:**

1. Carolyn Stewart is designated as the District's Records Officer and is authorized to execute and transmit documentation to various Departments of the State Florida;
2. Janet Kato is designated as the District's Records Management Liaison Officer and is authorized to execute and transmit documents to the Departments of the State of Florida.
3. The Records Officer and Records Management Liaison Officer are authorized to follow the guidelines as set forth by the State of Florida, General Records Schedule GS1-SL for Local Government Agencies for the District's Records and Information Program.
4. That this authorization shall be continuing in nature until revoked by Aqua One Community Development District.

THIS RESOLUTION INTRODUCED and ADOPTED by the BOARD OF
SUPERVISORS at their regular meeting this 5th day of March, 2014.

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairperson
- Vice Chairperson

EXHIBIT 5.

RESOLUTION 2015-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AQUA ONE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER OR TREASURER TO EXECUTE THE PUBLIC DEPOSITORS REPORT, AND FURTHER AUTHORIZING THE EXECUTION OF ANY AND ALL OTHER FINANCIAL REPORTS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Aqua One Community Development District has established the position of Treasurer for the purpose of maintaining the financial records of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE AQUA ONE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS AS FOLLOW:

1. The District Manager or Treasurer are hereby authorized on behalf of the Aqua One Community Development District to execute the public depositor report to the Office of the Treasurer as required by Chapter 280, Florida Statutes, and any and all other financial reports required by any other rule, statute, law ordinance or regulation.
2. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF MARCH, 2015.

ATTEST:

BOARD OF SUPERVISORS OF THE
AQUA ONE COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

EXHIBIT 6.

RESOLUTION 2015-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
AQUA ONE COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING THE FIRM OF _____ AS DISTRICT
COUNSEL AND AUTHORIZING COMPENSATION

WHEREAS, the Board of Supervisors of the _____ Community Development District desires to appoint the firm of _____ as District Counsel in accordance with their engagement letter;

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

1. The firm of _____ is appointed District Counsel.
2. The firm of _____ shall be compensated for their services in such capacity in the manner prescribed in the engagement letter.

PASSED AND ADOPTED THIS 5TH DAY OF MARCH, 2015.

ATTEST:

BOARD OF SUPERVISORS OF THE
AQUA ONE COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

Attorney Engagement Letter attached.

VOGLER ♦ ASHTON

Edward Vogler II

ATTORNEYS AT LAW
Vogler Ashton, PLLC
2411 -A Manatee Avenue West
Bradenton, Florida 34205
www.voglerashton.com
Telephone: 941.388.9400 Facsimile: 941.866.7648

Kimberly Ashton

February 26, 2015

FEE AGREEMENT **AUTHORITY TO REPRESENT** **(HOURLY)**

The undersigned hereby engages the firm of Vogler Ashton, PLLC, ("Firm") to represent the undersigned ("Client") regarding the following matters:

To provide legal advice and/or legal services to the Client on an as-requested and as-needed basis, which advice and/or services shall be requested in writing by the Board of Supervisors, individually or by and through the District Manager's office. The legal advice and/or services rendered shall relate generally to matters of and affecting a community development district, as defined in Ch. 190, Florida Statutes. The Firm does not render finance, investment or tax advice nor provide any services related thereto. The Firm agrees to work with the Client in conjunction with the Client's District Manager, which District Manager shall serve as the Client's primary compliance and regulatory agent.

Firm is not being engaged for any other matter unless agreed to in writing between the parties. Firm does not represent any other entity or person other than the undersigned.

FEES FOR REPRESENTATION

1. Firm will charge an hourly rate of \$350 (Kimberly Ashton, Esq.) to \$375 (Edward Vogler II, Esq.) per hour for attorney legal fees. Such fees are generally billed monthly and due upon receipt of billing.
2. Clients agree to pay Firm's invoices promptly and monthly, or as billed, in compliance with the Florida Prompt Payment Act.

COSTS

Client agrees to pay the costs and expenses incurred by Firm acting in its representative capacity on behalf of Client, such as copies, filing fees, courier charges, etc. upon the billing thereof. To the extent expenses are incurred, Client agrees to pay them upon receipt of the invoice.

OTHER SPECIAL AGREEMENTS

1. Either Firm or Client may terminate this attorney – client relationship at any time.
2. Client understands that Firm's attorney(s) will use good faith and professional standards in performing the legal services specifically requested by Client, but that Firm makes no warranties or representations concerning same nor does Firm warrant or guarantee any particular outcome relating to those legal services rendered. All statements of Firm's attorneys on these matters are statements of opinion only.
3. In the event of any dispute concerning this Agreement or over the Firm and its attorneys services, Clients agree to submit such dispute or claim first to mediation, and if unsuccessful, then to binding arbitration before a Twelfth Judicial Circuit Court of Florida Arbitrator.

NOTICE: This agreement contains provisions requiring arbitration of fee disputes. Before you sign this agreement you should consider consulting with another lawyer about the advisability of making an agreement with mandatory arbitration requirements. Arbitration proceedings are ways to resolve disputes without use of the court system. By entering into agreements that require arbitration as the way to resolve disputes, you give up (waive) your right to go to court to resolve those disputes by judge or jury. These are important rights that should not be given up without careful consideration.

Representation upon the above terms is accepted.

CLIENTS:

Aqua One Community Development District,
a local unit of special purpose government created pursuant
To Chapter 190, Florida Statutes

By: _____

Printed Name

Its: _____

_____, 2015.
Date signed

EXHIBIT 7.

RESOLUTION 2015-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AQUA ONE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING BRUCE ST.DENIS AS THE DISTRICT'S REGISTERED AGENT, AND FURTHER DESIGNATING THE DISTRICT'S REGISTERED OFFICE FOR SERVICE OF PROCESS AS DPGF

WHEREAS, Section 189.416 of the Florida Statutes requires each District to designate a Registered Office and a Registered Agent upon whom may be served any process, notice, or demand required or permitted by law to be served upon the District; and

WHEREAS, the Board desires to designate Bruce St. Denis as its Registered Agent and designate his/her business address which is 15310 Amberly Drive Suite 175, Tampa, Florida, and phone number is 813-374-9105 as its Registered Office;

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

1. Bruce St. Denis whose business address is 15310 Amberly Drive, Suite 175 Tampa, Florida, 33647 and whose telephone number is 813-374-9105 is hereby designated as the Registered Agent of the District for the purpose of Section 189.416(1), Florida Statutes and his office as the Registered Office of the District.
2. This Resolution shall take effect immediately.
3. The District Manager shall transmit certified copies of this Resolution to the Clerk of the Manatee County Board of County Commissioners, and to the State of Florida Department of Economic Opportunity.

PASSED AND ADOPTED THIS 5TH DAY OF MARCH, 2015.

ATTEST:

BOARD OF SUPERVISORS OF THE
AQUA ONE COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

EXHIBIT 8.

RESOLUTION 2015-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AQUA ONE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED OPERATION AND MAINTENANCE BUDGET FOR THE BALANCE OF FISCAL YEAR 2015; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors of the Aqua One Community Development District (the "Board") at its organizational meeting the proposed General Fund Operating and Maintenance Budget for Fiscal Year 2013/2014; and

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

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

1. The operating and maintenance budget proposed by the District Manager for the balance of Fiscal Year 2015 attached hereto as **Exhibit A** are 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: _____, 2015

HOUR: _____m.

LOCATION: _____

3. The District Manager is hereby directed to submit a copy of the proposed budgets to Manatee County at least 60 days prior to the hearing date set above.

4. In accordance with Section 189.418, Florida Statutes, the District's Secretary is further directed to post this proposed budget on the District's website at least two days before the budget hearing date. If the District does not have its own website, the District's Secretary is directed to transmit this approved budget to the above listed governmental agency(s) for posting on the local governing authority's website.

5. Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF MARCH, 2015.

ATTEST:

BOARD OF SUPERVISORS OF THE
AQUA ONE COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:
 Secretary
 Assistant Secretary

Title:
 Chairman
 Vice Chairman

Exhibit A: Proposed FY 2015 Budget

EXHIBIT 9.

DEVELOPER BUDGET FUNDING AGREEMENT FOR FISCAL YEAR 2014-2015

THIS AGREEMENT, (the "Agreement"), made and entered into this ____ day of March, 2015,
by and between:

Aqua One Community Development District, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, and Established by Manatee County, Florida, Ordinance No. 15-06, hereinafter referred to as the "District";

And,

Cargor Partners VIII-Long Bar Pointe, LLLP, a Florida limited liability limited partnership, hereinafter referred to as "Developer."

WITNESSETH:

WHEREAS, the Developer owns and/or controls the majority of all lands within the District; and,

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190 Florida Statutes, and Manatee County Ordinance No. 15-06, desires to proceed with the discharge of its duties to include administrative operations, such as but not limited to, management, legal, accounting, as well as all other responsibilities and duties dedicated to and/or assumed by the District relating to the installation, construction, operation, maintenance and repair of any and all District capital improvements; and,

WHEREAS, the Developer recognizes that in so discharging said duties and responsibilities, certain benefits will accrue to the land; and,

WHEREAS, the Developer is agreeable to funding the operations of the District as called for in any Budget, including any interim or temporary budgets and funding requests, approved by the District's Board of Supervisors.

NOW, THEREFORE, BASED UPON GOOD AND VALUABLE CONSIDERATION AND MUTUAL COVENANTS OF THE PARTIES HEREINAFTER RECITED, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, IT IS AGREED AS FOLLOWS:

1. Developer agrees to make available to the District ninety (90) days of working capital funds necessary for the operation of the District as called for in the aforementioned Budget or other

interim or temporary funding request by the District. The funds shall be placed in the District's General checking account.

2. The parties hereto recognize that a portion of the aforementioned operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances, and as such, may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included therein an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this Agreement and that such reimbursement shall be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this Agreement and reimbursement of same shall not include any interest charge as it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

Aqua One Community Development District, a local unit of special purpose government created pursuant to Ch. 190, Florida Statutes

Attest:

(Assistant) Secretary

Chairman

Cargor Partners VIII-Long Bar Pointe, LLLP, a Florida limited liability limited partnership

By: Cargor Partners VIII-Long Bar Pointe, LLC, a Florida limited liability company, its General Partner

By: _____
Carlos M. Beruff, Manager

EXHIBIT 10.

RESOLUTION 2015-9

A RESOLUTION OF THE BOARD OF SUPERVISORS (“BOARD”) OF THE AQUA ONE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) SETTING FORTH THE POLICY OF THE DISTRICT BOARD WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD AND DISTRICT STAFF

WHEREAS, the Board and the officers, agents, and employees of the District are constantly presented with the necessity for making decisions regarding various phases of District policy and management; and

WHEREAS, it is essential to the effective operation of the District that such decisions be made in an environment where the threat of personal liability for the Board and its officers, agents, and employees is maintained at a minimum; and

WHEREAS, the Board wishes to formalize a policy with regard to the support and legal protection of the Board and its officers, agents, and employees so as to reduce the threat of personal liability to such individuals.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AQUA ONE COMMUNITY DEVELOPMENT DISTRICT, MANATEE COUNTY, FLORIDA, that:

1. As set forth in this Resolution, the District, in accordance with Florida Law, agrees that the following Board members and officers, agents, or employees of the District shall not be held liable or named as a party defendant in any action allegedly caused by the negligence or wrongful act or omission of action within the scope of their office, employment, agency, or function, provided they have not acted in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property:

- (a) All members of the Board of Supervisors; and
- (b) The District Manager, Secretary, Treasurer, Assistant Secretary(s), Assistant Treasurer(s), District Engineer, and Counsel for the District (the “staff”).

2. The District, in accordance with Florida Law, recognizes that the exclusive remedy for the actions described in paragraph 1 above, shall be by action against the District or the Chairperson of the Board in his or her official capacity.

3. As set forth in this Resolution, the District hereby agrees to provide legal representation to defend any civil action arising from a complaint for damages or injuries suffered as a result of any act or omission of action of any of the above-listed Board and staff members of the District, present or former, arising out of and in the scope of his or her employment or function, unless, in the case of a tort action, the Board or staff member acted in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. Provided, however, that if the affected Board member and staff member of the District in good faith believes that there is a conflict of interest in said attorneys retained by the District providing representation to said individual, then at the request of said individual, District will and shall employ attorneys of said individual's selection to appear and defend the claim, action or item on behalf of the individual at the expense of the District. By this provision, the District does not waive any immunity from liability as granted under Florida Law, including the District's stating that to the extent the State does not through its laws protect the members of the Board and its officers, employees, or agents from liability, it is committed to doing so to the extent described in this Resolution.

4. The District may insure itself in order to cover all reasonable costs and fees directly arising out of or in connection with any legal claim or suit which directly results from a decision or act made by a Board member or staff while performing the duties and functions of his or her position.

5. This Resolution is intended to evidence the District's support of Board members and staff who perform acts and render decisions in the good faith performance of their duties and functions. The District will neither support nor defend an individual whose act or decision is the result of fraud, malfeasance or knowing criminal misconduct. The District will neither support nor defend those actions or omissions committed by an individual outside the scope of his/her office or committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. In the event that the District has expended funds to provide an Attorney to defend a staff or Board member who is found to be personally liable by virtue of actions outside the scope of his or her employment or function, or was acting in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property, the individual shall be required to reimburse the District for funds so expended. The District may recover such funds in a civil action against such individual.

6. The District agrees to pay any final judgment, including damages, costs, and Attorney's fees, arising from the complaint for damages or injuries suffered as a result of any action or omission of action of any staff or Board member in a civil or civil rights lawsuit described in Section 111.07, Florida Statutes. If the civil action arises under Section 768.28, Florida Statutes, as a tort claim, the limitations and provisions of that section governing payment shall apply. If the action is a civil rights action arising under 42 U.S.C. § 1983, or similar federal statutes including by of example and not of limitation those statutes listed in 42 U.S.C. § 1988(b) (1994), payment for the full amount of judgment may be made unless the individual has been determined in the final judgment to have caused the harm intentionally. The District agrees to pay any compromise or settlement of any claim or litigation described in this paragraph, provided, however, that the District determines such compromise or settlement to be in the District's best interest.

7. This Resolution shall not apply to actions initiated by the District against a Board member, officer, agent, or employee.

PASSED AND ADOPTED THIS 5TH DAY OF MARCH, 2015.

ATTEST:

BOARD OF SUPERVISORS OF THE
AQUA ONE COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman

EXHIBIT 11.

Resolution 2015-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
AQUA ONE COMMUNITY DEVELOPMENT DISTRICT,
ADOPTING THE ALTERNATIVE INVESTMENT
GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS
OF AMOUNTS NEEDED TO MEET CURRENT OPERATING
EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17),
FLORIDA STATUTES

WHEREAS, the Board of Supervisors ("Board") of the Aqua One Community Development District ("District") is required to adopt an investment policy in accordance with Section 218.415, Florida Statutes, and

WHEREAS, the Board desires to adopt the alternative investment guidelines for the investment of public funds in excess of amounts needed to meet current operating expenses, in accordance with Section 218.415, Florida Statutes.

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

1. The District hereby adopts the alternative investment guidelines for the investment of public funds in excess of the amounts needed to meet current operating expenses, in accordance with Section 218.415(17), Florida Statutes. The District may invest in the following instruments and may divest itself of investments, at prevailing prices or rates:

- a. The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01, Florida Statutes.
- b. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.
- c. Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, Florida Statutes.
- d. Direct obligations of the U. S. Treasury.

2. Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

3. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF MARCH, 2015.

ATTEST:

BOARD OF SUPERVISORS OF THE
AQUA ONE COMMUNITY
DEVELOPMENT DISTRICT

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairman
- Vice Chairman



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