

# Aqua One Community Development District

*12051 Corporate Boulevard, Orlando, FL 32817; 407-382-3256*

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The following is the proposed agenda for the meeting of the Board of Supervisors for the Aqua One Community Development District, scheduled to be held **Tuesday, March 27, 2018 at 11:00 a.m. at the 1651 Whitfield Avenue, Suite 200, Sarasota, FL 34243.**

If you would like to attend the Board Meeting by phone, you may do so by dialing:

Phone: 1-877-864-6450

Participant Code: 974058

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Business Matters**

- Roll Call to Confirm Quorum
- Public Comment Period
- 1. Consideration of the Minutes of the February 27, 2018 Board of Supervisors' Meeting
- 2. Consideration of Fourth Amendment to Addendum to Agreement Between Owner and Contractor for Gator Paving (provided under separate cover)
- 3. Review & Consideration of Landscaping & Irrigation Services Bids (provided under separate cover)
- 4. Ratification of the SLS Contract (provided under separate cover)
- 5. Consideration of Change Order regarding SLS Contract (under separate cover)
- 6. Review of District Financial Position

### **Other Business**

- A. Staff Reports
  - District Counsel
  - District Engineer
  - District Manager – Next meeting is scheduled for April 24, 2018
  
- B. Supervisor Requests and Audience Comments

### **Adjournment**

**AQUA ONE  
COMMUNITY DEVELOPMENT DISTRICT**

Minutes –  
February 27, 2018  
Board of Supervisors' Meeting

**MINUTES OF MEETING**

*Aqua One Community Development District  
Board of Supervisors Meeting  
Tuesday, February 27, 2018 at 11:12 a.m.  
1651 Whitfield Avenue, Suite 200,  
Sarasota, FL 34243*

Present and constituting a quorum:

Pete Logan	Board Member
Connor Chambers	Board Member
Margo Holeman	Board Member
Charlie Tokarz	Board Member

Also present were:

Jill Burns	Fishkind & Associates
Andy Cohen	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order**

The meeting was called to order at 11:12 a.m. and Ms. Burns proceeded with roll call. Board Members Pete Logan, Margo Holeman, Charlie Tokarz, and Connor Chambers were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

**Public Comment Period**

There are no members of the public present at this time.

**Swearing in Charlie Tokarz**

Ms. Burns administered the Oath of Office to Mr. Tokarz.

**Consideration of the Minutes of the  
November 7, 2017 Landowners'  
Election**

The Board reviewed the minutes of the November 7, 2017 Landowners' Election.

On MOTION by Mr. Chambers, seconded by Mr. Tokarz, with all in favor, the Board approved the Minutes of the November 7, 2017 Landowners' Election.

**Consideration of the Minutes of the  
November 14, 2017 Board of  
Supervisors' Meeting**

The Board reviewed the minutes of the November 14, 2017 Board of Supervisors Meeting. Mr. Cohen provided comments that are now included in the revised agenda package.

On MOTION by Mr. Chambers, seconded by Mr. Tokarz, with all in favor, the Board approved the Minutes of the November 14, 2017 Board of Supervisors' Meeting, as amended.

**Consideration of the Minutes of the  
December 1, 2017 RFP Meeting to  
Open Responses for Landscaping  
and Irrigation Installation Services**

The Board reviewed the minutes of the December 1, 2017 RFP Meeting to Open Responses for Landscaping and Irrigation Installation Services. Mr. Cohen noted that the District received a good number of bids this time and he said that Mr. Wollard is working on reviewing those and it will probably be on the next agenda.

On MOTION by Mr. Logan seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the December 1, 2017 RFP Meeting to Open Responses for Landscaping and Irrigation Installation Services.

**Consideration of the Minutes of the  
February 16, 2018 RFP Meeting to  
Open Responses for Landscaping  
and Irrigation Installation Services**

Ms. Burns stated that the District ended up rebidding due to the number of responses that the District received on the December 1, 2017 meeting. The Board reviewed the minutes

of the February 16, 2018 RFP Meeting to Open Responses for Landscaping and Irrigation Installation Services. Mr. Logan provided corrections.

On MOTION by Mr. Logan seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the December 1, 2017 RFP Meeting to Open Responses for Landscaping and Irrigation Installation Services, as amended.

**Ratification of Third  
Amendment to Addendum to  
Agreement Between Owner and  
Contractor for Gator Paving**

Mr. Cohen explained that there is a contract for Gator to do some paving work with the District and it is contingent on issuance of Bond funds. The District had a drop-dead date which has been extended as couple times. In August it was extended to October 31, 2017, in October it was extended to December 31, 2017 and as December 31, 2017 was nearing a close it was extended again to March 31, 2018. Mr. Cohen requested ratification of the Third Amendment to the Addendum noting that the District might have to extend it again. Ms. Burns requested a motion ratifying the Third Amendment to the Gator Paving Contract.

On MOTION by Mr. Logan, seconded by Mr. Chambers, with all in favor, the Board ratified the Third Amendment to Addendum to Agreement Between Owner and Contractor for Gator Paving.

**Consideration of Funding Request  
Nos. 17 - 22**

Ms. Burns indicated that these have not been approved and asked Mr. Logan if he would like to table these. He said yes and indicated that he would like to wait until funding requests are approved before bringing them to the Board in the future.

**Ratification of Payment  
Authorizations 14 - 16**

These have already been approved by the Chair and need to be ratified by the Board.

On MOTION by Mr. Logan, seconded by Mr. Chambers, with all in favor, the Board ratified Payment Authorizations 14 – 16.

**Review of District Financial Position**

The Board reviewed the District's financial position. There was no action required by the Board.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**Attorney-** No Report

**District Engineer-** Not Present

**Manager-** The next regular meeting is scheduled for March 27, 2018 at 11:00 at this location. Ms. Burns said that it is anticipated that Mr. Wollard will have the review and rankings of the proposals received for the landscape, irrigation on that agenda.

**FOURTH ORDER OF BUSINESS**

**Audience Comments and Supervisors Requests**

Mr. Logan updated the Board on the pursuit of the Bond financing. He has continued to work with City Group as well as a potential suitor for the Bonds on their underwriting efforts and he is hopeful that those will come to fruition in the next 30-60 days and then the District will reinitiate the efforts to finalize the legal documents for a potential Bond closing. Mr. Cohen added that the District has been approved a delegation resolution a couple of months ago and once the District has the word to go, the District should be able to close on the Bonds fairly quickly.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

There were no further questions or comments. Ms. Burns requested a motion to adjourn.

On MOTION by Mr. Wollard, seconded by Ms. Holeman, with all in favor, the February 27, 2018 meeting for the Aqua One Community Development District was adjourned.

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Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman

**AQUA ONE  
COMMUNITY DEVELOPMENT DISTRICT**

Fourth Amendment to Addendum to Agreement  
Between Owner and Contractor for Gator Paving  
(provided under separate cover)



**AQUA ONE  
COMMUNITY DEVELOPMENT DISTRICT**

Review & Consideration of Landscaping &  
Irrigation Services Bids  
(provided under separate cover)

**AQUA ONE**  
**COMMUNITY DEVELOPMENT DISTRICT**

SLS Contract  
(provided under separate cover)

**AQUA ONE  
COMMUNITY DEVELOPMENT DISTRICT**

Change Order regarding SLS Contract  
(provided under separate cover)

**AQUA ONE  
COMMUNITY DEVELOPMENT DISTRICT**

District Financial Statements

**Aqua One CDD**  
**Statement of Activities**  
**As of 2/28/2018**

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>
<b><u>Revenues</u></b>			
Other Revenue	\$ 100.00		\$ 100.00
Developer Contributions	33,004.73		33,004.73
Inter-Fund Transfers In	2,937.21		2,937.21
Developer Advance		\$ 494,853.02	494,853.02
Inter-Fund Transfers In		(2,937.21)	(2,937.21)
Total Revenues	\$ 36,041.94	\$ 491,915.81	\$ 527,957.75
<b><u>Expenses</u></b>			
Public Official Insurance	\$ 2,907.00		\$ 2,907.00
District Management	12,500.00		12,500.00
Engineering	3,320.00		3,320.00
District Counsel	12,298.00		12,298.00
Telephone	17.30		17.30
Postage & Shipping	43.57		43.57
Legal Advertising	834.70		834.70
Contingency	31.10		31.10
Web Site Maintenance	240.00		240.00
Dues, Licenses, and Fees	175.00		175.00
Engineering		\$ 30,457.15	30,457.15
Capital Expenditures		464,395.87	464,395.87
Total Expenses	\$ 32,366.67	\$ 494,853.02	\$ 527,219.69
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>			
Total Other Revenues (Expenses) & Gains (Losses)	\$ -	\$ -	\$ -
Change In Net Assets	\$ 3,675.27	\$ (2,937.21)	\$ 738.06
Net Assets At Beginning Of Year	\$ 1,519.24	\$ -	\$ 1,519.24
Net Assets At End Of Year	\$ 5,194.51	\$ (2,937.21)	\$ 2,257.30

**Aqua One CDD**  
**Statement of Financial Position**  
**As of 2/28/2018**

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$ 6,242.51		\$ 6,242.51
Accounts Receivable - Due from Developer	11,955.93		11,955.93
Accounts Receivable - Due from Developer		\$ 211,508.94	211,508.94
Total Current Assets	<u>\$ 18,198.44</u>	<u>\$ 211,508.94</u>	<u>\$ 229,707.38</u>
Total Assets	<u>\$ 18,198.44</u>	<u>\$ 211,508.94</u>	<u>\$ 229,707.38</u>
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Accounts Payable	\$ 13,003.93		\$ 13,003.93
Accounts Payable		\$ 214,446.15	214,446.15
Total Current Liabilities	<u>\$ 13,003.93</u>	<u>\$ 214,446.15</u>	<u>\$ 227,450.08</u>
Total Liabilities	<u>\$ 13,003.93</u>	<u>\$ 214,446.15</u>	<u>\$ 227,450.08</u>
<u>Net Assets</u>			
Current Year Net Assets, Unrestricted	3,037.21		3,037.21
Net Assets - General Government	\$ 1,519.24		\$ 1,519.24
Current Year Net Assets - General Government	638.06		638.06
Current Year Net Assets, Unrestricted		(2,937.21)	\$ (2,937.21)
Total Net Assets	<u>\$ 5,194.51</u>	<u>\$ (2,937.21)</u>	<u>\$ 2,257.30</u>
Total Liabilities and Net Assets	<u>\$ 18,198.44</u>	<u>\$ 211,508.94</u>	<u>\$ 229,707.38</u>

**Aqua One CDD**  
**Budget to Actual**  
**For the Month Ending 02/28/18**

	Actual	Year To Date Budget	Variance	FY 2018 Adopted Budget
<b><u>Revenues</u></b>				
Other Revenue	\$ 100.00	\$ -	\$ 100.00	\$ -
Developer Contributions	33,004.73	138,712.50	(105,707.77)	332,910.00
<b>Net Revenues</b>	<b>\$ 33,104.73</b>	<b>\$ 138,712.50</b>	<b>\$ (105,607.77)</b>	<b>\$ 332,910.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Public Official Insurance	\$ 2,907.00	\$ 2,083.35	\$ 823.65	\$ 5,000.00
Trustee Services	-	1,833.35	(1,833.35)	4,400.00
District Management	12,500.00	12,500.00	-	30,000.00
Engineering	3,320.00	1,666.65	1,653.35	4,000.00
Dissemination Agent	-	2,083.35	(2,083.35)	5,000.00
District Counsel	12,298.00	3,125.00	9,173.00	7,500.00
Assessment Administration	-	2,083.35	(2,083.35)	5,000.00
Audit	-	2,708.35	(2,708.35)	6,500.00
Arbitrage Calculation	-	208.35	(208.35)	500.00
Telephone	17.30	83.35	(66.05)	200.00
Postage & Shipping	43.57	41.65	1.92	100.00
Copies	-	62.50	(62.50)	150.00
Legal Advertising	834.70	416.65	418.05	1,000.00
Miscellaneous	-	208.30	(208.30)	500.00
Contingency	31.10	2,083.35	(2,052.25)	5,000.00
Web Site Maintenance	240.00	200.00	40.00	480.00
Dues, Licenses, and Fees	175.00	72.90	102.10	175.00
Electric	-	2,083.35	(2,083.35)	5,000.00
Waste Service/Dumpster	-	1,541.65	(1,541.65)	3,700.00
Amenity Center- Waste Service	-	218.75	(218.75)	525.00
Amenity - Water	-	1,093.75	(1,093.75)	2,625.00
Amenity - Electric	-	1,500.00	(1,500.00)	3,600.00
Amenity - Telephone/Internet	-	237.50	(237.50)	570.00
Amenity - Dues & License	-	416.65	(416.65)	1,000.00
Lagoon Maintenance/Chemicals	-	62,500.00	(62,500.00)	150,000.00
Amenity - Pest Control	-	106.25	(106.25)	255.00
Amenity - R&M Building	-	575.00	(575.00)	1,380.00
Amenity - R&M Grounds	-	729.15	(729.15)	1,750.00
General Insurance	-	2,083.35	(2,083.35)	5,000.00
Irrigation Repairs and Maint	-	4,166.65	(4,166.65)	10,000.00
Lake Maintenance	-	833.35	(833.35)	2,000.00
Landscaping Maintenance & Material	-	25,000.00	(25,000.00)	60,000.00
Landscape Improvements	-	4,166.65	(4,166.65)	10,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 32,366.67</b>	<b>\$ 138,712.50</b>	<b>\$ (106,345.83)</b>	<b>\$ 332,910.00</b>
<b>Total Expenses</b>	<b>\$ 32,366.67</b>	<b>\$ 138,712.50</b>	<b>\$ (106,345.83)</b>	<b>\$ 332,910.00</b>
<b>Net Income (Loss)</b>	<b>\$ 738.06</b>	<b>\$ -</b>	<b>\$ 738.06</b>	<b>\$ -</b>