

MINUTES OF MEETING

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

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Grand Haven Community Development District was held on **Thursday, December 18, 2008 at 9:30 a.m.** at the Grand Haven Room, located at Grand Haven Village Center, 2000 Waterside Parkway, Palm Coast, Florida 32137.

Present and constituting a quorum:

Peter Chiodo	Board Supervisor, Chairman
Charles Trautwein	Board Supervisor, Vice Chairman
Dennis Cross	Board Supervisor, Assistant Secretary
Stephen Davidson	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>
Samuel Halley	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Scott Clark	District Counsel, Clark & Albaugh
Barry Kloptosky	Field/Operations Manager
Robert Lyons	Representative, LandMar Group
Roy Deary	President, AMG

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Mr. Chiodo called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Field/Operations Manager Action
Response Report**

Mr. Kloptosky gave update on Aerator and Littoral Shelf Project and that he is waiting on City approval.

THIRD ORDER OF BUSINESS

District Manager Action Response Report

Ms. Dobbins briefly updated the Board that more information was needed by the District Engineer relating to Requisitions #150 and #151. Mr. Clark addressed concerns over the Requisitions and stated that he would further review these Requisitions with the District Engineer.

FOURTH ORDER OF BUSINESS

District Counsel Report

Mr. Clark stated he was working on the North Park Fence Right of Way Utilization Agreement with the City. Mr. Clark stated the City would only allow a vinyl chain link fence or wood fence to be put up. Mr. Clark stated that a vinyl fence would allow a Right of Way Agreement and that a fence that requires constant maintenance would require an Easement Agreement.

Mr. Clark updated the Board on the Whitehall Assessment Foreclosure and that a Statement Agreement is being circulated with the bank's attorney and he is anticipating it to be accepted. Board consensus was to move forward with proceedings.

Mr. Clark updated the Board on RA Scott Litigation and the Indemnity Agreement is not resolved yet with the Developer. He will also be reviewing 2004B Regulations and their appropriateness.

Mr. Clark recommended that the Board not accept turnover of the Wild Oaks Phase 2 until matters outstanding with the Developer are resolved. Board requested Mr. Clark to send out a deficiency letter to the developer.

FIFTH ORDER OF BUSINESS

Resident/Audience Comments and Requests

An Audience member requested that the Guard Gates take down more information on all vehicles entering Grand Haven as it would be recommended by the Neighborhood Watch. The Neighborhood Watch would like to be able to E-Blast Neighborhood Watch Alerts to the community in a timely manner through the AMG E-Blast System.

On Motion by Mr. Cross, seconded by Mr. Trautwein, with all in favor, the Board approved Guard Gate to record license plate numbers, vehicle type, vehicle color, and time of entry on all vehicles entering for Grand Haven Community Development District.

An Audience member asked about what the options were for Café Management. Mr. Chiodo stated the Board will review at a future meeting and/or workshop.

An Audience member asked about the levying food service fees for Hampton Golf on residents. Mr. Clark stated he will review property transfer provisions.

An Audience member commented on the Waterside Parkway Project. He requested to not patch the road due to causing a decrease in property values.

An Audience member commented on the security issues and privatization.

An Audience member requested that a VIP list be at the Guard Gate so that regular visitors would only need to show their ID once to gain entry.

(A brief recess was taken from 11:15 a.m. to 11:25 a.m.)

SIXTH ORDER OF BUSINESS

Discussion Regarding Waterside Parkway

Mr. Kloptosky reviewed three bids for the Board's consideration.

On Motion by Dr. Davidson, seconded by Mr. Chiodo, with Mr. Trautwein, in favor, and Mr. Halley, and Mr. Cross opposed, the Board approved P & S Paving for full repair and resurfacing from Main Gate to Birdie Lane which is approximately six tenths of a mile and not to exceed \$70,000.00 for Grand Haven Community Development District.

Board asked for vote to be amended.

On Motion by Dr. Davidson, seconded by Mr. Chiodo, with Mr. Trautwein, in favor, and Mr. Halley, and Mr. Cross opposed, the Board approved P & S Paving for full repair and resurfacing from Main Gate to Birdie Lane which is approximately six tenths of a mile, and to include contingency, \$800.00 for Brick Paver Replacement and not to exceed \$75,000.00 for Grand Haven Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Storm Protocol

Board asked for the Storm Protocol to be posted on the Grand Haven website and on the Amenity Center Bulletin Boards.

On Motion by Mr. Cross, seconded by Mr. Trautwein, with all in favor, the Board approved the Storm Protocol and the posting of it on the Grand Haven website and on all Amenity Center Bulletin Boards for Grand Haven Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Marlin Pump House

Mr. Kloptosky gave overview of three Pump House Facility Projects. Mr. Clark stated that the Board can use the remaining 2008 Bond Funds for the Pump House Project 1 and 2.

Mr. Kloptosky will review changing PUD for long-term operation for commercial use and not residential use with District Engineer and review change in cost for possible gain in access to pond and steering materials externally by next Board meeting.

NINTH ORDER OF BUSINESS

Field/ Operations Manager's Report

Mr. Kloptosky gave update on the North Park Road Project and stated the City will approve a vinyl cover chain link fence.

(A brief recess was taken from 12:50 p.m. to 1:00 p.m.)

On Motion by Mr. Trautwein, seconded by Dr. Davidson, with all in favor, the Board approved purchase of 500 Ft vinyl covered chain link fence, not to exceed \$8, 200.00 and fund out of remaining 2008 Bond Funds for Grand Haven Community Development District.

Mr. Kloptosky updated the Board that the tile roof proposal from Quality Roofing was negotiated down from the original amount approved by the Board. Mr. Kloptosky request that soffit work now be included which would still come in less than the original approved amount.

On Motion by Mr. Chiodo, seconded by Mr. Trautwein, with all in favor, the Board approved Quality Roofing Proposal with revised changes to include soffit work at no extra cost than originally approved for the Quality Roofing Tile Proposal for Grand Haven Community Development District.

Mr. Kloptosky reviewed the Main Gate Fence. Per a request from Mr. Cross an Ad Hoc Fact Finding Group was established to review maintenance of landscape design for the main gate fence on a short and long term basis. Mr. Cross stated the group will report back in March 2009 (Exhibit A).

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

December 18, 2008 Minutes of Meeting

Page 5

Mr. Kloptosky, Mr. Deary, and Mr. Filing updated the Board on the Virginia Graeme Baker Act and its effective date of December 19, 2008. Mr. Deary stated the Federal Legislation requires commercial pools and spas to be compliant by December 19, 2008. This would require an assessment stage, as well as an engineer's inspection and certification and finally installation.

Ms. Dobbins stated she had requested a statement from the District's Insurance carrier in regards to liability issues after December 19, 2008 when pools are required to be compliant. Ms. Dobbins stated she is still awaiting a response.

Mr. Clark stated that he had concerns of the Districts' liability and the closing of the pools would be a business decision of the Board.

Board was in consensus to close the pool due to the liability risk of the District and for the pool assessment to be performed.

On Motion by Mr. Halley, seconded by Mr. Cross, with all in favor, the Board gave Chairman authorization to enter into an agreement with AMG not to exceed \$1,500.00 for assessment stage, and Engineer not to exceed \$2,500.00 for engineering and certifying inspection for Grand Haven Community Development District.

Mr. Kloptosky presented three café item requests.

On Motion by Mr. Chiodo, seconded by Dr. Davidson, with all in favor, the Board approved first café item request for Health and Safety not to exceed \$1,222.39 for Grand Haven Community Development District.

On Motion by Mr. Chiodo, seconded by Mr. Cross, with all in favor, the Board approved second café item request for General Use and Banquets not to exceed \$1,490.40 for Grand Haven Community Development District.

Board tabled third café item request.

TENTH ORDER OF BUSINESS

Staff Reports

A. Amenity Center Manager

Mr. Deary presented report from Mr. McGaffney, Amenity Center Director who was not present (Exhibit B).

Board agreed that there is no need for a Community Development District Board Member Liaison for the Fact Finding Groups. Board agreed any Ad Hoc Fact Finding Group Report will be directed to the District Manager to distribute to the Board.

ELEVENTH ORDER OF BUSINESS

Consideration of the Minutes from the Board of Supervisors' Meeting held on October 16, 2008, and November 20, 2008, and Consideration of Board of Supervisors' Workshop held on October 28, 2008

Dr. Davidson stated a correction on page one by replacing Ken Johnson to Ken Obermeier to the Board of Supervisors' Workshop Minutes held on October 28, 2008. Mr. Cross had an additional correction on page two of Investment Rate from 3.89% to 3.82%.

Mr. Halley stated a correction on the Minutes from the Board of Supervisors' Meeting held on November 20, 2008. Correction on page thirteen by replacing Mr. Halley with Mr. Lawrence.

On Motion by Mr. Cross, seconded by Mr. Chiodo, with all in favor, the Board approved the Minutes from the Board of Supervisors' Meeting held on October 16, 2008 and November 20, 2008 as amended, and the Board of Supervisors' Workshop held on October 28, 2008 as amended for the Grand Haven Community Development District.

TWELEVETH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for November 2008 and December 2008

On Motion by Mr. Trautwein, seconded by Mr. Cross, with all in favor, the Board approved the Operation and Maintenance Expenditures for November 2008 totaling \$230,080.46, and December 2008 totaling \$138,327.49 for the Grand Haven Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Special Assessment Bonds, Series 2004B, Requisition #156

On a Motion by Mr. Cross, seconded by Mr. Halley, with all in favor, the Board approved the Special Assessment Bonds, Series 2004B, Requisition #156 made payable to Arcadis U.S., Inc. in the amount of \$528.00 for Grand Haven Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Special Assessment Bonds, Series 2004B, Requisitions #157- #159

Board did not approve Special Assessment Bonds, Series 2004B, Requisition #158 due to double billing in 2008 Requisitions.

On a Motion by Mr. Cross, seconded by Dr. Davidson, with all in favor, the Board approved the Special Assessment Bonds, Series 2004B, Requisition #157 made payable to Arcadis U.S., Inc. in the amount of \$826.36 and Requisition #159 made payable to Clark and Albaugh, LLP in the amount of \$2,425.00 for Grand Haven Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Special Assessment Refunding Bonds, Series 2008, Requisitions # 2 and #3

On a Motion by Mr. Cross, seconded by Dr. Davidson, with all in favor, the Board approved the Special Assessment Refunding Bonds, Series 2008, Requisition #2 made payable to Shuffield Lowman in the amount of \$72.00 and Requisition #3 made payable to Clark and Albaugh, LLP in the amount of \$3,134.00 for Grand Haven Community Development District.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Manager

Ms. Dobbins updated Board on new Administrative Assistant Bridget Foster and new procedures on Minutes to protect the District from liability. Ms. Dobbins stated at a recent records compliance seminar for District Management Services it was recommended by the Attorney General to have management firms cut back on what is reflected in minutes. Ms. Dobbins stated it was recommended to only have action taken by the Board stated in the minutes to reduce liability to the Districts.

Mr. Clark stated that more detailed minutes could be interpreted in more than one way by whomever is reading it and can cause liability to the District if misinterpreted. Mr. Clark stated the purpose is to show action taken by the Board only.

B. District Liaison

No report.

(Mr. Chiodo left meeting; Mr. Trautwein conducted remainder of meeting)

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Halley stated the next Workshop would have a Solar Fit presentation. Mr. Halley requested Mr. Chiodo's update on District Manager Services and asked to add District Manager Services as discussion at the next workshop.

Dr. Davidson and Mr. Cross stated they will request the City to add Grand Haven Community Development District's name as a funding contributor on the North Park Road Sign.

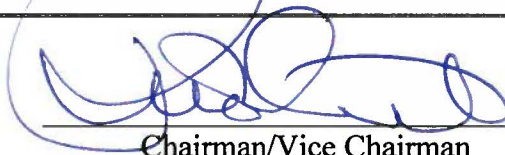
EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Halley, seconded by Mr. Cross, with all in favor, the Board adjourned the meeting at 4:05 p.m. for Grand Haven Community Development District.



Secretary/ Assistant Secretary



Chairman/Vice Chairman

Exhibit A

SUPV. REQUEST

**DWC
12/18/08**

**AD-HOC
FACT FINDING GROUP**

ASSIGNED TASK

Identify Landscape needs (Softscape & Hardscape) at Main Gate Area:

Phase 1.....Identify short term needs over the next 6 months

Phase 2.....Identify long term needs over the next 5 years

AD-HOC MEMBERS

Warren Purdy & Otto Bohmueller

TASK DURATION

Start study Jan. 2009, and submit report to District Mgr. for Board review in March 2009

Exhibit B

**Amenity Companies
Grand Haven's Amenity Centers Director
CDD Report-Howard McGaffney (Mac)
CDD Meeting Thursday, December 18th, 2008
Note Mac will not be present due to training seminar**

**Amenities Report
Grand Haven, Village Center/Creekside**

INTRODUCTION

My Amenities Managers Report will be sent out via email prior to the meeting. Mac will be at training seminar in St. Augustine.

STAFFING

- Steve Austell-New Facilitator
- Miguel Berrios-New Facilitator/Cook in training
- Will be hiring 2 more servers/bartenders
- John Ignacio has done very well in his training with Rob Heard in regards to Court Maintenance and Pools and Spas daily operation and maintenance.

POOLS AND SPAS

- Retrained team members on proper pool care and daily checklists
- Pool Room Cleanliness and Organization in progress

TENNIS COURTS

- We have identified an issue with the court lighting and the breaker tripping. I have spoken to Dave F. and Barry K. New Breakers are being installed.
- Improved the level and sloping of courts to improve drainage.-Rob Heard/Barry K.
- Amenities Director has organized the Tennis Advisory Group to comprise of the following Residents:
 - Vic Natiello and Al LoMonaco - Community Tennis Players
 - Rob Carlton and Renee DeAngellis - Casual Players
 - Bob Nawarol and Bob Witty - Competitive Players
 - Joe Loria and Tom Lawrence - Non Players
 - The week of January 5th an email will go out to the above individuals to include the Forum and Agenda for our first gathering. My reports will go directly to Barry K. Estimated 1st get together will be 3rd week of January.
- Ball Machine is working, however several tennis players have brought up that we need to replace the worn out tennis balls.

BASKETBALL, SOCCER

We have received the new basketball backboard and rim, along with the new soccer nets. We have installed them. Completed 12-17-08

BOCCE BALL COURTS

- Courts have been inspected and found to be in good maintenance

HORSE SHOE PITS

- New pits have been installed and ready for your enjoyment!

GRAND HAVEN ROOM

- 50's party schedule for December 27 is not selling well and we may have to cancel.
- Cleaned out storage room, will be replacing ceiling tiles and track that needs repaired.
- AMG repaired one window where the bracket was pulled out.

WATERSIDE CAFÉ

- We have created a new menu to be implemented during the week of January 5th.
- We are working on a Togo Menu as well.
- POS system on order and we are installing the system during the week of January 5th.
- Deep clean of Banquet staging room and dry storage. Setting up to paint and fix holes in walls and replace ceiling tiles in the Back Storage rooms.
- Installed 2 food racks for kitchen to improve productivity and ordering processes.
- Installed 2 soap dispensers, 2 paper towel racks and 1 hand sanitizer to improve Health and Safety.
- Installed multi-purpose chemical station to help reduce costs and improve accessibility for Facilities Assistants.
- Turned in Health and Safety kitchen supply list to Barry K. for board consideration
- Supplies Requisition for Health and safety and equipment needed to proceed with improvements in the café for speed of service and improving overall conditions.- Barry K

CLOSING REQUESTS AND MISC.

- We have improved on our checking of the Residents I.D.'s on the Tennis Courts.
- Looking for Residents to become involved in the Community Social Events.
- Plans in place to repair men's room lockers and to paint both the men's and ladies shower rooms. I will have a full report of items to be repaired and start dates for Barry's review by end of first week in January. We have already begun some minor repairs of the drywall.
- Bingo Players have requested new equipment as the current set up is not easy to use and hard to see the numbers. I have given the information to Barry K.
- New Fitness Center check lists and Bathroom Checklists are in place. FA's are instructed to wipe down fitness equipment every 2 hours.