

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 workshop meeting of the Board of Supervisors of Grand Haven Community Development District was held on **Tuesday, April 28, 2009 at 10:00 a.m.** at the Grand Haven Room, located at Grand Haven Village Center, 2001 Waterside Parkway, Palm Coast, Florida 32137.

Present and constituting a quorum:

Peter Chiodo	Board Supervisor, Chairman
Dennis Cross	Board Supervisor, Assistant Secretary
Stephen Davidson	Board Supervisor, Assistant Secretary
Samuel Halley	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Dave Berman	District Manager, Rizzetta & Company, Inc.
Barry Kloptosky	Field/Operations Manager
Howard McGaffney	Amenity Center Director, 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

Presentation by District Management Services, LLC

Rizzetta & Company, Inc. not present for this portion of the workshop.

THIRD ORDER OF BUSINESS

Discussion Regarding Solar Panels

Mr. Kloptosky expressed concern about fastening solar panels to the Village Center tile roof. Mr. Kloptosky reviewed recommended way of installation through trusses.

The Board directed Mr. Kloptosky to request the following addendums from Solar Fit: Payment schedule contingent upon Board acceptance, Solar Fit to be liable for any tile damage and/or leakage, Solar Fit review installation/fastening process, Quality Roofing representative must be present during solar panel installation, and Solar fit pays any permitting fees.

FOURTH ORDER OF BUSINESS

Discussion Regarding Fiscal Year 2009-2010 Budget

Board reviewed capital expenditure spreadsheet and made revisions. Approximately 155 streetlights need repainting at a cost of approximately \$150.00 per light. A discussion ensued regarding the Village Center sockets and lights for chandeliers.

Board directs staff to post Northpark signage. Stormwater outfall repair costs possibly come from bond funds since it's a master infrastructure problem. A discussion regarding the fitness center equipment ensued.

Adjustments to capital expenditures include adding Stop Bars and Arrows at a cost of \$2,800.00, the South Gate Gazebos at a cost of \$1,750.00, and the Aeration on reuse pond at a cost of \$2,000.00. Board reviewed long-range capital items. Mr. Lawrence, and audience member stated that he has been maintaining long-range plan on a per Village basis.

Board discussed Long-Range Capital Ad hoc Fact Finding Group to consist of Judy Hackstaff, George Sparks, Gerry Crowley, Jean Cronin, Sharon Downes, and Tom Lawrence.

A general discussion ensued regarding the Fiscal Year 2009/2010 Proposed Budget. Board directed staff to adjust multiple categories by increasing gross projected annual totals by 5%. Board set District Engineer fees at \$20,000.00, and Wild Oaks landscaping at \$70,000.00. Board reviewed Amenity Maintenance and Community Maintenance line items at length. Board set Miscellaneous contingency at 2% of Field Operations subtotal.

FIFTH ORDER OF BUSINESS

Discussion Regarding District Insurance Coverage, Limits, Premiums and Agents

The District Agent is currently Brown & Brown. Board discussed possible change in agent to Egis Advisors that specializes in special Districts. District Manager stated that he is also looking at the possibility of different agent.

SIXTH ORDER OF BUSINESS

Discussion Regarding Bid Policies and Framework

Supervisor Cross would prefer three bids for projects. Board discussed bid policy framework (Exhibit A). Tom Lawrence, an audience member suggests having the Field/Operations Manager propose bid policies. Board directs staff to make alterations to bid policy guidelines and include on consent agenda for the May regular meeting.

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

April 28, 2009 Minutes of Meeting

Page 3

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Wild Oaks Phase 2
Operation and Maintenance**

Supervisor Cross mentions items of note: five ponds, Ditch 10, electric/street lights, reclaimed water, water and landscaping. Board requests timeline of invoices from Florida Power and Light. Board discusses developer's current involvement with Wild Oaks Phase 2 (Exhibit B). Supervisor Chiodo presents Wild Oaks lot breakdown of ownership.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Village Center
Fitness Room Doors**

The Field/Operations Manager is seeking long-term fix. Concerns expressed are energy efficiency and safety.

NINTH ORDER OF BUSINESS

**Discussion Regarding Wildfire
Awareness/Mitigation Initiative**

Board reviewed master plan map. Applications were submitted for Firewise Communities USA and Wildfire Mitigation grant funds.

TENTH ORDER OF BUSINESS

**Discussion Regarding Ad Hoc Fact
Finding Group Applications**

The Board reviewed applications.

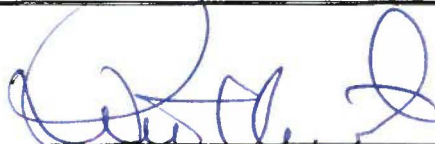
ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Cross, seconded by Mr. Chiodo, with all in favor, the Board adjourned the meeting at 4:00 p.m. for Grand Haven Community Development District.



Secretary/ Assistant Secretary



Chairman/Vice Chairman

Exhibit A

DRAFT-----DRAFT-----DRAFT-----DRAFT

PROPOSED GHCCDD BOS BID POLICY GUIDELINES

CAPITAL

<\$1000 FOM approval
if in Capital Plan

>\$1000 < \$5000 min. 2 bids
whenever possible
FOM approval if in
Capital Plan

>\$5000 min. 2 bids
whenever possible, plus
BOS approval

O & M

<\$1000 FOM approval
bid optional

>\$1000 < \$5000 min. 2 bids
whenever possible
FOM approval if within budget

\$5K-\$15K min. 2 bids
whenever possible, plus
DM approval if within budget

>\$15K min. 2 bids
whenever possible, plus
DM approval, plus
emergency approval
by Chairman (or BOS
emergency meeting)

Exhibit B

**CLARK &
ALBAUGH, LLP**
ATTORNEYS & COUNSELORS AT LAW

SCOTT D. CLARK
MITCHELL E. ALBAUGH †
655 W. Morse Boulevard, Suite 212
Winter Park, Florida 32789
Telephone 407-647-7600
Facsimile 407-647-7622

† BOARD CERTIFIED CONSTRUCTION LAWYER

April 20, 2009

By Fedex

Grand Haven Developers, LLC
7 Sandpiper Court
Palm Coast, Florida 32137
ATT: Robert Lyons

**RE: Turnover of Wild Oaks Phase 2 between Grand Haven Developers, LLC
("Developer") and Grand Haven Community Development District
("District")**

Dear Robert:

The Grand Haven Community Development District Board has directed me to write you concerning your handling of the turnover of common areas in Wild Oaks Phase 2. You are well aware of the history of our discussions on this topic, dating back to my communications with Jim Cullis beginning in December, 2008. Prior to that, your company was dealing with Dennis Cross and our engineer on the turnover issues.

On January 12, 2009, in response to inquiries from the Developer, I wrote the attached letter to discuss the status of the turnover. The District's office also furnished copies of the District's Rule IV, adopted by a Developer-controlled board, and also supplied evidence surrounding the adoption of the rule in 1998. A copy of the rule is attached.

You and I began to discuss this matter in February after Mr. Cullis' departure. Initially, you indicated your lack of history on the subject. To that end, I stayed in touch with you and initiated discussions about the matters in the January 12 letter and other questions. I initiated contact with you on at least a monthly basis and expressed a desire to resolve these matters. In response, you generally told me about the efforts of the Developer to resolve concerns of the City and the St. Johns River Water Management District and acknowledged that there were ongoing issues which the Developer was addressing.

After these efforts, you did not respond to my requests in early April, 2009 for an update on the status of these issues.

Grand Haven Developers, LLC
April 20, 2009
Page two

The Board of Supervisors has now discovered that, while we were discussing these matters, the Developer unilaterally decided to discontinue maintenance of the property in early 2009. This was brought to our attention by virtue of visual observations and by notice that electrical power and irrigation facilities had been disconnected for nonpayment. To the best of the District's collective knowledge, these actions were taken without discussion or notice to the District and have placed at risk valuable improvements in the property which were paid with the District's bond proceeds.

To put it mildly, the Board of Supervisors is alarmed and distressed at the actions taken by the Developer in this regard. They belie any earlier statements that the Developer wished to work these matters out in a cooperative fashion.

The Board of Supervisors may well be faced with a decision in the very near future to advance monies to fund maintenance of the Wild Oaks Phase 2 project in order to mitigate its damages flowing from the Developer's conduct. Please be advised that any such efforts, if taken, are made for purposes of mitigation and do not waive or eliminate any requirements of your company to continue maintenance pending turnover under Rule IV.

I further request a written response stating the Developer's intentions regarding the matters in this letter and my January 12, 2009 letter. Please respond no later than April 27, 2009.

Sincerely,



Scott D. Clark

**CLARK &
ALBAUGH, LLP**
ATTORNEYS & COUNSELORS AT LAW

SCOTT D. CLARK
MITCHELL E. ALBAUGH †
655 W. Morse Boulevard, Suite 212
Winter Park, Florida 32789
Telephone 407-647-7600
Facsimile 407-647-7622

† BOARD CERTIFIED CONSTRUCTION LAWYER

January 12, 2009

Grand Haven Developers, LLC
7 Sandpiper Court
Palm Coast, Florida 32137

RE: Application for turnover/ Wild Oaks Phase 2

Dear Sirs:

I have had an opportunity to review the application received from you for the turnover of Wild Oaks, Phase 2 to the Grand Haven Community Development District ("CDD"). In order to process the application effectively, please provide the following information:

1. Please specify those tracts of common area or other property which you propose to convey to the CDD. The legal description contained in the application appears to relate to the entire development. Reference can be made by identifying platted areas.
2. Please include an affidavit stating that no sums are owed for the improvements. It is my understanding that this affidavit may not be available at this time because of outstanding claims by the contractor. If so, please provide the CDD with a status report regarding this matter.
3. Please provide a status report on your compliance with permits issued by the St. Johns River Water Management District and Army Corps of Engineers. Specifically, it is my understanding that you have received correspondence from the St. Johns River Water Management District under Compliance Item #815184 which contains outstanding deficiencies.
4. Please complete the repair/replacement of the concrete weir in Ditch 10. After this work is complete, the CDD will need to further inspect the water quality issues in Ditch 10 around the concrete bridge to determine if they have been resolved. The developer has previously offered to provide a bond to secure the repairs, stating that there was a "\$7.3 Million Bond" with the City. However, the application states that there is no bond.

Grand Haven Developers, LLC
January 12, 2009
Page Two

5. Please remove the dilapidated wooden bridge which crosses Ditch 10 between the weir and Colbert Lane.
6. The drawings submitted with the application have been forwarded to the CDD Engineer to review for compliance with Rule IV and any operational issues and acceptance is subject to that review.
7. Please provide a form of warranty deed you propose to use for the transfer, together with a title insurance commitment, a form of assignment of warranties and a form of affidavit that all costs of the work have been paid, which should contain the standard language regarding the absence of liens and other claims.

Please don't hesitate to contact me if you have any questions or concerns about this matter.

Sincerely,



Scott D. Clark

cc: District Manager