

**MINUTES OF MEETING
GRAND HAVEN
COMMUNITY DEVELOPMENT DISTRICT**

A Public Hearing related to Adoption of the Fiscal Year 2017/2018 Budget, a Public Hearing related to the Imposition of the Fiscal Year 2017/2018 Assessments, a Public Hearing related to Adoption of Amendments to the Rules Of Procedure and a Regular Meeting of the Grand Haven Community Development District's Board of Supervisors were held on Thursday, September 21, 2017 at 10:00 a.m., in the Grand Haven Room, Grand Haven Village Center, located at 2001 Waterside Parkway, Palm Coast, Florida 32137.

Present at the meeting were:

Marie Gaeta	Assistant Secretary
Tom Lawrence	Assistant Secretary
Ray Smith	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Kathleen Fuss	Resident
Ron Merlo	Resident
Jim Gallo	Resident
Chip Howden	Resident
Al Lo Monaco	Resident
Vic Natiello	Resident
Morgan Evans	Resident
Lionel Duckwitz	Resident
Charlie Greer	Resident
Sue and Wayne Grey	Residents
Eileen Mills	Resident
Don Plunkett	Resident
Mark Schreiber	Resident
Murray Jackson	Resident
Mark Webber	Resident

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Mr. McGaffney called the meeting to order at 10:03 a.m. Supervisors Gaeta, Lawrence and Smith were present, in person. Supervisors Davidson and Chiodo were not present.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

MODIFICATIONS TO AGENDA

There were no modifications to the agenda.

FOURTH ORDER OF BUSINESS

CONSULTANTS, GUEST REPORTS & PRESENTATIONS

There being no consultants, guest reports and presentations, the next item followed.

FIFTH ORDER OF BUSINESS

PUBLIC COMMENTS (3-Minute Rule; Non-Agenda Items)

This item was deferred to the Continued Meeting.

SIXTH ORDER OF BUSINESS

Consideration of/Decision on: Resolution 2017-9, Resetting Public Hearing Pursuant to the Department of Revenue's Amended Emergency Order, dated September 8, 2017, Implementing Governor Rick Scott's Executive Order Number 17-235, Dated September 4, 2017

Mr. McGaffney presented Resolution 2017-9. Mr. Clark stated that this Resolution would amend the prior Resolution, which set the budget Public Hearing for September 7. Due to Hurricane Irma, the Governor issued an Executive Order granting emergency powers, which enabled the District to publish and reset the Fiscal Year 2018 budget Public Hearing for today.

On MOTION by Supervisor Lawrence and seconded by Supervisor Gaeta, with all in favor, Resolution 2017-9, Resetting Public Hearing Pursuant to the Department of Revenue's Amended Emergency Order, dated September 8, 2017, Implementing Governor Rick Scott's Executive Order Number 17-235, Dated September 4, 2017, for September 21, 2017 at 10:00 a.m., at this location, was adopted.

SEVENTH ORDER OF BUSINESS

Affidavit(s)/Proof of Publication

A. September 7, 2017 Regular Meeting and Public Hearings Affidavits of Publication

B. September 21, 2017 Rescheduled Public Hearings and Regular Meeting Notices.

The affidavits of publication were provided for informational purposes.

EIGHTH ORDER OF BUSINESS

**PUBLIC HEARING TO HEAR
COMMENTS AND OBJECTIONS ON
THE ADOPTION OF THE DISTRICT'S
FINAL BUDGET FOR FISCAL YEAR
2017/2018, PURSUANT TO FLORIDA
LAW**

A. Consideration of/Decision on: Resolution 2017-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018, Pursuant to Florida Law

Mr. McGaffney presented Resolution 2017-10. There were no changes to the proposed Fiscal Year 2018 budget since the last meeting. The increases were primarily related to infrastructure reinvestment, such as the road resurfacing project, hurricane debris cleanup and other items that affected the District’s fund balance. The proposed assessment increase would be \$51.23, per unit.

*****Mr. McGaffney opened the Public Hearing.*****

Mr. Chip Howden, a resident, objected to the proposed budget and requested that the infrastructure reinvestment category be reduced by \$25,000 and that the reduction be reflected in the assessments. He was against the “Community emergency radio communications”, \$7,500, “Village Center emergency power supply backup”, for \$30,000, and “Village Center impact resistant windows”, for \$12,500, items on the Capital Needs list, on Page 21, and recommended combining those items and reducing the total from \$50,000 to \$25,000.

Mr. Jim Gallo, a resident, agreed with Mr. Howden and voiced his opinion that the \$50,000 budgeted for those items “adds to an already inflated budget”. Reducing the amounts and removing “things that are probably never going to happen” would have a positive effect on the budget.

Mr. Mark Schreiber, a resident, recalled that a CDD bond was about to expire and asked if that would significantly reduce assessments for everyone. Mr. McGaffney stated that one of

the bonds would be paid off in Fiscal Year 2019/2020, which could have potential impacts to the overall assessments. Mr. Schreiber asked if retirement of that bond would reduce assessments. Mr. McGaffney could not speak to what this Board or future Boards would do; the topic would be discussed later in the year. Mr. Schreiber worried about being taxed out of where he lives and asked the Board to consider that when reviewing the budgets.

Mr. Vic Natiello, a resident, asked where to find the line items that Mr. Howden wanted removed. Mr. McGaffney stated that they were located on Page 21.

*****Mr. McGaffney closed the Public Hearing.*****

Supervisor Lawrence stated that the projects on the Capital Needs list were planned projects but none had been approved, yet. Throughout the fiscal year, the items would be reviewed, prioritized and approved, one-by-one. Typically, some items on the list are not approved or completed. Over the past three years, the District underspent the anticipated Capital expenditure amount, as projects were postponed or not approved. Supervisor Lawrence felt that the Capital Needs list could be reduced by \$25,000 and was willing to do so. Mr. McGaffney stated that a \$25,000 reduction would result in an assessment decrease of approximately \$13, per unit, to the currently proposed assessment amount. Supervisor Lawrence stated that, since the District's inception, the average assessment increase was approximately 3.5%, per year, which was barely above inflation percentages. Over the years, the District has been maintained in a near new condition, at the lowest possible expense, which he encouraged property owners to recognize, to put the assessments into perspective.

Supervisor Gaeta agreed with Supervisor Lawrence's final comments, relative to what has been accomplished and how the District has been maintained. The Board has a good understanding of the District's future projects and infrastructure needs. She preferred that the line items, referenced by Mr. Gallo, remain as placeholders, with the coding possibly changed from "A", "Safety & Health Must Do", to "E", "Request".

Supervisor Smith supported the suggested \$25,000 reduction to the Capital Needs items.

Mr. McGaffney stated that he would make the adjustments necessary to have a \$25,000 reduction in the assessment and that the capital items would be adjusted, as discussed. The items referred to by Mr. Howden, are capital plans and the Capital Plan is a living document that is set and prioritized by the Board of Supervisors, meaning that the numbers could change but does not mean the projects will be discontinued.

On MOTION by Supervisor Lawrence and seconded by Supervisor Smith, with Supervisors Lawrence and Smith in favor and Supervisor Gaeta dissenting, Resolution 2017-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017 and Ending September 30, 2018, Pursuant to Florida Law, as amended, as stated, the Proposed Budget was decreased by \$25,000, resulting in a lower than proposed assessment, with the changes reflected in the Capital Plan, was adopted. (Motion passed 2-1)

NINTH ORDER OF BUSINESS

PUBLIC HEARING TO HEAR COMMENTS AND OBJECTIONS ON THE IMPOSITION OF MAINTENANCE AND OPTERATION ASSESSMENTS TO FUND THE BUDGET FOR FISCAL YEAR 2017/2018, PURSUANT TO FLORIDA LAW

*****Mr. McGaffney opened the Public Hearing.*****

No members of the public spoke.

*****Mr. McGaffney closed the Public Hearing.*****

A. Mailed Notice(s) to Property Owner(s) (September 7, 2017 Meeting)

The Mailed Notices were provided for informational purposes.

B. Consideration of/Decision on: Resolution 2017-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date.

Mr. McGaffney presented Resolution 2017-11. Mr. Clark provided a revised version of Resolution 2017-11.

On MOTION by Supervisor Lawrence and seconded by Supervisor Gaeta, with all in favor, Resolution 2017-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date., provided by Mr. Clark, was adopted.

TENTH ORDER OF BUSINESS

PUBLIC HEARING TO HEAR PUBLIC COMMENT AND OBJECTIONS TO THE ADOPTION OF AMENDMENTS TO THE RULES OF PROCEDURE TO INCLUDE CHAPTER VII, RELATING TO SIGN REGULATIONS POLICIES AND PROCEDURES, PURSUANT TO SECTIONS 190.012(3), 120.54 AND 120.81, FLORIDA STATUTES AND TO RULES, POLICIES AND FEES FOR ALL AMENITY FACILITIES, PURSUANT TO SECTIONS 120.54 AND 120.81 FLORIDA STATUTES

- A. Affidavits of Publication**
 - i. Notice of Rule Development**
 - ii. Notice of Rulemaking**
- B. Consideration of/Decision on: Resolution 2017-12, Adopting Amendments to Rules of Procedure to Include Chapter VII, Relating to Sign Regulations Policies and Procedures**
- C. Consideration of/Decision on: Resolution 2017-13, Adopting Amendments to the Policies and Fees for All Amenity Facilities Which Govern the Operation of Certain Facilities of the District**

*****Mr. McGaffney opened the Public Hearing.*****

A resident wanted assurance that public comments on this item would be allowed at the October 5, 2017 Continued Meeting. Mr. McGaffney confirmed that public comments would be permitted at the Continued Meeting.

On MOTION by Supervisor Gaeta and seconded by Supervisor Smith, with all in favor, the Public Hearing to Hear Public Comment and Objection to the Adoption of Amendments to the Rules of Procedure to Include Chapter VII, Relating to Sign Regulations Policies and Procedures, Pursuant to Sections 190.012(3), 120.54 and 120.81, Florida Statutes and to Rules, Policies and Fees for All Amenity Facilities, Pursuant to Sections 120.54 and 120.81 Florida Statutes, and other agenda items, including public comments, were continued to Thursday, October 5, 2017 at 10:00 a.m., at this location.

ELEVENTH ORDER OF BUSINESS

STAFF REPORTS

- A. District Engineer**
- B. Amenity Manager**
- C. Operations Manager**
- D. District Counsel**
- E. District Manager**
 - i. Upcoming Meeting/Workshop Dates**
 - o **COMMUNITY WORKSHOP**
 - **October 5, 2017 at 10:00 A.M.**
 - o **BOARD OF SUPERVISORS MEETING**
 - **October 19, 2017 at 10:00 A.M.**

These items were deferred to the Continued Meeting.

TWELFTH ORDER OF BUSINESS

BUSINESS ITEMS

- A. Consideration of/Decision on: Resolution 2017-14, Adopting the Annual Meeting and Community Workshop Schedules for Fiscal Year 2017/2018**
- B. Update: Employee Healthcare Renewal**
- C. Update: Security Transition**
- D. Consideration of/Decision on: Agreement with City of Palm Coast for Emergency Yard Debris Removal from Private Roadways (*in substantially final form*)**

These items were deferred to the Continued Meeting.

THIRTEENTH ORDER OF BUSINESS

OPEN ITEMS

This item was not discussed.

FOURTEENTH ORDER OF BUSINESS

SUPERVISORS' REQUESTS

There being no Supervisors' requests, the next item followed.

FIFTEENTH ORDER OF BUSINESS

ADJOURNMENT

There being no further business to discuss, the meeting recessed at approximately 10:27 a.m., and was continued to October 5, 2017 at 10:00 a.m., at this location.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair