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MINUTES OF MEETING

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

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8 **THE PRESERVE AT SOUTH BRANCH**  
9 **COMMUNITY DEVELOPMENT DISTRICT**

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11 The regular meeting of the Board of Supervisors of The Preserve at South Branch  
12 Community Development District was held on **Wednesday, August 15, 2018 at 4:00 a.m.** at  
13 the office of Rizzetta & Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley  
14 Chapel, Florida 33544.

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16 Present and constituting a quorum were:

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18 Anne Mize **Board Supervisor, Vice Chairman**  
19 Frank Messina **Board Supervisor, Assistant Secretary**  
20 Hal Lutz **Board Supervisor, Assistant Secretary**

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22 Also present were:

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24 Matthew Huber **Regional District Manager, Rizzetta & Co.**  
25 Scott Brizendine **Manager, District Financial Services**  
26 Andrew d'Adesky **District Counsel; Latham, Shuker, Eden & Beaudine, LLP**  
27 **(via speaker phone)**  
28 Joseph Cimino **WRA Engineering, District Engineer**  
29 **(via speaker phone)**  
30 Jon Kessler **Representative, FMS Bonds**  
31 Mike Williams **Representative, Akerman LLP**

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33 **FIRST ORDER OF BUSINESS**

**Call to Order**

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35 The meeting was called to order and roll call performed confirming that a quorum was  
36 present.

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**SECOND ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on June 7, 2018**

Mr. Huber presented the Minutes of the Board of Supervisors' Meeting held on June 7, 2018.

On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on June 7, 2018, for The Preserve at South Branch Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on June 20, 2018**

Mr. Huber presented the Minutes of the Board of Supervisors' Meeting held on June 20, 2018.

On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on June 20, 2018, for The Preserve at South Branch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and Maintenance for June 2018 and July 2018**

Mr. Huber presented the Operation and Maintenance for June 2018 and July 2018 to the Board of Supervisors.

On a Motion by Mr. Snyder, seconded by Mr. Lutz, with all in favor, the Board Approved the Operation and Maintenance for June 2018 in the amount of \$3,915.25 and July 2018 in the amount of \$3,987.00, for The Preserve at South Branch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Supplemental Engineer's Report**

Mr. Huber presented the Supplemental Engineer's Report to the Board of Supervisors.

On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved the Supplemental Engineer's Report, for The Preserve at South Branch Community Development District.



79 **SIXTH ORDER OF BUSINESS** **Consideration of Assessment Methodology**

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81 Mr. Brizendine presented the Assessment Methodology to the Board of Supervisors.  
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On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved the Assessment Methodology, for The Preserve at South Branch Community Development District.

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84 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-35, Bond**  
85 **Delegation Resolution**

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87 Mr. Huber presented the Resolution 2018-35, Bond Delegation Resolution to the Board  
88 Supervisors.  
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On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved the Resolution 2018-35, Bond Delegation, for The Preserve at South Branch Community Development District.

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91 **EIGHTH ORDER OF BUSINESS** **Consideration of the Opening of Public**  
92 **Hearing on Fiscal Year 2018/2019 Budget**

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94 Mr. Huber asked for a Motion to Open the Public Hearing on the Fiscal Year 2018/2019  
95 Budget.  
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On a Motion by Mr. Messina, seconded by Mr. Lutz, with all in favor, the Board authorized Opening the Public Hearing on Fiscal Year 2018/2019 Budget, for The Preserve at South Branch Community Development District.

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98 **NINTH ORDER OF BUSINESS** **Consideration of the Closing of the Public**  
99 **Hearing on Fiscal Year 2018/2019 Budget**

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101 Mr. Huber asked for a Motion to Close the Public Hearing on the Fiscal Year 2018/2019  
102 Budget.  
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On a Motion by Ms. Mize, seconded by Mr. Messina, with all in favor, the Board authorized Closing the Public Hearing on Fiscal Year 2018/2019 Budget, for The Preserve at South Branch Community Development District.

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111 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-36,**  
112 **Adopting Fiscal Year 2018/2019 Budget**  
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114 Mr. Huber presented Resolution 2018-36, Adopting Fiscal Year 2018/2019 Budget to the  
115 Board of Supervisors.  
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On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved Resolution 2018-36, Adopting Fiscal Year 2018/2019 Budget, for The Preserve at South Branch Community Development District.

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118 **ELEVENTH ORDER OF BUSINESS** **Consideration of Developer Funding**  
119 **Agreement for Fiscal Year 2018/2019**  
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121 Mr. Huber presented the Developer Funding Agreement for Fiscal Year 2018/2019 to the  
122 Board of Supervisors.  
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On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved the Developer Funding Agreement for Fiscal Year 2018/2019 in substantial form, for The Preserve at South Branch Community Development District.

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125 **TWELFTH ORDER OF BUSINESS** **Consideration of Resolution 2018-37,**  
126 **Setting the Meeting Schedule for Fiscal**  
127 **Year 2018/2019**  
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129 Mr. Huber presented Resolution 2018-37, Setting the Meeting Schedule for Fiscal Year  
130 2018/2019 to the Board of Supervisors.  
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On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved on Resolution 2018-37, Setting the Meeting Schedule for Fiscal Year 2018/2019, for The Preserve at South Branch Community Development District.

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133 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**  
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135 **A. District Counsel**  
136 No report.

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138 **B. District Engineer**  
139 No report.

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141 **C. District Manager**  
142 Mr. Huber advised the Board that the next regular meeting of the Board of  
143 Supervisors' is scheduled for Wednesday, September 19, 2018 at 4:00 p.m. at  
144 the office of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100,  
145 Wesley Chapel, Florida 33544.  
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147 **FOURTEENTH ORDER OF BUSINESS**      **Supervisor Requests and Audience**  
148 **Comments**

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150            Mr. Huber opened the floor to Supervisor requests and Audience comments. There were  
151 none.

152 **FIFTEENTH ORDER OF BUSINESS**      **Adjournment**

153 On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board adjourned  
154 the meeting at 4:25 p.m., for The Preserve at South Branch Community Development  
District.

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158 Secretary / Assistant Secretary

  
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Chairman / Vice Chairman