

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.

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

The regular meeting of the Board of Supervisors of The Preserve at South Branch Community Development District was held on **Wednesday, May 15, 2019 at 4:00 p.m.** at the office of Rizzetta & Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum were:

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| Anne Mize | Board Supervisor, Vice Chairman |
| Hal Lutz | Board Supervisor, Assistant Secretary |
| Frank Messina | Board Supervisor, Assistant Secretary |

Also present were:

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| Matthew Huber | District Manager, Rizzetta & Co. |
| Andrew d'Adesky | District Counsel; Latham, Shuker, Eden & Beaudine, LLP
(via conference call) |
| Joe Burgess | Representative, DR Horton |
| Chris Smith | Representative, Capital Land Management |
| Jason Chambrot | Representative, Capital Land Management |

FIRST ORDER OF BUSINESS **Call to Order**

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

Mr. Huber administered the Oath of Office to Joe Burgess.

45 **SECOND ORDER OF BUSINESS** **Consideration of the Minutes of the Board**
46 **of Supervisors' Meeting held on October**
47 **17, 2018**
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49 Mr. Huber presented the Minutes of the Board of Supervisors' Meeting held on
50 October 17, 2018.
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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 October 17, 2018, for The Preserve at South Branch Community Development District.

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53 **THIRD ORDER OF BUSINESS** **Consideration of the Operation and**
54 **Maintenance Expenditures for September**
55 **2018, October 2018, November 2018,**
56 **December 2018, January 2019, February**
57 **2019 and March 2019**
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59 Mr. Huber presented the Operation and Maintenance Expenditures for September 2018,
60 October 2018, November 2018, January 2019, February 2019 and March 2019 to the Board of
61 Supervisors.
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On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved the Operation and Maintenance for September 2018 in the amount of \$0.00, October 2018 in the amount of \$10,590.60, November 2018 in the amount \$0.00, December 2018 in the amount of \$13,356.35, January 2019 in the amount of \$0.00, February 2019 in the amount of \$43,364.54 and March 2019 in the amount of \$4,713.53, for The Preserve at South Branch Community Development District.

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64 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2019-03,**
65 **Finalize Series 2018 Assessments**
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67 Mr. Huber presented Resolution 2019-03, Finalize Series 2018 Assessments to the Board
68 of Supervisors.
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On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved Resolution 2019-03, Finalize Series 2018 Assessments, for The Preserve at South Branch Community Development District.

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78 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-04,
Approval of proposed budget**

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81 Mr. Huber presented Resolution 2019-04, Approval of proposed budget to the Board of
82 Supervisors.
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On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved Resolution 2019-04, Approval of proposed budget, for The Preserve at South Branch Community Development District.

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85 **SIXTH ORDER OF BUSINESS**

**First Addendum to Contract for
Professional District Services**

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88 Mr. Huber presented the First Addendum to Contract for Professional District Services to
89 the Board of Supervisors. The Board decided to table this item.
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91 **SEVENTH ORDER OF BUSINESS**

Consideration of Dissemination Agreement

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93 Mr. Huber presented the Dissemination Agreement 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 Dissemination Agreement, for The Preserve at South Branch Community Development District.

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96 **EIGHTH ORDER OF BUSINESS**

Staff Reports

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98 **A. District Counsel**

99 District Counsel is working with Ms. Mize on Phase 2A and 3A, commercial parcel
100 easement and landscape maintenance in the right of way.
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102 **B. District Engineer**

103 Not present and no report.
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105 **C. District Manager**

106 Mr. Huber advised the Board that the next regular meeting of the Board of
107 Supervisors' is scheduled for Wednesday, June 19, 2019 at 9:00 a.m., at the
108 office of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley
109 Chapel, Florida 33544. Mr. Huber advised the Board of the Public Hearing on the
110 Final Budget, scheduled for July 17, 2019, at 9:00 a.m. and advised the Board on
111 the November Landowners Election due to the odd year the District was
112 established.
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114 Mr. Huber updated the Board on the ADA website requirements and reminded
115 them to File their Form 1.
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NINTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

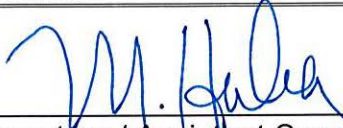
None.

TENTH ORDER OF BUSINESS

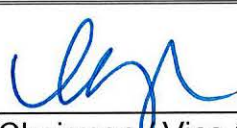
Adjournment

On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board adjourned the meeting at 4:13 p.m., for The Preserve at South Branch Community Development District.

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Secretary / Assistant Secretary



Chairman / Vice Chairman