
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 **Tuesday, September 17, 2019 at 9:00 a.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:

Anne Mize	Board Supervisor, Vice Chairman
Joe Burgess	Board Supervisor, Assistant Secretary
Hal Lutz	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager; Rizzetta & Company
Jordan Lansford	District Manager; Rizzetta & Company
Andrew d'Adesky	District Counsel; Latham, Shuker, Eden & Beaudine, LLP <i>(attending via conference call)</i>
Matt Howell	Representative; Capital Land Management
Ryan Zook	Representative; D.R. Horton
Scott Brizendine	Financial Services; Rizzetta & Company

No Audience present

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
August 21, 2019**

Ms. Lansford presented the Minutes of the Board of Supervisors' Meeting held on August 21, 2019.

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 August 21, 2019, for The Preserve at South Branch Community Development District.

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48 **THIRD ORDER OF BUSINESS**

**Presentation of Supplemental
Engineer's Report – Phase 2**

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51 Ms. Lansford presented the Supplemental Engineer's Report – Phase 2 to the Board
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On a Motion by Mr. Burgess, seconded by Mr. Lutz, with all in favor, the Board approved, in substantial form, the Supplemental Engineer's Report – Phase 2, for The Preserve at South Branch Community Development District.

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54 **FOURTH ORDER OF BUSINESS**

**Presentation of Preliminary
Supplemental Special Assessment
Allocation Report, Series 2019
(Phase 2)**

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59 Ms. Lansford presented the Preliminary Supplemental Special Assessment
60 Allocation Report, Series 2019 (Phase 2) to the Board. Upon further discussion, the Board
61 advised that the report should be updated to show the lot count for Phase 2 at 387, not
62 386, as stated in the report. Mr. Brizendine noted that the Engineer's Report previously
63 presented will also need to be updated to reflect this change.
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On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board Approved the Preliminary Supplemental Special Assessment Allocation Report, Series 2019 (Phase 2), amending the lot count for Phase 2 to 387 units, for The Preserve at South Branch Community Development District.

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66 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-10;
Delegation Award**

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69 Ms. Lansford presented Resolution 2019-10; Delegation Award to the Board for
70 consideration.
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On a Motion by Mr. Lutz, seconded by Ms. Mize, with all in favor, the Board approved Resolution 2019-10; Delegation Award, for The Preserve at South Branch Community Development District.

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SIXTH ORDER OF BUSINESS

Consideration of Acquisition Agreement

Ms. Lansford presented the Acquisition Agreement to the Board for consideration.

On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved the Acquisition Agreement, for The Preserve at South Branch Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Declaration of Consent to Jurisdiction

Ms. Lansford presented the Declaration of Consent to Jurisdiction to the Board for consideration.

On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved the Declaration of Consent to Jurisdiction, for The Preserve at South Branch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of True Up Agreement

Ms. Lansford presented the True Up Agreement to the Board for consideration.

On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved the True Up Agreement, for The Preserve at South Branch Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Collateral Assignment and Assumption

Ms. Lansford presented the Collateral Assignment and Assumption to the Board for consideration.

On a Motion by Mr. Lutz, seconded by Ms. Mize, with all in favor, the Board approved the Collateral Assignment and Assumption, for The Preserve at South Branch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Lien of Record

Ms. Lansford presented the Lien of Record to the Board for consideration.

On a Motion by Ms. Mize, seconded by Mr. Lutz, with all in favor, the Board approved the Lien of Record, for The Preserve at South Branch Community Development District.

108 **ELEVENTH ORDER OF BUSINESS** **Consideration of Notice of Collection**
109 **Agent**
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111 Ms. Lansford presented the Notice of Collection Agent to the Board for consideration.
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On a Motion by Ms. Lutz, seconded by Mr. Mize, with all in favor, the Board approved the Notice of Collection Agent, for The Preserve at South Branch Community Development District.

113 **TWELFTH ORDER OF BUSINESS** **Consideration of Utility Easement**
114 **Agreement**
115

116 Ms. Lansford presented the Utility Easement Agreement to the Board for consideration.
117 (Exhibit A).
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On a Motion by Mr. Burgess, seconded by Mr. Lutz, with all in favor, the Board approved the Utility Easement Agreement, for The Preserve at South Branch Community Development District.

119 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**
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121 **A. District Counsel**

122 No report was given.
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124 **B. District Engineer**

125 Not present.
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127 **C. District Manager**

128 Ms. Lansford advised the Board that the next regular meeting of the Board
129 of Supervisors' is scheduled for Tuesday, October 15, 2019 at 9:00 a.m., at
130 the office of Rizzetta & Company located at 5844 Old Pasco Road, Suite
131 100, Wesley Chapel, Florida 33544.
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134 A discussion ensued regarding the Landscape RFP. The Board indicated
135 they would like to include Phase 2 in the landscape bids. Mr. Huber
136 requested a copy of the landscape construction plans, in order to include for
137 the bids.
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139 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Requests and Audience**
140 **Comments**
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142 There were no Supervisor requests or Audience comments.
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147 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Mr. Burgess, seconded by Mr. Lutz, with all in favor, the Board adjourned the meeting at 9:17 a.m., for The Preserve at South Branch Community Development District.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman