

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 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.

**HIGHLANDS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Highlands Community Development District was held on **Tuesday, July 24, 2018 at 7:00 p.m.** at the Ayersworth Glen Clubhouse located at 11102 Ayersworth Glen Blvd. Wimauma, Florida 33598

Present and constituting a quorum:

Al Thomka	Board Member, Chairman
Jeff Jones	Board Member, Vice Chairman
Kangelia Baxter	Board Member, Assistant Secretary
Elizabeth Brown	Board Member, Assistant Secretary
Otis Franklin	Board Member, Assistant Secretary
	<i>(Speaker Phone)</i>

Also present were:

Joseph Roethke	Regional District Manager, Rizzetta & Company, Inc.
Sarah Warren	District Counsel, Hopping Green & Sams
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

A resident asked several landscape questions.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Regular Meeting held on
June 26, 2018**

Mr. Roethke presented the regular meeting minutes for June 26, 2018 to the Board.

On a Motion by Mr. Thomka, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved the minutes for the regular meeting held on June 26, 2018 for Highlands Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for May 2018**

There were several questions and comments on invoices from the Board.

On a Motion by Mr. Thomka, seconded by Ms. Brown, with all in favor, the Board of Supervisors approved the operation and maintenance expenditures for May 2018 (\$60,220.51) for Highlands Community Development District.

FIFTH ORDER OF BUSINESS

Review of Vendor Maintenance Reports

Mr. Roethke presented the monthly landscape report to the Board for discussion. The Board asked several questions on maintenance items, and Mr. Roethke will bring these concerns to the landscaper to address.

Mr. Roethke presented the remaining monthly maintenance reports to the Board. Ms. Baxter would like Aquatic Systems to look at an issue with invasive vegetation on one of the ponds. A discussion ensued regarding some pool maintenance concerns.

SIXTH ORDER OF BUSINESS

Discussion Regarding Pool Monitors

Mr. Roethke presented the topic for pool monitors to the Board for discussion. There have been some issues with rule enforcement at the pool, and the Board discussed the possibility of adding pool monitors or additional security. The Board also discussed potential issues with a Registered Sex Offender using the amenities. Ms. Warren will research this issue further.

SEVENTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2018/2019
Budget**

Mr. Roethke presented the proposed final budget for fiscal year 2018/2019 to the Board. This budget was unchanged from the approved proposed budget that presented at the May 22nd Board meeting. There were no questions or changes from the Board.

On a Motion by Mr. Thomka, seconded by Mr. Jones, with all in favor, the Board of Supervisors opened the final budget public hearing for Highlands Community Development District.

Mr. Roethke entertained various questions from the audience regarding several line items within the budget. A discussion ensued regarding the \$200,000.00 in escrow for future amenity improvements. These funds will be released once the final series of Bonds are issued, which should be taking place within the next few months. After that, the Board can decide on how to use these finds for an amenity improvement.

On a Motion by Ms. Baxter, seconded by Mr. Thomka, with all in favor, the Board of Supervisors closed the final budget public hearing for Highlands Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2018-15,
Approving Final Budget for Fiscal Year
2018/2019**

Mr. Roethke presented Resolution 2018-15 to the Board, which will approve the final Budget for fiscal year 2018/2019.

On a Motion by Mr. Thomka, seconded by Ms. Brown, with all in favor, the Board of Supervisors adopted Resolution 2018-15 for Highlands Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of 2018-16, Imposing
Special Assessments for Fiscal Year 2018-
2019**

Mr. Roethke Presented Resolution 2018-16, Imposing special assessments to the Board for review.

On a Motion by Ms. Baxter, seconded by Mr. Thomka, with all in favor, the Board of Supervisors adopted Resolution 2018-16 for Highlands Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Yoga Agreement

Mr. Roethke presented the yoga agreement to the Board. Ms. Brown reviewed the details of this with the Board, which will allow for yoga classes for residents of the community.

On a Motion by Mr. Jones, seconded by Mr. Thomka, with all in favor, the Board of Supervisors approved vendor agreement for yoga classes for Highlands Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel**
No report.
- B. **District Engineer**
Not Present.
- C. **District Manager**
Mr. Roethke announced that the next meeting is a Public Hearing to finalize the budget and will be held on Tuesday, August 28, 2018 at 7:00PM at the Ayersworth Clubhouse, located at 11102 Ayersworth Glen Blvd. in Wimauma, Florida 33598.
- D. **Clubhouse Manager**
Ms. Brown reviewed the clubhouse manager report with the Board. Ms. Brown informed the Board that FDOT will be closing the entrance on US 301 from July 30 through August 6 for road work again. A discussion ensued regarding monument lighting. Mr. Roethke will double check with the developer to ensure new phases have lighting at monuments when they are built. Ms. Brown will bring proposals for solar lighting to add to existing monuments that currently do not have lighting.

1. Resident Request/Concern Log

Ms. Brown reviewed the Resident Request/Concern Log with the Board.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Ms. Baxter asked a about a yard sale banner at Highlands Meadows. The Board had no issues with this signage being put up temporarily.

THIRTEENTH ORDER OF BUSINESS


Audience Comments

A resident asked about upgrading current fencing.
A resident asked about pool security.
A resident asked about areas of CDD ownership.

FOURTEENTH ORDER OF BUINSESS

Adjournment

On a Motion by Mr. Thomka, seconded by Mr. Brown, with all in favor, the Board of Supervisors adjourned the meeting at 8:22 p.m. for Highlands Community Development District.


Secretary/ Assistant Secretary


Chairman/Vice Chairman