

MINUTES OF MEETING
CANDLER HILLS EAST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Candler Hills East Community Development District was held Tuesday, February 21, 2017 at 9:00 a.m. at the Circle Square Commons Cultural Center, 8395 S.W. 80th Street, Ocala, Florida.

Present and constituting a quorum were:

Philip J. Moherek	Chairman
Elmer Greene	Vice Chairman
Robert Scherff	Assistant Secretary
John Bain	Assistant Secretary

Also present were:

George Flint	District Manager
Gerald Colen	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Notice for Meeting

Mr. Flint: The meeting notice was advertised in the Ocala Star Banner. The Proof of Publication is in your agenda.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Elected Supervisors

Mr. Flint: Mr. Moherek and Mr. Greene were both re-elected to their Board seats so we need to administer the Oath of Office.

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Mr. Moherek and Mr. Greene.

B. Election of Officers

Mr. Flint: Chapter 190 requires that after each election the Board is to consider officers. We've included Resolution 2017-03 in your agenda which includes the Chairman, Vice Chairman, Treasurer, Assistant Treasurer, Secretary, and Assistant Secretaries. Currently, Mr. Moherek is Chairman and Mr. Greene is Vice Chairman. Mr. Bain, Mr. Garvin, and Mr. Scherff are Assistant Secretaries. I am a Secretary and the District Accountant, and Ariel Lovera is the Treasurer.

C. Consideration of Resolution 2017-03 Electing Officers

Mr. Flint: It is up to the Board how to handle this. We can take each seat individually or if a Board member wants to make a motion to elect an officer we can handle it in one motion.

Mr. Scherff: I would like to make a motion to keep the officers as they are.

On MOTION by Mr. Scherff, seconded by Mr. Greene, to elect the slate of officers as they were read was approved.

FIFTH ORDER OF BUSINESS

Approval of October 25, 2016 and November 15, 2016 Board of Supervisor's Meetings

Mr. Flint: Are there any deletions, additions, or corrections to the minutes?

On MOTION by Mr. Moherek, seconded by Mr. Scherff, with all in favor, the minutes of the October 25, 2016 and November 15, 2016 Board of Supervisor's Meetings were approved.

SIXTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing Report

Mr. Flint: In your agenda, you will see a disclosure of public financing report. This is a requirement that it be recorded in the County's public records. Originally, this was recorded after the bonds were originally issued. Because we just refinanced the bonds last fall, we've updated this to include the information on the refinance bonds as well as the current list of Board members. Any questions on the disclosure report?

On MOTION by Mr. Moherek, seconded by Mr. Scherff, with all in favor, the Disclosure of the Public Financing Report was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: We have Ms. Wagner here, she will be co-counsel with Mr. Colen so we will be seeing her at future meetings.

B. Engineer

Mr. Flint: We have no engineer's report.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Were there any questions on that?

Mr. Moherek: Are we receiving our money from the County from the collection of taxes?

Mr. Flint: Yes, we've received \$95,000 of the \$105,000 that we have certified for collection so we are in good shape. People will continue to pay their taxes through the end of March then there may be some assessments that come in after March as a result of tax certificate sales. We've always been over 100% collected. As far as our current collection, we are in very good shape. If you look at the last page of the financials, on page 8, that is an assessment receipt schedule. You can see that we are 91% collected on assessments. The last disbursement from the County was on January 25th that is reflected on this schedule. There might have been some that came in after, that aren't reflected on here.

Mr. Scherff: I had one question on page 7, just for clarification. The 2016 Special Assessment Bonds interest rates, is that because it is not finalized? Will we be reflected an average?

Mr. Flint: There are three different maturities. There's an average coupon rate, I don't remember off the top of my head what the refinance rate was. These are reflective of the interest rates on the different maturities.

Mr. Scherff: Will we reflect an average for public records? It is hard to understand the three rates.

Mr. Flint: Yes, it is reflected in the District's budget. The budget was adopted before we completed the refinancing so in May when you see the proposed budget for FY2018 you will see what the interest rate is.

Mr. Scherff: Okay, thank you.

Mr. Flint: Any questions on the check register?

On MOTION by Mr. Greene, seconded by Mr. Bain, with all in favor the Check Register was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: If there are any questions we can discuss them.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Moherek: I just want to point out that I am going to handout some things here for the members. Keep in mind, we can't discuss this together. My question is, I would like to see each Board member look at both budgets, one for the CDD and one for the community. If you have any questions my suggestion is to email Linette or Ken.

Mr. Flint: Just a little clarification on this, Mr. Moherek is handing out the CDD's adopted budget and the HOA's adopted budget. Because you guys are CDD Board members, you have to be careful if you are attending an HOA meeting that more than one CDD Board member might be discussing something that could come up at a CDD meeting. That's the issue and that is why Mr. Moherek is handing out the HOA budget at this meeting, because you 5 can't discuss it.

If it is strictly HOA issues there is no problem, but if there is anything that could potentially come up for CDD action then that is a problem. A lot of times at HOA meetings CDD issues come up and at CDD meetings HOA issues come up. Just be aware of discussion of any CDD issues at HOA meetings if more than one of you are there. We always suggest that if more than one of you are there and something comes up that could possibly come up in front of the CDD Board, that one of you leave the meeting then come back in after the discussion ends. If you have questions on the CDD budget feel free to direct them to me and I can address those. If it is an HOA question it will need to go to the HOA.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

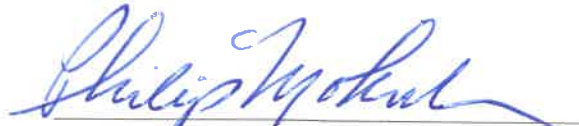
TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Moherek, seconded by Mr. Bain, with all in favor, the meeting adjourned at 9:10 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman