
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.

**FOREST BROOKE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Forest Brooke Community Development District was held on **Thursday, May 21, 2015 at 9:00 a.m.** at the office of Lennar Homes located at 4600 West Cypress Street, Suite 200, Tampa, Florida 33607.

Present and constituting a quorum:

Brady Lefere	Board Supervisor, Chairman
Laura Coffey	Board Supervisor, Vice Chairman
Anthony Palmisano	Board Supervisor, Assistant Secretary

Also present was:

Joseph Roethke	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin
Brooke DeVito	Financial Analyst, Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience present/ no comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held on
April 16, 2015**

<p>On a Motion by Mr. Lefere, seconded by Ms. Coffey, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on April 16, 2015 for Forest Brooke Community Development District.</p>

FOURTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for March 2015

On a Motion by Ms. Coffey, seconded by Mr. Palmisano, with all in favor, the Board ratified the Operation & Maintenance expenditures for March 2015 totaling (\$2,791.50) for Forest Brooke Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions #9 (see recap)

Requisition Number	Payee	Amount
9	Clearview Land Design	1,250.00

On a Motion by Ms. Coffey, seconded by Mr. Palmisano, with all in favor, the Board ratified the Series 2014 Construction Requisitions #9 for Forest Brooke Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Pond Maintenance

Mr. Roethke presented proposals for pond maintenance to the Board. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Lefere, seconded by Ms. Coffey, with all in favor, the Board approved the proposal from Aquatic Systems for pond maintenance at a cost of (\$447.00 per month) for Forest Brooke Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of First Addendum to Landscape and Irrigation Maintenance Agreement

Mr. Roethke presented the first addendum to the landscape and irrigation maintenance contract to the Board. This addendum will cover the pond mowing around the two lakes behind Myrtle Sand Drive.

On a Motion by Mr. Lefere, seconded by Mr. Palmisano, with all in favor, the Board approved the first addendum to the landscape and irrigation contract with Austin Outdoor at an (additional monthly cost of \$399.25) for Forest Brooke Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of Public Facilities Report

Mr. Roethke presented the public facilities report to the Board.

On a Motion by Ms. Coffey, seconded by Mr. Palmisano, with all in favor, the Board accepted the public facilities report for Forest Brooke Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Special Warranty Deed
for Property Transfer to Forest Brooke
CDD**

Mr. Roethke presented a special warranty deed to the Board, which will transfer property from the developer to the CDD.

On a Motion by Mr. Lefere, seconded by Mr. Palmisano, with all in favor, the Board approved the special warranty deed for the property transfer to Forest Brooke CDD of tracts B-1, B-2, M-1, M-2, M-3, and M-4 in the plat of Sunshine Village Phases 1A-1/1B-1/1C as recorded in plat book 123, page 223 in substantial form pending final review by Developer's Counsel for Forest Brooke Community Development District.

TENTH ORDER OF BUSINESS

**Presentation of Preliminary Methodology
Report**

Ms. DeVito reviewed the preliminary assessment methodology report for the Board. A discussion ensued regarding the details of this report and Ms. DeVito entertained various questions from the Board. The Board decided not to use this assessment methodology and keep all Operations and Maintenance assessments flat for all lots.

ELEVENTH ORDER OF BUSINESS

**Presentation of Proposed Budget for FY
2015/2016**

Mr. Roethke presented the proposed budget for Fiscal Year 2015/2016 to the Board. A discussion ensued regarding various line items within the budget, and several line item amounts were changed.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-06,
Approving Proposed Budget and setting
the Public Hearing**

Mr. Roethke presented Resolution 2015-06 to the Board, which will approve the proposed budget and set the date, time, and location for the final budget public hearing.

On a Motion by Mr. Lefere, seconded by Ms. Coffey, with all in favor, the Board adopted Resolution 2015-06, approving the proposed budget for FY 2015/2016 and setting the final budget public hearing for August 20, 2015 at 9:00 a.m. at the offices of Lennar Homes located at 4600 West Cypress Street, Suite 200, Tampa, FL 33607 for Forest Brooke Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.
- C. District Manager
Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Thursday, June 18, 2015 at 9:00 a.m. at the offices of Lennar Homes located at 4600 Cypress Street, Suite 200, Tampa, Florida 33607.

Mr. Roethke presented the voter count as of April 15, 2015 as zero.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no requests.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lefere, seconded by Mr. Palmisano, with all in favor, the Board adjourned the meeting at 9:35 a.m. for Forest Brooke Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman