
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, January 21, 2016 at 9:05 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
Becky Wilson	Board Supervisor, Assistant Secretary

Also present was:

Joseph Roethke	District Manager, 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
September 17, 2015**

<p>On a Motion by Mr. Lefere, seconded by Ms. Wilson, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on September 17, 2015 for Forest Brooke Community Development District.</p>

FOURTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for August, September, October and November 2015

On a Motion by Mr. Lefere, seconded by Ms. Coffey, with all in favor, the Board ratified the Operation & Maintenance expenditures for August 2015 totaling (\$13,524.75), September 2015 totaling (\$12,795.55), October 2015 totaling (\$21,892.06), and November 2015 totaling (\$8,647.45) for Forest Brooke Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions

Requisition Number	Payee	Amount
12	Lennar Homes, LLC	\$774,034.65 or Balance in Construction Account

On a Motion by Ms. Coffey, seconded by Ms. Wilson, with all in favor, the Board ratified the Series 2014 Construction Requisition #12 for Forest Brooke Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the most recent field inspection report to the Board. A discussion ensued regarding several maintenance items.

SEVENTH ORDER OF BUSINESS

Ratification of Proposal for Plant Replacement

Mr. Roethke presented a proposal that was previously executed and requires Board ratification.

On a Motion by Mr. Lefere, seconded by Ms. Wilson, with all in favor, the Board ratified the proposal from Austin Outdoor for gold mound installation at a cost of (\$310.13) for Forest Brooke Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of Pond Report

Mr. Roethke presented the most recent pond maintenance report to the Board. Mr. Roethke noted that the cattail removal previously approved at the last meeting has been completed.

NINTH ORDER OF BUSINESS

**Ratification of Street Lighting Agreement
with TECO for Sunshine Village Phase 1**

Mr. Roethke presented a TECO street lighting agreement for Sunshine Village Phase 1 that has been previously executed and requires Board ratification.

On a Motion by Ms. Coffey, seconded by Ms. Wilson, with all in favor, the Board ratified the TECO street lighting agreement for Sunshine Village Phase 1 for Forest Brooke Community Development District.

TENTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter

Mr. Roethke presented an audit engagement letter that has been previously executed and requires Board ratification.

On a Motion by Ms. Wilson, seconded by Mr. Lefere, with all in favor, the Board ratified the audit engagement letter with Berger, Toombs, Elam, Gaines and Frank to conduct the FY 14-15 audit at a cost of (\$2,750.00) for Forest Brooke Community Development District.

ELEVENTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate
Calculation**

Mr. Roethke presented the Arbitrage Rebate Calculation to the Board and noted that there is no arbitrage liability at this time.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposals for Rust
Prevention**

Mr. Roethke presented a proposal to the Board for rust prevention on the CDD irrigation well.

On a Motion by Mr. Lefere, seconded by Ms. Coffey, with all in favor, the Board approved the proposal from Rust-Off for rust prevention at a cost of (\$325.00 per month) pending confirmation of rust by the Operations Manager for Forest Brooke Community Development District.

THIRTEENTH ORDER OF BUSINESS

Establishment of an Audit Committee

Mr. Roethke informed the Board that it is required to establish an audit committee in order to start the Audit RFP process to ensure that an auditor is contracted before the end of the 2015-2016 Fiscal Year.

On a Motion by Mr. Lefere, seconded by Ms. Wilson, with all in favor, the Board established the current Board of Supervisors as the audit committee, with the first audit committee meeting to take place on Thursday, February 18, 2016 at 9:00 a.m. at office of Lennar Homes located at 4600 West Cypress Street, Suite 200, Tampa, FL 33607 for Forest Brooke Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Not present.
- B. District Engineer
Not present.
- C. District Manager
Mr. Roethke stated that the next Board of Supervisors' first audit committee and regular meetings will be held on Thursday, February 18, 2016 at 9:00 a.m. at the offices of Lennar Homes located at 4600 Cypress Street, Suite 200, Tampa, Florida 33607.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

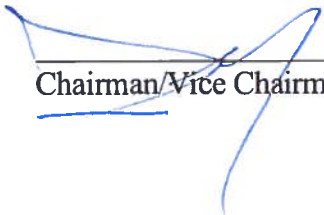
There were no requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lefere, seconded by Ms. Wilson, with all in favor, the Board adjourned the meeting at 9:23 a.m. for Forest Brooke Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman