
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, July 21, 2016 at 9:02 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.
John Vericker	District Engineer, Straley & Robin

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

A resident requested that fishing should be allowed in the ponds.
A resident asked an HOA landscape question.
A resident asked about dog park construction.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held on
May 19, 2016**

<p>On a Motion by Mr. Lefere, seconded by Ms. Wilson, with all in favor, the Board approved the Regular Meeting Minutes from the Board of Supervisors' on May 19, 2016 for Forest Brooke Community Development District.</p>
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FOURTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for April and May 2016

On a Motion by Ms. Wilson, seconded by Mr. Lefere, with all in favor, the Board ratified the Operation & Maintenance expenditures for April totaling (\$9,426.09) and May 2016 totaling (\$9,931.45) for Forest Brooke Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions

There were none.

SIXTH ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the Field Inspection Report to the Board and a discussion ensued regarding several maintenance items. Mr. Roethke will follow up to ensure the landscaper responds to the report and some fence repairs are completed.

SEVENTH ORDER OF BUSINESS

Presentation of Pond Report

Mr. Roethke presented the pond report to the Board and discussed several maintenance items.

EIGHTH ORDER OF BUSINESS

Consideration of District Common Area Policies

Mr. Roethke presented a draft of a District Common Area Policy document to the Board. A discussion ensued. The Board would like to revise the policies to allow fishing by residents and non-motorized watercraft in CDD ponds.

On a Motion by Ms. Coffey, seconded by Ms. Wilson, with all in favor, the Board approved the revised District Common Area policies, pending final signoff by Board Chair and review by District Counsel for Forest Brooke Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposal for No Fishing Signage

Mr. Roethke presented a proposal for No Fishing signage to the Board. The Board would like to revise the proof to allow fishing for residents only.

On a Motion by Mr. Lefere, seconded by Ms. Wilson, with all in favor, the Board approved the proposal for No Fishing signage from Sign-A-Rama at a total cost of (\$965.00), pending final sign off of proof by Board Chair for Forest Brooke Community Development District.

TENTH ORDER OF BUSINESS

Presentation of 2015 Audit Report

Mr. Roethke presented the 2015 Audit Report to the Board. It was noted that the Auditor's opinion was unqualified and there were no instances or adverse findings reported for this District.

On a Motion by Mr. Lefere, seconded by Ms. Coffey, with all in favor, the Board accepted the 2015 Audit Report for Forest Brooke Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-02,
Adopting Fiscal Year 2016/2017**

Mr. Roethke presented Resolution 2016-02 to the Board, which will adopt the meeting schedule for Fiscal Year 2016/2017.

On a Motion by Ms. Coffey, seconded by Ms. Wilson, with all in favor, the Board adopted Resolution 2016-02 for Forest Brooke Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2016-03,
Landowner Election Meeting**

Mr. Roethke presented Resolution 2016-03 to the Board, which will set the date, time, and location for the Landowner Election Meeting.

On a Motion by Mr. Lefere, seconded by Ms. Wilson, with all in favor, the Board adopted Resolution 2016-03 for Forest Brooke Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Public Hearing of Fiscal Year 2016/2017
Budget and Operations and Maintenance
Assessments**

On a Motion by Mr. Lefere, seconded by Ms. Wilson, with all in favor, opened the Public Hearing for Forest Brooke Community Development District.

Mr. Roethke presented the proposed Final Budget for Fiscal Year 2016/2017 to the Board. A discussion ensued and Mr. Roethke entertained several questions from the audience on the budget. No changes were made to the budget as presented.

On a Motion by Mr. Lefere, seconded by Ms. Wilson, with all in favor, closed the Public Hearing for Forest Brooke Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-04,
Adopting the Final Budget for Fiscal Year
2016/2017**

Mr. Roethke presented Resolution 2016-04 to the Board, which will adopt the Final Budget for Fiscal Year 2016/2017.

On a Motion by Mr. Lefere, seconded by Ms. Wilson, with all in favor, the Board adopted Resolution 2016-04 for Forest Brooke Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-05,
Imposing Special Assessments for Fiscal
Year 2016/2017**

Mr. Roethke presented Resolution 2016-05 to the Board, which will certify the assessment roll and impose the special assessments for Fiscal Year 2016/2017.

On a Motion by Mr. Lefere, seconded by Ms. Wilson, with all in favor, the Board adopted Resolution 2016-05 for Forest Brooke Community Development District.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Vericker discussed recent public records requests that the District has received and reminded Board Members to forward any public records requests to the District Manager and District Counsel.

- B. District Engineer
Not present.

- C. District Manager
Mr. Roethke stated that the next Board of Supervisors' regular meeting will be held on Thursday, August 18, 2016 at 9:00 a.m. at the offices of Lennar Homes located at 4600 Cypress Street, Suite 200, Tampa, Florida 33607.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lefere, seconded by Ms. Coffey, with all in favor, the Board adjourned the meeting at 10:12 a.m. for Forest Brooke Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman