
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, February 16, 2017 at 9:00 a.m.** at the Forest Brooke Amenity Center located at 5019 Grist Mill Court, Wimauma, FL 33598.

Present and constituting a quorum:

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| Brady Lefere | Board Supervisor, Chairman |
| Ben Gainer | Board Supervisor, Vice Chairman |
| Laura Coffey | Board Supervisor, Assistant Secretary |
| Becky Wilson | Board Supervisor, Assistant Secretary |

Also present was:

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| Joseph Roethke | District Manager, Rizzetta & Company, Inc. |
| John Vericker | District Counsel, Straley & Robin |
| John Crawford | Field Services Manager, Rizzetta & Company, Inc. |
| Scott Brizendine | Associate Director of Financial Services, Rizzetta & Co. |
| Bre Parker | Financial Analyst, Rizzetta & Co. |
| Steve Sanford | Bond Counsel, Greenberg Traurig <i>(via phone)</i> |

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 asked about a tree on a pond bank that is dead and may fall over.

THIRD ORDER OF BUSINESS

Presentation of Landscape Report

Mr. Roethke presented the Landscape Report and reviewed the details with the Board.

Mr. Crawford informed the Board of an account manager change with the landscaper and reviewed several maintenance issues.

(Mr. Crawford left while the meeting was in progress at 9:05am)

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting Held on
January 19, 2017**

On a Motion by Ms. Coffey, seconded by Mr. Gainer, with all in favor, the Board approved the Regular Meeting Minutes from the Board of Supervisors' on January 19, 2017 for Forest Brooke Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditures for December
2016**

On a Motion by Mr. Lefere, seconded by Ms. Coffey, with all in favor, the Board ratified the Operation & Maintenance Expenditures for December 2016 totaling (\$13,104.57) for Forest Brooke Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of District Engineer's Report

Mr. Roethke presented the District Engineer's Report and Mr. Vericker reviewed the details of this report with the Board. There were no questions from the Board.

SEVENTH ORDER OF BUSINESS

**Presentation of Assessment Allocation
Report**

Mr. Roethke presented the Assessment Allocation Report and Ms. Parker reviewed the details of this report with the Board. Mr. Vericker added comments regarding the payment details of the Bonds discussed in the report.

On a Motion by Mr. Lefere, seconded by Ms. Coffey, with all in favor, the Board approved Engineer's Report and Assessment Allocation Report in substantial form for Forest Brooke Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05,
Bond Delegated Award Resolution**

Mr. Roethke presented Resolution 2017-05, Bond Delegated Award Resolution to the Board. Mr. Sanford reviewed the details of this Resolution with the Board, including the exhibits: Bond Purchase Contract, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement, and the Second Supplemental Trust Indenture.

On a Motion by Ms. Coffey, seconded by Mr. Lefere, with all in favor, the Board adopted Resolution 2017-05 for Forest Brooke Community Development District.

NINTH ORDER OF BUSINESS

Other Financing-Related Documents

1. Declaration of Consent
2. Agreement to Convey or Dedicate
3. Collateral Assignment
4. Funding and Completion Agreement
5. True-Up Agreement
6. Development Acquisition Agreement
7. Promissory Note
8. Notice of Lien and Disclosure of Public Finance

Mr. Roethke presented the following financing-related documents to the Board: Declaration of Consent, Agreement to Convey or Dedicate, Collateral Assignment, Funding and Completion Agreement, True-Up Agreement, Development Acquisition Agreement, Promissory Note, and Notice of Lien and Disclosure of Public Finance.

Mr. Vericker reviewed the details of these documents with the Board.

On a Motion by Ms. Coffey, seconded by Mr. Gainer, with all in favor, the Board approved all financing-related documents in substantial form subject to final pricing and review by Developer's Counsel for Forest Brooke Community Development District.

(Mr. Sanford left while the meeting was in progress at 9:18 am)

TENTH ORDER OF BUSINESS

Consideration of Dissemination Agent Agreement

Mr. Roethke presented a Dissemination Agent Agreement from Rizzetta and Company to the Board.

On a Motion by Mr. Lefere, seconded by Ms. Wilson, with all in favor, the Board approved the Dissemination Agent Agreement with Rizzetta and Company with an annual fee of (\$5,000 for the Series 2014, plus \$1,000 per year for each additional bond issuance of the District), subject to the disclosure requirements for Forest Brooke Community Development District.

ELEVENTH ORDER OF BUSINESS

Presentation of Pond Report

Mr. Roethke presented the Pond Report and reviewed the details with the Board.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2017-06, Re-designating District Treasurer

Mr. Roethke presented Resolution 2017-06 to the Board which will re-designate Scott Brizendine as the Treasurer of the District.

On a Motion by Ms. Coffey, seconded by Mr. Lefere, with all in favor, the Board adopted Resolution 2017-06, pending change of original Resolution number listed in second whereas clause for Forest Brooke Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There was no report.

Ms. Coffey asked a question about documents related to reimbursement for construction cots after the Bonds close.

B. District Engineer

Not present.

C. District Manager

The next Regular Meeting is on Thursday, March 16, 2017 at 9:00 a.m. at the Forest Brooke Amenity Center located at 5019 Grist Mill Court, Wimauma, FL 33598.

FOURTEENTH ORDER OF BUSINESS

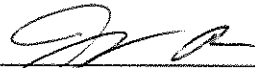
Supervisor Requests

There were no requests.

FIFTEENTH ORDER OF BUSINESS

Continuance

On a Motion by Ms. Coffey, seconded by Mr. Gainer, with all in favor, the Board at 9:25am continued the meeting until March 9, 2017 at 9:00 am at Lennar's office located at 4600 W. Cypress Street Tampa, Florida for Forest Brooke Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman