
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.

**MINUTES OF MEETING
LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Longleaf Community Development District was held on **Thursday, February 21, 2008 at 6:30 p.m.** at the Longleaf Town Hall, located at 3141 Deland Street, New Port Richey, Florida 34655.

Present and constituting a quorum were:

Pat Ballard	Board Supervisor, Chairman
Kimberly Locher	Board Supervisor, Vice Chairman <i>(via speakerphone)</i>
Gary Davis	Board Supervisor, Assistant Secretary
Frank Starkey	Board Supervisor, Assistant Secretary
Paul Jenkins	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Greg Woodcock	District Engineer, TBE Group
Michael Fenceroy	Representative, TBE Group
Roy Deary	Amenity Services Group, Inc.
Scott Murphy	Field Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors Meeting on
January 17, 2008**

Mr. Brizendine stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors meeting on January 17, 2008. He asked if there were any questions. Mr. Brizendine asked for a motion to approve.

<p>On a Motion by Ms. Ballard, seconded by Mr. Starkey, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on January 17, 2008 for Longleaf Community Development District.</p>
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THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for February**

Mr. Brizendine stated that the next item on the agenda was the consideration of the Operation and Maintenance expenditures for February. He reviewed the expenditures for the Board and asked if there were any questions. A brief discussion ensued regarding the payments made to Coverall Cleaning Services, Inc. and ValleyCrest. Mr. Brizendine asked for a motion to approve.

On a Motion by Ms. Ballard, seconded by Mr. Davis, with all in favor, the Board of Supervisors approved the Operation and Maintenance expenditures for February for Longleaf Community Development District.

FOURTH ORDER OF BUSINESS

Old Business

Mr. Brizendine stated that the next item on the agenda was the discussion on an event planner. He stated that last month, he received a proposal from Amenity Services Group, Inc. (ASG) and explained that it has since been revised per the Board's request. Mr. Brizendine stated that the new proposed amount is \$18,655 for the period of March 1, 2008 through September 30, 2008, with an option for renewal in the amount of \$33,540 for the period of October 1, 2008 through September 30, 2009. It was stated that Mr. Deary is present to respond to any questions that the Board may have for him. Mr. Deary gave a brief presentation regarding the services available. A lengthy discussion ensued. Mr. Starkey made a motion to accept the proposal from ASG for a ninety day trial period to provide a part-time event planner/maintenance personnel with 10 hours/week being spent on maintenance issues, and 10 hours/week being spent on event planning, etc.

On a Motion by Mr. Starkey, seconded by Ms. Locher, with four in favor and one against (Mr. Jenkins), the Board of Supervisors accepted the proposal from Amenity Services Group, Inc. for a ninety day trial period to provide a part-time event planner/maintenance personnel with 10 hours/week being spent on maintenance issues, and 10 hours/week being spent on event planning, etc. with services beginning on March 1, 2008 for Longleaf Community Development District.

Mr. Brizendine stated that with the Boards permission, he'd like to discuss the District Engineer's staff report next. The Board agreed.

A discussion ensued regarding different brick samples and selections that will be used to replace certain intersections with brick pavers. Ms. Locher made a motion to approve the full range with red accent brick pavers for project.

On a Motion by Ms. Locher, seconded by Ms. Ballard, with all in favor, the Board of Supervisors approved the full range with red accent brick pavers for the appropriate intersections for Longleaf Community Development District.

Mr. Woodcock stated that it is possible that there won't be enough sub-base that is required to go underneath the brick pavers.

He explained that if this is the case, 12" of crushed concrete can be used at a cost of \$17,221.20 for the project. Ms. Ballard made a motion to approve if it is necessary.

On a Motion by Ms. Ballard, seconded by Mr. Starkey, with all in favor, the Board of Supervisors approved the installation of 12" of crushed concrete for the sub-base below the brick pavers if necessary for Longleaf Community Development District.

Mr. Woodcock presented an estimated schedule with a start date of February 27, 2008 for the David Nelson Construction (DNC) project(s). Mr. Brizendine stated that a letter will be mailed out to the residents notifying them of the date and maps/schedules will be posted throughout the neighborhood. A discussion ensued regarding spring break and the increased amount of traffic and the possibility of DNC working on those particular weekends to be more time efficient. Mr. Starkey made a motion to approve the first weeks schedule and the start date.

On a Motion by Mr. Starkey, seconded by Ms. Ballard, with all in favor, the Board of Supervisors approved the first weeks schedule for the David Nelson Construction project(s) with a start date of February 27, 2008 for Longleaf Community Development District.

Mr. Woodcock gave the Board an update on the WDG project(s) stating that they have finished the weir. Further discussion ensued.

Mr. Brizendine stated that the next item on the agenda was the discussion on the reimbursement from All Electronic Services for the security charges. Mr. Murphy stated that he researched the issue and the District has a \$600 credit.

Mr. Brizendine stated that the next item on the agenda was a discussion regarding the reimbursement from Himes Electric for GFCI charges. Mr. Murphy explained that this billing error was due to a new employee at Himes Electric and a credit has been issued in the amount of \$175.

Mr. Brizendine stated that the next item on the agenda was the discussion on the invoice from Progress Energy for repairs in N3. He stated that he is working with Progress Energy to resolve the issue and that by next month the District should have a reimbursement.

Mr. Brizendine stated that the next item on the agenda was the consideration of the proposals for the Town Hall door replacement. Mr. Murphy stated that he received one proposal from Signature Construction which included three different options. He reviewed them in detail for the Board. Further discussion ensued. Ms. Ballard requested that Mr. Murphy obtain pictures of the optional doors and a diagram of the internal lock. It was stated that this item would be tabled until the next meeting to allow time to obtain more proposals.

Mr. Brizendine stated that the next item on the agenda was the consideration of proposals for the maintenance facility.

He stated that he received three revised proposals from the following: Signature Construction in the amount of \$36,861; CRS Building Corp. in the amount of \$37,781; and Wellbuilt Homes, Inc. in the amount of \$38,424. Mr. Brizendine stated that these are for the construction of the facility only.

Mr. Brizendine stated that he received a proposal from David Nelson Construction to do the site work in the amount of \$11,060. He stated that he followed up with the three contractors for a proposal for site work; CRS and Wellbuilt Homes were not interested, Signature Construction gave a verbal proposed amount of \$6,700. Further discussion ensued. Ms. Ballard made a motion to accept the proposal from Signature Construction for the maintenance facility.

On a Motion by Ms. Ballard, seconded by Mr. Davis, with all in favor, the Board of Supervisors accepted the proposal from Signature Construction in the amount of \$36,861 for the construction of the maintenance facility for Longleaf Community Development District.

Ms. Ballard amended her motion to include the following changes to the proposal: the 8'x16' overhead door changed to 7'x16' overhead door; include garage door opener; heavy duty pull down ladder; add light to the attic; reduce the wall plate from 10' to 9'4"; include plywood deck for storage. Mr. Davis amended his second to the motion, all were in favor.

A discussion ensued regarding the site work proposal from David Nelson Construction in the amount of \$11,060. The Board requested that the following be removed from the proposal: the driveway, the sod and the water service. Mr. Starkey made a motion to approve the proposal from David Nelson Construction in the amount of \$6,650 for the maintenance facility site work as discussed.

On a Motion by Mr. Starkey, seconded by Ms. Ballard, with all in favor, the Board of Supervisors approved the proposal from David Nelson Construction in the amount of \$6,650 for the maintenance facility site work pending the removal of the driveway, the sod and the water service for Longleaf Community Development District.

Mr. Brizendine stated that the next item on the agenda was the consideration of the proposals received for the bathroom facility which will be located next to the volleyball court. He stated that he received proposals from the following: CRS Building Corporation in the amount of \$49,220; Wellbuilt Homes in the amount of \$44,183; and Signature Construction in the amount of \$42,626. He stated that David Nelson Construction (DNC) submitted a proposal for site work in the amount of \$5,440. It was stated that the proposal from DNC will be reduced to \$1,970 as the clearing and earthwork/grading are the only services needed. The Board requested that the proposal from Signature Construction be revised to include the high/low drinking fountains. Mr. Davis made a motion to accept the proposal from Signature Construction pending the inclusion of the installation of the high/low drinking fountains, and to include a heavy duty pull down staircase.

On a Motion by Mr. Davis, seconded by Ms. Ballard, with all in favor, the Board of Supervisors accepted the proposal from Signature Construction for the bathroom facility pending the inclusion of the installation of the high/low drinking fountains, and to include a heavy duty pull down staircase for Longleaf Community Development District.

Ms. Ballard made a motion to accept the proposal from DNC for the bathroom facility site work in the amount of \$1,970 as amended.

On a Motion by Ms. Ballard, seconded by Mr. Starkey, with all in favor, the Board of Supervisors accepted the proposal from David Nelson Construction for the bathroom facility site work in the amount of \$1,970 as amended for Longleaf Community Development District.

Mr. Brizendine stated that the next item on the agenda was the consideration of proposals for the pool shade structure. He presented the following proposals to the Board: Florida Playstructures for a four post structure in the amount of \$8,622; Triangle Sails in the amount of \$16,658; REP Services, Inc. for a double hip post in the amount of \$12,546.93; REP Services, Inc. for shade kites in the amount of \$16,053.13; and REP Services, Inc. for the shade sails in the amount of \$23,838.73. A discussion ensued. The Board agreed to table this item pending further research.

Mr. Brizendine stated that the next item on the agenda was the discussion on a playground operation policy. A discussion ensued. The Board agreed to post a sign to include the following: changing the name from "Cabana" to "Pavilion"; No smoking; and No pets. Mr. Starkey made a motion to approve.

On a Motion by Mr. Starkey, seconded by Ms. Ballard, with all in favor, the Board of Supervisors authorized District Staff to post a sign to include the Playground Operation Policies to include the following: changing the name from "Cabana" to "Pavilion"; and adding "No Smoking"; and "No Pets" for Longleaf Community Development District.

Mr. Brizendine stated that the next item on the agenda was the discussion on the amended pool/Town Hall security policy. A grammatical error was noted and Mr. Brizendine stated that he will have it corrected. Further discussion ensued. Mr. Brizendine stated that he would follow up with District Counsel regarding the penalty for any policy violations. Mr. Starkey made a motion to approve the policies as amended.

On a Motion by Mr. Starkey, seconded by Mr. Davis, with all in favor, the Board of Supervisors approved the Pool/Town Hall Security Policy as amended for Longleaf Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Not present.

- B. Field Manager
Mr. Brizendine stated that the maintenance ticket log is included in the agenda for the Board to review.

- C. District Manager
Mr. Brizendine gave a brief update on the new street light poles in neighborhood 3. He stated that the proposed amount is \$12,911 and the budgeted amount was \$27,500. A brief discussion ensued.

Mr. Brizendine stated that he will begin the budget process in May and will determine a date and time for a pre-budget workshop.

Mr. Brizendine stated that there is an election coming up in November and that there are currently three seats that will be up for election.

Mr. Brizendine stated that he received an application for Zumba, which is an LNAC event. A brief discussion ensued.

On a Motion by Mr. Davis, seconded by Mr. Starkey, with all in favor, the Board of Supervisors approved the LNAC event application for Zumba for Longleaf Community Development District.

A discussion ensued regarding the following items: an event application from the LPEC for a debate night; various Committees that have been formed within the District; Town Hall rentals; and an LPEC application for an event called 'Start Something'. However, no Board action was taken.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Mr. Brizendine stated that the next item on the agenda was Supervisor requests and audience comments. He asked if there were any Supervisor requests. There were none. A discussion ensued regarding the wall at the front entrance of the District.

Mr. Brizendine asked if there were any audience comments. There were none.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Brizendine stated that there were no other business items to come before the Board and asked for a motion to adjourn the meeting.

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On a Motion by Mr. Davis, seconded by Ms. Ballard, with all in favor, the Board of Supervisors adjourned the meeting at 9:50 p.m. for Longleaf Community Development District.

Secretary /Assistant Secretary

Chairman / Vice Chairman