

**LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT**

March 18, 2010 Minutes of Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Longleaf Community Development District was held on Thursday, March 18, 2010 at 6:30 p.m. at Longleaf Town Hall, located at 3141 Deland Street, New Port Richey, Florida 34655.

1. CALL TO ORDER/ROLL CALL

Ms. Johnson called the Regular Meeting of the Board of Supervisors of the Longleaf Community Development District to order on March 18, 2010 at 6:30 p.m.

Board Members Present and Constituting a Quorum:

Paul Jenkins	Chairman
Jonathan Brewer	Vice Chairman
David Reid	Supervisor
Joanne Rein	Supervisor
Amanda Maucere	Supervisor

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Patrick Dooley	Community Manager
Steve Shaw	District Engineer, Johnson Engineering

Audience Members:

Residents

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. RESIDENT COMMENTS ON AGENDA ITEMS:

No comments at this time.

4. STAFF REPORTS:

A. District Counsel

1. Update on Collections and Developer Foreclosure Proceedings

Not present at this meeting

B. District Engineer

1. Update on issues with TBE Group Meeting, Capital Improvements and Road Resurfacing

Mr. Shaw informed the Board that the Army Corp has the information to assist in the close out of the permits. Mr. Shaw stated that he and Jonathan attended a meeting on Tuesday, March 9, 2010 with Pasco County, Larry Fluty and Greg Wilcox attended from TBE. Mr. Shaw distributed information to the Board that was discussed at the meeting (Engineering Inspections Division "Review/Inspection Comments" and "Development Review Plan Review Comments" for Project: Longleaf Neighborhood 1 & 2 Subdivision). Mr. Shaw stated the purpose of the meeting was to determine what needed to be completed. Mr. Shaw also stated the base inspection fee is the Board of Supervisor's responsibility to submit to the County which is \$480.00; the correct signed and sealed engineer's certificate of completion, Mr. Fluty indicated that he did not filled that out but he will be sending a copy to Mr. Shaw. Mr. Shaw has not received the signed and sealed engineer's certificate to date. Mr. Shaw continued to highlight the "Review/Inspection

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MOTION TO:	Approve Minutes of the Board of Supervisors Meeting on January 21, 2010.
MADE BY:	Supervisor Jenkins
SECONDED BY:	Supervisor Maucere
DISCUSSION:	See below
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously (1:06:21)

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Mr. Altman updated the Board regarding the collections and developer foreclosure proceedings and stated that the documents are complete and ready to go, the next bond payment is expected to be received by May 1st and if we don't see something in the next week or 10th of May District Management would be advising the Board that the District has received some money or they would need to file a foreclosure action.

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B. Consideration of Operation & Maintenance Expenditures March 2010 (Tab 2)

114 Mr. Jenkins questioned the fund for foreclosure proceedings and wanted to know why the District has
115 invoices in title search fees. Mr. Altman stated because the fund would transfer the money from the
116 construction account to the operations account.

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Mr. Rein wanted to know if the security system was completely functional. Mr. Altman clarified the security system is completely functional now but was not a few days prior. The reason the security system is working now is because a termination letter was sent stating the security system needs to be taken out or have it working with in the next 30 days in an effort for them to receive payment. It was clarified that no maintenance fee has been paid for security services.

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Ms. Maucere clarified that she was not present at the last Board meeting and she would not be accepting payment for a meeting she did not attend and returned the check to the District.

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MOTION TO:	Approve the Operations and Maintenance Expenditures for February 2010.
MADE BY:	Supervisor Jenkins
SECONDED BY:	Supervisor Maucere
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously (1:11:25)

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C. Consideration of Construction Requisitions (Tab 3)

136 There were no construction expenditures for this month.

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6. BUSINESS ITEMS:

139 A. Discussion of Tree Relocation (Tab 4)

140 The Board reviewed the memo submitted by Anthony Canorro regarding the "Street Tree Transplant
141 Options". Mr. Altman updated the Board regarding their decision at the last meeting to have some
142 residents make recommendations regarding the tree placement. Mr. Altman stated the residents
143 recommended getting the big trees for \$500 and smaller ones for less and plant them. Discussion and

190 stated it is District Management's position there will be no increase/modifications in assessments. Mr.
 191 Altman stated that June is when the tax certificate sales should occur; if the District does not receive the
 192 money and decides put all the back taxes for operations on the tax bill so the Developers who have not
 193 paid will owe the operations fund approximately \$600,000. If the amount is not paid by June there will
 194 be a sale of the tax certificates at an 18% interest rate. Discussion ensued regarding the impact of the sale
 195 of tax certificates and the impact of the bondholder's foreclosure action.
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197 D. Discussion of FY 2010 Budget and Cash Flow Projection (Tab 7)

198 I. FY 2010 Cash Flow Projection (Tab 7i)

199 Mr. Altman reviewed the FY 2010 Cash Flow Analysis and highlighted the following:

Cash in Bank 02/01/2010	\$503,883
Less: Accounts Payable & Accrued Expenses Payable	64,268
Cash in Bank less A/P	439,615
Add: Remaining Tax Revenues thru FY 2010	82,131
Add: Interfund Transfer (use of reserves to fund legal expenses)	50,000
Add: Other Revenues	1,200
Less: Remaining Projected Expenditures thru FY 2010	457,399
	115,547

200 E. Update of Subsidized Employee Augmentation

201 Mr. Altman updated the Board regarding the subsidized employee and stated that District Management is
 202 ready to hire an employee as soon as they one can identify a candidate. It was recommended if any of the
 203 Board members or residents had someone in mind for the available position to forward them to Pat
 204 Dooley. Mr. Altman is confident an employee will be hired and working prior to the next Board meeting.
 205 Ms. Rein reiterated that she would like to participate in the hiring process of the new employee that would
 206 be working as the Activities Director to ensure they would be a suitable fit.
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209 F. General Matters of the District

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 211 **7. STAFF REPORTS:**

212 A. District Manager

213 1. Financial Statement, Period Ending January 31, 2009 (Tab 8)

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 215 2. Operations Report (Tab 9)

216 a. OLM Inspection Report (Tab 9i)

217 It was questioned if the pool has been completed. It was clarified the pool and spa facility are complete.
 218 Discussion ensued regarding the temperature of the pool. It was concluded to have signs posted and an e-
 219 mail sent informing the community the pool is now open.
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221 Mr. Jenkins wanted to know if the policy and procedures for the parks are in place. Mr. Altman clarified
 222 the Boards agreement was they would not be able to assess a fee until a public hearing was held but to go
 223 ahead and inform the residents that the park is available for reservations. It was clarified the parks are
 224 being reserved with a \$25 refundable deposit. It was suggested to put out an e-mail to inform the resident
 225 the park is available for reservations.
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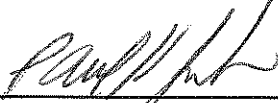
227 Ms. Rein addressed a complaint made by one of the residents regarding the way one of the Supervisors
 228 spoke to them and reiterated that the Supervisors should act in a more professional manner when dealing
 229 with residents and acting in a Supervisory capacity.
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231 **8. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS:**

261 *These minutes were done in summary format.

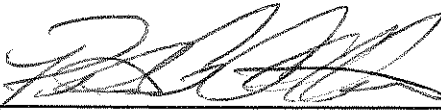
262 *Each person who decides to appeal any decision made by the Board with respect to any matter
263 considered at the meeting is advised that person may need to ensure that a verbatim record of the
264 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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266 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
267 meeting held on _____.

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270 _____
271 Signature

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273 Paul Jenkins
274 Printed Name

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276 Title:
277 Chairman
278 Vice Chairman

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271 Signature

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273 Peter Altman
274 Printed Name

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276 Title:
277 Secretary
278 Assistant Secretary

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281 Recorded by Records Administrator

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283 _____
284 Signature

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287 Date

