

**LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT**

April 2, 2009 Minutes of Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for Longleaf Community Development District was held on Thursday, April 2, 2009 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

Mr. Huber called the Continued Meeting of the Board of Supervisors of the Longleaf Community Development District to order on Thursday, April 2, 2009 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
Tom Archbold	Supervisor

Staff Members Present:

Matt Huber	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin, P.A.

Audience Members Present:

Frank Starkey	Longleaf Development Company
Kimberly Lockhart	Crosland and Maracopa
Residents	

Audience Members Present via Speakerphone:

Cheryl Stewart	Counsel for Crosland, Hopping Green & Sams, PA
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2. BUSINESS ITEMS

B. Old Business

1. Presentation by Frank Starkey

Mr. Starkey addressed the Board and advised them of the plans for downtown Longleaf. He provided a presentation to the Board and reviewed the original plan, the current activity and the future plans. A discussion ensued regarding the request by Progress Energy make some modifications to their box.

Mr. Starkey stated that he would draft a letter to Progress Energy.

MOTION TO:	Approve constructing the sidewalk up to code on the present location in the District easement.
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Reid
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

There was a discussion regarding the knee wall proposed.

MOTION TO:	Approve the construction of the knee wall, as presented, on District property, however be maintained by Longleaf Town Center and if the Progress Energy box is corrected then the developers of Starkey will continue the sidewalk and correct the wall.
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Reid
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

- A. Old Business
 - 1. The Crosland Agreement

Ms. Stewart joined the meeting in progress.

Ms. Lockhart addressed the Board and reviewed the proposed agreement with the Board. She stated that the request is to modify the payment schedule for the Debt Service to be paid on the 15th instead of on the 31st. She then stated that they would like to delay or break out the payments for the O&M and Street Light. For example they would pay 25% on the 15th, 50% on July 1st and the last 25% on September 1st. A discussion ensued. It was stated that there could be the potential of the District having to delay payment on some vendors during this period. Ms. Lockhart stated that the 1% interest would still apply.

Mr. Vericker clarified that this proposed payment schedule was not to include the final payment for the B Bond. Ms. Lockhart confirmed. Mr. Vericker stated that he has reviewed the agreement and requested a few changes; to include a clause indicating that Crosland would waive and relinquish any argument for a one year delay and waive any argument that the assessments were invalid. A discussion ensued.

MOTION TO:	Accept the payment schedule proposed by Crosland as follows: Debt Service to be paid on the 15 th instead of on the 31 st ; the O&M and Street Light. For example they would pay 25% on the 15 th , 50% on July 1 st and the last 25% on September 1 st , the 1% interest would still apply.
MADE BY:	Supervisor Jenkins
SECONDED BY:	Supervisor Brewer
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Ms. Stewart left the meeting in progress.

Ms. Rein questioned Ms. Lockhart regarding the silt fence installation and street cleaning. A discussion ensued.

There was a discussion regarding the entrance wall construction that was permitted but never constructed.

Mr. Jenkins recommended that in conjunction with the start of the new management company that all of the Districts contracts are evaluated and attempt to renegotiate reduce costs by about 20%.

Ms. Lockhart left the meeting in progress.

Mr. Jenkins suggested that a letter be sent to the community detailing these upcoming changes and that he was willing to draft a letter and bring it back to the Board on the 16th for review and then send it out to the community.

There was a discussion regarding the transfer of certain water and utility facilities to the County that were originally District assets.

It was stated that since the District is now in possession of the building plans for the maintenance building and ball court pavilion prepared by Signature Construction.

3. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors Meetings held on March 5, 2009 (Tab 1)

This item was tabled for consideration at the next meeting.

- B. Consideration of the Minutes of the Board of Supervisors Meetings held on March 7, 2009 (Tab 2)

This item was tabled for consideration at the next meeting.

4. BUSINESS ITEMS

C. Old Business

1. Discussion on the Completion List and Letter from TBE Group

Mr. Brewer stated that the District Engineer has agreed to substantial completion of the project by Nelson Construction and they have submitted a letter to Nelson which started the 45 day period at the end of that period once the minor issues are fixed the District will release the retainage funds. Mr. Brewer stated that at last months meeting the Board authorized the sum of \$15,000 for a survey of the areas where there is standing water to determine corrective measures. Mr. Brewer stated that he believed that the District should not disburse any funds until the standing water issues are corrected, as that was the original purpose of the project. He stated that the District Engineer informed the Board at several meetings that he guaranteed that at the end of this project there would not be any standing water. A discussion ensued regarding the as-builts, TBE performance, the work completed, review of the construction process and the issue of the areas still receiving standing water.

The Board decided to research the history of the road work and the engineer services provided to determine if any of the costs related to the repair work or initial construct could be recuperated based on the default of the contractor(s) or engineer. Mr. Huber is to provide the minutes from June to November 2008 and the Road Committee meetings 3 months prior to Nelson Construction contract being awarded to Ms. Rein.

Mr. Jenkins stated that he wanted a signed statement from TBE stating that the project is 100% complete based upon the plans and specifications, with a copy of the plans and the statement attached to the pay request. He stated that he wanted the same statement from Roverson, the paver engineer, along with the drawings attached to the final pay request for the paving. Mr. Jenkins stated the TBE also needed to provide a statement that all of the projects have been completed to the permit specification and all permit requirements have been completed. Upon receipt of all of these the District should pay the final payment, without incurring the late payment. Mr. Jenkins stated that he would contact Nelson and advise them that the District is in process of making the final payment pending receipt of these documents from TBE.

MOTION TO:	Direct John to negotiate an agreement with Bob for the survey. Attempt to get the survey completed in two weeks so that the information can be turned over to Nelson with an attempt to get information and bids back within two weeks. Mr. Jenkins is to speak with Nelson to advise them of the process so that they will be prepared to turn the bid around in two weeks.
MADE BY:	Supervisor Jenkins
SECONDED BY:	Supervisor Reid
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

A brief discussion occurred regarding how to update the residents on the status of the roads.

Mr. Brewer advised that he has been trying to get some additional information regarding the irrigation plans for the community to assist in the transition of management companies. He has been working with

Mr. Murphy to get these plans. He said that he was advised by Mr. Murphy that since other people have access to his office the plans for neighborhoods 1 and 2 are now missing. Mr. Brewer advised that he would like to have Mr. Murphy and Mr. Canorro (of District Management Services, LLC) is willing to tour the community and identify all the irrigation on a map.

Ms. Rein stated that she has been anonymously informed about some concerns with Mr. Murphy and was unsure if she should relay the information at the meeting in a public forum. Mr. Vericker stated that she could advise the Manager or provide a letter if one was received, he said that if there were negative opinions then she could make a general statement and did not need to repeat a conversation. Ms. Rein stated that the opinion expressed to her is that Mr. Murphy is in fear of his job and will be doing things purposefully to make trouble for the community going forward. A discussion ensued. It was determined that Mr. Canorro of District Management Services, LLC will secure the records on site and obtain electronic records of all documents and that Mr. Murphy will be informed that his job is to assist Mr. Canorro.

2. Consideration of the Revised Audit Financial Report (Tab 3)

Mr. Huber asked is there were any questions on the report, there were none.

3. Consideration of the DMS Contract

Mr. Vericker reviewed with the Board his notes on the contract presented by DMS. Mr. Jenkins said that he would like to make sure that the DMS contract included that they would continue to track service requests, continue to maintain the maintenance log and the maintenance of the event calendar. There was a discussion regarding the transfer of the website and the related maintenance. Mr. Vericker stated that DMS has requested that they begin working as the District Manager effective April 17, 2009 at no charge until May 9, 2009. There was a discussion regarding which management company would handle the minutes and the action items for April. It was determined that Rizzetta would handle these.

MOTION TO:	Approve the District Management Services, LLC contract subject to the changes as noted.
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Rein
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

D. New Business

2. Presentation by Frank Starkey

This item was addressed earlier in the meeting.

5. STAFF REPORTS

A. District Counsel

No further report.

B. District Engineer

No present.

C. District Manager

Mr. Huber discussed the schedule of Mr. Murphy's hours in relation to the new water restrictions; he requested that Mr. Murphy's schedule be adjusted to allow him to work until 8 pm, with the hours reduced in the morning to compensate. The hourly change was approved.

Mr. Huber advised the Board that the community needs to be extremely careful in following the new water restrictions and ensuring that there are not any actions occurring that would cause the District to incur a violation. He stated that he is working on sending a letter to all landscapers notifying them that they must work with in the restrictions and not put the District in violation.

1. Financial Statements

6. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS

The Board heard comments on the following items:

- Pool maintenance supplies
- Signage regarding treatment of lawn
- Water restrictions and sprinkler heads
- Sprinkler system in the area around the tennis courts
- Obtaining copies of irrigation system from Larry at Interflow.
- Fiscal Year 2010 Budget timeline

7. ADJOURNMENT

MOTION TO:	Adjourn the Regular Meeting of the Longleaf Community Development District.
MADE BY:	Supervisor Jenkins
SECONDED BY:	Supervisor Archbold
DISCUSSION:	Discussion/None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on June 18, 2009.




Signature

Jonathan Brewster

Printed Name

Title:

- Chairman
 Vice Chairman



Signature

PETER A. ACIMAN

Printed Name

Title:

- Secretary
 Assistant Secretary

Recorded by Records Administrator



Signature

6/18/09

Date

