

**LONGLEAF  
COMMUNITY DEVELOPMENT DISTRICT**

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June 17, 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, June 17, 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. Altman called the Regular Meeting of the Board of Supervisors of the Longleaf Community Development District to order on June 17, 2010 at 6:30 p.m.

**Board Members Present and Constituting a Quorum:**

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

**Staff Members Present:**

Peter Altman	District Manager, District Management Services, LLC
Anthony Canorro	District Manager, District Management Services, LLC
Leah Johnson	Financial Analyst, District Management Services, LLC
John Vericker	District Counsel, Straley & Robin
Steve Shaw	District Engineer, Johnson Engineering
Bill Brammell	District Engineer, Johnson Engineering
Pat Dooley	Field Services Coordinator, District Management Services, LLC
Kim Locher	Crosland Employee
Scott Steady	Attorney for Crosland

**Audience Members:**

Residents

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**3. RESIDENT COMMENTS ON AGENDA ITEMS:**

**4. STAFF REPORTS:**

A. District Engineer

1. Discussion of Road Reconstruction Negotiations

The District Engineer informed the Board that he and Mr. Jenkins met with TB&E on Monday, June 14, 2010 regarding a settlement agreement. Mr. Jenkins advised the Board that during his meeting he had proposed that TB&E contribute roughly \$149,000 towards getting the road improvement project completed. He also advised that there was a \$40,000 approximate current amount due TB&E along with additional efforts by TB&E to complete the design and construction plans which would be required to complete the project. He believed that if TB&E approved of his proposed solution, the resulting net cost to the District would be acceptable. Discussion ensued regarding the warranty period. Mr. Jenkins clarified that the District does not have a warranty with TB&E the warranty is with Neilson. Mr. Jenkins updated the Board regarding the District's complaint against their license (TB&E). It was determined that no action was required and the District would await TB&E's counter offer.

52 2. Discussion of Traffic Calming (signage and devices)

53 The District Engineer addressed the Board regarding the striping bids and advised the Board that he had  
54 obtained a quote from Econostripe & Thermoplastic, Inc. (total preliminary estimate of \$11,370.20) and  
55 another from Advanced Contracting Specialties, LLC (total preliminary estimate \$8,930.40; inclusive of  
56 the stop sign that was requested). He was unable to obtain a bid on the proposed speed table but hope to  
57 have one by the next meeting.  
58

59 MOTION TO: Accept the bid for #2 (thermoplastic, standard, yellow,  
60 solid 6" - on Marsha Drive) with Advanced Contracting  
61 Specialties, LLC for \$3,150.00 and #4 (single post sing,  
62 F&I, less than 12 SF (R1-1 stop sign) for \$210.00 plus the  
63 mobilization charge (3 @ \$156.80);  
64 MADE BY: Supervisor Brewer  
65 SECONDED BY: Supervisor Jenkins  
66 DISCUSSION: None further  
67 RESULT: Called to Vote: Motion PASSED  
68 4/0 - Motion Passed Unanimously (0:24:01)

69  
70 The District Engineer updated the Board regarding the SWFMD inspection and American Eco  
71 Inspections.  
72

73 MOTION TO: Proceed with discovery regarding issues relating to  
74 wetland plan NTE \$2,500  
75 MADE BY: Supervisor Brewer  
76 SECONDED BY: Supervisor Jenkins  
77 DISCUSSION: None further  
78 RESULT: Called to Vote: Motion PASSED  
79 4/0 - Motion Passed Unanimously (0:24:01)

80  
81 B. District Counsel

82 Mr. Vericker advised the Board that on May 1, 2009, the 1990 and 2001 B Bonds matured and that when  
83 the Bonds matured the entire principle and interest were due at that time. He further advised that the  
84 series B Bonds only encumbered the parcels that were owned by Crosland, the developer of sections 3  
85 and 4 of the community. In addition, the Operation & Maintenance (O & M) assessments which were  
86 related to fiscal year 2009 and 2010 were levied through the tax collector and were not sold at the tax  
87 collection sale. Mr. Vericker advised the Board that in the spring, a foreclosure suit was filed. As a result  
88 of his communication with the Bond holders since that time he advised the Board that a proposed  
89 settlement agreement was prepared and that the attorney for Crosland and their representatives were  
90 present to and hopeful that a resolution could be made to avoid the completion of the foreclosure action.  
91

92 Mr. Steady, attorney for Crosland outlined the settlement plan which would include the developer's  
93 acquisition of the two Bonds for the purpose of extinguishing the debt. Mr. Steady reviewed the terms of  
94 the proposed settlement agreement (*Exhibit B*) between Crosland Longleaf, LLC, a North Carolina  
95 limited liability company and the Longleaf Community Development District, a local unit of special  
96 purpose government created pursuant to Chapter 190, Florida Statutes. Leah Johnson described the  
97 efforts to provide the financial calculations supporting the settlement agreement.

98  
99 Ms. Johnson advised the Board of the details surrounding the O & M assessments for Crosland which  
100 included penalties and interest on the delinquent assessments as outlined in a previous agreement with  
101 Crosland. She clarified that the settlement offer paid the actual amounts in full but was proposing the  
102 credit for penalties which they would pay to clear the taxes. The credit would result in a reduction of  
103 their O & M assessment for fiscal year 2011.

104  
105 Mr. Steady reviewed the commitment of his client to provide full payment of actual legal costs associated  
106 with the collection efforts of the District. Mr. Altman advised the Board that approximately \$8,000 has  
107 been incurred in legal expenses relative to the Crosland delinquency. It was further clarified that the  
108 trustee has not released any funds to satisfy the outstanding legal expenses.

109  
110 Ms. Locher confirmed Crosland's intent to satisfy all outstanding tax bills owned by Crosland that are  
111 contained within the Community. In conjunction with the terms stipulated within the settlement  
112 agreement, it was requested that the District approve a credit to the fiscal year 2011 assessment equal to  
113 the \$49,000 penalty added to the current tax bill less legal expenses related the delinquency.

114  
115 Ms. Johnson reviewed the District's current financial position and discussed the District's current cash  
116 balance and first quarter operating needs to assist the Board in their deliberation. Kim Locher and Scott  
117 Steady left the meeting while the Board continued discussion of the settlement agreement. Mr. Altman  
118 suggested that if the Board had any other outstanding issues with Crosland, it would be appropriate to  
119 address them during the negotiations. He specifically identified the District funded fence, which appeared  
120 to be on private property, as determined by Supervisor Brewer.

121  
122 Discussion continued regarding the fence issue, the estimated legal and administrative fees, the penalties  
123 and interest, and how to proceed regarding the settlement agreement. Kim Locher and Scott Steady were  
124 invited back into the meeting.

125  
126 Mr. Jenkins spoke on behalf of the Board advising Ms. Locher and Mr. Steady of the District's issue with  
127 the wall/fence and stated that the District had identified a cost of \$18,000 for that issue. He added that the  
128 management company estimated a cost of approximately \$1,500 to \$2,500 for their extra services and that  
129 attorney's fees which were around \$8,000 but could be \$10,000 would result in a total as high as  
130 \$53,000. Given the request to waive all penalties, the Board would agree to retain \$25,000 and allow  
131 Crosland to be credited with the difference. The representatives agreed to the deal proposed by Mr.  
132 Jenkins. District Counsel was requested to modify the terms of the agreement as amended.

133  
134 MOTION TO: Accept the terms of the settlement agreement as presented,  
135 as amended subject to the Chairman's execution and  
136 District Counsel's review.  
137 MADE BY: Supervisor Brewer  
138 SECONDED BY: Supervisor Reid  
139 DISCUSSION: None further  
140 RESULT: Called to Vote: Motion PASSED  
141 4/0 - Motion Passed Unanimously (1:47:40)

142  
143 Mr. Steady, Ms. Locher, Ms. Johnson and Mr. Vericker left the meeting in progress.  
144

145 D. General Matters of the District

146 A resident commented on broken glass around the pool. Mr. Jenkins requested that Kristi send out an e-  
147 mail to the residents thanking them for their participation in community events and requesting that they  
148 bring their beverages in a paper or plastic cup as opposed to a glass container. Management will be  
149 responsible for placing the appropriate signage by the pool.

150  
151 Discussion ensued about the availability of funds for general maintenance and repairs. During the  
152 discussion it was determined that the current credit limit for the SunTrust credit card is \$1,000 Supervisor  
153 Jenkins made the motion to double the limits for the SunTrust credit card to ensue they would be able to  
154 purchase the necessary maintenance supplies.

MOTION TO:	Double the credit limits with SunTrust
MADE BY:	Supervisor Jenkins
SECONDED BY:	Supervisor Reid
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously (1:56:59)

162  
163 A resident addressed the Board regarding tree trimming along Town Avenue. It was concluded to ask  
164 OLM to include tree trimming along Town Avenue. Management will be responsible for asking OLM to  
165 include tree trimming along Town Avenue.

166  
167 Discussion ensued regarding the report on the park for Doc Brittle. Management will be responsible for  
168 forwarding the report from May 20, 2010 on the park for Doc Brittle. Further discussion ensued regarding  
169 big holes near the ball field.

170  
171 Supervisor Brewer addressed the issue of the security system and elaborated on his testing of the system  
172 and stated that it is not being monitored properly. Supervisor Jenkins recommended that the District ask  
173 for its money back for the security monitoring company. Management will be responsible for sending a  
174 letter to the security monitoring company informing them that the 30-day period was not successful and  
175 provide them with a notice of termination and send out a request for proposal for a new security  
176 monitoring company.

MOTION TO:	Send a termination letter to the security company and authorize Management send out an RFP for a new security monitoring company.
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Maucere
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously (2:14:36)

186  
187 Mr. Altman updated the Board regarding the fence issue and his conversation with the Starkey's. (02:14 –  
188 2:17:00)

189  
190  
191

192 **5. BUSINESS ADMINISTRATION:**

193 A. Consideration of the Minutes of the board of Supervisors Meeting on May 20, 2010  
194 (under separate cover)  
195

MOTION TO:	Approve Minutes of the Board of Supervisors Meeting on May 20, 2010.
MADE BY:	Supervisor
SECONDED BY:	Supervisor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously (0:49:25)

203  
204 B. Consideration of Operation & Maintenance Expenditures June 2010 (Tab 1)  
205 The Board reviewed the operations and maintenance expenditures through June 2010. Mr. Altman  
206 informed the Board that Decision HR is the payroll service and noted the expenditure to them was for the  
207 Florida Back to Work program for two pay periods. Follow-up was requested on the unemployment that  
208 was paid to the Department of Revenue. Management will be responsible for investigating the credit  
209 from the Department of Revenue. Discussion ensued regarding Himes Electrical and it was requested that  
210 they tag and develop a map. Management will be responsible for asking Himes Electrical to tag and  
211 develop a map. Discussion ensued regarding the bike path. Management will be responsible for seeking  
212 and explanation or credit from Cornerstone regarding the bike path.  
213

MOTION TO:	Approve Operations & Maintenance Expenditures June 2010 with exception of Himes Electrical and the Envira bill
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Jenkins
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously (2:27:16)

222  
223 C. Consideration of Construction Requisitions (Tab 2)  
224

MOTION TO:	Approve the construction requisitions
MADE BY:	Supervisor Jenkins
SECONDED BY:	Supervisor Maucere
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously (2:28:06)

231  
232  
233  
234  
235

- 236 6. **BUSINESS ITEMS:**  
237 B. FY 2011 Budget Review (Tab 3)  
238 C. Update on Subsidized Employee Augmentation and Work Program  
239

240 7. **STAFF REPORTS:**

- 241 A. District Manager  
242 1. Financial Statement, Period Ending April 30, 2009 (Tab 4)

243 The Board reviewed the financial statements for period ending April 30, 2010. No action was required or  
244 taken.

- 245  
246 2. Operations Report (Tab 5)  
247 1. OLM Inspection Report (Tab 6)  
248

249 8. **SUPERVISORS REQUESTS AND AUDIENCE COMMENTS:**

- 250 A. Communications  
251

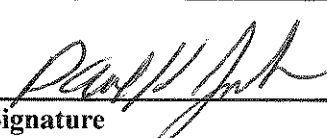
252 9. **ADJOURNMENT:**  
253

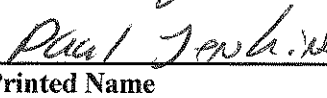
254	MOTION TO:	Motion to adjourn the meeting of the Board of Supervisors
255		for June 17, 2010.
256	MADE BY:	Supervisor Brewer
257	SECONDED BY:	Supervisor Reid
258	DISCUSSION:	None further
259	RESULT:	Called to Vote: Motion PASSED
260		4/0 - Motion Passed Unanimously (2:30:50)

261 \*These minutes were done in summary format.

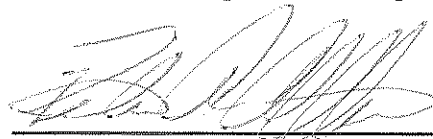
262 \*Each person who decides to appeal any decision made by the Board with respect to any matter  
263 considered at the meeting is advised that person may need to ensure that a verbatim record of the  
264 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

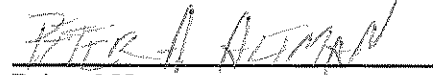
265  
266 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
267 meeting held on \_\_\_\_\_.

268  
269   
270 \_\_\_\_\_  
271 Signature

272  
273   
274 \_\_\_\_\_  
275 Printed Name

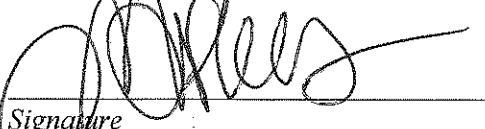
276 Title:  
277  Chairman  
278  Vice Chairman

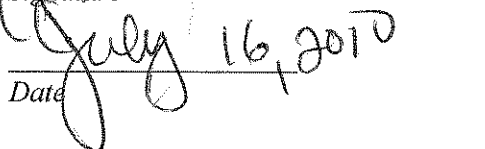
  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Printed Name

276 Title:  
277  Secretary  
278  Assistant Secretary

281 Recorded by Records Administrator

282  
283  
284   
285 \_\_\_\_\_  
286 Signature

287  
288   
Date

