

**LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT**

July 16, 2009 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, July 16, 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. Altman called the Regular Meeting of the Board of Supervisors of the Longleaf Community Development District to order on Thursday, July 16, 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

Staff Members Present:

Peter Altman	District Manager, District Management Services, LLC
Leah Johnson	Financial Analyst, District Management Services, LLC
John Vericker	District Counsel, Straley & Robin, P.A.

Audience Members Present:

Residents

2. PLEDGE OF ALLEGIANCE

Chairman Jenkins led the Board in the pledge of allegiance.

3. RESIDENT COMMENTS ON AGENDA ITEMS

There were no resident comments at this time.

4. STAFF REPORTS

A. District Counsel

1. Discussion of Series 1999/2001 May Bond Call Delinquency

Mr. Vericker stated that the second installment of Crosland O&M payments were due July 1st, 2009. He stated he has sent demand letters to Crosland for the payment. Mr. Vericker presented a proposed addendum which reflects Crosland's intentions of a modified payment plan. He stated as of today, the C.F.O. of Crosland has stated that they would like the bond payment delinquency resolved in tandem with the O&M and have contacted the bondholders regarding an extension on the bond payments. He stated the bondholders intend to have a meeting with Crosland to discuss these items. Mr. Vericker stated that the Board will know if a settlement will be made by the next regular CDD meeting, and a decision would entail either enforcing the delinquent debt and O&M off roll through a foreclosure action; or place the debt and O&M on the tax roll. Mr. Altman stated his recommendation is for the Board to assert these costs and place them on the tax roll next year as delinquent payments that were not met. Mr. Vericker entertained questions from the audience and Board members regarding the foreclosure process.

Mr. Brewer stated that the largest debt is the loan against the property. He stated he would request a property profile (specifically looking at whose title is on the property and who is the first lien holder) and request an Escrow Company to research if there is a notice of default on the first lien holder. No Board action was taken at this time.

2. Letter from Nelson Construction Company

Mr. Altman distributed a letter received from Nelson Construction Company. He stated the letter is requesting \$128,594.00 which was invoiced on February 13, 2009, and references the reticence that has been occurring based on the test results. Mr. Altman stated this letter identifies a July 9th letter from Test Lab, addressed to the construction company, referencing the asphalt coring and testing. Nelson Construction Company has produced an argument stating "the scores are sufficient to allow the project to be considered complete." Mr. Altman stated the Nelson Construction Company also references a letter sent by TBE Group indicating that the project is complete. Mr. Altman stated a project considered complete based on a percentage is not accurate; however, the Board has an obligation to make payments in order to avoid a potential lawsuit. Mr. Altman suggested assigning one of the Board members with the task of working with District Management to respond to Nelson Construction Company to offer a partial release payment once costs are identified. Mr. Altman stated the independent core sampling and testing results have been provided to Mr. Brewer, which confirm various substantial short falls in the selected testing areas.

The Board expressed concern regarding the permit not being complete and filed, the lack of a complete and full report to provide the new District Engineer once selected, and additional testing performed that reveals a failure rate. Discussion ensued regarding the samples taken between April and May by the County which revealed an 11% failure rate. Mr. Brewer stated these failed samples should be public record. Mr. Altman recommended that the Board approve payment to Nelson Construction Company up to half of their retainage, hold a meeting with TBE Group, (subject to approval by the Chairman outlining the concerns and revealing the Board's intention of hiring a professional District Engineer Company) in order to move forward with the owed debt revealed in the letter from Nelson Construction Company.

MOTION TO:	Authorize District Counsel to send a letter to Nelson Construction Company, (subject to the Chairman's review) indicating a good faith payment of 50% of the retainage and requesting a meeting to address the following issues: <ol style="list-style-type: none">1. The permit is not complete and filed2. There is a lack of a complete and full report to provide to the new District Engineer once selected3. Additional testing performed has revealed a failure rate in the project
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Reid
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Ms. Rein stated that the owner of the cigar bar has requested a letter from the Board which permits the serving of alcohol on the District's sidewalks. Mr. Altman suggested collecting more data regarding this issue and further discussion may take place at the next meeting. Mr. Reid recommended contacting the owner of the cigar bar to notify him of the District Counsel fees involved in this research that the owner will be responsible for. This item was continued to the next meeting.

Mr. Vericker left the meeting in progress.

B. District Engineer
Not present.

5. BUSINESS ADMINISTRATION

A. Consideration of Letters of Interest for Seat 1 of the Board of Supervisors (Tab 1)
Mr. Altman presented 2 letters of interest for Seat 1 of the Board of Supervisors. The Board discussed the qualifications of the letters of interest.

B. Nomination of Supervisor

MOTION TO:	Nominate Amanda Maucere for Seat 1 of the Board of Supervisors for the Longleaf CDD.
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Jenkins
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Administer Oath of Office
Mr. Altman, a notary in the state of Florida, administered the Oath of Office to Ms. Maucere. Ms. Maucere swore or affirmed the Oath of Office.

D. Consideration of Resolution 2009-08, Re-Designating District Officers (Tab 2)

MOTION TO:	Approve Resolution 2009-08, Re-Designating the District Officers, placing Amanda Maucere as an Assistant Secretary for the Board of Supervisors.
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Reid
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

The Board entertained an audience member's concern regarding traffic driving on his property. The Board requested Mr. Canorro to research the possibility of paving the area for further recommendations to be presented.

With the Board's consent, Mr. Altman rearranged the agenda to hold the Public Hearing on the Fiscal Year 2010 budget at this time.

E. Fiscal Year 2010 Budget Public Hearing (Tab 6)

MOTION TO:	Open the Public Hearing on the Fiscal Year 2010 Final Budget.
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Reid
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

Ms. Johnson reviewed the budget for the Board. She stated the operation and maintenance assessments in the general fund budget are levied on roll in order to avoid an increased assessment to property owners. Ms. Johnson reviewed each line item in the general fund budget with the Board. Discussion ensued regarding the following line items:

- Decrease in Streetlight assessments and these services
- District Counsel proposed amount in the event of a foreclosure
- Benefits of including a miscellaneous line item in the budget
- Employment assessments and benefits
- Capital Reserve funds
- Savings in Landscape services

The Board entertained public comment and testimony at this time.

MOTION TO:	Close the Public Hearing on the Fiscal Year 2010 Final Budget.
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Jenkins
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

F. Consideration of Resolution 2009-09, Certifying an Assessment Roll (Tab 7) and Resolution 2009-10, Adopting Fiscal Year 2010 Final Budget (Tab 8)

The Board asked for the following changes to be made to the budget:

- Payroll/ Payroll taxes/ Benefit of Employee- consolidated into contracted services
- Move the \$25,000.00 in Landscape Maintenance/Other to the Capital Improvements for a total amount of \$55,000.00
- Increase the Miscellaneous line item by \$15,000.00; Increase the Miscellaneous Income line item by \$2,500.00 for facility rental lease

The Board requested including a discussion on the Boardwalk Repairs on the next agenda.

Ms. Rein requested additional bids for the bike path to be presented to the Board Supervisors during the next meeting.

MOTION TO:	Approve Resolution 2009-09, Certifying an Assessment Roll and Resolution 2009-10, adopting the Fiscal Year 2010 Final Budget, as amended.
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Maucere
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

G. Consideration of District Engineer Proposals (Tab 9)

Mr. Altman recommended that the Board contact the top selected District Engineer services for interviews. Proposals for District Engineer services were received from Amaden Engineering, LLC; A Civil Design Group, LLC; IBI Group; Johnson Engineering; Bayside Engineering; and Wilson Miller. Discussion ensued regarding each proposal.

MOTION TO:	Invite Johnson Engineering, Wilson Miller, Amaden Engineering and Bayside Engineering to make presentations to the Board on Saturday, August 1 st , 2009 at 9:00 a.m.
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Jenkins
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

H. Consideration of the Minutes of the Board of Supervisors Meeting on June 18, 2009 (Tab 3)

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting on June 18, 2009.
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Reid
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

I. Consideration of Operation and Maintenance Expenditures July 2009 (Tab 4)

Mr. Jenkins inquired about the Himes Electric invoice regarding the streetlight repairs. Mr. Altman stated he feels this work was outside of their warranty and this invoice has not been paid. He stated vandalism has been taking place. Mr. Jenkins expressed concern regarding the wiring on the streetlights in Gallery Street. He stated a discussion should be held with Himes Electric regarding new wiring. Mr. Jenkins stated the boxes that are being damaged by water were supposed to be redone with gravel in the bottom and a special type of water proof wiring. He stated there have been many issues with buried boxes and circuitry.

Mr. Altman confirmed that the Amenity Pool Services were supposed to supply the chemicals. Mr. Jenkins stated pool problems have increased due to the installation of the new drains. He requested District Staff to ask a professional for their opinion on the pool drains.

Discussion ensued regarding the lack of sprinkler repair charges.

Ms. Rein inquired about the Air Lock and Key charge for the mailbox. She requested including this expense on the LNA for future resident problems with the mailbox.

MOTION TO:	Approve Operation and Maintenance Expenditures for July 2009 pending corrections.
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Reid
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

6. OLD BUSINESS

A. Discussion of Road Construction

This item was continued to the next meeting.

B. Results of Core Sample Testing (Under separate cover)

This item was continued to the next meeting.

C. Review of District Staffing Requirements (Tab 5)

This item was continued to the next meeting.

7. BUSINESS ITEMS

A. Discussion of Alley Turn Radii (Tab 10)

This item was continued to the next meeting.

B. Consideration of Proposal from Birkitt Environmental Services, Inc. (Tab 11)

This item was continued to the next meeting.

C. Consideration of Pedestrian Trail Proposals (Tab 12)

This item was continued to the next meeting.

D. General Matters of the District

There were no further general matters of the District.

8. STAFF REPORTS

A. District Manager

1. Financial Statement, Period ending May 31, 2009 (Tab 13)

This item was continued to the next meeting.

2. Operations Report (Tab 14)

This item was continued to the next meeting.

9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

A. Communications

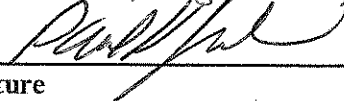
10. CONTINUE

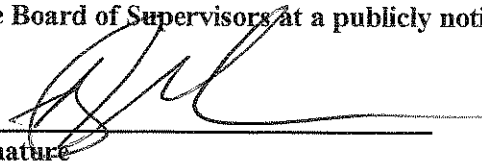
MOTION TO:	Continue the Regular Meeting of the Longleaf Community Development District to August 1, 2009 at 9:00 am. At the Longleaf Town Hall located at 3141 Deland Street, New Port Richey, FL 34655.
MADE BY:	Supervisor Reid
SECONDED BY:	Supervisor Brewer
DISCUSSION:	None further
RESULT:	Called to Vote: 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.*

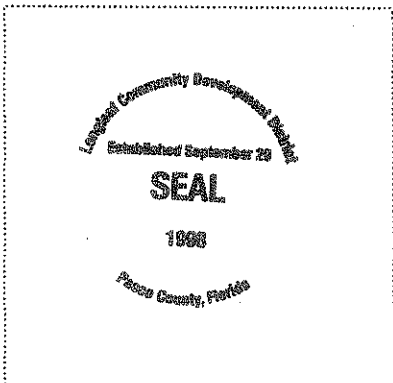
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on August 20, 2009.


Signature
Paul Jenkins
Printed Name



Signature
Brian Lamb
Printed Name

Title:
 Chairman
 Vice Chairman

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator


Signature
9/8/09
Date