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**MINUTES OF MEETING**

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.

**FOREST BROOKE  
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Forest Brooke Community Development District was held on **Thursday, March 27, 2014 at 9:03 a.m.** at the office of Lennar Homes located at 4600 West Cypress Street, Suite 200, Tampa, Florida 33607.

Present and constituting a quorum:

Ben Gainer	<b>Board Supervisor, Chairman</b>
Craig Hotop	<b>Board Supervisor, Vice Chairman</b> <i>(left meeting in progress)</i>
Laura Coffey	<b>Board Supervisor, Assistant Secretary</b>

Also present was:

Eric Dailey	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Robbie Cox	<b>Director of Financial Consulting &amp; Compliance, Rizzetta &amp; Company, Inc.</b>
Tracy Robin	<b>District Counsel, Straley &amp; Robin</b>
Toxey Hall	<b>District Engineer, Clearview Land Design</b>
Joe Fulghum	<b>Lennar Homes</b>
Brian Fender	<b>Underwriters Counsel, Gray Robinson <i>(via phone)</i></b>
Steve Sanford	<b>Bond Counsel, Greenberg Traurig <i>(via phone)</i></b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no Audience members present.

Ms. Coffey made a motion to appoint Mr. Fulghum to Seat #3 as Chairman.

<p>On a Motion by Ms. Coffey, seconded by Mr. Hotop, with all in favor, the Board appointed Joe Fulghum as Chairman (Seat #3: Term 11/12 – 11/16) for Forest Brooke Community Development District.</p>
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Mr. Dailey administered the Oath of Office to Joe Fulghum who swore to and affirmed to the oath. Mr. Fulghum opted to waive compensation for future CDD meetings.

*(Mr. Hotop left the meeting in progress at 9:05 a.m.)*

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2014-12,  
Declaring Special Assessments (*under  
separate cover*)**

Mr. Cox updated the Board, stating that the intent is to issue bonds and to levy assessments to fund a portion of the Capital Improvement Plan in the near future.

Mr. Hall reviewed the Engineer's report for the Board, noting that it is based on 722 single-family units. He stated that the elements within the Capital Improvement Plan include earthwork related to stormwater ponds, roadway improvements both inside and outside of the District, stormwater management facilities, on site water and waste water facilities, landscaping and sidewalk improvements within the public rights-of-way for District-owned lands and associated professional fees. Mr. Hall stated that the total amounts to \$19,915,000.00.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board accepted the District Engineer's Report for Forest Brooke Community Development District.

Mr. Cox reviewed the Preliminary Master Special Assessment Allocation Report for the Board. He briefly reviewed the product types and the allocation of costs on a per unit basis as being \$24,000.00 for a 40 ft. single-family unit and \$30,000.00 for a 50 ft. single-family unit. Mr. Cox noted the allocation of the maximum bonds on a per unit basis as being \$30,800.00 (40 ft.), and \$38,500.00 (50 ft.). He stated that there would likely not be any substantive changes to this report for the public hearing.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board accepted the Preliminary Master Special Assessment Allocation Report in substantial form for Forest Brooke Community Development District.

Mr. Robin reviewed the resolution for the Board.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board adopted Resolution 2014-12, declaring special assessments for Forest Brooke Community Development District.

*(Mr. Cox left the meeting in progress at 9:13 a.m.)*

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-13,  
Setting Public Hearing to Impose Special  
Assessments (*under separate cover*)**

Mr. Robin reviewed the resolution for the Board. A brief discussion ensued on the date for the public hearing and May Board meeting.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board adopted Resolution 2014-13, setting a public hearing to impose special assessments for May 22, 2014 at 9:00 a.m. at the offices of Lennar Homes, 4600 West Cypress Street, Suite 200, Tampa, FL 33607 and authorized District Staff to send a notice to all landowners for Forest Brooke Community Development District.

*(Ms. Hall, Mr. Sanford and Mr. Fender left the meeting in progress at 9:25 a.m.)*

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Meeting held on December  
18, 2013**

It was noted that Item Q (page 5) should read Seat #5, not Seat #4.

On a Motion by Ms. Coffey, seconded by Mr. Gainer, with all in favor, the Board approved the Minutes from the Board of Supervisors' Meeting held on December 18, 2013 as amended for Forest Brooke Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-02,  
Appointing District Manager and Fixing  
Compensation**

Mr. Dailey presented the resolution to the Board for their consideration, noting the District Management fees as being \$13,200.00 annually and \$1,100.00 monthly. He stated that this would be adjusted along with the bonds and for fiscal year 2014/2015.

On a Motion by Ms. Coffey seconded by Mr. Fulghum, with all in favor, the Board adopted Resolution 2014-02, appointing Rizzetta & Company, Inc. as District Manager and fixing the compensation for Forest Brooke Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-03,  
Appointing Secretary**

Mr. Dailey presented the resolution to the Board for their consideration.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board adopted Resolution 2014-03, appointing Pete Williams as Secretary for Forest Brooke Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-04,  
Appointing Treasurer and Assistant  
Treasurer**

Mr. Dailey presented the resolution to the Board for their consideration.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board adopted Resolution 2014-04, appointing William Rizzetta as Treasurer and Joseph Kennedy as Assistant Treasurer for Forest Brooke Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-05,  
Designating Public Depository**

Mr. Dailey presented Resolution 2014-05 to the Board for their consideration.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board adopted Resolution 2014-05, designating Suntrust Bank as the public depository for Forest Brooke Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-06,  
Authorizing Signatories**

Mr. Dailey presented the Resolution 2014-06 to the Board for their consideration.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board adopted Resolution 2014-06, designating the Chairman, Vice Chairman, Secretary, Assistant Secretaries, Treasurer and Assistant Treasurer as authorized signatories for the operating bank accounts for Forest Brooke Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-07,  
Disbursement of Funds**

Mr. Dailey presented Resolution 2014-07 to the Board for their consideration.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board adopted Resolution 2014-07, authorizing the disbursement of funds for payment of certain continuing and non-continuing expenses for Forest Brooke Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-08,  
Designating Officers**

Mr. Dailey presented Resolution 2014-08 to the Board for their consideration.

On a Motion by Ms. Coffey, seconded by Mr. Gainer, with all in favor, the Board adopted Resolution 2014-08, designating Joe Fulghum as Chairman, Craig Hotop as Vice Chairman, Laura Coffey, Ben Gainer, Eric Dailey and Joseph Roethke as Assistant Secretaries for Forest Brooke Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-09,  
Amending Meeting Schedule for Fiscal  
Year 2013/2014**

Mr. Dailey presented Resolution 2014-09, amending the meeting schedule for the remainder of fiscal year 2013/2014.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board adopted Resolution 2014-09, setting the monthly meeting schedule as taking place on the third Thursday of every month at 9:00 a.m. (with the exception of May – will be held on May 22, 2014) at the offices of Lennar Homes located at 4600 West Cypress Street, Suite 200, Tampa, FL 33607 for Forest Brooke Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-11,  
Designating District Record Location  
(under separate cover)**

Mr. Dailey presented Resolution 2014-11 to the Board for their consideration.

On a Motion by Ms. Coffey, seconded by Mr. Gainer, with all in favor, the Board adopted Resolution 2014-11, designating Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 as the District Record Location for Forest Brooke Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Robin stated that according to the meeting minutes, the audit for fiscal year 2011/2012 has been approved.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board authorized the District Manager to complete any outstanding audits needed to be in compliance (not-to-exceed \$2,000.00 per year, per audit) for Forest Brooke Community Development District.

- B. District Engineer  
Not present.
- C. District Manager  
Mr. Dailey noted that the next regularly scheduled meeting will be held on April 17, 2014 at 9:00 a.m. at the offices of Lennar Homes located at 4600 Cypress Street, Suite 200, Tampa, Florida 33607.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

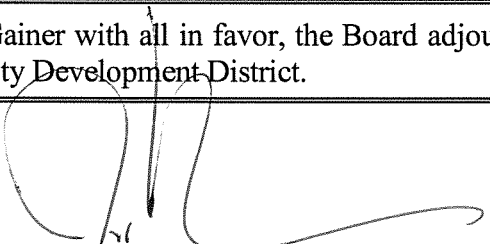
There were no Supervisor requests.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Coffey, seconded by Mr. Gainer with all in favor, the Board adjourned the meeting at 9:42 a.m. for Forest Brooke Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman