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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 regular meeting of the Board of Supervisors of the Forest Brooke Community Development District was held on **Thursday, May 22, 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:

Joe Fulghum	<b>Board Supervisor, Chairman</b>
Craig Hotop	<b>Board Supervisor, Vice Chairman</b>
Laura Coffey	<b>Board Supervisor, Assistant Secretary</b>
Ben Gainer	<b>Board Supervisor, Assistant Secretary</b>

Also present was:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Eric Dailey	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Robbie Cox	<b>Director of Financial Consulting &amp; Compliance, Rizzetta &amp; Company, Inc.</b>
Mark Straley	<b>District Counsel, Straley &amp; Robin</b>
Toxey Hall	<b>District Engineer, Clearview Land Design <i>(via phone)</i></b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no Audience members present.

*(Mr. Gainer arrived at 9:04 a.m. while meeting was in progress)*

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on March 27, 2014**

On a Motion by Mr. Fulghum, seconded by Mr. Gainer, with all in favor, the Board approved the Minutes from the Board of Supervisors' Meeting held on March 27, 2014 as amended for Forest Brooke Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations and Maintenance Expenditures for April 2014**

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board ratified the Operation & Maintenance expenditures for April 2014 totaling \$111.86 for Forest Brooke Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Amended Fee Schedule for Clearview Land Design**

Mr. Roethke presented an amended fee schedule for Clearview Land Design to the Board. Mr. Hall added some comments regarding this updated fee schedule, which has been amended to reflect current rates for their services. Mr. Straley will draft a new District Engineer agreement with this new fee schedule as an exhibit.

On a Motion by Ms. Coffey, seconded by Mr. Gainer, with all in favor, the Board adopted the amended fee schedule as part of the District Engineer agreement for Forest Brooke Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of bond Counsel Resignation Letter**

Mr. Roethke presented a resignation letter from Nabors, Giblin & Nickerson. Mr. Dailey added that this is a housekeeping item to clean out any old agreements with the District.

On a Motion by Mr. Fulghum, seconded by Ms. Coffey, with all in favor, the Board accepted the resignation letter from Nabors, Giblin & Nickerson for Forest Brooke Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-14,  
Appointing Bond Counsel**

Mr. Roethke presented Resolution 2014-14, which will appoint a new bond counsel, Greenberg Traurig.

On a Motion by Ms. Coffey, seconded by Mr. Gainer, with all in favor, the Board adopted Resolution 2014-14, appointing Greenberg Traurig as new bond counsel for Forest Brooke Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Investment Banker  
Resignation Letter**

Mr. Roethke presented a resignation letter from Prager & Company.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board accepted the resignation from Prager & Company for Forest Brooke Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-15,  
Appointing Investment Banker**

Mr. Roethke presented Resolution 2014-15 to the Board, which will appoint a new investment banker, FMS Bonds.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board adopted Resolution 2014-15, appointing FMS Bonds as the Investment Banker for Forest Brooke Community Development District.

**TENTH ORDER OF BUSINESS**

**Public Hearing to Impose Special  
Assessments 1. Presentation of District  
Engineer's Report**

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board opened the public hearing for Forest Brooke Community Development District.

Mr. Hall reviewed the Engineer's Report with the Board. The information in the report has been verified and has not changed since it was reviewed at the previous board meeting. There were no questions from the Board.

*(Mr. Hall left at 9:11 a.m. while the meeting was in progress)*

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Final Master Special Assessment Allocation Report** *(under separate cover)*

Mr. Cox reviewed the Final Master Special Assessment Allocation Report with the Board. The information in this report has not changed substantially since it was reviewed at a previous meeting. Mr. Cox entertained several questions from the Board regarding actual assessment levels.

On a Motion by Ms. Coffey, seconded by Mr. Fulghum, with all in favor, the Board closed the public hearing for Forest Brooke Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-16, Final Assessments**

Mr. Roethke presented Resolution 2014-16 with the Board, which will effectively adopt the Engineer's Report and Final Master Special Assessment Allocation Report and levy the special assessments for the District.

On a Motion by Ms. Coffey, seconded by Mr. Gainer, with all in favor, the Board adopted Resolution 2014-16, which adopts the Engineer's Report and Final Master Special Assessment Allocation Report and levy the special assessments for the District for Forest Brooke Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Proposed Budget for Fiscal Year 2014/2015 1. Consideration of Resolution 2014-17, Approving Proposed Budget and Setting the Public Hearing**

Mr. Dailey presented the proposed budget to the Board for FY 2014/2015. A discussion ensued regarding setting a build-out budget for the future. The Board did not change any line items on the current proposed budget.

On a Motion by Ms. Coffey, seconded by Mr. Gainer, with all in favor, the Board adopted Resolution 2014-17, approving the proposed budget and setting the date, time and location of the public hearing for the final budget as August 21, 2014 at 9:00 am at the offices of Lennar Homes located at 4600 Cypress Street, Suite 200, Tampa, Florida 33607 for Forest Brooke Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Presentation of Registered Voter Count**

Mr. Roethke presented the registered voter count of the District, which was zero as of April 15, 2014. This District has not met the necessary requirements to hold a general election this year.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
No report.
- C. District Manager  
Mr. Roethke noted that the next regularly scheduled meeting will be held on June 19, 2014 at 9:00 a.m. at the offices of Lennar Homes located at 4600 Cypress Street, Suite 200, Tampa, Florida 33607.

Mr. Roethke distributed a flyer for a free Pond Workshop that Rizzetta and Company will be sponsoring with SWFWMD. The Workshop will be on June 25th from 1:00pm to 4:00pm at Rizzetta's Ashlyn Park Training Center. To RSVP, please contact Shannon Shelton at 813-933-5571 or email her at [sshelton@rizzetta.com](mailto:sshelton@rizzetta.com).

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests**


There were no Supervisor requests.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Fulghum, seconded by Mr. Gainer with all in favor, the Board adjourned the meeting at 9:25 a.m. for Forest Brooke Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman