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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, August 21, 2014 at 9:00 a.m.** at the office of Lennar Homes located at 4600 West Cypress Street, Suite 200, Tampa, Florida 33607.

Present and constituting a quorum:

Brady LeFere	<b>Board Supervisor, 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>
John Vericker	<b>District Counsel, Straley &amp; Robin <i>(via phone)</i></b>
Toxey Hall	<b>District Engineer, Clearview Land Design</b>
Anthony Palmisano	<b>Lennar Homes</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 present/ no comments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Meeting held on July 17,  
2014**

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 July 17, 2014 as amended for Forest Brooke Community Development District.
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**FOURTH ORDER OF BUSINESS**

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

On a Motion by Mr. LeFere, seconded by Mr. Gainer, with all in favor, the Board ratified the Operation & Maintenance expenditures for July 2014 totaling (\$2,329.50) for Forest Brooke Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resignation of Craig  
Hotop**

Mr. Roethke presented a resignation letter from the Board of Supervisor, Craig Hotop.

On a Motion by Mr. Gainer, seconded by Ms. Coffey, with all in favor, the Board accepted the resignation from Craig Hotop from the Board of Supervisors for Forest Brooke Community Development District.

On a Motion by Ms. Coffey, seconded by Mr. Gainer, with all in favor, the Board appointed Anthony Palmisano as an Assistant Secretary onto the Board of Supervisors for Forest Brooke Community Development District.

Mr. Roethke read the Oath of Office and Mr. Palmisano responded in the affirmative. Mr. Roethke discussed the Sunshine Law regulations with Mr. Palmisano, and Mr. Palmisano confirmed he is familiar with the Sunshine Law. Mr. Roethke informed Mr. Palmisano that he is eligible to receive \$200.00 compensation for attending each CDD meeting. Mr. Palmisano declined compensation.

**SIXTH ORDER OF BUSINESS**

**Consideration of Promissory Note**

Mr. Roethke distributed a Promissory Note and Development Acquisition Agreement to the board. Mr. Vericker discussed the details of this Promissory Note and Development Acquisition Agreement with the board. Mr. Hall added some commentary regarding this item. A discussion ensued.

On a Motion by Mr. LeFere, seconded by Ms. Coffey, with all in favor, the Board approved the Promissory Note and Development Acquisition Agreement in substantial form, pending review from Developer Counsel for Forest Brooke Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Resolution 2014-20,  
Adopting Fiscal Year 2014/15 Meeting  
Schedule**

Mr. Roethke presented Resolution 2014-20 to the board, adopting the annual meeting schedule.

On a Motion by Ms. Coffey, seconded by Mr. Gainer with all in favor, the Board adopted Resolution 2014-20, adopting the FY 2014/15 Meeting Schedule for Forest Brooke Community Development District.

*(Mr. Hall left the meeting in progress at 9:15 a.m.)*

**EIGHTH ORDER OF BUSINESS**

**Public Hearing of Fiscal Year 2014-2015  
Budget i. Consideration of Resolution  
2014-21, Adopting Final Budget**

On a Motion by Mr. LeFere, seconded by Ms. Coffey with all in favor, the Board opened the Public Hearing for Forest Brooke Community Development District.

Mr. Roethke presented the Final Budget to the board and noted that this has not changed since the Proposed Budget was approved. There was no audience present. Several changes were made to the budget, with the final general fund amount being increased to \$132,850.00.

On a Motion by Ms. Coffey, seconded by Mr. Gainer, with all in favor, the Board adopted Resolution 2014-21, adopting the Final Budget for Fiscal Year 214/15 for Forest Brooke Community Development District.

**ii. Consideration of Developer Funding  
Agreement**

Mr. Roethke presented the Developer Funding Agreement to the board.

On a Motion by Ms. Coffey, seconded by Mr. Gainer with all in favor, the Board approved the Developer Funding Agreement for Forest Brooke Community Development District.

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

**NINTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Not present.
- C. District Manager  
Mr. Roethke noted that the next regularly scheduled meeting will be held on September 18, 2014 at 9:00 a.m. at the offices of Lennar Homes located at 4600 Cypress Street, Suite 200, Tampa, Florida 33607.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

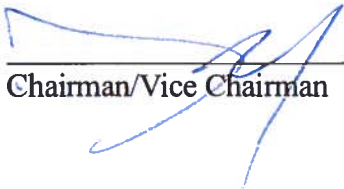
There were no Supervisor requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Palmisano, seconded by Mr. LeFere with all in favor, the Board adjourned the meeting at 9:37 a.m. for Forest Brooke Community Development District.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman