

**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.

**LONG LAKE RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

The organizational meeting of the Long Lake Reserve Community Development District was held on **Thursday, September 6, 2017 at 10:16 a.m. or immediately following the Talavera Community Development District meeting** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Betty Valenti	<b>Board Supervisor</b>
Travis Jenkins	<b>Board Supervisor</b>
David Griffin	<b>Board Supervisor</b>
Greg Crawford	<b>Board Supervisor</b>
Lee Thompson	<b>Board Supervisor</b>

Also present were:

Matthew Huber	<b>Regional Manager, Rizzetta &amp; Company, Inc.</b>
Gus Garcia	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Steady	<b>Developer Counsel, Burr &amp; Forman</b>
Brian Surak	<b>Interim Engineer, Clearview Land Design</b>
Mark Spada	<b>Representative, M/I Homes</b>
Ed Bulleit	<b>Representative, MBS Capital Markets</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and conducted roll call. He noted for the record that there were no audience members present.

**SECOND ORDER OF BUSINESS**

**Administer Oath of Office for Supervisors**

Mr. Huber, a Notary Public in the State of Florida administered the Oath of Office to the new Board Supervisors. Ms. Valenti, Mr. Jenkins, Mr. Griffin, Mr. Crawford and Mr. Thompson swore to and affirmed the oath.

**THIRD ORDER OF BUSINESS**

**Review of Chapter 190 Florida Statutes**

Mr. Huber distributed the new supervisor packages to the Board. Mr. Steady briefly reviewed Chapter 190 of the Florida Statutes and the Guide to the Sunshine Amendment.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-01,  
Certifying Election Results**

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2017-01, Certifying Election Results for Long Lake Reserve Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-02,  
Appointing Officers of the District**

On a Motion by Mr. Thompson, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved Resolution 2017-02, Appointing Officers of the District as follows: Betty Valenti –Chairman, Travis Jenkins – Vice Chairman, David Griffin, Greg Crawford, Lee Thompson, Matthew Huber and Gus Garcia as Assistant Secretaries for Long Lake Reserve Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-03,  
Appointing Treasurer and Assistant  
Treasurer**

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved Resolution 2017-03, Appointing Treasurer (William Rizzetta) and Assistant Treasurer (Shawn Wildermuth) for Long Lake Reserve Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-04,  
Appointing District Manager**

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved Resolution 2017-04, Appointing District Manager (Rizzetta & Company, Inc.) with Agreement subject to review by District Counsel for Long Lake Reserve Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-05,  
Select District Agent and Registered  
Office**

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved Resolution 2017-05, Select District Agent and Registered Office (William Rizzetta, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614) for Long Lake Reserve Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-06,  
Appoint District Counsel**

On a Motion by Ms. Valenti, seconded by Mr. Jenkins, with all in favor, the Board of Supervisors approved Resolution 2017-06, Appoint District Counsel (Burr & Forman) for Long Lake Reserve Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-07,  
Designate Location of District Office**

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved Resolution 2017-07, Designate Location of District Office (Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544) for Long Lake Reserve Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-08,  
Designate Records Retention Policy**

On a Motion by Ms. Valenti, seconded by Mr. Crawford, with all in favor, the Board of Supervisors approved Resolution 2017-08, Designate Records Retention Policy for Long Lake Reserve Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-09,  
Designate Primary Administrative Office**

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2017-09, Designate Primary Administrative Office (Rizzetta & Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Long Lake Reserve Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-10,  
Designate Regular Meeting Dates, Time  
and Location**

On a Motion by Mr. Griffin, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2017-10, Designate Regular Meeting Dates, Time and Location for Fiscal Year 2017/2018 (1<sup>st</sup> Wednesday of the month at 10:00 a.m. or immediately following the Talavera CDD meeting except for the months of February, May, July and September which will be held at 5:00 p.m., at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Long Lake Reserve Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-11,  
Publics Opportunity to be Heard**

On a Motion by Ms. Valenti, seconded by Mr. Crawford, with all in favor, the Board of Supervisors approved Resolution 2017-11, Publics Opportunity to be Heard for Long Lake Reserve Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Policy for Compensation  
of Board Members**

Mr. Huber stated that the Board Supervisors were entitled to receive compensation for meeting attendance. He asked the new Supervisors if they would like to accept or waive compensation. Mr. Thompson elected to receive compensation and the remaining Supervisors stated that they would like to waive compensation.

**Consideration of Travel Reimbursement  
Policy (0.445/mile) x 48 miles**

Mr. Huber stated that the Board Supervisors were entitled to receive compensation for travel miles. He asked the new Supervisors if they would like to accept or waive compensation. Mr. Thompson elected to receive compensation for travel miles and the remaining Supervisors stated that they would like to waive compensation.

On a Motion by Mr. Jenkins, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved the Compensation Policy for Board Members and the Travel Reimbursement Policy for Long Lake Reserve Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-12,  
Approving Fiscal Year 2016/2017  
Proposed Budget and Setting Public  
Hearing on Final Budget**

On a Motion by Ms. Valenti, seconded by Mr. Crawford, with all in favor, the Board of Supervisors approved Resolution 2017-12, Approving Fiscal Year 2016/2017 Proposed Budget and Setting the Pubic Hearing on the Final Budget (November 1, 2017 at 9:00 a.m. at the office of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Long Lake Reserve Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of 2016/2017 Developer  
Funding Agreement**

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved the 2016/2017 Developer Funding Agreement for Long Lake Reserve Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-13,  
Approving Fiscal Year 2017/2018  
Proposed Budget and Setting Public  
Hearing on Final Budget**

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved Resolution 2017-13, Approving Fiscal Year 2017/2018 Proposed Budget and Setting the Public Hearing on the Final Budget (November 1, 2017 at 10:00 a.m. at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Long Lake Reserve Community Development District.

**NINETEENTH ORDER OF BUSINESS**

**Consideration of 2017/2018 Developer  
Funding Agreement**

On a Motion by Mr. Jenkins, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the 2017/2018 Developer Funding Agreement (subject to approval by M/I Homes) for Long Lake Reserve Community Development District.

**TWENTIETH ORDER OF BUSINESS**

**Consideration of Resolution 2017-14,  
Setting Date, Time and Place of Public  
Hearing on Rules of Procedure**

On a Motion by Mr. Griffin, seconded by Mr. Crawford, with all in favor, the Board of Supervisors approved Resolution 2017-14, Setting Date, Time and Place of Public Hearing on Rules of Procedure (November 1, 2017 at 10:00 a.m. at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Long Lake Reserve Community Development District.

**TWENTY-FIRST ORDER OF BUSINESS**

**Consideration of Resolution 2017-15,  
Setting Forth Policy Regarding Support  
and Legal Defense for Board Members**

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved Resolution 2017-15, Setting Forth Policy Regarding Support and Legal Defense for Board Members for Long Lake Reserve Community Development District.

**TWENTY-SECOND ORDER OF BUSINESS      Consideration of Resolution 2017-16,  
Authorizing Recording of Notice of  
Establishment**

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved Resolution 2017-16, authorizing District staff to Record the Notice of Establishment for Long Lake Reserve Community Development District.

**TWENTY-THIRD ORDER OF BUSINESS      Consideration of RFQ for District  
Engineer**

On a Motion by Mr. Griffin, seconded by Ms. Valenti, with all in favor, the Board of Supervisors authorized District staff to advertise for an RFQ for District Engineering Services with qualifications due back for the December 6, 2017 meeting for Long Lake Reserve Community Development District.

**TWENTY-FOURTH ORDER OF BUSINESS      Consideration of Retention of Interim  
Engineer**

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Clearview Land Design as Interim Engineer for the District's Engineering Services for Long Lake Reserve Community Development District.

**TWENTY-FIFTH ORDER OF BUSINESS      Authorize Obtaining General Liability  
and D&O Insurance Coverage**

On a Motion by Mr. Griffin, seconded by Ms. Valenti, with all in favor, the Board of Supervisors authorized District staff to Obtain General Liability and D&O Insurance Coverage (not-to-exceed \$5,000.00) for Long Lake Reserve Community Development District.

**TWENTY-SIXTH ORDER OF BUSINESS      Consideration of Resolution 2017-17,  
Adopting Alternative Investment Policy**

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved Resolution 2017-17, Adopting Alternative Investment Policy for Long Lake Reserve Community Development District.

**TWENTY-SEVENTH ORDER OF BUSINESS      Consideration of Resolution 2017-18,  
Selection of District Depository**

On a Motion by Ms. Valenti, seconded by Mr. Wala, with all in favor, the Board of Supervisors approved Resolution 2017-18, Selection of District Depository (SunTrust Bank) for Long Lake Reserve Community Development District.

**TWENTY-EIGHTH ORDER OF BUSINESS      Consideration of Resolution 2017-19,  
Approve Disbursement of Expenses**

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved Resolution 2017-19, Approve Disbursement of Expenses for Long Lake Reserve Community Development District.

**TWENTY-NINTH ORDER OF BUSINESS      Consideration of Resolution 2017-20,  
Authorize Bank Account Signatories**

On a Motion by Mr. Thompson, seconded by Mr. Crawford, with all in favor, the Board of Supervisors approved Resolution 2017-20, Authorize Bank Account Signatories (Chairman, Vice Chairman, Secretary, Assistant Secretaries, and Treasurer) for Long Lake Reserve Community Development District.

**THIRTIETH ORDER OF BUSINESS              Consideration of Funding Request -  
\$15,000.00**

On a Motion by Mr. Thompson, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved the Funding Request of \$15,000.00 for Long Lake Reserve Community Development District.

**THIRTY-FIRST ORDER OF BUSINESS      Consideration of Proposal for Website  
Services**

Mr. Huber distributed a proposal from Rizzetta Technology Services for website services. Attached as (Exhibit "A").

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved the proposal from Rizzetta Technology Services for website services (subject to review by District Counsel) for Long Lake Reserve Community Development District.

**THIRTY-SECOND ORDER OF BUSINESS      Consideration of Proposal for  
Environmental Services**

On a Motion by Ms. Valenti, seconded by Mr. Crawford, with all in favor, the Board of Supervisors approved the proposal from Horner Environmental Services (\$3,000.00/yearly) for Long Lake Reserve Community Development District.

**THIRTY-THIRD ORDER OF BUSINESS      Staff Reports**

**A.      District Counsel**

Mr. Steady presented and reviewed the Acquisition, Construction, Installation, Developer Funding and Reimbursement Agreement.

On a Motion by Mr. Jenkins, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the Acquisition, Construction, Installation, Developer Funding and Reimbursement Agreement for Long Lake Reserve Community Development District.

Mr. Steady presented a Bill of Sale for of P-1 to the County.

On a Motion by Mr. Thompson, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved the Bill of Sale of P-1 to the County for Long Lake Reserve Community Development District.

On a Motion by Mr. Griffin, seconded by Mr. Crawford, with all in favor, the Board of Supervisors accepted Phase 1 for Long Lake Reserve Community Development District.

The Board directed Mr. Surak to complete the Engineer's Report.

On a Motion by Mr. Jenkins, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved MBS Capital Markets' Agreement for Bond Underwriter for Long Lake Reserve Community Development District.

**B.      Interim Engineer**

No report.

**C.      District Manager**

Mr. Huber stated that the next meeting would be October 4th at 10:00 a.m. and that the Board will have several public hearings at their meeting on November 1st at 10:00 a.m.



**THIRTY-FOURTH ORDER OF BUSINESS      Supervisor Requests and Audience  
Comments**

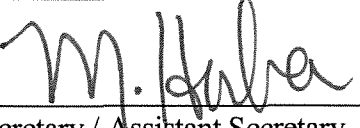
Mr. Huber asked if there were any Supervisor requests. There were none.

Mr. Huber stated that there were no members of the audience present.

**THIRTY-FIFTH ORDER OF BUSINESS      Adjournment**

Mr. Huber stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors adjourned the meeting at 10:52 a.m. for Long Lake Reserve Community Development District.

  
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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman