

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.

**SOUTHAVEN
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Southaven Community Development District was held on **Wednesday, November 4, 2015 at 10:00 a.m.** at the Marshall Creek CDD Recreation Center located at 625 Palencia Club Drive, St. Augustine, FL. 32095.

Present and constituting a quorum:

Walter O'Shea	Board Supervisor, Chairman (via speakerphone)
Naomi Lumley	Board Supervisor, Assistant Secretary
Dan Jones	Board Supervisor, Assistant Secretary
Ella "Pud" English	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Sarah Warren	District Counsel, Hopping Green & Sams (via speakerphone)
Scott Lockwood	ETM (via speakerphone)
Kim Shine	Hines

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 10:07 a.m. and read roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held
August 5, 2015**

On a motion by Mr. O'Shea, seconded by Mr. Jones, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held August 5, 2015 for Southaven Community Development District.

The Chair approved moving to agenda items 5C, 5B and 4B first so Ms. Shine can present these items.

FOURTH ORDER OF BUSINESS

Consideration of Global Change Order #4

Ms. Shine reviewed Change Order #4 for Global's contract, which consist of order request 9, 10 and 11 totaling an increase of \$104,808.35.

On a motion by Ms. English, seconded by Mr. Jones, with all in favor, the Board approved Change Order #4 for Global's contract, for Southaven Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of FPL Streetlight Agreement

Ms. Shine reviewed that FPL will install and maintain 41 street lights in Phase 1 per the agreement.

On a motion by Mr. O'Shea, seconded by Ms. English, with all in favor, the Board approved FPL Street Light Agreement for Phase 1 for Southaven Community Development District.

SIXTH ORDER OF BUSINESS

Construction Administrator Report

Ms. Shine updated the Board of Supervisors that a perimeter wall needs to be constructed at the entrance of phase 1, which will be behind lots 1 -14. The District will own the wall and it will be constructed on District property. However, the District will need an easement over the back 20' of those lots in order to construct the wall and to access the wall for maintenance.

After discussion, the Board of Supervisors authorized the Chair to execute a temporary construction easement as well as a long term maintenance easement.

On a motion by Mr. Jones, seconded by Mr. O'Shea, with all in favor, the Board authorized the Chair to execute a temporary construction easement and a long term maintenance easement from effective landowners for Southaven Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for July 2015
August 2015 and September 2015**

On a motion by Mr. Jones, seconded by Ms. English, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2015 in the amount of \$5,675.03, August 2015 in the amount of \$3,747.25 and September 2015 in the amount of \$10,505.00 for Southaven Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Requisitions CR #18 –
CR#27, Special Assessment Bonds, Series
2015**

Requisition No.	Payee	Amount
18	Ellis & Associates Inc.	\$7,381.00
19	England- Thims & Miller, Inc.	\$33,790.24
20	Global Contracting Group, LLC	\$528,057.53
21	Hopping Green & Sams	\$1,574.50
22	Southaven Land Associates, LLC	\$500.00
23	Ellis & Associates Inc.	\$3,423.75
24	England- Thims & Miller, Inc.	\$36,481.79
25	Global Contracting Group, LLC	\$496,726.74
26	Hopping Green & Sams	\$414.00
27	Southaven Land Associates, LLC	\$500.00

On a motion by Mr. O’Shea, seconded by Mr. Jones, with all in favor, the Board ratified the Requisitions CR #18 - #22 and #23 - #27, Special Assessment Bonds, Series 2015 for Southaven Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report

- B. Construction Administrator
(See Sixth Order of Business.)

- C. District Engineer
No Report

- D. District Manager
Ms. Dobbins noted the next meeting will be held on December 2, 2015.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-01,
Authorizing the Chair to Approve
Change Orders**

On a motion by Ms. English, seconded by Mr. Jones, with all in favor, the Board adopted Resolution 2016-01, Authorizing the Chair to Approve Change Orders for Southaven Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-02,
Amending Resolution 2015-07 to Revise
the Assessment Collection Schedule**

Ms. Warren reviewed Resolution 2016-02, Amending Resolution 2015-07 to Revise the Assessment Collection Schedule (Exhibit A).

On a motion by Mr. O'Shea, seconded by Ms. English, with all in favor, the Board adopted Resolution 2016-02, Amending Resolution 2015-07 to Revise the Assessment Collection Schedule for Southaven Community Development District.

TWELFTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

There were no Audience members present to comment.

There were no Supervisor comments.

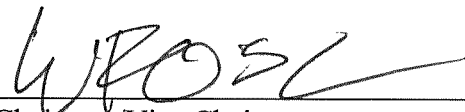
THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Lumley, seconded by Mr. Jones, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 10:28 a.m. for Southaven Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

Exhibit A

RESOLUTION 2016-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2015-07 TO REVISE THE SCHEDULE FOR THE DIRECT COLLECTION OF DEBT SERVICE ASSESSMENTS; ADDRESSING CONFLICTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Southaven Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, on August 5, 2015, the District adopted Resolution 2015-07 addressing, among other things, the collection of debt service assessments for the fiscal year beginning October 1, 2015; and

WHEREAS, upon request by a landowner, the District desires to amend Resolution 2015-07 to provide for an alternative collection schedule for directly billed debt service assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. AMENDMENT TO SECTION 2.A. OF RESOLUTION 2015-07. Section 2.A. of Resolution 2015-07 is hereby amended as follows, with underlining indicating new text:

- A. **Direct Bill Assessments.** The previously levied debt service special assessments levied on the Direct Collect Property will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2015; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: ~~50% due no later than December 1, 2015, 25% due no later than February 1, 2016 and 25% due no later than May 1, 2016~~ 65% due no later than April 1, 2016, and 35% due no later than August 1, 2016. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2015/2016, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable statutory

prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

SECTION 2. CONFLICTS. Except as expressly provided herein, all other provisions of Resolution 2015-07 shall be unchanged by this Resolution, and shall remain in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Southaven Community Development District.

PASSED AND ADOPTED this ___ day of _____, 2015.

ATTEST:

**SOUTHAVEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____