
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.

**WILLOW WALK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Willow Walk Community Development District was held on **Thursday, August 03, 2017 at 9:02 a.m.** at the office of Starwood Land Ventures located at 6310 Capital Drive, Suite 130, Lakewood Ranch, Florida 34202.

Present and constituting a quorum were:

Jim Harvey	Board Supervisor, Chairman
Greg Meath	Board Supervisor, Vice Chairman
David Langhout	Board Supervisor, Assistant Secretary
Troy Simpson	Board Supervisor, Assistant Secretary
Paul Martin	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	Manager Director of Financial Services, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Matt Morris	Interim District Engineer, Morris Engineering (via speaker phone)
Steve Sanford	Bond Counsel, Greenberg Traurig, (via speaker phone)

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon stated for the record that no members of the public were present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
May 18, 2017**

Ms. Blandon presented the minutes of the Board of Supervisors meeting held on May 18, 2017, as prepared by Meritus.

On a Motion by Mr. Harvey, seconded by Mr. Langhout, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on May 18, 2017, as Prepared by Meritus, for Willow Walk Community Development District.

FOURTH ORDER OF BUSINESS

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

Ms. Blandon provided a brief overview of the resolution.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board adopted Resolution 2017-04 and appointed Rizzetta & Company, Inc. as the District Manager, for Willow Walk Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05,
Authorizing Disbursement of Funds**

Ms. Blandon provided a brief overview of the resolution.

On a Motion by Mr. Langhout, seconded by Mr. Meath, with all in favor, the Board adopted Resolution 2017-05, Authorizing Disbursement of Funds, for Willow Walk Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-06,
Designating Authorized Signatories**

Ms. Blandon advised the resolution designates the Chairman, Vice Chairman Secretary, Assistant Secretaries, Treasurer, and Assistant Treasurer as authorized signatories for the operating bank accounts of the District.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board adopted Resolution 2017-06, Designating Authorized Signatories, for Willow Walk Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-07,
Appoint Assistant Secretaries**

Ms. Blandon advised the purpose of this resolution is to allow herself and Ms. Dobbins to sign documents on behalf of the District.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board adopted Resolution 2017-07, appointing Ms. Blandon and Ms. Dobbins as Assistant Secretaries, for Willow Walk Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-08,
Designating Depository**

Ms. Blandon advised SunTrust Bank will be designated as the public depository for District funds.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board adopted Resolution 2017-08, Designating SunTrust Bank as the Depository, for Willow Walk Community Development District.

NINTH ORDER OF BUSINESS

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

Ms. Blandon advised the Rizzetta office in Fort Myers will be the primary administrative office of the District with the office of Starwood Land Ventures being designated as the principal headquarters for purposes of establishing proper venue.

On a Motion by Mr. Martin, seconded by Mr. Langhout, with all in favor, the Board adopted Resolution 2017-09, Designating Primary Administrative Office, for Willow Walk Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-10,
Designating Registered Agent and Office
Local District Records Office**

Ms. Blandon advised Mr. William Rizzetta will be the registered agent and his office address of 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 will be the registered office.

On a Motion by Mr. Harvey, seconded by Mr. Langhout, with all in favor, the Board adopted Resolution 2017-10, designating Mr. William Rizzetta as Registered Agent and designated the Registered Office as the Office of Rizzetta Management Services, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, for Willow Walk Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-11,
Designating Secretary**

Ms. Blandon advised Eric Dailey, Director of District Services for Rizzetta & Company, Inc., would be designated as Secretary of the District.

On a Motion by Mr. Harvey, seconded by Mr. Langhout, with all in favor, the Board adopted Resolution 2017-11, Designating Eric Dailey as Secretary of the District, for Willow Walk Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-12,
Designating Treasurer and Assistant
Treasurer**

Ms. Blandon advised Mr. Scott Brizendine, Manager of District Financial Services, would be designated Treasurer and Mr. Shawn Wildermuth, Chief Financial Officer, would be designated Assistant Treasurer.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board adopted Resolution 2017-12, Designating Mr. Scott Brizendine as Treasurer and Mr. Shawn Wildermuth as Assistant Treasurer, for Willow Walk Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-13,
Adopting the Alternative Investment
Guidelines**

Ms. Blandon presented the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board adopted Resolution 2017-13, Alternative Investment Guidelines, for Willow Walk Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-14,
Adopting Fiscal Year 2017/2018 Meeting
Schedule**

Ms. Blandon presented the proposed meeting schedule, she advised the schedule has been changed to match another meeting with the same staff.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board adopted Resolution 2017-14, Fiscal Year 2017/2018 Meeting Schedule, for Willow Walk Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Review of the Updated Engineer's Report
and Amended and Restated Master
Assessment Methodology Report**

Mr. Earlywine advised the Engineer's Report and Methodology Report would be reviewed but not considered. Mr. Brizendine presented the Amended and Restated Master Assessment Methodology Report.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-15,
Declaring Special Assessments for North
Parcel Assessment Area**

Mr. Earlywine provided an overview of the resolution.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board adopted Resolution 2017-15, Declaring Special Assessment for North Parcel Assessment Area, for Willow Walk Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-16,
Setting Public Hearing on Special
Assessments for North Assessment Area**

Mr. Earlywine provided an overview of the resolution.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board adopted Resolution 2017-16, Setting the Public Hearing on Special Assessments for the North Assessment Area for September 12, 2017 at 10:00 a.m., to be held at the office of Starwood Land Ventures, 6310 Capital Drive, Suite 130 Lakewood Ranch, Florida 34202, for Willow Walk Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-19,
Bond Delegation Resolution**

Ms. Blandon advised adoption of the delegation resolution would also approve each exhibit to the resolution. Mr. Sanford provided an overview of the resolution.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board Adopted Resolution 2017-19, Bond Delegation, Including Exhibits, for Willow Walk Community Development District.

NINETEENTH ORDER OF BUSINESS

**Public Hearing Regarding 2017/2018
Budget**

Ms. Blandon asked for a motion to open the public hearing.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board opened the Public Hearing Regarding the 2017/2018 Final Budget, for Willow Walk Community Development District.

Ms. Blandon reviewed the proposed final budget for fiscal year 2017/2018. Discussion ensued regarding various line items.

TWENTIETH ORDER OF BUSINESS

**Consideration of Resolution 2017-17,
Adopting the Final Budget for Fiscal Year
2017/2018**

Ms. Blandon reviewed the resolution approving the final budget for fiscal year 2017/2018 advising the general fund budget amount is \$299,126.00 and the debt service amount is \$258,061.93 which makes the total appropriations amount \$557,187.93.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board adopted Resolution 2017-17, Adopting a Final Budget, in the amount of \$557,187.93, for Fiscal Year 2017/2018, for Willow Walk Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

**Consideration of Resolution 2017-18,
Imposing Special Assessments, Providing
for the Collection and Enforcement of
Special Assessments, Certifying an
Assessment Roll**

Ms. Blandon reviewed the resolution.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board adopted Resolution 2017-18, Imposing Special Assessments, Providing for the Collection and Enforcement of Special Assessments, Certifying an Assessment Roll, Florida 34202, for Willow Walk Community Development District.

On a Motion by Mr. Harvey, seconded by Mr. Langhout, with all in favor, the Board closed the Public Hearing Regarding the 2017/2018 Final Budget, for Willow Walk Community Development District.

TWENTY-SECOND ORDER OF BUSINESS

**Consideration of Deficit Funding
Agreement**

Ms. Blandon reviewed the agreement. Mr. Harvey advised the developer entity on the agreement needs to be updated.

On a Motion by Mr. Harvey, seconded by Mr. Langhout, with all in favor, the Board approved the Deficit Funding Agreement for Fiscal Year 2017/2018, as amended on the record, for Willow Walk Community Development District.

TWENTY-THIRD ORDER OF BUSINESS Staff Reports

- A. District Counsel
 Mr. Earlywine advised he had no report.

- B. Interim Engineer
 Mr. Morris advised final permitting is underway.

 Mr. Harvey advised the South Parcel Area infrastructure is complete.

- C. District Manager
 Ms. Bandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, November 2, 2017 at 9:30 a.m. and the public hearing related to Assessments for the North Assessment Parcel Area is scheduled for September 12, 2017 at 10:00 am.

 Mr. Harvey inquired regarding the aerator for the pond. Ms. Bandon provided an update.

TWENTY-FOURTH ORDER OF BUSINESS Supervisor Requests and Audience comments


Ms. Bandon opened the floor for Supervisor requests and comments. There were none. Ms. Bandon stated for the record that no audience members were present.

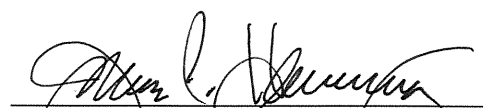
Discussion ensued regarding various pool and amenity areas. The Board provided direction to Staff to proceed with bidding the pool maintenance services.

TWENTY-FIFTH ORDER OF BUSINESS Adjournment

Ms. Bandon stated there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a Motion by Mr. Martin, seconded by Mr. Langhout, with all in favor, the Board adjourned the meeting at 9:48 a.m., Willow Walk Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman