

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, October 12, 2017 at 9:47 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, District Financial Services, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Erin Tumolo	Interim District Engineer, Morris Engineering

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 August 3, 2017

Ms. Blandon presented the minutes of the Board of Supervisors meeting held on August 3, 2017 and asked if there were any questions, comments or revisions to the minutes. There were none.

On a Motion by Mr. Harvey, seconded by Mr. Simpson, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on August 3, 2017, for Willow Walk Community Development District.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider Imposition of Special Assessments and Adopt an Assessment Roll

Ms. Blandon provided a brief overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Martin, seconded by Mr. Harvey, with all in favor, the Board Opened the Public Hearing to Consider the Imposition of Special Assessments and Adopt an Assessment Roll, for Willow Walk Community Development District.

Ms. Blandon stated for the record that the public hearing was properly advertised in accordance with Florida Statutes.

Mr. Brizendine provided an overview of the amended and restated master assessment allocation report.

Mr. Earlywine asked Mr. Brizendine to confirm that the assessments are supported by sufficient benefit from the project and that they are fairly and reasonably allocated in accordance with Florida law. Mr. Brizendine confirmed.

On a Motion by Mr. Martin, seconded by Mr. Langhout, with all in favor, the Board Closed the Public Hearing to Consider the Imposition of Special Assessments and Adopt an Assessment Roll, for Willow Walk Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-01, Imposing Special Assessments Related to the North Assessment Area

Mr. Earlywine provided a detailed explanation of resolution 2018-01, Imposing Special Assessments Related to the North Assessment Area.

On a Motion by Mr. Harvey, seconded by Mr. Langhout, with all in favor, the Board adopted Resolution 2018-01, Imposing Special Assessments Related to the North Assessment Area, for Willow Walk Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Matters Related to 2017
Financing**

Mr. Earlywine reviewed the Final Assessment Allocation Report. He further reviewed the True Up Agreement, the agreement by which the developer commits to develop a certain number of lots and if there is a shortfall on lots the developer agrees to pay the difference.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board Approved the True Up Agreement and further Authorized the Chairman to Execute, for Willow Walk Community Development District.

Mr. Earlywine reviewed the Completion Agreement, under which the developer agrees to complete the project to the extent the District does not issue enough bonds for that purpose.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board Adopted the Completion Agreement and further Authorized the Chairman to Execute, for Willow Walk Community Development District.

Mr. Earlywine reviewed the Acquisition Agreement which governs the transfer of completed project items to the District.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board Adopted the Acquisition Agreement and further Authorized the Chairman to Execute, for Willow Walk Community Development District.

Mr. Earlywine reviewed the Assignment and Assumption Agreement which commits the turn-over of the developer rights to the District as a third-party beneficiary to the bond holders in the event of default.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board Adopted the Assignment and Assumption Agreement, and further Authorized the Chairman to Execute, for Willow Walk Community Development District.

Mr. Earlywine reviewed the Declaration of Consent whereby the developer agrees that the District created the assessments through valid levy and that the District was properly established.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board Adopted the Declaration of Consent, for Willow Walk Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Assignment of North Parcel
Construction Agreement**

Mr. Earlywine asked if there were any questions related to the assessments or documents presented. Discussion ensued regarding the amount of bonds to be issued.

Mr. Earlywine reviewed the Assignment of the Kearny Construction contract.

On a Motion by Mr. Martin, seconded by Mr. Meath, with all in favor, the Board Authorized the Assignment of the Kearny Construction Contract, for Willow Walk Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Infrastructure
Acquisition, Amenity Center**

Mr. Earlywine reviewed the Acquisition related to the Amenity Center. He advised there is a roadway issue which is being worked out with the County, and so the roadway tract is not included with this conveyance.

On a Motion by Mr. Martin, seconded by Mr. Meath, with all in favor, the Board Authorized the Transaction to Transfer the Amenity Center to the District, for Willow Walk Community Development District.

NINTH ORDER OF BUSINESS

**Ratification of Construction and
Maintenance Easement Agreement**

Mr. Earlywine reviewed the Construction Maintenance Easement Agreement and advised the Agreement automatically terminates when the property is platted.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board Adopted the Construction Maintenance Easement Agreement and Ratified Execution of Same, for Willow Walk Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Dissemination Agent
Agreement**

Mr. Brizendine asked to table this item as the agreement is not ready and he will forward to Mr. Harvey.

On a Motion by Mr. Harvey, seconded by Mr. Meath, with all in favor, the Board Authorized a Dissemination Agent Agreement with Rizzetta & Company, and further Authorized the Chairman to Execute upon Staff Approval, for Willow Walk Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-02,
Direct Materials Purchase Authorization**

Mr. Earlywine provided an overview of the resolution advising the District can purchase goods and materials on a tax-exempt basis and this resolution authorizes that and sets forth specific forms to effect those transactions. He further advised the resolution appoints procurement officers.

On a Motion by Mr. Martin, seconded by Mr. Meath, with all in favor, the Board adopted Resolution 2018-02, Direct Materials Purchase Authorization, for Willow Walk Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine advised he needs to ensure authorization is in place to acquire phase two work product, at a not to exceed \$250,000.00.

On a Motion by Mr. Harvey, seconded by Mr. Martin, with all in favor, the Board Authorized Acquisition of the Phase Two Work Product, in an amount not to exceed \$250,000.00, for Willow Walk Community Development District.

Mr. Harvey inquired regarding pending items related to acceptance of South parcel items. Discussion ensued.

B. Interim Engineer

Ms. Tumolo advised she had no report.

C. District Manager

Ms. Blandon advised the trenching for the aerator has been done and she has confirmed with Lake Masters that the aerator will be installed next week. Ms. Blandon advised there have been some issues with set up of the Peace River Electric accounts due to deposit requests.

Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, December 7, 2017 at 9:30 a.m.

THIRTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
comments**

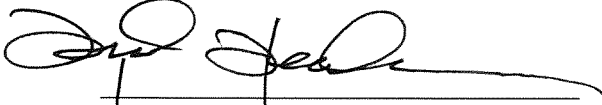
Ms. Blandon opened the floor for Supervisor requests and comments. There were none. Ms. Blandon stated for the record that no audience members were present.

FOURTEENTH ORDER OF BUSINESS


Adjournment

Ms. Blandon 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. Simpson, seconded by Mr. Martin, with all in favor, the Board adjourned the meeting at 10:04 a.m., Willow Walk Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman