
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.

TOWN OF KINDRED
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the **Town of Kindred Community Development District** was held on **Tuesday, June 13, 2017 at 10:45 a.m.**, at the Osceola County Building, 1 Courthouse Square, Suite 4700 (BCC Shared Conference Room #4727), Kissimmee, Florida 34741.

Present and constituting a quorum:

Christopher Wrenn	Board Supervisor, Chairman
Louis Avelli	Board Supervisor, Assistant Secretary (<i>in – progress</i>)
Branden Eckenrode	Board Supervisor, Assistant Secretary
Anthony Benitez	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Roy Van Wyk	District Counsel, Hopping Green & Sams
Xabier Guerricagoitia	Boyd Civil Engineering, Inc.
Jo Thacker	Developer Counsel, Broad and Cassel
Leroy Sanchez	Representative, D.R. Horton
Audience	Present (<i>Luis Suarez</i>)

FIRST ORDER OF BUSINESS

Call to Order

Mr. Jeancola called the meeting to order and read the roll.

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda Items

There were no audience comments on agenda items.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on May 16, 2017

It was noted that the minutes were reviewed by District Counsel. There were no comments to the meeting minutes.

<p>On Motion by Mr. Wrenn, seconded by Mr. Eckenrode, with all in favor, the Board of Supervisors' approved the minutes of the Board of Supervisors' Meeting held on May 16, 2017, for Town of Kindred Community Development District.</p>

FOURTH ORDER OF BUSINESS

Ratification of the Operation & Maintenance Expenditures for May 2017

Mr. Jeancola presented the operation & maintenance expenditures for May 2017. He noted that there were two monthly installments for April 2017 and May 2017 for Exclusive Landscaping's services. A question was raised concerning the double billing from TOHO a few months back. Mr. Jeancola stated that he will get confirmation from Accounting for the Board.

On Motion by Mr. Eckenrode, seconded by Mr. Wrenn, with all in favor, the Board of Supervisors' ratified the Operation & Maintenance Expenditures for May 2017 in the amount of \$43,644.06, as presented for Town of Kindred Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of Proposed Budget Fiscal Year 2017/2018

Mr. Jeancola presented and reviewed the proposed budget for fiscal year 2017/2018. He noted that this fiscal year included both the debt and operation & maintenance expenditures combined. Discussion ensued.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2017-08, Accepting the Proposed Budget Fiscal Year 2017/2018 and Setting the Public Hearing

Mr. Jeancola presented and reviewed Resolution 2017-08, Accepting the Proposed Budget Fiscal Year 2017/2018 and Setting the Public Hearing.

On Motion by Mr. Wrenn, seconded by Mr. Eckenrode, with all in favor, the Board approved Resolution 2017-08, Accepting the Proposed Budget Fiscal Year 2017/2018 and Setting the Public Hearing (August 21, 2017 at 10:30 a.m. at the Osceola County Building, 1 Courthouse Square, Suite 4700 (BCC Shared Conference Room #4727), Kissimmee, Florida 34741) for Town of Kindred Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Acceptance of Phase 1C Infrastructure Improvements and Acceptance of Parcels

Mr. Van Wyk reviewed the special warranty deed and a form of a bill of sale for the Phase 1C infrastructure improvements and acceptance of parcels with the Board. Mr. Guerricagoitia has indicated that the improvements are substantially complete and ready for turnover to the District. Mr. Van Wyk and Mr. Guerricagoitia have worked together to identify the tracts to be conveyed.

The first item to be reviewed is the special warranty deed accepting the parcels. The tracts referred to entail stormwater tracts, open space tracts and any other recreational tracts within Phase 1C. The bill of sale is for the improvements constructed upon the tracts. The acquisition of the improvements and payment of the costs associated is not needed at this time. There is an obligation if the developer should seek reimbursement. The special warranty deed, bill of sale, affidavit and owner's affidavit would need to be executed by DR Horton today. Discussion ensued.

On a motion by Mr. Wrenn, seconded by Mr. Eckenrode, with all in favor, the Board accepted the conveyance of tracts, in substantial form, for the Phase 1C infrastructure improvements and parcels upon final review by the developer's counsel and District Counsel, for the Town of Kindred Community Development District.

EIGHTH ORDER OF BUSINESS

Authorization of Chairman to Execute Phase 1E Plat

Mr. Van Wyk discussed the importance for authorizing the Chairman to execute the necessary documents related to the Phase 1E plat.

On a motion by Mr. Eckenrode, seconded by Mr. Avelli, with all in favor, the Board authorized the Chairman to execute the Phase 1E plat, for Town of Kindred Community Development District.

NINTH ORDER OF BUSINESS

Authorization of Chairman and District Engineer to Execute Documents for Transfer of Phase 1C Roads and Utilities to Other Units of Government

Mr. Van Wyk discussed the importance for authorizing the Chairman and District Engineer to execute the necessary documents related to the Transfer of Phase 1C Roads and Utilities to Other Units of Government.

On a motion by Mr. Eckenrode, seconded by Mr. Avelli, with all in favor, the Board authorized the Chairman and District Engineer to execute documents related to the transfer of Phase 1C roads and utilities to other units of government, for Town of Kindred Community Development District.

TENTH ORDER OF BUSINESS

Ratification of Easements

Ms. Thacker reviewed the blanket easement to be executed by the Chairman.

There is a temporary easement that will go to the county and TWA for a pipe that goes from 1C through 1D.

On a motion by Mr. Eckenrode, seconded by Mr. Avelli, with all in favor, the Board ratified the temporary easement for the county and TWA for the pipe that goes from 1C through 1D, for Town of Kindred Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.
- C. District Manager
No report.

Mr. Jeancola reminded the Board that the regular meeting scheduled for Tuesday, August 8, 2017 was rescheduled for Monday, August 21, 2017 at 10:30 a.m. at the Osceola County Building, 1 Courthouse Square, Suite 4700 (BCC Shared Conference Room #4702), Kissimmee, Florida 34741.

He updated the Board regarding the replacement pumps which we sent out by Pentair. They should be installed no later than tomorrow. He will update the Board accordingly. Discussion ensued.

TWELFTH ORDER OF BUSINESS


Supervisor Requests

There were no supervisor requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Eckenrode, seconded by Mr. Wrenn, with all in favor, the Board of Supervisors' adjourned the meeting at 11:27 a.m. for Town of Kindred Community Development District.



Assistant Secretary



Chairman/Vice Chairman