

**LA COLLINA  
COMMUNITY DEVELOPMENT DISTRICT**

May 19, 2017 Minutes of the Regular Meeting

**Minutes of the Regular Meeting**

The Regular Meeting of the La Collina Community Development District was held on **Friday, May 19, 2017 at 10:00 a.m.** at the Offices of Homes by Westbay, located at 4065 Crescent Park Drive, Riverview, Florida 33578.

**1. CALL TO ORDER/ROLL CALL**

Nicole Chamberlain called the Regular Meeting of the Board of Supervisors of the La Collina Community Development District to order on **Friday, May 19, 2017 at 10:00 a.m.** and identified the Board Members present.

**Board Members Present and Constituting a Quorum at the onset of the meeting:**

Penny Yanacheck	Chairman
Brent Dunham	Vice Chairman
Brian Bullock	Supervisor
James Raczkowski	Supervisor

**Staff Members Present:**

Nicole Chamberlain	Meritus
Scott Steady	District Counsel

There was one audience member in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2017-01; Canvassing and Certifying the Results of the Landowner Election**

The Board reviewed the resolution. Ms. Chamberlain explained the Landowner's Election.

MOTION TO:	Approve Resolution 2017-01.
MADE BY:	Supervisor Dunham
SECONDED BY:	Supervisor Bullock
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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**B. Consideration of Resolution 2017-02; Re-Designating Treasurer**

Ms. Chamberlain explained the resolution to the Board.

MOTION TO:	Approve Resolution 2017-02.
MADE BY:	Supervisor Dunham
SECONDED BY:	Supervisor Raczkowski
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**C. Consideration of Resolution 2017-03; Approving Proposed Fiscal Year 2018 Budget & Setting Public Hearing**

Ms. Chamberlain went over the resolution and budget line items. The Public Hearing is set for Friday, August 18, 2017 at 10:00 a.m. at the current location.

MOTION TO:	Approve Resolution 2017-03.
MADE BY:	Supervisor Dunham
SECONDED BY:	Supervisor Bullock
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**D. Acceptance of 2015 Year End Financial Audit**

The Board reviewed the Audit.

MOTION TO:	Approve the 2015 Year End Financial Audit.
MADE BY:	Supervisor Yanacheck
SECONDED BY:	Supervisor Dunham
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**E. Annual Disclosure of Qualified Electors**

Ms. Chamberlain announced that as of April 15, 2017, La Collina CDD has 174 qualified electors.

**F. Discussion on Pool and Cabana Rentals and Policies**

89 Mr. Steady and the Board discussed the pool and cabana rental policies and fees. He went over a draft  
90 of a document of rental policies, pool rules, and a deposit agreement for rentals. Mr. Steady also  
91 brought up having fees for non-residents and briefly went over Board meeting procedures with regards  
92 to the general public joining the discussion. The Board discussed the policies, fees, and access.  
93

94 *The full discussion is available on audio recording.*  
95

MOTION TO:	Approve the preliminary draft of policies with changes to \$25 instead of \$50 for the first hour, using the phrase “cabana area” instead of “clubhouse,” and adding “closing at dusk.”
MADE BY:	Supervisor Dunham
SECONDED BY:	Supervisor Raczkowski
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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106 **G. General Matters of the District**  
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109 **4. BUSINESS ADMINISTRATIVE**

110 **A. Consideration of Board of Supervisors Meeting Minutes August 26, 2016**  
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112 The Board reviewed the minutes.  
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MOTION TO:	Approve the August 26, 2016 meeting minutes.
MADE BY:	Supervisor Dunham
SECONDED BY:	Supervisor Yanacheck
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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121 **B. Consideration of Landowners Election Meeting Minutes December 2, 2016**  
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123 The Board reviewed the landowner election meeting minutes.  
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MOTION TO:	Approve the December 2, 2016 meeting minutes.
MADE BY:	Supervisor Dunham
SECONDED BY:	Supervisor Yanacheck
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

132 **C. Consideration of Operations and Maintenance Expenditures May 2017**

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134 The Board went over the O&Ms.  
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MOTION TO:	Approve May 2017 O&Ms.
MADE BY:	Supervisor Dunham
SECONDED BY:	Supervisor Yanacheck
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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143 **D. Review of Financial Statements Month Ending April 30, 2017**

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145 The Board reviewed and accepted the financial statements.  
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148 **5. STAFF REPORTS**  
149 **A. District Counsel**

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151 Mr. Steady went over the Updated Notice of Lien.  
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MOTION TO:	Approve the Updated Notice of Lien.
MADE BY:	Supervisor Dunham
SECONDED BY:	Supervisor Yanacheck
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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160 **B. District Engineer**  
161 **C. District Manager**

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164 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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166 The Board brought up the geotechnical issue in one of the ponds towards the front of the District and  
167 mentioned that it was time to check on the status of the pond.  
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169 The resident in attendance mentioned the trash and construction debris left by the West Bay  
170 construction crew; Mr. Steady and the Board advised the resident to contact West Bay or Lennar. The  
171 resident also brought up possibly getting a cover for the playground because it's so hot during the  
172 summer months that residents do not use it. Staff will get proposals for a cover. The resident also  
173 mentioned some issues with the pedestrian gates and fences, as well as some of the ponds looking  
174 barren because of the drought.  
175

176 7. ADJOURNMENT

177	MOTION TO:	Adjourn.
178	MADE BY:	Supervisor Dunham
179	SECONDED BY:	Supervisor Yanacheck
180	DISCUSSION:	None Further
181	RESULT:	Called to Vote: Motion PASSED
182		4/0 – Motion Passed Unanimously

184  
185 *\*Please note the entire meeting is available on disc.*

186  
187 *\*These minutes were done in a summary format.*

188  
189 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
190 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
191 *including the testimony and evidence upon which such appeal is to be based.*

192 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
193 meeting held on 8-18-17.

194 *Penny E. Yanacheck*  
195 Signature

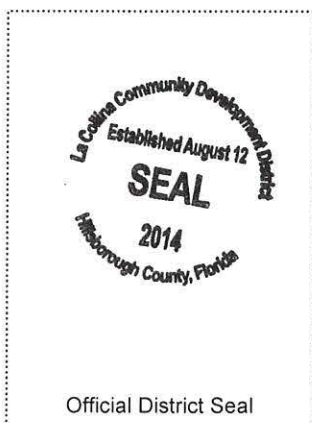
196 PENNY E. YANACHECK  
197 Printed Name

200  
201 Title:  
202  Chair  
203  Vice Chair

194 *Wanda Chamberlain*  
195 Signature

196 Nicole Chamberlain  
197 Printed Name

200  
201 Title:  
202  Secretary  
203  Assistant Secretary



Recorded by Records Administrator

*Battany*  
Signature

8-22-17  
Date