
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.

ENCORE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Encore Community Development District was held on **Thursday, February 6, 2014 at 4:00 p.m.** at the Tampa Housing Authority, located at 5301 West Cypress Street, Tampa, Florida 33607.

Present and constituting a quorum were:

Dr. Hazel Harvey	Board Supervisor, Chairman
David Iloanya	Board Supervisor, Assistant Secretary
Christine Burdick	Board Supervisor, Assistant Secretary

Also present were:

Pete Williams	District Manager; Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel; Hopping Green & Sams, P.A. <i>(via speakerphone)</i>
Greg Woodcock	District Engineer; Cardno TBE <i>(via speakerphone)</i>

Audience, including:

Andy Libby	Tampa Housing Authority
Joe Murphy	Tampa Housing Authority
Anne Pollack	Tampa Housing Authority
Jerome Ryan	Tampa Housing Authority
Jozette Chack-On	Developer Counsel; Saxon Gilmore

FIRST ORDER OF BUSINESS

Call to Order

Dr. Harvey called the meeting to order and Mr. Williams called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There were no comments or questions from the audience.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held Dec. 5, 2013

Dr. Harvey presented the minutes of the Board of Supervisors' meeting held on December 5, 2013 to the Board for consideration.

On a Motion by Ms. Burdick, seconded by Mr. Iloanya, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on December 5, 2013 as presented for the Encore Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for November
2013, December 2013 and January 2014**

Mr. Williams presented the operation and maintenance expenditures for November 2013 (\$16,489.58 general fund expenses; \$12,908.20 chiller expenses), December 2013 (\$15,526.16 general fund expenses; \$19,054.17 chiller expenses) and January 2014 (\$19,979.85 general fund expenses; \$26,597.21 chiller expenses) to the Board for ratification and entertained questions.

On a Motion by Mr. Iloanya, seconded by Ms. Burdick, with all in favor, the Board ratified the Operation & Maintenance Expenditures for November 2013, December 2013 and January 2014 for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resignation of
Supervisor**

Mr. Williams presented the resignation of supervisor Pedro Velez Jr. to the Board for consideration.

On a Motion by Ms. Burdick, seconded by Dr. Harvey, with all in favor, the Board accepted the resignation of Board supervisor Pedro Velez Jr. effective January 27, 2014 for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Appointment of
Supervisor to Vacant Seat**

Mr. Williams briefly reviewed the Board vacancy and advised that no candidates for consideration have been presented. The Board tabled the item until the next meeting.

SEVENTH ORDER OF BUSINESS

Update on Conveyance of Improvements

Ms. Kilinski reminded the Board of the easement and licensing agreement in place which allows the District to operate and maintain various components of the District infrastructure. Mr. Williams mentioned that the final plat has not been recorded but once that is done then conveyances would begin.

EIGHTH ORDER OF BUSINESS

Consideration of Tree Tissue Report &

Options Regarding Same

Mr. Williams reviewed the tree tissue report with the Board. He advised that recommended replacement of palms and other remedial actions are being overtaken by Bank of America and indicated no action by the District is required at this time.

NINTH ORDER OF BUSINESS

Ratification of EnerNOC and Trane Agreements and Riders

Mr. Williams presented the executed EnerNOC and Trane agreements and riders to the Board. He briefly reviewed the documents and asked for the Board's ratification.

On a Motion by Mr. Iloanya, seconded by Ms. Burdick, with all in favor, the Board ratified the EnerNOC and Trane agreements and riders for the Encore Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No further information to report.

B. District Engineer

No further information to report.

C. District Manager

Mr. Williams announced the next regular meeting is scheduled for May 1, 2014.

i. Review of Dec. 2013 Energy Analysis Report

Mr. Williams presented the December 2013 Energy Analysis Report to the Board for review.

ii. Recap of Holiday Lights & Electrical Issues

Mr. Williams provided a review of holiday lighting installations and issues with electrical service. Discussion ensued about arrangements for next year and possible HOA involvement with a holiday lights tour, etc.

Mr. Williams then reviewed for the Board the lack of an alarm system at the chiller plant. He asked the Board to consider installation of an alarm system for an amount not to exceed \$5,000.00 and \$250.00 per month for a phone line and alarm system monitoring.

On a Motion by Mr. Iloanya, seconded by Ms. Burdick, with all in favor, the Board approved the installation of an alarm system at the chiller plant for an amount not to exceed \$5,000.00 and \$250.00 per month for a phone line and alarm system monitoring for the Encore Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Dr. Harvey, seconded by Ms. Burdick, with all in favor, the Board adjourned the meeting at 4:40 p.m. for the Encore Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman