

**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 and public hearing of the Board of Supervisors of the Encore Community Development District was held on **Thursday, December 5, 2013 at 4:18 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	<b>Board Supervisor, Chairman</b>
Brenda Dohring Hicks	<b>Board Supervisor, Vice Chairman</b> <i>(via speakerphone)</i>
David Iloanya	<b>Board Supervisor, Assistant Secretary</b>
Christine Burdick	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

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

Audience, including:

Leroy Moore	<b>Tampa Housing Authority</b>
Jozette Chack-On	<b>Developer Counsel; Saxon Gilmore</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Dr. Harvey called the meeting to order and Mr. Dailey 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' Special Meeting held on November 21, 2013**

Dr. Harvey presented the minutes of the Board of Supervisors' special meeting held on November 21, 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' Special Meeting held on November 21, 2013 as presented for the Encore Community Development District.

**FOURTH ORDER OF BUSINESS**

**Update on Conveyance of Improvements**

Mr. Dailey presented the topic and Ms. Kilinski updated the Board on the conveyance of improvements for the District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Funding and  
Acknowledgement Agreement**

Ms. Kilinski presented the funding and acknowledgement agreement for improvements to the Board for ratification.

On a Motion by Mr. Iloanya, seconded by Ms. Burdick, with all in favor, the Board ratified the funding and acknowledgment agreement for improvements as presented for the Encore Community Development District.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Rules of Procedure**

Mr. Dailey introduced the resolutions for consideration, confirmed that the public hearing was properly noticed and asked for a motion to open the public hearing portion of the meeting.

On a Motion by Dr. Harvey, seconded by Ms. Burdick, with all in favor, the Board opened the public hearing on the Rules of Procedure for the Encore Community Development District.

Ms. Kilinski briefly reviewed the updated Rules of Procedure for the Board.

On a Motion by Ms. Burdick, seconded by Mr. Iloanya, with all in favor, the Board adopted Resolution 2014-02, Adopting Rules of Procedure, for the Encore Community Development District.

Ms. Kilinski presented the Operating Policies and Procedures for the chiller plant facility to the Board and the corresponding resolution for adoption of those policies to the Board for consideration, noting for the record that the date in the fifth "whereas" clause of the resolution would be April 5, 2012 (the Board's original adoption date for rates and fees). General discussion ensued.

On a Motion by Mr. Iloanya, seconded by Ms. Burdick, with all in favor, the Board adopted Resolution 2014-03, Operating Policies and Procedures for Chiller Plant Utility Services, for the Encore Community Development District.

As there was no further business to come before the public hearing, Mr. Dailey asked for a motion to close that portion of the meeting.

On a Motion by Ms. Burdick, seconded by Mr. Iloanya, with all in favor, the Board closed the public hearing portion of the meeting for the Encore Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Chiller Plant Networked Demand Response Program, Energy Management Agreement, and Demand Response Financial Analysis**

Mr. Dailey introduced the items for consideration. Ms. Kilinski presented and explained documents relating to the chiller plant Networked Demand Response Program including the energy management agreement with EnerNOC, through TECO, the Trane agreement and the Demand Response Financial Analysis for the Board's consideration. Discussion ensued.

On a Motion by Ms. Burdick, seconded by Mr. Iloanya, with all in favor, the Board approved in substantial form the Tampa Bay Trane agreement and the EnerNOC agreement, subject to final review by District Counsel, for the Encore Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Palm Tree Diagnostic Report**

Mr. Dailey presented the palm tree diagnostic report to the Board and Ms. Kilinski reviewed it for them.

**NINTH 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. Dailey announced the next regular meeting is scheduled for February 6, 2014.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

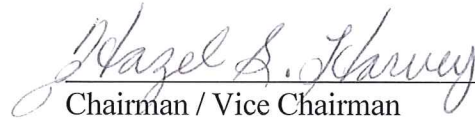
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Burdick, seconded by Mr. Iloanya, with all in favor, the Board adjourned the meeting at 4:48 p.m. for the Encore Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman