

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, May 1, 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
Brenda Dohring Hicks	Board Supervisor, Vice Chairman
David Iloanya	Board Supervisor, Asst. Secretary

Also present were:

Christine Burdick	Board Supervisor, Asst. Secretary <i>(joined the meeting in progress)</i>
Pete Williams	District Manager; Rizzetta & Company, Inc.
Christine Hanlon	District Manager; Rizzetta & Company, Inc.
Jonathan Johnson	District Counsel; Hopping Green & Sams, P.A.
Greg Woodcock	District Engineer; Cardno TBE <i>(via speakerphone)</i>

Audience

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 Feb. 6, 2014

Dr. Harvey presented the minutes of the Board of Supervisors' meeting held on February 6, 2014 to the Board for consideration.

<p>On a Motion by Dr. Harvey, seconded by Ms. Hicks, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on February 6, 2014 as presented for the Encore Community Development District.</p>
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FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for February
2014 and March 2014**

Mr. Williams presented the operation and maintenance expenditures for February 2014 (\$13,716.58 general fund expenses; \$15,905.00 chiller expenses) and March 2014 (\$7,439.08 general fund expenses; \$16,304.18 chiller expenses) to the Board for ratification.

On a Motion by Mr. Iloanya, seconded by Ms. Hicks, with all in favor, the Board ratified the Operation & Maintenance Expenditures for February 2014 and March 2014 for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

Update on Conveyance of Improvements

Mr. Williams reported that because the final plat is still awaiting approval, there are currently no updates in the conveyance of improvements.

(Ms. Burdick joined the meeting in progress at this time.)

Mr. Woodcock reviewed for the Board additional repairs needed to a drainage structure, based on inspection by the City of Tampa of the improvements mentioned in the plat, and reported that repairs were complete and re-inspection would be forthcoming.

SIXTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2014-2015
Proposed Budget**

Mr. Williams presented the proposed general fund budget and chiller budget for Fiscal Year 2014-2015 to the Board for consideration and reviewed them for the Board. Mr. Williams reported that THA has asked the District to levy assessments this year rather than utilize developer funding. Mr. Williams reviewed the assessment allocation and current preliminary tax roll for the Board. Discussion ensued.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-04,
Approval of Proposed Budgets and
Setting the Public Hearing**

Mr. Williams presented Resolution 2014-04 to the Board for consideration and briefly reviewed it for them. He stated that in light of the request to levy assessments, the District would need to hold a public hearing on assessments as well as the budget. Mr. Williams asked the Board to approve Resolution 2014-04, and a resolution to be drafted and titled 2014-05, to set the hearing on imposition of assessments as August 7, 2014 at 4:00 p.m. which would be the same date and time of the budget hearing and allow for such resolution to be executed by the Chair. A motion was made to approve Resolution 2014-04 and 2014-05 (after drafting) and allowing execution of same by the Chair.

On a Motion by Ms. Burdick, seconded by Mr. Iloanya, with all in favor, the Board approved Resolution 2014-04, Approval of Proposed Budgets and Setting a Public Hearing, and also authorized the drafting and execution by the Chairman of Resolution 2014-05 to set the hearing on imposing special assessments, for the Encore Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion of Board Member
Appointment**

Mr. Williams then reminded the Board of Pedro Velez's prior resignation from the Board and asked the Board if they had in mind any person(s) to nominate to fill the vacancy. As the Board did not, the item was tabled until a future meeting.

NINTH ORDER OF BUSINESS

**Ratification of Palms Maintenance
Program**

Mr. Williams reviewed for the Board the need to enter into a palm tree maintenance program for injecting the Sylvester palm trees to prevent the contraction of Texas Phoenix Palm Decline. He advised the Board he had executed a contract for such maintenance and asked the Board for a motion to ratify the contract.

On a Motion by Ms. Hicks, seconded by Dr. Harvey, with all in favor, the Board ratified the palm tree maintenance program for the Encore Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Johnson reviewed the results of the latest session of the Florida Legislature for the Board.

B. District Engineer

Mr. Woodcock reported that the quarterly storm water vault maintenance was under way and expected to be completed by Monday, May 5th.

C. District Manager

Mr. Williams announced that the next regular meeting and public hearing on budget adoption and imposition of special assessments is scheduled for August 7, 2014 at 4:00 p.m.

Mr. Williams also announced that the number of registered voters in the District as of April 15, 2014 was 104, according to the Hillsborough County Supervisor of Elections Office.

i. Review of Monthly Energy Analysis Reports

Mr. Williams presented the Energy Analysis Reports for January, February and March 2014 to the Board for review.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

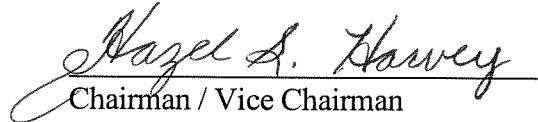
There were no supervisor requests.

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 5:00 p.m. for the Encore Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman