

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 special meeting meeting of the Board of Supervisors of Encore Community Development District was held on **Thursday, September 11, 2014 at 2:09 p.m.** at the Tampa Housing Authority, located at 5301 W. Cypress Street, Tampa, Florida, 33607.

Present and constituting a quorum:

Dr. Hazel Harvey	Board Supervisor, Chairman
Brenda Dohring Hicks	Board Supervisor, Vice Chairman
David Iloanya	Board Supervisor, Assistant Secretary
Christine Burdick	Board Supervisor, Assistant Secretary

Also present were:

Pete Williams	District Manager; Rizzetta & Company, Inc.
Christine Perkins	District Manager; Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel; Hopping, Green & Sams, P.A.
Greg Woodcock	District Engineer; Cardno TBE
Leroy Moore	Developer; Tampa Housing Authority
Josette Chack-On	Developer Counsel
Suzie Begazo-McGourty	CFO; Tampa Housing Authority

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no Audience comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting Held on
May 1, 2014**

On a Motion by Ms. Burdick, seconded by Mr. Iloanya, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on May 1, 2014 for Encore Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for April – July
2014**

On a Motion by Mr. Iloanya, seconded by Ms. Hicks, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for the April 2014 General Fund (\$5,865.49), April 2014 Chiller Fund (\$7,607.04), May 2014 General Fund (\$11,580.32), May 2014 Chiller Fund (31,346.25), June 2014 General Fund (\$16,654.36), June 2014 Chiller Fund (\$21,731.75), July 2014 General Fund (\$10,502.62), July Chiller Fund (\$42,152.31) for Encore Community Development District.

FIFTH ORDER OF BUSINESS

Update on Conveyance of Improvements

Ms. Kilinski updated the Board on the conveyance of improvements, stating that the plat was approved by the City of Tampa on August 28th pending final review by the City Surveyor. She noted various items of interest including the first item to be conveyed, the vault. Mr. Woodcock spoke on the review of the structure, giving it a clean bill of health. Mr. Iloanya inquired about the warranty of the system.

On a Motion by Ms. Hicks, seconded by Ms. Burdick, with all in favor, the Board ratified the original motion concerning this matter and authorized District Staff to work with the Tampa Housing Authority and other development entities to effect the conveyance of the improvements as now platted with final approval by District Counsel, final certification by the District Engineer and final execution by the Chairman for Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Resolution 2014-05, Setting
Public Hearing on Assessments**

On a Motion by Ms. Hicks, seconded by Dr. Harvey, with all in favor, the Board ratified Resolution 2014-05, setting the public hearing on assessments for Encore Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2014-2015 Final Budgets; Consideration of
Resolution 2014-06, Adopting Fiscal Year
2014-2015 Final Budgets**

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

Mr. Williams reviewed the budgets for the Board, noting the increased allocation for street lights and the addition of operations costs. A discussion regarding the General Fund ensued. Ms. Hicks commented on security related matters, including the location of fencing and resident access.

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

On a Motion by Ms. Hicks, seconded by Mr. Iloanya, with all in favor, the Board adopted Resolution 2014-06, approving the fiscal year 2014-2015 final budgets for Encore Community Development District.

EIGHTH ORDER OF BUSINESS

**Public Hearing on Imposition of Special
Assessments for Fiscal Year 2014-2015;
Consideration of Resolution 2014-07,
Imposing Special Assessments and
Certifying Roll**

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

Mr. Williams reviewed the assessment allocation and tax roll for the Board.

On a Motion by Ms. Hicks, seconded by Dr. Harvey, with all in favor, the Board closed the public hearing for Encore Community Development District.

On a Motion by Mr. Iloanya, seconded by Ms. Burdick, with all in favor, the Board adopted Resolution 2014-07, imposing special assessments and certifying the roll for fiscal year 2014-2015 for Encore Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2014-08,
Adopting Meeting Schedule for Fiscal Year
2014-2015**

Mr. Williams proposed keeping the schedule the same as last year, with the CDD meeting taking place on the first Thursday of October, December, February, May and August at 4:00 p.m. Discussion ensued regarding changing the meeting location from the Tampa Housing Authority to Ella after the new year.

On a Motion by Mr. Iloanya, seconded by Dr. Harvey, with all in favor, the Board of Supervisors adopted Resolution 2014-08, setting the meeting schedule for fiscal year 2014-2015 for Encore Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Financial Report for
Fiscal Year Ended September 30, 2013**

Mr. Williams reviewed the financial report for the Board, noting that it was a clean audit for fiscal year 2012-2013.

On a Motion by Ms. Burdick, seconded by Mr. Iloanya, with all in favor, the Board of Supervisors accepted the Financial Report for fiscal year ended September 30, 2013 for Encore Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Consent to Assignment of
Contract**

Mr. Woodcock explained that Cardno TBE and multiple other affiliates are merging into Cardno, creating the need for a Consent to Assignment of Contract.

On a Motion by Ms. Hicks, seconded by Ms. Burdick, with all in favor, the Board of Supervisors approved the Consent to Assignment of Contract for Encore Community Development District.

TWELFTH ORDER OF BUSINESS

**Announcement of Landowner Election;
Instructions and Sample Proxy and Ballot**

Mr. Williams reviewed the Landowner Election process for the Board's information.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-10,
Designating Date, Time and Location of
Landowners' Meeting**

On a Motion by Ms. Hicks, seconded by Mr. Iloanya, with all in favor, the Board of Supervisors adopted Resolution 2014-10, designating November 5, 2014 at 10:00 a.m. at the Tampa Housing Authority for the Landowner's Meeting for Encore Community Development District.

FOURTEENTH ORDER OF BUSINESS

Discussion of Board Member Appointment

On a Motion by Ms. Hicks, seconded by Dr. Harvey, with all in favor, the Board of Supervisors appointed Manny Alvarez as Assistant Secretary for Encore Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
No report.

C. District Manager

1. Monthly Energy Analysis Reports

Mr. Williams reviewed the monthly Energy Analysis Reports for the Board. No formal Board action was taken.

Mr. Williams confirmed the next regularly scheduled meeting will be held at 4:00 p.m. on December 4, 2014.

SIXTEENTH ORDER OF BUSINESS

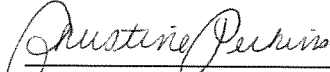
Supervisor Requests

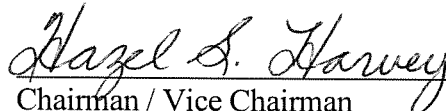
A discussion regarding the District transitioning to the General Election phase in 2016 ensued.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Iloanya, seconded by Dr. Harvey, with all in favor, the Board of Supervisors adjourned the meeting at 3:50 p.m. for Encore Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman