



**LAKE FRANCES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
LANDOWNERS' MEETING  
&  
REGULAR BOARD MEETING  
NOVEMBER 14, 2017  
6:30 P.M.**

Special District Services, Inc.  
6625 Miami Lakes Drive, Suite 374  
Miami Lakes, FL 33014

[www.lakefrancescdd.org](http://www.lakefrancescdd.org)  
305.777.0761 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT**

Hampton Inn & Suites - Homestead  
1<sup>st</sup> Floor Conference Room  
(Cove Board Room)  
2855 N.E. 9th Street,  
Homestead, Florida 33033

**LANDOWNERS' MEETING**

November 14, 2017  
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Adoption of Election Procedures.....Page 2
- E. Election of Chairperson for Landowners' Meeting
- F. Election of Secretary for Landowners' Meeting
- G. Approval of Minutes
  - 1. November 17, 2015 Landowners' Meeting Minutes.....Page 5
- H. Election of Supervisors
  - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 8
  - 2. Nomination of Candidates
  - 3. Casting of Ballots.....Page 9
  - 4. Ballot Tabulations
- I. Certification of the Results
- J. Landowners' Closing Comments
- K. Adjourn

# MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT -  
NOTICE OF LANDOWNERS' MEETING & REGULAR BOARD  
MEETING - NOV. 14, 2017

in the XXXX Court,  
was published in said newspaper in the issues of

10/19/2017 10/26/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
26 day of OCTOBER, A.D. 2017.

  
\_\_\_\_\_

(SEAL)

MARIA MESA personally known to me



## LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF LANDOWNERS' MEETING & REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Lake Frances Community Development District (the "District") will hold a Landowners' Meeting and Regular Board Meeting at 6:30 p.m., or as soon thereafter as can be heard, on November 14, 2017, in the Hampton Inn & Suites-Homestead, 1st Floor Conference Room (Dove Board Room) located at 2855 NE 9th Street, Homestead, Florida 33033.

The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors to the Board of Supervisors (the "Board") for the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. Copies of the Agendas for these meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of these meetings.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued as found necessary to a date, time and place specified on the record. Also, there may be occasions when Staff and/or Board members may participate by speaker telephone.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 305-777-0761 and/or 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT

[www.lakefrancesodd.org](http://www.lakefrancesodd.org)  
10/19-26

17-48-0000267014M



## SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

### 1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two (2) years during the month of November for the purpose of electing Supervisors. The second election by Landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two (2) years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

### 2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

### 3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

### 4. Voting

Each Landowner shall be entitled to cast one (1) vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three (3) positions open, an owner of one (1) acre or less (or one lot parcel) may cast one (1) vote for each of the three (3) positions. An owner of two (2) acres (or two lot parcels) may cast two (2) votes for each of the three (3) positions. Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

### 5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being sub-mitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

---

#### Corporate Office

The Oaks Center  
2501A Burns Rd  
Palm Beach Gardens, FL 33410  
Direct: 561.630.4922

#### Contact Information

Toll Free: 877.737.4922  
Fax: 561.630.4923  
Web: [www.sdsinc.org](http://www.sdsinc.org)

#### Miami Branch

Crexent Business Center  
6625 Miami Lakes Drive, Ste. 374  
Miami Lakes, FL 33094  
Direct: 305.779.0761

- 
- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
  - c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

## 6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board Supervisor(s) and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

## 7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections\*, the two (2) candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

\*At the final landowner election (*after the 6<sup>th</sup> or 10<sup>th</sup> year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two {2} supervisors are elected by General Election).

## 8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage (or lot parcels) for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

---

9. Recessing of the Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

\*\*\*\*\*

LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING  
NOVEMBER 17, 2015

**A. CALL TO ORDER**

District Manager Neil Kalin called the November 17, 2015, Landowners' Meeting of the Lake Frances Community Development District to order at 1:45 p.m. in the Third Floor Conference Room of the Crexent Business Center located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

**B. PROOF OF PUBLICATION**

Mr. Kalin presented proof of publication that notice of the Landowners' Meeting had been published in the *Miami Daily Business Review* on October 23, 2015, and October 30, 2015, as legally required.

**C. ESTABLISH QUORUM**

Mr. Kalin stated that the attendance of Karl Albertson, Proxy Holder on behalf of D.R. Horton, Inc., legal owner of land/property in the Lake Frances Community Development District, representing **59 Units**, was present and therefore, constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Neil Kalin and Associate Armando Silva of Special District Services, Inc.; General Counsel Susan Delegal of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; Guillermo Alvarez, Key Largo, Florida (*who arrived at approximately 1:47 p.m.*); and Ravi Latchman, Davie, Florida.

**D. CONSIDER ADOPTION OF ELECTION PROCEDURES**

Mr. Kalin presented the Election Procedures and requested that Mr. Albertson review and approve same. Mr. Albertson reviewed the Election Procedures and stated that the procedures were acceptable, as presented.

**E. ELECTION OF CHAIR FOR LANDOWNERS' MEETING**

Mr. Albertson elected Neil Kalin to serve as Chairperson for the Landowners' Meeting.

**F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING**

Mr. Albertson elected Neil Kalin to serve as Secretary for the Landowners' Meeting. Mr. Kalin stated that he would serve as Recording Secretary for the Landowners' Meeting.

**G. APPROVAL OF MINUTES**

**1. November 19, 2013, Landowners' Meeting Minutes**

LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING  
NOVEMBER 17, 2015

Mr. Kalin asked if there were any corrections or additions to the minutes of the November 19, 2013, Landowners' Meeting. There being no comments or changes, Mr. Albertson approved the November 19, 2013, minutes of the Landowners' Meeting, as presented.

**H. ELECTION OF SUPERVISORS**

**1. Determine Number of Voting Units Represented or Assigned by Proxy**

Mr. Kalin stated that there were a total of 59 voting units being represented by proxy at the Landowners' Meeting.

**2. Nomination of Candidates**

Mr. Kalin stated that the terms of office for *Joyce Villar, Raul Sanchez and Silvia Mesa* were expiring and it would be in order to nominate candidates for election to fill the expiring terms of office.

Mr. Albertson nominated the following persons: *Joyce Villar, Raul Sanchez and Guillermo Alvarez*. Mr. Kalin called for additional nominations from the floor. There being no further nominations, Mr. Kalin closed the nomination portion of the Landowners' Meeting.

**3. Casting of Ballots**

Mr. Kalin stated that it would now be in order to cast ballot(s) for the candidates nominated and listed: *Joyce Villar, Raul Sanchez and Guillermo Alvarez*. Mr. Kalin indicated that the two (2) candidates receiving the highest number of votes would be elected to four-year terms of office and the remaining candidate would be elected for a two-year term of office, with the terms of office of each successful candidate commencing upon election.

**4. Ballot Tabulations**

Mr. Kalin tabulated the ballots and announced that *Joyce Villar* received **59 votes** and *Raul Sanchez* received **58 votes**, resulting in each serving a 4-year term of office (will serve up to the Landowners' Election in November 2019); and that *Guillermo Alvarez* received **57 votes**, resulting in a 2-year term of office (will serve up to the Landowners' Election in November 2017).

**I. CERTIFICATION OF RESULTS**

Mr. Kalin asked the Proxy Holder and those in attendance if there were any objections to the procedures or results of the election. There being no comments or objections to the



LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING  
NOVEMBER 17, 2015

election results or procedures, Mr. Kalin announced that the election results were complete, final and certified.

**J. LANDOWNERS' COMMENTS**

There were no comments from the Proxy Holder.

**K. ADJOURN**

There being no further business to discuss, the meeting was adjourned by acting Chairperson Neil Kalin at approximately 1:52 p.m.

---

Secretary

---

Chairperson

**LANDOWNER PROXY**

**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (the "Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Lake Frances Community Development District** to be held on November 14, 2017 at 6:30 p.m. in the 1<sup>st</sup> Floor Conference Room (Cove Board Room) of the Hampton Inn & Suites-Homestead located at 2855 N.E. 9<sup>th</sup> Street, Homestead, Florida 33033 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

\_\_\_\_\_  
**Printed Name of Legal Owner(s)/Entity**

\_\_\_\_\_  
**Signature of Legal Owner(s) and/or Authorized Rep**

\_\_\_\_\_  
**Date**

**Parcel Description\***

**# of Units and/or Lots**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

\*Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2)(b), Florida Statutes (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**TOTAL NUMBER OF AUTHORIZED VOTES: \_\_\_\_\_**

**Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.**

**If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)**

**OFFICIAL BALLOT**

BALLOT # \_\_\_\_\_

**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING**

**ELECTION OF BOARD SUPERVISORS**

**NOVEMBER 14, 2017**

The undersigned certifies that he/she is the owner (\_\_\_) **or** duly authorized **representative of lawful proxy of an owner** (\_\_\_) of land (real property) within the **Lake Frances Community Development District**, constituting acre(s)/unit(s)/lot(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open Board position(s):

**Name of Candidate**

**Number of Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*{The two (2) candidates receiving the highest number of votes shall be elected for a four (4) year term each; the candidate receiving the next highest number of votes shall be elected for a two (2) year term.}*

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Street Address or **Tax Parcel Id Number** for your Real Property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**AGENDA**  
**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT**

Hampton Inn & Suites - Homestead  
1<sup>st</sup> Floor Conference Room  
(Cove Board Room)  
2855 N.E. 9th Street  
Homestead, Florida 33033

**REGULAR BOARD MEETING**

November 14, 2017  
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 11
- C. Seat Elected Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
  - Chairperson
  - Vice Chairperson
  - Secretary/Treasurer
  - Assistant Secretaries
- G. Confirmation of Landowners' Election Results
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
  - 1. October 17, 2017 Regular Board Meeting.....Page 12
- K. Old Business
  - 1. Discussion Regarding Miami-Dade County Fire Rescue – Training Exercises
- L. New Business
  - 1. Discussion Regarding Refunding/Refinancing Special Assessment Bonds, Series 2007
- M. Administrative & Operational Matters
  - 1. Discussion Regarding Upcoming Holidays and Meeting Schedule
- N. Board Members & Staff Closing Comments
- O. Adjourn

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT -  
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in said newspaper in the issues of

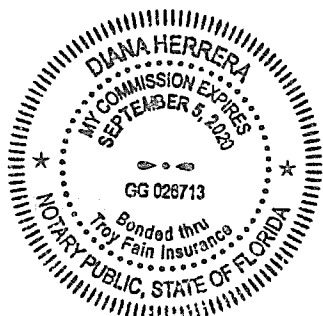
09/28/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
28 day of SEPTEMBER, A.D. 2017

*Diana Herrera*

(SEAL)  
MARIA MESA personally known to me



**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Lake Frances Community Development District (the "District") will hold Regular Meetings in the Hampton Inn & Suites-Homestead 1st Floor Conference Room (Cove Boardroom) located at 2855 N.E. 5th Street, Homestead, Florida 33033 at 6:30 p.m. on the following dates:

October 17, 2017  
November 14, 2017  
February 20, 2018  
March 20, 2018  
April 17, 2018  
May 15, 2018  
June 19, 2018  
August 21, 2018

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

**LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT**  
www.lakefrancescdd.org  
8/28 17-370000261351M

LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 17, 2017

**A. CALL TO ORDER**

The October 17, 2017, Regular Board Meeting of the Lake Frances Community Development District was called to order at 6:32 p.m. in the Hampton Inn & Suites-Homestead, 1<sup>st</sup> Floor Conference Room (Cove Board Room) located at 2855 NE 9<sup>th</sup> Street, Homestead, Florida 33033.

**B. PROOF OF PUBLICATION**

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 28, 2017, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Kalin determined that the attendance of Chairman José Valles-Rivera, Vice Chairman Nelson Peña and Supervisor Kevin Jones constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance: District Manager Neil Kalin of Special District Services, Inc.; and Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Mr. Kalin requested the addition of the following topic: Refunding of Series 2007 Special Assessment Bonds; and his request was acknowledged. The item will be discussed under New Business.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. June 20, 2017, Public Hearing & Regular Board Meeting**

Mr. Kalin presented the minutes of the June 20, 2017, Public Hearing & Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Mr. Jones, seconded by Mr. Peña and unanimously passed to approve the minutes of the June 20, 2017, Public Hearing and Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Staff Report, as Required**

Mr. Valles-Rivera informed the District Manager that the Miami-Dade County Fire and Rescue Department (“Rescue Department”) continue to use the lake for training exercises. Training exercises happen regularly and Mr. Valles-Rivera stated that certain community

LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 17, 2017

residents are not in favor of the Rescue Department's unauthorized use of the District's lakes. Mr. Peña opined that he was not against the training exercises; however, he understood that the Rescue Department does not have the District's permission to use the lake and that there is an inherent liability when the Rescue Department uses the lake. Discussion ensued on this topic after which the consensus of the Board was to have the District Manager contact the acting Fire Chief to discuss the unauthorized use of the District's lake tract and the liability issues. The District Manager will report to District Counsel regarding his discussions after which a letter will be written to the Rescue Department, as required.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2017-06 – Adopting a Fiscal Year 2016/2017 Amended Budget**

Mr. Kalin presented Resolution No. 2017-06, entitled:

**RESOLUTION NO. 2017-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Kalin read the title of the resolution into the record and provided an explanation for the document. He indicated that the Operating Fund as of September 30, 2017, had a positive fund balance. In addition, he stated that the Debt Service Fund (2007 Series Bonds) had sufficient funds to make the November 1, 2017, required debt service payment. A discussion ensued after which:

A **motion** was made by Mr. Peña, seconded by Mr. Jones and passed unanimously to approve and adopt Resolution No. 2017-06, *as presented*, thereby setting the amended/revised final budget for the 2016/2017 fiscal year.

**ADD-ON ITEM**

**2. Discussion Regarding Refunding/Refinancing Special Assessment Bonds, Series 2007**

Mr. Kalin advised that the District could consider refunding the existing Special Assessment Bonds, Series 2007 (Current Principal Balance: \$1,895,000). Current market conditions indicate that the refunding bonds would have a lower interest and the annual average debt service savings would be approximately 10% after the inclusion of cost of issuance on the refunding deal. A discussion ensued and although the Board was in favor of passing on savings to the residents, the consensus of the Board was to invite the bond

LAKE FRANCES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 17, 2017

expert (underwriter) to participate at the next meeting to further explain refunding parameters, costs and savings. Mr. Kalin will invite the underwriter to participate at the next scheduled meeting.

**L. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Discussion Regarding Hurricane Irma and Post Storm Community Report**

Mr. Kalin advised the Board that the community had suffered no structural damages; however, there were landscaping casualties and street sign damage. Miami-Dade County was contacted through the 3-1-1 exchange and advised of hurricane debris and required street signage repair/replacement. In addition, District Staff has made arrangements to remove a large Australian pine tree from the lake tract.

**2. Discussion Regarding Board Vacancy – Seat #4**

Mr. Kalin advised the Board that there was currently a vacancy in Seat #4 and with the upcoming landowners' meeting/election, that the Board was encouraged to invite neighbors to attend and participate in the landowners' meeting scheduled for November 14, 2017, at which time Seats 1, 3 and 4 would be expiring.

**M. BOARD MEMBER & STAFF CLOSING COMMENTS**

The next scheduled meeting will be held on November 14, 2017, at 6:30 p.m.

**N. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Valles-Rivera, seconded by Mr. Jones and unanimously passed to adjourn the Regular Board Meeting at 7:24 p.m.

---

Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson