

**TOUCHSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

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**November 9, 2017 Minutes of the Landowners Election, Public Hearings, and Regular Meeting**

**Minutes of the Landowners Election, Public Hearings, and Regular Meeting**

The Landowners Election, Public Hearings, and Regular Meeting of the Board of Supervisors for the Touchstone Community Development District was held on **Thursday, November 9, 2017 at 9:00 a.m.** at the offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, Tampa, FL 33607.

**LANDOWNERS ELECTION**

**1. CALL TO ORDER/ROLL CALL**

Brian Lamb called the Landowners Election of the Touchstone Community Development District to order on **Thursday, November 9, 2017 at 9:00 a.m.**

**Board Members Present and Constituting a Quorum:**

Brady Lefere	Chairman
Laura Coffey	Vice Chairman
Becky Wilson	Supervisor

**Staff Members Present:**

Brian Lamb	Meritus	<i>Via Conference Call</i>
Nicole Chamberlain	Meritus	
Vivek Babbar	District Counsel	<i>Via Conference Call</i>

Michael Ragan	Lennar Homes
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There were no members of the general public in attendance.

**2. APPOINTMENT OF MEETING CHAIRMAN**

Brian Lamb was appointed the meeting Chairman.

**3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**

Mr. Lefere announced that he was elected as proxy holder to vote on behalf of landowner. Landowner has 221 shares.

**4. ELECTION OF SUPERVISORS**

Mr. Lamb announced that Brady Lefere received 221 votes, Laura Coffey received 221 votes, and Becky Wilson received 220 votes. Michael Ragan received 220 votes, Paulo Beckert received 220 votes. Brady Lefere and Laura Coffey will serve a 4 year-term, and Becky Wilson, Michael Ragan and Paulo Beckert will serve a 2-year term.

## **5. OWNERS' REQUESTS**

There were no owners' requests.

## **PUBLIC HEARINGS AND REGULAR MEETING**

### **1. CALL TO ORDER/ROLL CALL**

Brian Lamb called the Public Hearings and Regular Meeting of the Board of Supervisors of the Touchstone Community Development District to order on **Thursday, November 9, 2017 at 9:00 a.m.**

#### **Board Members Present and Constituting a Quorum:**

Brady Lefere	Chairman
Laura Coffey	Vice Chairman
Becky Wilson	Supervisor
Michael Ragan	Supervisor

#### **Staff Members Present:**

Brian Lamb	Meritus	<i>Via Conference Call</i>
Nicole Chamberlain	Meritus	
Vivek Babbar	District Counsel	<i>Via Conference Call</i>

There were no members of the general public in attendance.

### **2. PUBLIC COMMENT PERIOD**

There were no public comments.

### **3. OATH OF OFFICE**

Ms. Chamberlain swore in Supervisors Lefere, Coffey, Wilson, and Ragan, and the Supervisors signed their Oath of Office.

Mr. Lamb and Mr. Vericker did an overview of the Florida Sunshine Laws with the Board.

95 **4. BUSINESS ITEMS**

96 **A. Consideration of Resolution 2018-26; Canvassing and Certifying the Results of**  
97 **the Landowners Election**  
98

99 Mr. Lamb reviewed the resolution with the Board. He stated that Seat 1 will be Brady Lefere,  
100 Seat 2 will be Laura Coffey, Seat 3 will be Becky Wilson, Seat 4 will be Michael Ragan and Seat  
101 5 will be Paulo Beckert. Brady Lefere had 221 and a four-year term, Laura Coffey had 221 and  
102 a four-year term, and Becky Wilson, Michael Ragan, and Paulo Beckert had 220 and a two-year  
103 term.  
104

MOTION TO:	Approve Resolution 2018-26.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

111  
112 **B. Consideration of Resolution 2018-27; Re-Designating Officers**  
113

114 Mr. Lamb reviewed the resolution with the Board. The Chair will be Brady Lefere, the Vice  
115 Chair will be Laura Coffey, the Secretary will be Brian Lamb, the Treasurer will be Eric  
116 Davidson, and all remaining supervisors will be Assistant Secretaries.  
117

MOTION TO:	Approve Resolution 2018-27.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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126 **5. CONSENT AGENDA**

127 **A. Consideration of the Special Organizational Meeting Minutes October 2, 2017**  
128

129 The Board went over the minutes.  
130

131 **B. Consideration of the Continued Special Organizational Meeting Minutes**  
132 **October 6, 2017**  
133

134 The Board went over the minutes.  
135  
136

137 MOTION TO: Approve the Consent Agenda Items 5A-B  
138 MADE BY: Supervisor Lefere  
139 SECONDED BY: Supervisor Wilson  
140 DISCUSSION: None further  
141 RESULT: Called to Vote: Motion PASSED  
142 4/0 - Motion Passed Unanimously

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144  
145 **6. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION**  
146 **A. Open the Public Hearing on Adopting Uniform Method of Collection**  
147

148 MOTION TO: Open the public hearing.  
149 MADE BY: Supervisor Lefere  
150 SECONDED BY: Supervisor Coffey  
151 DISCUSSION: None further  
152 RESULT: Called to Vote: Motion PASSED  
153 4/0 - Motion Passed Unanimously

154  
155 **B. Staff Presentations**

156 **C. Public Comments**

157 **D. Consideration of Resolution 2018-28; Adopting Uniform Method of Collection**  
158

159 Mr. Lamb reviewed the resolution with the Board.  
160

161 MOTION TO: Approve Resolution 2018-28.  
162 MADE BY: Supervisor Lefere  
163 SECONDED BY: Supervisor Wilson  
164 DISCUSSION: None further  
165 RESULT: Called to Vote: Motion PASSED  
166 4/0 - Motion Passed Unanimously

167  
168 **E. Close the Public Hearing on Adopting Uniform Method of Collection**  
169

170 MOTION TO: Close the public hearing.  
171 MADE BY: Supervisor Lefere  
172 SECONDED BY: Supervisor Wilson  
173 DISCUSSION: None further  
174 RESULT: Called to Vote: Motion PASSED  
175 4/0 - Motion Passed Unanimously

**7. PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS**

**A. Open the Public Hearing on Imposing Special Assessments**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. Staff Presentations**

**C. Public Comments**

**D. Consideration of Resolution 2018-29; Imposing Special Assessments**

Mr. Lamb reviewed the resolution and associated exhibits with the Board.

MOTION TO:	Approve Resolution 2018-29.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Lefere
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**E. Close the Public Hearing on Imposing Special Assessments**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**8. STAFF REPORTS**

**A. District Counsel**

Bond Validation Hearing is scheduled for January 23, 2018 at 1:30pm. A meeting will need to happen after January 23<sup>rd</sup> to approve the Delegation Resolution and associated documents so bonds can be issued as soon as possible.

**B. District Manager**

**C. District Engineer**

217  
218 There were no further reports from District staff.  
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222 **9. BOARD SUPERVISORS' COMMENTS & REQUESTS**  
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224 There were no board member comments.  
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227 **10. PUBLIC COMMENTS**  
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229 There were no public comments.  
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232 **11. ADJOURNMENT**  
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MOTION TO:	Adjourn.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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\*Please note the entire meeting is available on disc.

\*These minutes were done in summary format.

\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 12-14-17.

Signature

Brian Lamb

Printed Name

Title:

☒ Secretary

☐ Assistant Secretary

Signature

Brady Lefry

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

Recorded by Records Administrator

Signature

12-19-2017

Date



Official District Seal