

**TOUCHSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

---

**October 10, 2019 Minutes of the Regular Meeting**

**Minutes of the Regular Meeting**

The Regular Meeting of the Board of Supervisors for the Touchstone Community Development District was held on **Thursday, October 10, 2019 at 9:00 a.m.** at the Offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, Tampa, FL 33607.

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

Nicole Hicks called the Regular Meeting of the Touchstone Community Development District out of recess and to order on **Thursday, October 10, 2019 at 9:12 a.m.**

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

Kelly Evans	Chair
Laura Coffey	Vice Chair
Paulo Beckert	Supervisor
Lori Campagna	Supervisor
Becky Wilson	Supervisor

**Staff Members Present:**

Gene Robert	District Manager, Meritus
Nicole Hicks	Meritus
John Vericker	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

**2. PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments.

**3. BUSINESS ITEMS**

**A. Acceptance of Grant Easements – Phase 1 & Phase 2**

Mr. Vericker went over the Grant Easements for Phase 1 and Phase 2. He explained that these are clean-up items that need to be accepted by the CDD.

41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78

MOTION TO:	Approve the Grant Easements for Phase 1 and Phase 2.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**B. Acceptance of Special Warranty Deed for Common Areas Tract – Phase 1 & 2**

The Board reviewed the Special Warranty Deed for the Common Areas Tract for Phase and 2.

MOTION TO:	Approve the Special Warranty Deed for Common Areas Tract – Phase 1 and 2.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**C. Discussion on Landscape Enhancements**

The Board discussed the proposal for the front entry to the community and what was included.

MOTION TO:	Approve the landscape enhancements.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**4. CONSENT AGENDA**

**A. Consideration of Minutes of the Regular Meeting August 8, 2019**

The Board reviewed the minutes.

79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119

MOTION TO:	Approve the August 8, 2019 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**B. Consideration of the Operation and Maintenance Expenditures July 2019**

The Board reviewed the July 2019 O&Ms.

MOTION TO:	Approve the July 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**C. Consideration of the Operation and Maintenance Expenditures August 2019**

The Board reviewed the August 2019 O&Ms.

MOTION TO:	Approve the August 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**D. Review of Financial Statements Month Ending August 31, 2019**

The financials were reviewed and accepted.

**5. VENDOR/STAFF REPORTS**

**A. District Counsel**

Mr. Vericker said there the bond financing is coming up and there will be a validation in the spring.

120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148

**B. District Engineer**  
**C. District Manager**  
**i. Community Inspection**

The Board reviewed the community inspection report and requested a map with the pond numbers to be included in the inspection report. The island at Wild Sienna is empty, and they are working through issues.

**6. SUPERVISOR REQUESTS AND COMMENTS**

There were no supervisor requests at this time.

**7. PUBLIC COMMENTS**

There were no public comments.

**8. ADJOURNMENT**

MOTION TO:	Adjourn at 9:17 a.m.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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

150

151 \*These minutes were done in summary format.

152

153 \*Each person who decides to appeal any decision made by the Board with respect to any matter  
154 considered at the meeting is advised that person may need to ensure that a verbatim record of  
155 the proceedings is made, including the testimony and evidence upon which such appeal is to be  
156 based.

157

158 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
159 noticed meeting held on 11-14-19.

160

161 

162  
163 Signature

164 Gene Robert

165  
166 Printed Name

167

168 Title:

- 169  Secretary  
170  Assistant Secretary

171

172

173

174

175

176

177

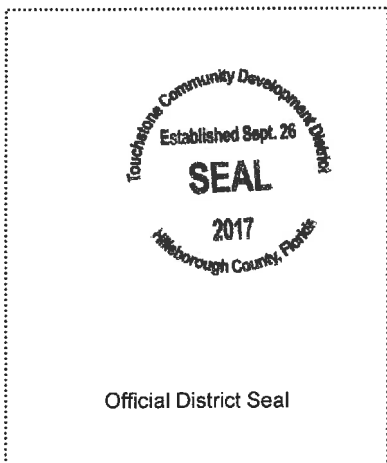
178

179

180

181

182





Signature

Kelly Evans

Printed Name

167  
168 Title:

- 169  Chairman  
170  Vice Chairman

Recorded by Records Administrator



Signature

11-19-19

Date