

MINUTES OF MEETING
INDIGO EAST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Indigo East Community Development District was held on Tuesday, November 21, 2017 at 9:00 a.m. at the Circle Square Commons Cultural Center at 8395 S.W. 80th Street, Ocala, Florida.

Present and constituting a quorum were:

John Gysen	Chairman
Frank DiPiero	Vice Chairman
Terry Sloan	Assistant Secretary

Also present were:

George Flint	District Manager
Gerald Colen	District Counsel
Robert Stepp	On Top of the World Communities
Phil Hisey	On Top of the World Communities
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

Mr. Flint: A quorum is present, but Ms. LaFrance resigned prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Are there members of the public that would like to provide comment to the Indigo East CDD Board, on any item on the agenda, or items not on the agenda? Not hearing any public comment, we will proceed.

THIRD ORDER OF BUSINESS

Notice for Meeting

Mr. Flint: The affidavit of publication for the annual meeting notice was included in your agenda for today's meeting. The February, May and August meetings were included in the annual meeting notice, which was published in the Ocala Star Banner.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 15, 2017 Meeting

Mr. Flint: We have the minutes from the August 15th meeting. Did the Board have any comments?

Mr. DiPiero: On Page 2, in the second sentence, “*potential bonds*” should be “*retention ponds*”, and on Page 8, “*Mr. Gysen*” should be “*Mr. DiPiero*”.

Mr. Flint: If there are no other comments, we need a motion to approve the minutes, as amended.

On MOTION by Mr. Gysen, seconded by Mr. DiPiero, with all in favor, the minutes of the August 15, 2017 meeting were approved, as amended.

FIFTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Board Member and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2020

Mr. Flint: In your agenda is a resignation letter from Ms. LaFrance, indicating that her resignation is effective today. At this time, if the Board’s amenable, acceptance of Ms. LaFrance’s resignation is in order.

On MOTION by Mr. Solan, seconded by Mr. Gysen, with all in favor, the resignation of Cynthia LaFrance was accepted.

B. Administration of Oath to Newly Appointed Supervisor

Mr. Flint: Any time that you have a vacancy during the term of a seat, the remaining Board Members appoint a replacement. Does the Board have any nominations at this time?

Mr. Gysen: No.

Mr. Flint: If not, we can place this item on the next agenda. You can continue to operate with four Board Members until such time as you have a nomination to fill that vacancy.

C. Election of Officers

D. Consideration of Resolution 2018-01 Electing Officers

Mr. Flint: Ms. LaFrance was Vice Chair. In the event that Mr. Gysen is not available as Chairman, I don't know if the Board wants to designate a Vice Chairman, in case we need something executed.

Mr. Solan: I nominate Frank.

Mr. Gysen: I second the nomination.

Mr. Flint: We will amend Resolution 2018-01, to address the Vice Chairman issue. Once you fill the other vacancy, we can deal with it at that time.

On MOTION by Mr. Solan, seconded by Mr. Gysen, with all in favor, designating Frank DiPiero as Vice Chairman and the balance of the officers to remain the same, as evidenced by the adoption of Resolution 2018-01 Electing Officers.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates for Auditing Services for Fiscal Year 2017

Mr. Flint: The Board went through a competitive selection process, as prescribed by the Statutes, and selected Grau & Associates to prepare the required annual independent audit. This is for a not-to-exceed amount of \$3,600. Are there any questions? Not hearing any,

On MOTION by Mr. Gysen, seconded by Mr. DiPiero, with all in favor, the Agreement with Grau & Associates to perform the Fiscal Year 2017 Audit, in the amount of \$3,600, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Signage Plan and License Agreement with On Top of the World Communities for Indigo East South Signage

Mr. Flint: The Board previously approved a Signage Plan for a portion of Indigo East, and entered into a License Agreement with On Top of the World Communities (OTOW), for the location and design of those signs. They prepared a Signage Plan for the south or new portion of the project, which is included in your agenda package. I don't know if someone from OTOW wants to present the Signage Plan to the Board.

Mr. Stepp: Robert Stepp of OTOW. In your agenda package, you have a location indicator map for the requested positions of future signs. Once the roadways in the south

development of Indigo are turned over to the District, the License Agreement would allow OTOW to place the signage, similar to existing signage in Indigo, on the south end as well.

Mr. Flint: The design and locations are consistent with, in general, the plan you had in the other section.

Mr. Stepp: Yes, and there's also cut sheets of the proposed signage that's included in your agenda package. They are consistent with existing signage.

Mr. Flint: Right now, OTOW owns most of the areas, and they are requesting, once those are conveyed to the District, that the License Agreement come into effect and allow the signs to stay there. Are there any questions regarding the Signage Plan? Not hearing any, we need a motion to approve the Agreement.

On MOTION by Mr. Gysen, seconded by Mr. DiPiero, with all in favor, the Signage Plan and License Plan Agreement with On Top of the World Communities, Inc., was approved.

Mr. Flint: As part of that motion, District Counsel would draft a License Agreement to go with the Signage Plan, similar to the License Agreement that we have in place for the other signage.

Mr. Colen: I will do that. Do you want me to send it to you, George?

Mr. Flint: Yes. As part of the motion, you are approving the License Agreement in the same from as the prior License Agreement.

Mr. Gysen: Correct.

EIGHTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Arbitrage Rebate Calculation Services

Mr. Flint: There was one additional business item, which was added to the Candler Hills East agenda. I would also like to add it to the Indigo agenda. That is for the preparation of the Arbitrage Rebate Calculation Report. It was something that we realized, after the agenda was distributed, that we would like the Board to approve, since your next meeting is not until February. The Arbitrage Rebate Calculation determines whether we are earning more interest than we are paying. You want to earn less interest than you are paying, otherwise, you have an arbitrage issue. It typically is not a problem, but it's something that we are required to do

annually. The fee for this service is \$600. Grau performed this service for the Board in the past. Since we are adding this item to the agenda, do any members of the public have any comment on the proposed Grau & Associates Agreement to perform the Arbitrage Rebate Calculation Report for \$600? Hearing no public comment, does the Board have any questions? If not, a motion to approve the agreement would be in order.

On MOTION by Mr. Gysen, seconded by Mr. Solan, with all in favor, the agreement from Grau & Associates to provide Arbitrage Rebate Calculation Services, in the amount of \$600, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Gerry do you have anything?

Mr. Colen: No, but I want to wish everyone a Happy Thanksgiving and happy holiday season.

B. Engineer

There not being any, the next item followed.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have the Check Register for August 8th through November 14, 2017, totaling \$62,140. The detail is behind the summary. We have the annual insurance renewal with Egis for liability and property, because Indigo has some property, which makes it higher than Candler’s policy. It also has a public official’s liability component to protect the individual Board Members. There is also an expenditure for the annual Assessment Roll and a larger expenditure for pine straw. The pine straw installation was a budgeted item and an annual cost. Are there any questions regarding the Check Register? Not hearing any, we need a motion to approve it.

On MOTION by Mr. Solan, seconded by Mr. Gysen, with all in favor, the Check Register was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the Unaudited Financial Statements for the first month of Fiscal Year 2018. No action is required. If the Board has any questions, we can discuss those. Our water expenses are higher than what we pro-rated and budgeted. Phillip Hisey is here and maybe he can give us an update on the developer's installation of the well in the new section.

Mr. Hisey: The well at the Indigo South entrance was drilled and power was installed. We are waiting on Marion County's Notice of Commencement and then they will set the meter. Once that is completed, they can make the well live. Right now, we are running off of a temporary connection from the potable supply. In order to install the well in Indigo East, we need to get the switch gears set, which is the step-down transformer for the main power or three-phased power. That has been set and now we are going to drill the well. I was out last week on vacation, but the well drillers could not drill last week because the gear had not been set, but it's been set now, so we will get moving on it. The electricians are moving forward with that portion. We are also separating that from the 80th Avenue water use by installing a separate well.

Mr. Gysen: Is that the new one across from the entrance?

Mr. Hisey: Yes. That way we can have total separation.

Mr. Flint: Are there any questions for Phillip?

Mr. Gysen: No.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. DiPiero: Were Earthscapes here after the hurricane or was that OTOW?

Mr. Gysen: That was Earthscapes.

Mr. DiPiero: A day after the hurricane, they were out here clearing debris. They must have brought out extra crews. They did a really nice job.

Mr. Hisey: There was a team effort across the community. Each contractor worked on their areas and once they finished, they went to essential areas.

Mr. DiPiero: They cleared 80th Street.

Mr. Hisey: It was a team effort.

Mr. DiPiero: That was nice, because it's always messy. They are always harping at the County to cut the grass because it's always overgrown. Those guys came along and did a nice job.

Mr. Hisey: That's good to hear.

Mr. DiPiero: Also, you talked about the access to 80th Avenue at the last meeting to get to the retention pond. You had to move the gate and do some rearranging.

Mr. Hisey: Yes.

Mr. DiPiero: Your guys did a really nice job on that. You can't even see it. They masked it well with shrubs and trees.

Mr. Flint: Is there anything else from the Board?

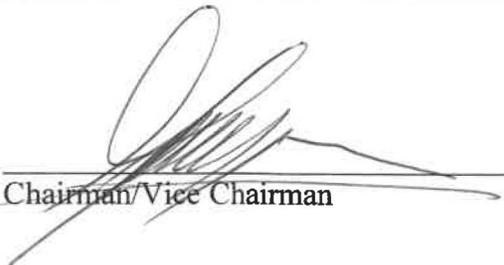
Mr. Gysen: No.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Solan, seconded by Mr. DiPiero, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman