
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.

**GRAND HAMPTON
COMMUNITY DEVELOPMENT DISTRICT**

The Grand Hampton Community Development District regular meeting of the Board of Supervisors was held on **Thursday, October 13, 2016 at 2:03 p.m.** at the Grand Hampton Clubhouse located at 8301 Dunham Station Drive, Tampa, Florida 33647.

Present and constituting a quorum:

Mercedes Tutich	Board Supervisor, Chairman
Donna Kempinski	Board Supervisor, Vice Chairman
George Harwood	Board Supervisor, Asst. Secretary
Shawn Cartwright	Board Supervisor, Asst. Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
John Vericker	District Counsel; Straley & Robin (via phone)
Tonja Stewart	District Engineer, Stantec (via phone)
Matt Huber	District Manager; Rizzetta & Company, Inc.
Robbie Cox	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

No audience members were present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on September 8, 2016

Mr. Cox presented the meeting minutes for Board consideration.

<p>On a Motion by Ms. Tutich, seconded by Ms. Kempinski, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held September 8, 2016, for the Grand Hampton Community Development District.</p>

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for August 2016

Mr. Cox presented the Operation and Maintenance expenditures for Board consideration.

<p>On a Motion by Mr. Harwood, seconded by Mr. Cartwright, with all in favor, the Board ratified the payment totaling \$11,727.26 for the August 2016 Operations and Maintenance expenditures, for the Grand Hampton Community Development District.</p>
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FIFTH ORDER OF BUSINESS**Discussion Regarding Bond Refunding**

Mr. Robbie Cox, with MBS Capital Markets, LLC presented information regarding the refunding of the Series 2005 bond. Mr. Cox advised the Board that a feasible closing date is projected for December 20, 2016. He advised the Board of the gap in the deferred cost obligation.

Mr. Greg Cox inquired as to the reason that the developer would receive a refund. Mr. Robbie Cox advised that because of the provision in the Bond document, the developer is entitled to recoup any financial investment beyond what the Bond's dollar amount. Mr. Cox advised that he anticipates a response on the deferred costs by the end of the week.

A discussion ensued regarding the information received during the presentation. The board discussed Operating Account placement due to the previous placements of Centennial Bank versus Hancock Bank and decided to revisit the topic at the November Board meeting.

On a Motion by Mr. Cartwright, seconded by Ms. Kempinski, with all in favor, the Board authorized the Chairman to execute a term sheet from Hancock Bank for the Bond Refunding for the Grand Hampton Community Development District.

SIXTH ORDER OF BUSINESS**Presentation of Pond Maintenance Inspection Reports (Allen Zacchino)**

Mr. Cox presented Mr. Allen Zacchino's report. He summarized Mr. Allen Zacchino's responsibilities for the community. He advised that Mr. Zacchino's primary focus is to assist in resolving major issues and concerns from Aquatic Systems reports.

Mr. Cox prompted for Board questions or concerns. No Board members provided rebuttal.

SEVENTH ORDER OF BUSINESS**Presentation of Aquatics Report – Aquatic Systems**

Ms. Sabrina Kilgore provided her report to the board. She reiterated that the algae issues that were present in Mr. Zacchino's report were cleared by the time of her assessment. She advised that pond #2 is doing great and showed a significant reduction in algae. She advised that all of the ponds are doing well but will be paying close attention to pond #4.

Ms. Kilgore presented her report to the Board with updates for each of the ponds. She announced what ponds require follow-up and advised that the Board might want to consider plants to help with water quality.

Ms. Kilgore advised the Board of upcoming winter projects and stated that the project consists of going thru the beneficial plants and treating the torpedo grass. She discussed the problematic phormidium in pond #4 and advised that it is now under optimum control but also advised that the surrounding beneficials in that area were affected but will bounce back in the spring time.

Ms. Kilgore provided an update on the plantings for Category A. She advised they have started on the plantings installed with the exception of pond #5 due to erosion. She advised that they will follow-up next week with the installation of duck-potato plants on ponds #8 and 37 to alleviate some erosion. She advised that the Category B plantings have already been planned.

Ms. Kilgore introduced Mr. Jimmy Taylor, Sales Manager for Aquatic Systems that will be transferring to Wesley Chapel from St. Pete. Mr. Doug Allen, General Manager of Aquatic Systems introduced himself to the Board and advised that he appreciates the District's business.

EIGHTH ORDER OF BUSINESS

Consideration of the Lake Assessment Proposal

Ms. Sabrina Kilgore recommends the board move forward and to approve the proposal for \$877.00 for pond #2. She reminded the Board of the issues of pond #2 that caused the algae to dissipate. A discussion ensued regarding the pond's issues, possible solutions and adverse effects that could arise.

On a Motion by Mr. Cartwright, seconded by Ms. Tutich, with all in favor, the Board approved the Lake Assessment proposal totaling \$877.00, for the Grand Hampton Community Development District.

NINTH ORDER OF BUSINESS

Consideration of RASI Field Service Agreement

Mr. Cox presented the RASI Field Service Contract to the board for consideration. A Board discussion ensued regarding the need for the field services contract and how it compares to the current Aquatic Systems contract services. Mr. Cox summarized the benefits of both RASI and Aquatic Systems.

Mr. Cox reported a one time deposit fee of \$1512.00 to keep the funds on hand.

On a Motion by Mr. Cartwright, seconded by Ms. Kempinski, with all in favor, the Board authorized the one time deposit fee for the Grand Hampton Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2017-01, Designating District Records Location

Mr. Cox presented Resolution 2017-01 and explained its content and purpose. A discussion ensued regarding the location where the records will be kept. Mr. Cox reiterated the location as the Grand Hampton Clubhouse located at 8301 Dunham Station Drive, Tampa, FL 33647.

On a Motion by Mr. Cartwright, seconded by Mr. Harwood, with all in favor, the Board approved Resolution 2017-01, Designating District Records Location, for the Grand Hampton Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-02, Redesignating Treasurer

Mr. Cox presented Resolution 2017-02 to reappoint Mr. Bill Rizzetta as Treasurer.

On a Motion by Mr. Cartwright, seconded by Ms. Kempinski, with all in favor, the Board approved proceeding with Resolution 2017-02, Redesignating Treasurer for the Grand Hampton Community Development District.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. John Vericker advised that he has received public records requests for salary information. Mr. Cox advised the Board that if they receive any public record requests, to forward them to Rizzetta & Co. as soon as they are received for immediate attention.

B. District Engineer

Ms. Tonja Stewart presented her report to the Board and discussed the conditions of the wetland buffer areas and the undesirable vegetation. She prompted the Board to open a discussion regarding the vegetation as they could be a potential for wildfires. Mr. Cox inquired about the location of the problematic wetland buffers.

She advised that mowing the vegetation and wetland buffer areas would be advantageous to prevent future issues. She advised that an environmental specialist would be needed in order to properly diagnose the issues. Mr. Cox inquired about the next steps needed to rectify the issue. Ms. Stewart advised she is simply providing awareness and providing suggestions. A discussion ensued regarding the mowing services provided by the current landscape company and if the lack thereof has contributed to the issues. Ms. Stewart advised that it is a universal issue and providing information to the residents would be beneficial.

Mr. Cox suggested placing this topic on the next month's agenda with some solutions to eradicate the nuisance vegetation. Ms. Stewart advised that she will be coordinating with Ms. Sabrina Kilgore to obtain proposals and other information.

Ms. Stewart opened a discussion regarding erosion and advised that ponds are designed to have a maintenance berm of 15-20 feet wide. She also advised the Board of the Erosion around the ponds numbered 5, 8 and 12. A discussion ensued regarding the 4 to 1 slope and the liability if injuries occur as well as possible solutions. The Board requested that Ms. Stewart look into solutions for ponds 5, 8 and 12.

C. District Manager

Mr. Cox reminded the Board that the next regular meeting will be held November 10, 2016 at 2:00 p.m.

THIRTEENTH ORDER OF BUSINESS**Supervisor Requests**

Ms. Tutich inquired about the increase in the RASI contract amount. Mr. Cox advised he would provide her with an accurate number.

Mr. George Harwood commented on the vines behind the home and the problems they are causing. Mr. Cox mentioned suggested hiring a vendor to come out and inspect the vegetation and provide mitigation maintenance.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Cartwright, seconded by Ms. Kempinski, with all in favor, at 3:30 p.m. the Board adjourned the meeting for the Grand Hampton Community Development District.



Secretary / Assistant Secretary



Chairman / Vice Chairman