

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING APRIL 18, 2017 11:30 A.M.

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

www.summervillecdd.org

305.777.0761 Telephone 877.SDS.4922 Toll Free 561.630.4923 Facsimile

AGENDA SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT

Grove Professional Building Suite 100 Meeting Room 2950 S.W. 27th Avenue Miami, Florida 33133

REGULAR BOARD MEETING

April 18, 2017 11:30 a.m.

A.	Call to Order
B.	Proof of Publication
C.	Establish Quorum
D.	Additions or Deletions to Agenda
E.	Comments from the Public for Items Not on the Agenda
F.	Approval of Minutes
	1. November 15, 2016 Regular Board Meeting
G.	Old Business
	1. Staff Report as Required
H.	New Business
	1. Consider Resolution No. 2017-01 – Adopting a Fiscal Year 2017/2018 Proposed BudgetPage 6
	2. Consider Resolution No. 2017-02 – Authorizing Electronic Approvals and Check SignersPage 13
	3. Staff Report as Required
I.	Administrative & Operational Matters
	1. Reminder: Statement of Financial Interests 2016 Form 1
	2. Discussion Regarding Board Member Contact Information
J.	Board Member & Staff 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 OCTELMA V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT -FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

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

10/03/2016

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 newscaper.

HIMMAN B. THOMA

#FF 034747

Sworn to and subscribed before me this 3 day of OP OBER A.D. 2016

(SEAL)

(SEAL)
OCTELMA V. FERBEYRE personally known to me

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR **MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Summerville Community Development District will hold Regular Meetings in the Suite 100 Meeting Room on the 1st Floor located in the Grove Professional Building at 2950 SW 27th Avenue, Miami, Florida 33133 at 11:30 a.m. on the following dates:

> October 18, 2016 November 15, 2016 December 20, 2016 January 17, 2017 February 21, 2017 March 21, 2017 April 18, 2017 May 16, 2017 June 20, 2017 July 18, 2017 September 19, 2017

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas 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 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors 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 without advertised notice.

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT

www.summervillecdd.org

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16-45/0000156995M

A. CALL TO ORDER

District Manager Neil Kalin called the November 15, 2016, Regular Board Meeting of the Summerville Community Development District to order at 11:50 a.m. in the Grove Professional Building, Suite 100 Meeting Room located at 2950 SW 27th Avenue, Miami, Florida 33133.

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 October 3, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

C. SEAT ELECTED BOARD MEMBERS

Mr. Kalin seated elected Board Members Rolando Delgado, Carlos A. Ortega and Otoniel Boudet-Murias and welcomed the incumbent Board members back.

D. ADMINISTER OATH OF OFFICE & REVIEW BOARD MEMBER RESPONSIBILITIES AND DUTIES

Mr. Kalin, Notary Public in the State of Florida, administered the Oath of Office to Rolando Delgado, Carlos A. Ortega and Otoniel Boudet-Murias and reviewed with the Board Members their duties and responsibilities with emphasis on the Sunshine Law, Financial Disclosure, Public Records Law and the Code of Ethics for Public Officials.

E. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Supervisors Carlos Ortega, Otoniel Boudet-Murias and Rolando Delgado constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance: District Manager Neil Kalin and Armando Silva of Special District Services, Inc.; and General Counsel Susan Delegal of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

F. ELECTION OF OFFICERS

Mr. Kalin stated that as a result of today's Landowners' Election and the new terms of office, it would be in order to re-elect officers to the Board. The following names were suggested for election:

- Chairperson Rolando Delgado
- Vice Chairperson Eduardo Garcia
- Secretary/Treasurer Neil Kalin

 Assistant Secretaries – Otoniel Boudet-Murias, Carlos A. Ortega, Alfredo Xiques and Gloria Perez

A discussion ensued after which:

A **motion** was made by Mr. Otoniel Boudet-Murias, seconded by Mr. Ortega and unanimously passed to *elect* the officers of the Summerville Community Development District Board of Supervisors, as listed and stated above.

G. CONFIRMATION OF LANDOWNERS' ELECTION RESULTS

Mr. Kalin restated the Summerville Community Development District's Landowners' Election results and requested the Board confirm said results.

A **motion** was made by Mr. Boudet-Murias, seconded by Mr. Ortega and unanimously passed to confirm the election results: Rolando Delgado and Carlos A. Ortega were each elected to 4-year terms of office and their terms shall expire in November 2020; and Otoniel Boudet-Murias was elected to a 2-year term of office and his term of office shall expire in November 2018.

H. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

I. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

J. APPROVAL OF MINUTES

1. June 21, 2016, Public Hearing & Regular Board Meeting

Mr. Kalin presented the minutes of the June 21, 2016, Public Hearing & Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Mr. Boudet-Murias, seconded by Mr. Delgado and unanimously passed to approve the minutes of the June 21, 2016, Public Hearing & Regular Board Meeting, as presented.

K. OLD BUSINESS

1. Staff Report (As Required)

There was no Staff Report at this time.

L. NEW BUSINESS

1. Consider Resolution No. 2016-06 – Adopting an Amended Fiscal Year 2015/2016 Final Budget

Mr. Kalin presented Resolution No. 2016-06, entitled:

RESOLUTION NO. 2016-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2015/2016 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin, District Manager ("DM"), read the title of the resolution into the record and stated that the Operating Fund Balance at the end of the Fiscal Year 2015/2016 was approximately \$159,862; and that the District will carryover approximately \$11,600 of this Fund Balance to balance the Fiscal Year 2016/2017 Operating Fund Budget. Furthermore, the DM stated that the Debt Service Fund had sufficient funds to make the required debt service payment, which was due and paid in full on November 1, 2016, in the amount of \$74,938. A discussion ensued after which:

A **motion** was made by Mr. Boudet-Murias, seconded by Mr. Ortega and unanimously passed to approve and adopt Resolution No. 2016-06, as presented, thereby approving the Amended Final 2015/2016 Fiscal Year Budget.

2. Consider Resolution No. 2016-07 – Authorizing Electronic Approvals & Check Signers

Mr. Kalin presented Resolution No. 2016-07, entitled:

RESOLUTION NO. 2016-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A **DISTRICT** CHECKING/OPERATING ACCOUNT. DISTRICT **DESIGNATING OFFICIALS** AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE **PAYMENT OF EXPENDITURES** VIA **ELECTRONIC** APPROVAL PROCESSES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin presented Resolution No. 2016-07 and provided an explanation and purpose for the document. A discussion ensued after which;

A **motion** was made by Mr. Boudet-Murias, seconded by Mr. Ortega and unanimously passed to approve and adopt Resolution No. 2016-07, as presented; thereby authorizing electronic approvals for expenditures and selecting *Todd Wodraska*, *Jason Pierman*, *Tricia Lascasas*, *Peter Pimentel*, *Neil Kalin* and *Carlos A. Ortega* to serve as the

signatories on the District's checking/operating account. Two (2) signatures on each check will be required and checks will be released after electronic approval(s) has been provided by the Chairperson or the Vice Chairperson in the Chairperson's absence.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Update Regarding November 1, 2016, Debt Service Payment

This matter was previously addressed under New Business Item 1.

N. BOARD MEMBER & STAFF CLOSING OOMMENTS

Mr. Kalin stated that unless an emergency were to arise that the Board would not need to meet again until after January 1, 2017. Holiday Greetings were exchanged by all those present.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Garcia, seconded by Mr. Boudet and unanimously passed to adjourn the Regular Board Meeting at 12:10 p.m.

Secretary/Assistant Secretary	-	Chairperson/Vice Chairperson

RESOLUTION NO. 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2017/2018; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors ("Board") of the Summerville Community Development District ("District") is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2017/2018 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2017/2018 attached hereto as Exhibit "A" is approved and adopted.

<u>Section 2</u>. A Public Hearing is hereby scheduled for <u>June 20, 2017 at 11:30 a.m.</u> in the Suite 100 Meeting Room located at 2950 SW 27th Avenue, Miami, Florida 33133, for the purpose of receiving public comments on the Proposed Fiscal Year 2017/2018 Budget.

PASSED, ADOPTED and EFFECTIVE this <u>18th</u> day of <u>April</u>, 2017.

ATTEST:	SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
By:	By:
Secretary/Assistant Sec	retary Chairperson/Vice Chairperson

Summerville Community Development District

Proposed Budget For Fiscal Year 2017/2018 October 1, 2017 - September 30, 2018

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ASSESSMENT COMPARISON

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PROPOSED BUDGET

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018

OCTOBER 1	, 2017 -	SEPTEMBER 30, 2018
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		FISCAL YEAR
		2017/2018
REVENUES		BUDGET
ADMINISTRATIVE ASSESSMENTS		
		57,439 8,298
MAINTENANCE ASSESSMENTS DEBT ASSESSMENTS		
		236,356
OTHER REVENUES INTEREST INCOME		0 120
INTEREST INCOME		120
TOTAL REVENUES	\$	302,213
EXPENDITURES		
MAINTENANCE EXPENDITURES		
MISCELLANEOUS MAINTENANCE		6,000
ENGINEERING/ANNUAL REPORT/INSPECTIONS		1,800
TOTAL MAINTENANCE EXPENDITURES	\$	7,800
ADMINISTRATIVE EXPENDITURES		
MANAGEMENT		25,368
SECRETARIAL & FIELD OPERATIONS		4,500
LEGAL ASSESSMENT BOLL		9,000
ASSESSMENT ROLL		7,500
AUDIT FEES		3,700
INSURANCE		6,100
LEGAL ADVERTISING		720
MISCELLANEOUS		500
POSTAGE		150
OFFICE SUPPLIES		400
DUES & SUBSCRIPTIONS		175
TRUSTEE FEES		3,000
CONTINUING DISCLOSURE FEE		500
WEBSITE MANAGEMENT		1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$	63,113
TOTAL EXPENDITURES	\$	70,913
REVENUES LESS EXPENDITURES	\$	231,300
	7	,
BOND PAYMENTS		(222,175)
BALANCE	\$	9,125
COUNTY APPRAISED & TAY COLLECTOR FEE		(0.040)
COUNTY APPRAISER & TAX COLLECTOR FEE		(6,042)
DISCOUNTS FOR EARLY PAYMENTS		(12,083)
EXCESS/ (SHORTFALL)	\$	(9,000)
CARRYOVER FROM PRIOR YEAR		9,000
NET EXCESS/ (SHORTFALL)	\$	<u> </u>

DETAILED PROPOSED BUDGET

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018

OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISC	AL YEAR	FIS	CAL YEAR	FI	SCAL YEAR	
	20	15/2016	2	016/2017		2017/2018	
REVENUES	A	CTUAL	Е	BUDGET		BUDGET	COMMENTS
ADMINISTRATIVE ASSESSMENTS		53,817		53,619		57,439	Expenditures Less Interest/.94
MAINTENANCE ASSESSMENTS		5,586		6,383		8,298	Expenditures/.94
DEBT ASSESSMENTS		242,887		242,207		236,356	Bond Payments/.94
OTHER REVENUES		0		0		0	
INTEREST INCOME		146		60		120	Projected At \$10 Per Month
TOTAL REVENUES	\$	302,436	\$	302,269	\$	302,213	
EXPENDITURES							
MAINTENANCE EXPENDITURES							
MISCELLANEOUS MAINTENANCE		0		4,500		6,000	\$1,500 Increase From 2016/2017 Budget
ENGINEERING/ANNUAL REPORT/INSPECTIONS		700		1,500			\$300 Increase From 2016/2017 Budget
TOTAL MAINTENANCE EXPENDITURES	\$	700	\$	6,000	\$	7,800	
ADMINISTRATIVE EXPENDITURES							
MANAGEMENT		24,684		24,852		25 368	CPI Adjustment
SECRETARIAL & FIELD OPERATIONS		3,900		4.200			Secretarial & Field Operations
LEGAL		5.923		9.000			No Change From 2016/2017 Budget
ASSESSMENT ROLL		7,500		7,500			As Per Contract
AUDIT FEES		3.600		3,700			Accepted Amount For 2016/2017 Audit
INSURANCE		5,350		5,885			Insurance Company Estimate
LEGAL ADVERTISING		287		700			\$20 Increase From 2016/2017 Budget
MISCELLANEOUS		365		500			No Change From 2016/2017 Budget
POSTAGE		71		150			No Change From 2016/2017 Budget
OFFICE SUPPLIES		242		400			
DUES & SUBSCRIPTIONS		175		175			No Change From 2016/2017 Budget
							No Change From 2016/2017 Budget
TRUSTEE FEES		3,000		3,000 500			No Change From 2016/2017 Budget
CONTINUING DISCLOSURE FEE		300					No Change From 2016/2017 Budget
WEBSITE MANAGEMENT	•	1,500	•	1,500	•		No Change From 2016/2017 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$	56,897	\$	62,062	\$	63,113	
TOTAL EXPENDITURES	\$	57,597	\$	68,062	\$	70,913	
REVENUES LESS EXPENDITURES	\$	244,839	\$	234,207	\$	231,300	
BOND PAYMENTS		(230,921)		(227,675)		(222,175)	2018 P&I Payments Less Interest
		46.545		,			
BALANCE	\$	13,918	\$	6,532	\$	9,125	
COUNTY APPRAISER & TAX COLLECTOR FEE		(2,903)		(6,044)			Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	1	(11,988)		(12,088)		(12,083)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$	(973)	\$	(11,600)	\$	(9,000)	
CARRYOVER FROM PRIOR YEAR		0		11,600		9,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$	(973)	\$	_	\$		

DETAILED FINAL DEBT SERVICE FUND BUDGET

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018 OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2015/2016	2016/2017	2017/2018	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	478	50	100	Projected Interest For 2017/2018
NAV Tax Collection	230,920	227,675	222,175	2018 P & I Payments Less Earned Interest
Total Revenues	\$ 231,398	\$ 227,725	\$ 222,275	
EXPENDITURES				
Principal Payments	85,000	80,000	80,000	Principal Payment Due In 2018
Interest Payments	154,275	147,675	142,175	Interest Payments Due In 2018
Transfer To Construction Fund	110	50	100	Transfer To Construction Fund
Total Expenditures	\$ 239,385	\$ 227,725	\$ 222,275	
Excess/ (Shortfall)	\$ (7,987)	\$ -	\$ -	

Series 2006 Bond Information

Original Par Amount =

\$3,335,000

Annual Principal Payments Due =

May 1st

Interest Rate =

5.50%

Annual Interest Payments Due =

May 1st & November 1st

Issue Date = January 2006 Maturity Date = May 2036

Summerville Community Development District Assessment Comparison

	Original Projected Assessment Before Discount*		F	scal Year	F	iscal Year	Fi	scal Year	Fi	scal Year		
			Projected		2014/2015		2015/2016		2016/2017		2017/2018	
			Assessment Before Discount*		Assessment Before Discount*		Assessment Before Discount*		Projected Assessment			
									Before Discount*			
Administrative	\$	210.36	\$	205.83	\$	201.33	\$	200.82	\$	215.13		
Maintenance	\$	-	\$	20.92	\$	20.92	\$	23.91	\$	31.08		
<u>Debt</u>	\$	915.00	\$	905.64	\$	909.69	\$	907.14	\$	885.23		
Total	\$	1,125.36	\$	1,132.39	\$	1,131.94	\$	1,131.87	\$	1,131.44		

* Assessments Include the Following:

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 267

RESOLUTION NO. 2017-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Summerville Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

WHEREAS, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

WHEREAS, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Neil Kalin and Carlos A. Ortega to serve as the signatories, as required, on the District checking/operating account; and

WHEREAS, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

<u>Section 3.</u> When necessary to write checks, the signatures of two (2) of the designated signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

PASSED, ADOPTED and becomes EFFECTIVE this 18th day of April, 2017.

ATTEST:	SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
By:	By:
Secretary/Assistant Sec	retary Chairperson/Vice Chairperson