

DPCG Management & Consulting LLC
15310 Amberly Drive Suite 175
Tampa, Florida 33647

www.dpcg.com

***LEGENDS BAY
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Board Package

***Board of Supervisors
Meeting***

***Thursday
February 2, 2017
4:00 p.m.***

***Legends Bay Clubhouse
6206 Legends Boulevard
Bradenton, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Legends Bay Community Development District

DPFG Management & Consulting LLC
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

Board of Supervisors
**Legends Bay Community
Development District**

Dear Board of Supervisors

A meeting of the Legends Bay CDD is scheduled for **Thursday February 2, 2017 at 4:00 p.m. at the Legends Bay Clubhouse, 6206 Legends Boulevard, Bradenton, Florida.**

The advanced copy of the agenda for the meeting is attached, along with associated documentation for your review and consideration. Any additional material will be provided to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

Bruce St. Denis

Bruce St. Denis
District Manager

LEGENDS BAY COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting and Time: Thursday February 2, 2017 @4:00 p.m.
Location: Legends Bay Clubhouse
6206 Legends Blvd.
Bradenton, Fl.
Conference Call No: 712.432.1500
Code: 434537#

Business Meeting Agenda

	Exhibit(s)
I. Roll Call	
II. Audience Comments	
III. Administrative Matters	
A. Approval of Minutes December 30, 2016	1
B. Approval of the December 2016 Financial Statement	2
IV. Business Matters	
A. Consideration and Approval of Dissemination Agent Agreement	3
B. Discussion Regarding Conservation Area	
V. Staff Reports	
Manager	
Attorney	
Engineer	
VI. Public Comments	
VII. Supervisor Requests	
VIII. Adjournment	

EXHIBIT 1.

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**MINUTES OF MEETING
LEGENDS BAY
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Legends Bay Community Development District was held on Thursday, December 30, 2016 at 10:00 a.m. at the Legends Bay Clubhouse, 6206 Legends Boulevard, Bradenton, Florida.

FIRST ORDER OF BUSINESS - Roll Call

Mr. St. Denis called the meeting to order.

Present and constituting a quorum were:

Robyn Davis	Board Supervisor, Chairwoman
Dan Dukanauskas	Board Supervisor, Vice Chairman
David Holland	Board Supervisor, Assistant Secretary
Ashley D'Agostino	Board Supervisor, Assistant Secretary

Also present was:

Bruce St. Denis	District Manager
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SECOND ORDER OF BUSINESS – Audience Comments

There being none, next item followed.

THIRD ORDER OF BUSINESS –Administrative Matters

A. Approval of the October 27, 2016 Meeting Minutes

Mr. St. Denis presented the October 27, 2016 Meeting Minutes and asked for comments, questions, or corrections.

On a MOTION by Mr. Holland, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved the October 27, 2016 Meeting Minutes for the Legends Bay Community Development District.

B. Approval of the October 27, 2016 Audit Committee Meeting Minutes

Mr. St. Denis presented the October 27, 2016 Audit Committee Meeting Minutes and asked for comments, questions, or corrections.

On a MOTION by Mr. Holland, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved the October 27, 2016 Audit Committee Meeting Minutes for the Legends Bay Community Development District.

C. Approval of the December 1, 2016 Meeting Minutes

Mr. St. Denis presented the December 1, 2016 Meeting Minutes and asked for comments, questions, or corrections.

On a MOTION by Mr. Holland, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved the December 1, 2016 Meeting Minutes for the Legends Bay Community Development District.

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FOURTH ORDER OF BUSINESS – Business Matters

A. Nomination of Supervisor for Vacant Seat #5 (Exp. 2018)

Mr. St. Denis requested a nomination for Supervisor for Vacant Seat 5 (Exp. 2018)

On a MOTION by Mr. Holland, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board accepted the nomination of Connor Chambers for Seat #5 (Exp. 2018) for the Legends Bay Community Development District.

B. Acceptance of Resignation of Ashley D’Agostino (Seat 3)

Mr. St. Denis presented the Resignation of Ashley D’Agostino (Seat 3) and asked for comments or questions.

On a MOTION by Mr. Holland, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board accepted the resignation of Ashley D’Agostino (Seat 3) for the Legends Bay Community Development District.

C. Nomination of Supervisor for Vacant Seat #3 (Exp. 2018)

Mr. St. Denis requested a nomination for Vacant Seat #3 (Exp. 2018).

On a MOTION by Mr. Holland, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board accepted the nomination of Charles Tokarz for Seat #3 (Exp. 2018) for the Legends Bay Community Development District.

D. Oath of Office - Mr. Tokarz and Mr. Chambers

Mr. St. Denis read the Oath of Office to the newly appointed supervisors, Mr. Tokarz and Mr. Chambers.

E. Acceptance of the Resignation of David Holland Seat #2

Mr. St. Denis presented Acceptance of the Resignation of David Holland Seat #2 and asked for comments or questions.

On a MOTION by Ms. Davis, SECONDED by Mr. Dukanauskas, WITH ALL IN FAVOR, the Board accepted the resignation of David Holland Seat #2 for the Legends Bay Community Development District.

F. Nomination of Supervisor for Vacant Seat #2 (Exp. 2020)

Mr. St. Denis requested a nomination for Vacant Seat #2 (Exp. 2020).

On a MOTION by Ms. Davis, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board accepted the nomination of John Wollard for Seat #2 (Exp. 2020) for the Legends Bay Community Development District.

80 **G. Oath of Office – Mr. Wollard**

81 Mr. St. Denis read the Oath of Office to Mr. Wollard.

82 **H. Acceptance of the Resignation of Robyn Davis (Seat #1)**

83 Mr. St. Denis presented acceptance of the Resignation of Robyn Davis (Seat #1) and asked
84 for comments or questions.

85 On a MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board
86 accepted the resignation of Robyn Davis Seat #1 for the Legends Bay Community Development District.

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88 **I. Nomination of Supervisor for Vacant Seat #1 (Exp. 2020)**

89 Mr. St. Denis requested a nomination for Vacant Seat # 1 (Exp. 2020).

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91 On a MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board
92 accepted the nomination of Margo Holeman for Vacant Seat #1 (Exp. 2020) for the Legends Bay
93 Community Development District.

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95 **J. Oath of Office – Ms. Holeman**

96 Mr. St. Denis read the Oath of Office to Ms. Holeman.

97 **K. Review of Supervisors' Responsibilities and the Sunshine Law**

98 Mr. St. Denis stated if the newly appointed supervisors were comfortable in their knowledge of
99 the responsibilities and the Sunshine Law and ready to move forward with their new positions.

100 All new supervisors responded they were.

101 **K. Compensation of Supervisors**

102 Mr. St. Denis advised the new supervisors that they were entitled to compensation of \$200 per
103 meeting and asked whether they would like to accept or waive.

104 Mr. Tokarz, Mr. Conner, Mr. Wollard and Ms. Holeman waived compensation.

105 **L. Consideration and Approval of Resolution 2017-4 Officers**

106 Mr. St. Denis requested a nomination of a Chairman and Vice Chairman.

107 Ms. Holeman nominated Mr. Tokarz as Chairman and Mr. Wollard as Vice Chairman.

108 On a MOTION by Ms. Holeman, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board
109 adopted Resolution **2017-4** Officers with Mr. Tokarz as Chairman and Mr. Wollard as Vice Chairman,
110 Mr. St. Denis as Secretary, Ms. Comings-Thibault as Treasurer, Mr. Aagaard as Assistant Treasurer, Ms.
111 Stewart and Ms. Johns as Assistant Secretaries, and Mr. Dukauskas, Mr. Chambers and Ms. Holeman
112 as Assistant Secretaries for the Legends Bay Community Development District.

113

114 **SIXTH ORDER OF BUSINESS – Staff Reports**

115 **A. Manager**

116 Mr. St. Denis asked the Board if they wanted to meet next Thursday, January 5, the scheduled
117 Legends Bay meeting date. The Board stated no.

118 Mr. St. Denis also stated there is one on-going bit of business with the County concerning the
119 conservation area. The County will be asking the Board if they accept the proposed conservation area
120 renovation and did they want to delegate it to a board member. Mr. Dukauskas said before approval
121 some of the residents wanted to have a meeting before it is approved without their input.

122 Mr. Logan, who is with the Developer, said he has been in contact with Manatee County
123 representatives and no plans have been submitted yet. He also said the Developer will host a
124 neighborhood meeting in the next 2 weeks to bring the Community up to speed with what is going on.
125 Mr. Logan also said they would commit that the developer-appointed Board members would not
126 unilaterally approve a plan before that meeting occurs.

127 The decision was made to have the regular February 2 meeting at 4:00 p.m. at the Legends Bay
128 Clubhouse, and to have a vote on the conservation easement then.

129 **B. Attorney**

130 There being none, the next item followed.

131 **C. Engineer**

132 There being none, the next item followed.

133 **SEVENTH ORDER OF BUSINESS – Public Comments**

134 There being none, next item followed.

135 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

136 There being none, next item followed.

137 **NINTH ORDER OF BUSINESS – Adjournment**

138
139 On a MOTION by Ms. Holeman, SECONDED by Mr. Dukauskas, WITH ALL IN FAVOR, the Board
140 adjourned the meeting for the Legends Bay Community Development District.

141
142 **Each person who decides to appeal any decision made by the Board with respect to any matter*
143 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
144 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

145 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
146 **meeting held on _____.**

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149 _____
150 **Signature**

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152 _____
153 **Printed Name**

154 **Title:** Secretary Assistant Secretary

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149 _____
150 **Signature**

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152 _____
153 **Printed Name**

154 **Title:** Chairman Vice Chairman

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EXHIBIT 2.

Legends Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2016

Legends Bay CDD
Balance Sheet
December 31, 2016

	<u>GENERAL FUND</u>	<u>DEBT SERVICE SERIES 2007A</u>	<u>TOTAL</u>
<u>ASSETS:</u>			
CASH	\$ 368,225	\$ -	\$ 368,225
INVESTMENTS:			
REVENUE	-	45,457	45,457
RESERVE	-	466,380	466,380
INTEREST	-	5	5
DEFERRED COST	-	48,084	48,084
SINKING FUND	-	2	2
ASSESSMENTS RECEIVABLE- ON ROLL	302,335	532,983	835,318
DUE FROM OTHER FUNDS	-	175,832	175,832
TOTAL ASSETS	<u>\$ 670,560</u>	<u>\$ 1,268,743</u>	<u>\$ 1,939,303</u>
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	226	-	226
DUE TO OTHER FUNDS	175,832	-	175,832
DEFERRED REVENUE ON-ROLL	302,335	532,983	835,318
<u>FUND BALANCE:</u>			
RESTRICTED FOR DEBT SERVICE		735,760	735,760
ASSIGNED:	-	-	-
UNASSIGNED:	192,167	-	192,167
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 670,560</u>	<u>\$ 1,268,743</u>	<u>\$ 1,939,303</u>

**Legends Bay CDD
General Fund**

**Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period starting October 1, 2016 Ending September 30, 2017**

	FY 2017 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS - ON-ROLL (Gross)	\$ 325,092	\$ 97,528	\$ 97,753 ^(a)	226
INTEREST	-	-	11	11
DISCOUNT	-	-	-	-
FUND BALANCE FORWARD - WALL PROJECT	-	-	-	-
TOTAL REVENUE	325,092	97,528	97,764	236
EXPENDITURES				
ADMINISTRATIVE:				
BOS SALARIES	6,000	1,500	1,600	(100)
PAYROLL TAXES	459	115	122	(8)
PAYROLL SERVICES FEE	770	193	156	36
MANAGEMENT CONSULTING SERVICES	47,250	11,813	11,813	-
GENERAL ADMINISTRATIVE (Office Supplies)	4,800	1,200	1,200	-
MISCELLANEOUS (Bank Fees, Mail)	200	50	-	50
AUDITING	4,000	1,000	-	1,000
COUNTY-ASSESSMENT COLLECTION FEES	-	-	-	-
LEGAL ADS	450	113	418	(305)
REGULATORY AND PERMIT FEES	175	175	175	-
ENGINEERING SERVICES	1,000	250	4,147	(3,897)
LEGAL EXPENSES	2,000	500	5,224	(4,724)
WEBSITE ADMINISTRATION	960	240	257	(17)
MISCELLANEOUS SERVICES	500	125	-	125
TOTAL ADMINISTRATIVE	68,564	17,147	25,112	(7,840)
INSURANCE:				
LIABILITY, PROP & CASUALTY INSURANCE	10,366	10,366	9,713	653
TOTAL INSURANCE	10,366	10,366	9,713	653
DEBT SERVICE ADMINISTRATION:				
DISSEMINATION AGENT	5,000	1,250	-	1,250
ARBITRAGE	500	125	-	125
TRUSTEE FEES	7,000	3,500	3,500	-
ASSESSMENT ADMINISTRATION	6,000	6,000	6,000	-
TRUST FUND ACCOUNTING	7,350	1,838	1,838	-
TOTAL DEBT SERVICE ADMINISTRATION	25,850	12,713	11,338	1,375
UTILITIES:				
WATER-UTILITY	355	89	63	25
WATER-RECLAIMED (MCUD)	25,000	6,250	-	6,250
ELECTRICITY SERVICE (FP&L)	8,250	2,063	1,204	858
TOTAL UTILITIES	33,605	8,401	1,268	7,134
FIELD OPERATIONS:				
IRRIGATION MAINTENANCE & REPAIR	18,500	4,625	167	4,458
LANDSCAPE MAINTENANCE	54,270	13,568	13,568	-
LANDSCAPE REPLACEMENT (plants, sod, mulch)	40,000	10,000	-	10,000
LAKE MAINTENANCE	5,880	1,470	1,470	-
PAVEMENT REPAIRS	1,000	250	-	250
MITIGATION MONITORING	-	-	-	-
FOUNTAIN MAINTENANCE	3,500	875	-	875
LIFT STATION MONITORING (A.J. Stewart)	1,800	450	810	(360)
FIELD MISCELLANEOUS	4,222	1,056	-	1,056
SIGNAGE	500	125	-	125
TOTAL FIELD OPERATIONS	129,672	32,293	16,015	16,404
WALL & INCREASE IN RESERVES - FUND BAL FORWARD	34,278	-	-	-
TOTAL EXPENDITURES	302,335	80,920	63,445	17,725
EXCESS REVENUE OVER (UNDER) EXPENDITURES	22,757	16,608	34,319	17,711
FUND BALANCE - BEGINNING	-	-	157,848	-
FUND BALANCE FORWARD - WALL PROJECT	-	-	-	-
FUND BALANCE - ENDING	\$ 22,757	\$ 16,608	\$ 192,167	\$ 17,711

a) Annual Budget reported at gross, Budget Year-To-Date adjusted to net and actual collections reported at net pending discount and collection fee information

Legends Bay CDD
Debt Service - Series 2007A
Statement of Revenue, Expenditures and Changes in Fund Balance
For The Period starting October 1, 2016 Ending September 30, 2017

	FY 2017 ADOPTED BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUE				
SPECIAL ASSESSMENTS-ON-ROLL (Gross)	\$ 573,100	\$ 171,930	\$ 172,328 (a)	\$ 398
INTEREST--INVESTMENT		-	455	455
FUND BALANCE FORWARD	2,692	-	-	-
DISCOUNTS	(22,924)	-	-	-
TOTAL REVENUE	552,868	171,930	172,784	854
EXPENDITURES				
COUNTY-ASSESSMENT COLLECTION FEES	9,753	-	-	-
INTEREST EXPENSE	384,518	192,259	192,259	-
PRINCIPAL	150,000	-	-	-
TOTAL EXPENDITURES	544,271	192,259	192,259	-
EXCESS REVENUE OVER (UNDER) EXPENDITURES	8,597	(20,329)	(19,476)	854
OTHER FINANCING SOURCES (USES)				
TRANSFERS-IN	-	-	-	-
TRANSFERS-OUT	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
NET CHANGE IN FUND BALANCE	8,597	(20,329)	(19,476)	854
FUND BALANCE - BEGINNING	-	-	755,236	-
FUND BALANCE - ENDING	\$ 8,597	\$ (20,329)	\$ 735,760	\$ -

a) Annual Budget reported at gross, Budget Year-To-Date adjusted to net and actual collection reported at net pending discount and collection fee information from County.

Legends Bay CDD
Cash Reconciliation (General Fund)
December 31, 2016

Balance Per Bank Statement	\$	368,374.86
Less: Outstanding Checks		(150.00)
<i>Adjusted Bank Balance</i>	\$	<u><u>368,224.86</u></u>

Beginning Bank Balance Per Books	\$	179,122.51
Cash Receipts and Credits		209,657.36
Cash Disbursements		(20,555.01)
<i>Balance Per Books</i>	\$	<u><u>368,224.86</u></u>

**Legends Bay CDD
Check Register
FY 2017**

DATE	CHECK NO.	PAYEE	TRANSACTION	DEPOSIT	DISBURSEMT	BALANCE
9/30/2016	EOM BALANCE			2.76	13,924.10	162,978.07
10/03/2016	2070	DPFG	CDD Mgmt. - Oct / Prof. serv.		10,950.00	152,028.07
10/03/2016	2071	EGIS INSURANCE & RISK ADVISORS	Insurance FY 2017		9,713.00	142,315.07
10/03/2016	2072	VENTURESIN.COM, INC	Domain name / Website Hosting - Oct.		96.99	142,218.08
10/03/2016	2073	Yellowstone Landscape	Landscape Maint - October		4,522.50	137,695.58
10/24/2016	2074	A.J. STEWART, JR. INC	Lift Station Maint - September		150.00	137,545.58
10/24/2016	2075	RACO MANUFACTURING & ENGINEERING	Pump Alarm - 8/1/16-8/1/17		360.00	137,185.58
10/24/2016	2076	THE LAKE DOCTOR'S, INC	Lake & Pond Maint. - Oct		490.00	136,695.58
10/24/2016	2077	WATER EQUIPMENT TECHNOLOGIES	Pond Lighting		262.50	136,433.08
10/24/2016	2078	Yellowstone Landscape	Irrigation Repairs		192.60	136,240.48
10/24/2016	2079	BRADENTON HERALD	Legal Ad		281.97	135,958.51
10/24/2016	2080	FLORIDA POWER & LIGHT COMPANY	Electricity		526.81	135,431.70
10/24/2016	2081	MCUD	Water		29.57	135,402.13
10/31/2016	2082	STRALEY ROBIN VERICKER	Legal Svcs thru 10/15/16		727.00	134,675.13
10/31/2016	2083	WELLS FARGO	Trustee Fees - 2007A		3,500.00	131,175.13
10/31/2016		MANATEE COUNTY	Deposit	2,486.22		133,661.35
10/31/2016		SUNTRUST	Interest	2.39		133,663.74
10/31/2016	EOM BALANCE			2,488.61	31,802.94	133,663.74
11/01/2016	2084	DPFG	CDD Mgmt - November		4,950.00	128,713.74
11/03/2016		Manatee County Tax Collector	Tax Collections - Excess	2,543.76		131,257.50
11/08/2016	2085	A.J. STEWART, JR. INC	Lift Station Maint - October		150.00	131,107.50
11/08/2016	2086	GNP SERVICES, CPA, PA	Arbitrage		500.00	130,607.50
11/08/2016	2087	THE LAKE DOCTOR'S, INC	Lake & Pond Maint. - Nov		490.00	130,117.50
11/08/2016	2088	VENTURESIN.COM, INC	Web Site Hosting - November		80.00	130,037.50
11/08/2016	2089	Yellowstone Landscape	Landscape Maint - November		4,522.50	125,515.00
11/10/2016	5016DD	PAYCHEX	Quarter End/Year end charge		10.00	125,505.00
11/14/2016	2090	BRADENTON HERALD	Legal Ads		341.46	125,163.54
11/14/2016	2091	FLORIDA POWER & LIGHT COMPANY	Electricity		496.05	124,667.49
11/14/2016	2092	LEGENDS WATER COMPANY LLC	July-Sept - Water		4,886.94	119,780.55
11/14/2016	2093	MCUD	10/4-10/31 - 6212 Legends Blvd		29.57	119,750.98
11/14/2016	2094	Yellowstone Landscape	Irrigation Repairs		167.00	119,583.98
11/14/2016	2095	FLORIDA DEPT OF ECONOMIC OPPORTUN	Annual Filing Fee		175.00	119,408.98
11/17/2016		Manatee County Tax Collector	Tax Collections - 11/1-11/11/16	18,370.68		137,779.66
11/25/2016	ACH11252016	PAYCHEX	P/R Fees		73.15	137,706.51
11/25/2016	ACH11252016	PAYCHEX	BOS Mtgs - 8/17, 10/27, 11/3		91.80	137,614.71
11/25/2016	5015DD	ROBYN DAVIS	BOS Mtgs - 8/17, 10/27, 11/3		554.10	137,060.61
11/28/2016		Manatee County Tax Collector	Tax Collections - 11/12-11/19/16	42,059.63		179,120.24
11/30/2016		SUNTRUST	Interest	2.27		179,122.51
11/30/2016	EOM BALANCE			62,976.34	17,517.57	179,122.51
12/01/2016	2096	DPFG	CDD Mgmt - December		4,950.00	174,172.51
12/01/2016		Manatee County Tax Collector	Tax Collections - 11/21-11/27/16	72,184.27		246,356.78
12/07/2016		Manatee County Tax Collector	Tax Collections - 11/28-11/30/16	137,467.24		383,824.02
12/12/2016	2097	Kimley - Horn And Associates, Inc	Engineering Svcs		4,147.39	379,676.63
12/12/2016	2099	THE LAKE DOCTOR'S, INC	Lake & Pond Maint. - Dec		490.00	379,186.63
12/12/2016	2100	VENTURESIN.COM, INC	Web Site Hosting - December		80.00	379,106.63
12/12/2016	2101	Yellowstone Landscape	Landscape Maint - December		4,522.50	374,584.13
12/21/2016	2102	STRALEY ROBIN VERICKER	Legal Svcs thru 12/15/16		1,372.50	373,211.63
12/21/2016	2103	A.J. STEWART, JR. INC	Lift Station Maint - November		150.00	373,061.63
12/21/2016	2104	FLORIDA POWER & LIGHT COMPANY	Electricity		538.60	372,523.03
12/21/2016	2105	MCUD	10/31-12/1 - 6212 Legends Blvd		29.57	372,493.46
12/21/2016	2106	STRALEY ROBIN VERICKER	Legal Svcs thru 11/15/16		3,124.80	369,368.66
12/23/2016	ACH12232016	PAYCHEX	P/R Fees		73.15	369,295.51
12/23/2016	5016DD	ASHLEY DAGOSTINO	BOS Mtg - 12/1/16		184.70	369,110.81
12/23/2016	5018DD	DAVID HOLLAND	BOS Mtg. 11/21 & 12/1/16		546.60	368,564.21
12/23/2016	ACH12232016	PAYCHEX	BOS Mtg - 12/1/16		160.50	368,403.71
12/23/2016	5017DD	ROBYN DAVIS	BOS Mtg - 12/1/16		184.70	368,219.01
12/30/2016		SUNTRUST	Interest	5.85		368,224.86
12/31/2016	EOM BALANCE			209,657.36	20,555.01	368,224.86

EXHIBIT 3.

DISCLOSURE SERVICES, LLC

DISSEMINATION AGREEMENT Legends Bay Community Development District

October 4, 2016

Board of Supervisors
Legends Bay Community Development District

Dear Supervisors:

DISCLOSURE SERVICES, LLC ("Dissemination Agent") hereby agrees with the Legends Bay Community Development District (the "District") to act as the District's Dissemination Agent. The duties of the Dissemination Agent are set forth in this Dissemination Agreement (the "Agreement"). The purpose of this Agreement is to facilitate the District's compliance with the Securities and Exchange Commission's (the "SEC's") Rule 15c2-12(b)(5) (the "Rule") related to continuing disclosure. The Dissemination Agent is acting as an independent contractor for purposes of facilitating the District's Rules obligations and is not an agent of the District. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Continuing Disclosure Agreements.

1. **Duties:** The Dissemination Agent shall have only such duties as are specifically set forth in the Continuing Disclosure Agreements.
2. **Fees:** The Dissemination Agent will be responsible for all out-of-pocket expenses. The annual fee for the Dissemination Agent's services under this Agreement is \$5,000 for the District's 2007 Bonds, plus \$1,000 for each additional bond issue of the District, subject to these disclosure requirements.
3. **Assignment:** The Dissemination Agent reserves the right to engage a third party for the purpose of carrying out the services outlined in this Agreement.
4. **Termination:** Both the District and the Dissemination Agent will have the right to terminate this Agreement upon 30 days prior written notice.
5. **Representation of the District:** The District represents and warrants that it will not withhold any information necessary for the Dissemination Agent to carry out its duties under this Agreement and that it will supply all information requested by the Dissemination Agent.

DISCLOSURE SERVICES, LLC

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6. **Indemnification**: To the extent permitted by law, the District will indemnify the Dissemination Agent for any action or actions brought by Owners as a result of the failure (including omission and misrepresentation) of the District to meet its requirements under this Agreement and the Continuing Disclosure Agreement as determined by a court of competent jurisdiction. To the extent permitted by law, the Dissemination Agent will indemnify the District for any action or actions brought by Owners as a result of the Dissemination Agent's gross negligence or willful misconduct as determined by a court of competent jurisdiction.

7. **Responsibility for Information**: The District acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District. The Dissemination Agent's duties are those of collection and collation and not of authorship or production, consequently the Dissemination Agent shall have no responsibility for the content of the information disseminated by it and any and all securities law liabilities, including compliance with the Rule, will remain with the District.

8. **Agreement Governed by Florida Law**: The terms and conditions of this Agreement shall be governed by the laws of the State of Florida.

This Agreement shall be effective upon the District's acceptance hereof.

Very truly yours,

DISCLOSURE SERVICES, LLC



Robert Gardner
Manager

Approved and Accepted:

Legends Bay Community Development District

By: _____

Title: _____

Date: _____