



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

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***LEGENDS BAY
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Board Package

***Board of Supervisors
Meeting***

***Friday
December 30, 2016***

10:00 a.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

Development Planning and Financing Group
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 **Friday December 30, 2016 at 10:00 a.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: Friday December 30, 2016 @ 10:00 a.m.
Location: Legends Bay Clubhouse
6206 Legends Blvd.
Bradenton, FL 34210
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 the October 27, 2016, Meeting Minutes	1
B. Approval of the October 27, 2016, Audit Committee Minutes	2
C. Approval of the December 1, 2016, Meeting Minutes	3
IV. Business Matters	
A. Nomination of Supervisor(s) for Vacant Seat(s)	
B. Oath of Office to Newly Appointed Supervisor(s)	
C. Acceptance of Compensation	
D. Review of Supervisors Responsibilities and the Sunshine Law	
E. Consideration and Approval of Resolution 2017- 4 Officers	4
V. Staff Reports	
A. Manager	
B. Attorney	
C. 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, October 27, 2016 at 4:00 p.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:

Dan Dukanauskas	Board Supervisor, Vice Chairman
David Holland	Board Supervisor, Assistant Secretary
Robyn Davis	Board Supervisor, Assistant Secretary

Also present was:

Bruce St. Denis	District Manager
Miki Riehle	Audience (<i>via phone</i>)

SECOND ORDER OF BUSINESS – Audience Comments

Resident asked why the refinancing of the wall was put on hold.

Discussion ensued.

THIRD ORDER OF BUSINESS – Administrative Matters

A. Acceptance of the Resignation of Greg Leiker, Seat 3

Mr. St. Denis presented the resignation of Greg Leiker Seat 3, and asked for comments or questions.

On a MOTION by Mr. Holland, SECONDED by Mr. Dukanauskas, WITH ALL IN FAVOR, the Board accepted the resignation of Greg Leiker, Seat 3, for the Legends Bay Community Development District.

B. Nomination of Supervisor to Fill Seat 3

Mr. St. Denis requested a motion to nominate a Supervisor to fill Seat 3.

On a MOTION by Mr. Holland, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board nominated Ashley D'Augustino as Supervisor to fill Seat 3 for the Legends Bay Community Development District.

C. Oath of Office

49 Mr. St. Denis explained that Ms. D'Agostino was not able to attend the meeting and would be
50
51 taking the Oath of Office at next meeting she is able to attend.

52
53 **D. Consideration of Resolution 2017-01 Officers**

54
55 Mr. St. Denis stated that as Ms. Riehle had moved out of state, she can no longer hold the title of
56
57 Chairwoman and will submit her resignation. He then asked the Board to make a motion to
58
59 nominate a Chairperson.

60
61 On a MOTION by Mr. Holland, SECONDED by Mr. Dukanauskas, WITH ALL IN FAVOR, the Board
62 nominated Ms. Davis as Chairwoman for the Legends Bay Community Development District.

63
64 On a MOTION by Ms. Davis, SECONDED by Mr. Holland, WITH ALL IN FAVOR, the Board
65 nominated Mr. Dukanauskas to remain as Vice Chairman for the Legends Bay Community Development
66 District.

67
68 **E. Approval of Minutes of August 17, 2016 Meeting**

69
70 Mr. St. Denis presented the Minutes of the August 17, 2016 Meeting and asked for comments,
71
72 questions, or corrections.

73
74 On a MOTION by Ms. Davis, SECONDED by Mr. Holland, WITH ALL IN FAVOR, the Board
75 approved the Minutes of the August 17, 2016 Meeting for the Legends Bay Community Development
76 District.

77
78 **F. Acceptance of August 2016 Financial Statement**

79
80 Mr. St. Denis presented the August 2016 Financial Statement and asked for comments or
81
82 questions.

83
84 On a MOTION by Mr. Holland, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board accepted
85 the August 2016 Financial Statement for the Legends Bay Community Development District.

86
87 **FOURTH ORDER OF BUSINESS – Business Matters**

88
89 **A. Consideration of the Audit Committee Recommendation for Auditing Services**

90
91 This item was continued to next meeting scheduled for November 3, 2016.

92
93 **B. Wall Update**

94
95 Mr. St. Denis gave an update on the wall and stated that there were two options: go with
96
97 refinancing or a private loan. The developer requested to hold off on both options temporarily so no

98
99 action will be taken on either one of those.

100
101 Discussion ensued.

102
103 **C. Additional Business Matters**

104
105 Mr. St. Denis requested a motion to add C/E Damage to the agenda.

106
107 On a MOTION by Mr. Holland, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board
108 approved adding **C/E Damage** to the agenda for the Legends Bay Community Development District.

109
110 **D. C/E Damage**

111
112 Mr. St. Denis gave an overview of the damage that was done to the CE2 parcel and said

113
114 Kinley Horn Engineers will be surveying the property line, the parcel CE2 and the degree of damage.

115
116 Discussion ensued.

117
118 On a MOTION by Mr. Holland, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board
119 approved continuing with the expenses related to the investigation for the Legends Bay Community
120 Development District.

121
122 **The Regular Meeting recessed to open the Audit Committee Meeting at 5:11 p.m.**

123
124 **The Regular Meeting reconvened at 5:17 p.m.**

125
126 **FIFTH ORDER OF BUSINESS – Staff Reports**

127
128 **A. Manager**

129
130 There being none, next item followed.

131
132 **B. Attorney**

133
134 There being none, the next item followed.

135
136 **C. Engineer**

137
138 There being none, the next item followed.

139
140 **SIXTH ORDER OF BUSINESS – Supervisor Requests**

141
142 There being none, the next item followed.

143
144 **SEVENTH ORDER OF BUSINESS – Adjournment**

145
146 On a MOTION by Mr. Holland, SECONDED by Mr. Dukauskas, WITH ALL IN FAVOR, the Board
147 adjourned the meeting for the Legends Bay Community Development District.

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**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

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

Signature

Signature

Printed Name

Printed Name

Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 2

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

The Audit Committee Meeting for the Legends Bay Community Development District was held on Thursday October 27, 2016 at 4:00 p.m. at the Legends Bay Clubhouse, 6206 Legends Blvd., Bradenton, Florida.

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FIRST ORDER OF BUSINESS - Roll Call

Mr. St. Denis called the meeting to order.

Present and constituting a quorum were:

Dan Dukanauskas	Board Supervisor, Vice Chairman
David Holland	Board Supervisor, Assistant Secretary
Robyn Davis	Board Supervisor, Assistant Secretary

Also present were:

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

There being none, next item followed.

At this time, Mr. St. Denis recommended continuing the meeting to November 3, 2016.

THIRD ORDER OF BUSINESS – Business Matters

A. Ranking of Audit Proposals

- Summary Evaluation
- Grau & Associates
- Berger Toombs
- DiBartolomeo

B. Audit Committee’s Recommendation for Auditor Services

FOURTH ORDER OF BUSINESS – Continuation

On a MOTION by Mr. Holland, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board continued the Audit Committee Meeting to November 3, 2016 at 4:00 p.m. at the Legends Bay Clubhouse, 6206 Legends Boulevard, Bradenton, Florida for the Legends Bay Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

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

Signature

Signature

Printed Name

Printed Name

Title:
 Secretary **Assistant Secretary**

Title:
 Chairman **Vice Chairman**

EXHIBIT 3

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

9 The Regular Meeting of the Board of Supervisors of the Legends Bay Community Development
10 District was held on Thursday, December 1, 2016 at 4:00 p.m. at the Legends Bay Clubhouse, 6206
11 Legends Boulevard, Bradenton, Florida.

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FIRST ORDER OF BUSINESS - Roll Call

16 Mr. St. Denis called the meeting to order.

17 Present and constituting a quorum were:

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

22 Also present were:

23 Bruce St. Denis District Manager
24 John Vericker District Attorney (*via phone*)

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SECOND ORDER OF BUSINESS – Audience Comments

29 There being none, next item followed.

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THIRD ORDER OF BUSINESS –Organizational Matters

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A. Oath of Office

Mr. St. Denis asked Ms. D'Agostino to read and sign the Oath of Office.

B. Sunshine Law and the Public Record Law

Mr. St. Denis explained the Sunshine Law and the Public Record Law to Ms. D'Agostino.

C. Compensation of Supervisors

Mr. St. Denis advised Ms. Davis and Ms. D'Agostino that they were entitled to compensation of \$200 per meeting and asked whether they would like to accept or waive.

Both Ms. Davis and Ms. D'Agostino accepted compensation.

FOURTH ORDER OF BUSINESS – Administrative Matters

A. Approval of Minutes of November 3, 2016 Meeting

Mr. St. Denis presented the Minutes of the November 3, 2016 Meeting and asked for comments, questions, or corrections.

On a MOTION by Ms. Davis, SECONDED by Mr. Holland, WITH ALL IN FAVOR, the Board approved the Minutes of the November 3, 2016 Meeting for the Legends Bay Community Development District.

39 **B. Approval of Minutes of November 3, 2016 Landowners Meeting**

40 Mr. St. Denis presented the Minutes of the November 3, 2016 Landowners Meeting and asked for
41 comments, questions or corrections.

42 On a MOTION by Ms. Davis, SECONDED by Mr. Holland, WITH ALL IN FAVOR, the Board
43 approved the Minutes of the November 3, 2016 Landowners Meeting for the Legends Bay Community
44 Development District.

45
46 **C. Approval of the Minutes of November 3, 2016 Audit Committee Meeting**

47 Mr. St. Denis presented the Minutes of the November 3, 2016 Audit Committee Meeting and
48 asked for comments, questions or corrections.

49 On a MOTION by Ms. Davis, SECONDED by Mr. Holland, WITH ALL IN FAVOR, the Board
50 approved the Minutes of the November 3, 2016 Audit Committee Meeting for the Legends Bay
51 Community Development District.

52
53 **D. Acceptance of October 2016 Unaudited Financial Statements**

54 Mr. St. Denis presented the October 2016 Unaudited Financial Statements and asked for
55 comments or questions.

56 On a MOTION by Mr. Holland, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board accepted
57 the October 2016 Unaudited Financial Statements for the Legends Bay Community Development District.

58
59 **FIFTH ORDER OF BUSINESS – Business Matters**

60 **A. Update on Conservation Area Clearing**

61 Mr. St. Denis stated that he talked to John Barnott and they were not aware of the silt fence being
62 installed on the community side of property but that a silt fence would be beneficial. A proposal on
63 restoring the conservation area would be coming from Medallion and the Board will receive a copy right
64 away. It is expected that the plan will be in by the end of December. It was suggested having a county
65 representative at the January meeting. The only issues the county had with Medallion were the
66 conservation area and a citation. Other issues include the eagle nesting issues (Federal) and SWFWMD
67 pond permit violation.

68 Mr. Dukauskas asked about tree inventory and Mr. St. Denis replied that no tree survey was
69 done, and will go by tree canopy.

70 Mr. Vericker stated that accounting will be sent to Medallion counsel for expenses so far to put
71 them on notice.

72 Discussion ensued about trespassing. Mr. Vericker stated that notice had been sent to Mr. Cohen,
73 Medallion counsel, about Medallion workers staying off the property.

74

75 Mr. Vericker also stated that if any further construction was activity seen to call Code
76 Enforcement and Mr. St. Denis.

77 On a MOTION by Mr. Holland, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board
78 authorized District Counsel to send a letter to Medallion, stating the Board is aware Medallion came back
79 on the property, do not return to the property and that they have been warned, for the Legends Bay
80 Community Development District.

81

82 **B. Wall Report**

83 Mr. St. Denis gave an update on the Wall Report stating that the Engineering Report was received
84 with 3 generic alternatives:

- 85 ➤ Paint the joints, with 20% contingency \$217,134
- 86 ➤ Use EFIS on the joints, 20% contingency \$312,438
- 87 ➤ Use EFIS over entire wall, 20% contingency \$395,850

88 Discussion ensued.

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

90 **A. Manager**

91

92 There being none, next item followed.

93

94 **B. Attorney**

95

96 There being none, the next item followed.

97

98 **C. Engineer**

99

100 There being none, the next item followed.

101

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

103 Resident asked if letters have been sent out.

104

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

105 There being none, the next item followed.

106 **NINTH ORDER OF BUSINESS – Adjournment**

107 On a MOTION by Mr. Holland, SECONDED by Mr. Dukauskas WITH ALL IN FAVOR, the Board
108 adjourned the meeting for the Legends Bay Community Development District.

109

110

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

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

Signature

Signature

Printed Name
Title: **Secretary** **Assistant Secretary**

Printed Name
Title: **Chairman** **Vice Chairman**

EXHIBIT 4

RESOLUTION 2017-4
A RESOLUTION DESIGNATING OFFICERS OF THE
LEGENDS BAY COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Legends Bay Community Development District at the business meeting held on December 30, 2016 desires to appoint the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF LEGENDS BAY COMMUNITY
DEVELOPMENT DISTRICT:

1. The following persons were appointed to the offices shown, to wit:

_____	Chair
_____	Vice Chair
<u>Bruce St. Denis</u>	Secretary
<u>Patricia Comings-Thibault</u>	Treasurer
<u>Maik Aagaard</u>	Assistant Treasurer
<u>Carolyn Stewart & Janet Johns</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. That this resolution supersedes all previous resolutions and motions designating, electing or appointing officers adopted by the Board of Supervisors of the Legends Bay Community Development District and are hereby declared null and void.

Adopted this 30th day of December, 2016.

Chairman

Secretary Bruce St. Denis



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Capital Markets Group
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CDD Management Services
Look Back Diagnostic Review
Lender Services
Asset Management Services
Portfolio Management Services
Economic Impact
Market Analysis

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F: (602) 381-1203

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