

Aqua One

Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-382-3256

The following is the proposed agenda for the continued meeting of the Board of Supervisors for the Aqua One Community Development District, scheduled to be held **Monday, April 2, 2018 at 11:00 a.m. at the 1651 Whitfield Avenue, Suite 200, Sarasota, FL 34243.**

If you would like to attend the Board Meeting by phone, you may do so by dialing:

Phone: 1-877-864-6450

Participant Code: 974058

BOARD OF SUPERVISORS' MEETING AGENDA

Business Matters

- Roll Call to Confirm Quorum
- Public Comment Period
- 1. Consideration of the Minutes of the February 27, 2018 Board of Supervisors' Meeting
- 2. Consideration of Fourth Amendment to Addendum to Agreement Between Owner and Contractor for Gator Paving
- 3. Review & Consideration of Landscaping & Irrigation Services Bids (provided under separate cover)
- 4. Ratification of the Sarasota Land Services Contract (provided under separate cover)
- 5. Consideration of Sarasota Land Services Contract Change Order (provided under separate cover)
- 6. Review of District Financial Position

Other Business

- A. Staff Reports
 - District Counsel
 - District Engineer
 - District Manager – Next meeting is scheduled for April 24, 2018
- B. Supervisor Requests and Audience Comments

Adjournment

**AQUA ONE
COMMUNITY DEVELOPMENT DISTRICT**

Minutes –
February 27, 2018
Board of Supervisors' Meeting

MINUTES OF MEETING

*Aqua One Community Development District
Board of Supervisors Meeting
Tuesday, February 27, 2018 at 11:12 a.m.
1651 Whitfield Avenue, Suite 200,
Sarasota, FL 34243*

Present and constituting a quorum:

Pete Logan	Board Member
Connor Chambers	Board Member
Margo Holeman	Board Member
Charlie Tokarz	Board Member

Also present were:

Jill Burns	Fishkind & Associates
Andy Cohen	District Counsel

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 11:12 a.m. and Ms. Burns proceeded with roll call. Board Members Pete Logan, Margo Holeman, Charlie Tokarz, and Connor Chambers were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Organizational Matters

Public Comment Period

There are no members of the public present at this time.

Swearing in Charlie Tokarz

Ms. Burns administered the Oath of Office to Mr. Tokarz.

Consideration of the Minutes of the November 7, 2017 Landowners' Election

The Board reviewed the minutes of the November 7, 2017 Landowners' Election.

On MOTION by Mr. Chambers, seconded by Mr. Tokarz, with all in favor, the Board approved the Minutes of the November 7, 2017 Landowners' Election.

**Consideration of the Minutes of the
November 14, 2017 Board of
Supervisors' Meeting**

The Board reviewed the minutes of the November 14, 2017 Board of Supervisors Meeting. Mr. Cohen provided comments that are now included in the revised agenda package.

On MOTION by Mr. Chambers, seconded by Mr. Tokarz, with all in favor, the Board approved the Minutes of the November 14, 2017 Board of Supervisors' Meeting, as amended.

**Consideration of the Minutes of the
December 1, 2017 RFP Meeting to
Open Responses for Landscaping
and Irrigation Installation Services**

The Board reviewed the minutes of the December 1, 2017 RFP Meeting to Open Responses for Landscaping and Irrigation Installation Services. Mr. Cohen noted that the District received a good number of bids this time and he said that Mr. Wollard is working on reviewing those and it will probably be on the next agenda.

On MOTION by Mr. Logan seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the December 1, 2017 RFP Meeting to Open Responses for Landscaping and Irrigation Installation Services.

**Consideration of the Minutes of the
February 16, 2018 RFP Meeting to
Open Responses for Landscaping
and Irrigation Installation Services**

Ms. Burns stated that the District ended up rebidding due to the number of responses that the District received on the December 1, 2017 meeting. The Board reviewed the minutes

of the February 16, 2018 RFP Meeting to Open Responses for Landscaping and Irrigation Installation Services. Mr. Logan provided corrections.

On MOTION by Mr. Logan seconded by Mr. Chambers, with all in favor, the Board approved the Minutes of the February 16, 2018 RFP Meeting to Open Responses for Landscaping and Irrigation Installation Services, as amended.

Ratification of Third Amendment to Addendum to Agreement Between Owner and Contractor for Gator Paving

Mr. Cohen explained that there is a contract for Gator to do some paving work with the District and it is contingent on issuance of Bond funds. The District had a drop-dead date to issue bonds which has been extended a couple times. In August it was extended to October 31, 2017, in October it was extended to December 31, 2017 and as December 31, 2017 was nearing a close it was extended again to March 31, 2018. Mr. Cohen requested ratification of the Third Amendment to the Addendum noting that the District might have to extend it again. Ms. Burns requested a motion ratifying the Third Amendment to the Gator Paving Contract.

On MOTION by Mr. Logan, seconded by Mr. Chambers, with all in favor, the Board ratified the Third Amendment to Addendum to Agreement Between Owner and Contractor for Gator Paving.

Consideration of Funding Request Nos. 17 - 22

Ms. Burns indicated that these have not been approved and asked Mr. Logan if he would like to table these. He said yes and indicated that he would like to wait until funding requests are approved before bringing them to the Board in the future.

Ratification of Payment Authorizations 14 - 16

These have already been approved by the Chair and need to be ratified by the Board.

On MOTION by Mr. Logan, seconded by Mr. Chambers, with all in favor, the Board ratified Payment Authorizations 14 – 16.

Review of District Financial Position

The Board reviewed the District's financial position. There was no action required by the Board.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

Attorney- No Report

District Engineer- Not Present

Manager- The next regular meeting is scheduled for March 27, 2018 at 11:00 at this location. Ms. Burns said that it is anticipated that Mr. Wollard will have the review and rankings of the proposals received for the landscape, irrigation on that agenda.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisors Requests

Mr. Logan updated the Board on the pursuit of the Bond financing. He has continued to work with Citi Group as well as a potential suitor for the Bonds on their underwriting efforts and he is hopeful that those will come to fruition in the next 30-60 days and then the District will reinstate the efforts to finalize the legal documents for a potential Bond closing. Mr. Cohen added that the District has approved a number of documents already and once the District has the word to go, the District should be able to close on the Bonds fairly quickly.

FIFTH ORDER OF BUSINESS

Adjournment

There were no further questions or comments. Ms. Burns requested a motion to adjourn.

On MOTION by Mr. Wollard, seconded by Ms. Holeman, with all in favor, the February 27, 2018 meeting for the Aqua One Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman

**AQUA ONE
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Fourth Amendment to Addendum
to Agreement Between Owner and Contractor for
Gator Paving

FOURTH AMENDMENT TO ADDENDUM
TO AGREEMENT BETWEEN OWNER AND CONTRACTOR

This Fourth Amendment to the Additional Understandings Addendum to Agreement Between Owner and Contractor (the "Addendum") is made and attached to that certain Addendum to Agreement between Owner and Contractor for Construction Contract including attachments dated _____, 2017 (the "Agreement"), which Agreement and Addendum are executed by and between AQUA ONE COMMUNITY DEVELOPMENT DISTRICT ("Owner") and GATOR GRADING & PAVING, LLC ("Contractor").

Accordingly, Owner and Contractor agree that the Addendum is hereby further amended as follows:

1. Section 18 of the Addendum as previously amended to extend the bond financing contingency date to March 31, 2018, is hereby deleted in its entirety and replaced with the following:

18. **Contract Contingency.** The Contract is expressly contingent on Owner being the beneficiary of the issuance of CDD bonds for the purposes of installation of CDD improvements. If bond issuance does not occur prior to June 30, 2018, then these Contract Documents shall automatically terminate with neither party having any further obligation to the other.

2. All other terms and conditions of the Agreement and Addendum, as amended, shall remain in full force and effect.

Owner and Contractor acknowledge their approval of the terms and provisions of this Fourth Amendment to the Addendum to Agreement Between Owner and Contractor as of the date last written below.

OWNER:

CONTRACTOR:

AQUA ONE CDD

GATOR GRADING & PAVING, LLC

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

**AQUA ONE
COMMUNITY DEVELOPMENT DISTRICT**

Review & Consideration of Landscaping &
Irrigation Services Bids (provided under
separate cover)

AQUA ONE
COMMUNITY DEVELOPMENT DISTRICT

Ratification of the Sarasota Land Services Contract
(provided under separate cover)

**AQUA ONE
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Sarasota Land Services Contract Change Order
(provided under separate cover)

**AQUA ONE
COMMUNITY DEVELOPMENT DISTRICT**

District Financial Statements

Aqua One CDD
Budget to Actual
For the Month Ending 02/28/18

	Actual	Year To Date Budget	Variance	FY 2018 Adopted Budget
<u>Revenues</u>				
Other Revenue	\$ 100.00	\$ -	\$ 100.00	\$ -
Developer Contributions	33,004.73	138,712.50	(105,707.77)	332,910.00
Net Revenues	\$ 33,104.73	\$ 138,712.50	\$ (105,607.77)	\$ 332,910.00
<u>General & Administrative Expenses</u>				
Public Official Insurance	\$ 2,907.00	\$ 2,083.35	\$ 823.65	\$ 5,000.00
Trustee Services	-	1,833.35	(1,833.35)	4,400.00
District Management	12,500.00	12,500.00	-	30,000.00
Engineering	3,320.00	1,666.65	1,653.35	4,000.00
Dissemination Agent	-	2,083.35	(2,083.35)	5,000.00
District Counsel	12,298.00	3,125.00	9,173.00	7,500.00
Assessment Administration	-	2,083.35	(2,083.35)	5,000.00
Audit	-	2,708.35	(2,708.35)	6,500.00
Arbitrage Calculation	-	208.35	(208.35)	500.00
Telephone	17.30	83.35	(66.05)	200.00
Postage & Shipping	43.57	41.65	1.92	100.00
Copies	-	62.50	(62.50)	150.00
Legal Advertising	834.70	416.65	418.05	1,000.00
Miscellaneous	-	208.30	(208.30)	500.00
Contingency	31.10	2,083.35	(2,052.25)	5,000.00
Web Site Maintenance	240.00	200.00	40.00	480.00
Dues, Licenses, and Fees	175.00	72.90	102.10	175.00
Electric	-	2,083.35	(2,083.35)	5,000.00
Waste Service/Dumpster	-	1,541.65	(1,541.65)	3,700.00
Amenity Center- Waste Service	-	218.75	(218.75)	525.00
Amenity - Water	-	1,093.75	(1,093.75)	2,625.00
Amenity - Electric	-	1,500.00	(1,500.00)	3,600.00
Amenity - Telephone/Internet	-	237.50	(237.50)	570.00
Amenity - Dues & License	-	416.65	(416.65)	1,000.00
Lagoon Maintenance/Chemicals	-	62,500.00	(62,500.00)	150,000.00
Amenity - Pest Control	-	106.25	(106.25)	255.00
Amenity - R&M Building	-	575.00	(575.00)	1,380.00
Amenity - R&M Grounds	-	729.15	(729.15)	1,750.00
General Insurance	-	2,083.35	(2,083.35)	5,000.00
Irrigation Repairs and Maint	-	4,166.65	(4,166.65)	10,000.00
Lake Maintenance	-	833.35	(833.35)	2,000.00
Landscaping Maintenance & Material	-	25,000.00	(25,000.00)	60,000.00
Landscape Improvements	-	4,166.65	(4,166.65)	10,000.00
Total General & Administrative Expenses	\$ 32,366.67	\$ 138,712.50	\$ (106,345.83)	\$ 332,910.00
Total Expenses	\$ 32,366.67	\$ 138,712.50	\$ (106,345.83)	\$ 332,910.00
Net Income (Loss)	\$ 738.06	\$ -	\$ 738.06	\$ -

Aqua One CDD
Statement of Activities
As of 2/28/2018

	General Fund	Capital Projects Fund	Total
<u>Revenues</u>			
Other Revenue	\$ 100.00		\$ 100.00
Developer Contributions	33,004.73		33,004.73
Inter-Fund Transfers In	2,937.21		2,937.21
Developer Advance		\$ 494,853.02	494,853.02
Inter-Fund Transfers In		(2,937.21)	(2,937.21)
Total Revenues	\$ 36,041.94	\$ 491,915.81	\$ 527,957.75
<u>Expenses</u>			
Public Official Insurance	\$ 2,907.00		\$ 2,907.00
District Management	12,500.00		12,500.00
Engineering	3,320.00		3,320.00
District Counsel	12,298.00		12,298.00
Telephone	17.30		17.30
Postage & Shipping	43.57		43.57
Legal Advertising	834.70		834.70
Contingency	31.10		31.10
Web Site Maintenance	240.00		240.00
Dues, Licenses, and Fees	175.00		175.00
Engineering		\$ 30,457.15	30,457.15
Capital Expenditures		464,395.87	464,395.87
Total Expenses	\$ 32,366.67	\$ 494,853.02	\$ 527,219.69
<u>Other Revenues (Expenses) & Gains (Losses)</u>			
Total Other Revenues (Expenses) & Gains (Losses)	\$ -	\$ -	\$ -
Change In Net Assets	\$ 3,675.27	\$ (2,937.21)	\$ 738.06
Net Assets At Beginning Of Year	\$ 1,519.24	\$ -	\$ 1,519.24
Net Assets At End Of Year	\$ 5,194.51	\$ (2,937.21)	\$ 2,257.30

Aqua One CDD
Statement of Financial Position
As of 2/28/2018

	General Fund	Capital Projects Fund	Total
<u>Assets</u>			
<u>Current Assets</u>			
General Checking Account	\$ 6,242.51		\$ 6,242.51
Accounts Receivable - Due from Developer	11,955.93		11,955.93
Accounts Receivable - Due from Developer		\$ 211,508.94	211,508.94
Total Current Assets	\$ 18,198.44	\$ 211,508.94	\$ 229,707.38
Total Assets	\$ 18,198.44	\$ 211,508.94	\$ 229,707.38
<u>Liabilities and Net Assets</u>			
<u>Current Liabilities</u>			
Accounts Payable	\$ 13,003.93		\$ 13,003.93
Accounts Payable		\$ 214,446.15	214,446.15
Total Current Liabilities	\$ 13,003.93	\$ 214,446.15	\$ 227,450.08
Total Liabilities	\$ 13,003.93	\$ 214,446.15	\$ 227,450.08
<u>Net Assets</u>			
Current Year Net Assets, Unrestricted	3,037.21		3,037.21
Net Assets - General Government	\$ 1,519.24		\$ 1,519.24
Current Year Net Assets - General Government	638.06		638.06
Current Year Net Assets, Unrestricted		(2,937.21)	\$ (2,937.21)
Total Net Assets	\$ 5,194.51	\$ (2,937.21)	\$ 2,257.30
Total Liabilities and Net Assets	\$ 18,198.44	\$ 211,508.94	\$ 229,707.38