

**LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT**

October 21, 2010 Minutes of Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Longleaf Community Development District was held on Thursday, October 21, 2010 at 6:30 p.m. at Longleaf Town Hall, located at 3141 Deland Street, New Port Richey, Florida 34655.

1. CALL TO ORDER/ROLL CALL

Mr. Canorro called the Regular Meeting of the Board of Supervisors of the Longleaf Community Development District to order on October 21, 2010 at 6:30 p.m.

Board Members Present and Constituting a Quorum:

Paul Jenkins	Chairman
Jonathan Brewer	Vice Chairman
David Reid	Supervisor
Joanne Rein	Supervisor
Amanda Maucere	Supervisor

Staff Members Present:

Anthony Canorro	District Manager, District Management Services, LLC
Pat Dooley	Field Services Coordinator, District Management Services, LLC
Leah Johnson	Financial Analyst, District Management Services, LLC <i>(by phone)</i>
John Vericker	District Counsel, Straley & Robin
Steve Shaw	District Engineer, Johnson Engineering
Matt Kuisle	Reserve Advisors

Audience Members:

Community Residents

2. PLEDGE ALLEGIANCE

The Pledge of Allegiance was recited.

3. RESIDENT COMMENTS ON AGENDA ITEMS:

4. STAFF REPORTS

A. District Counsel

1. Discussion and Consideration of CardnoTBE Settlement Offer

Chairman Jenkins recapped the CardnoTBE negotiations. Mr. Vericker discussed the board's litigation chances and options. The Board discussed financial impact of the settlement offer. Supervisor Brewer pointed out that TBE violated their agreement not to seek a plan amendment and regarding the ongoing Florida Board of Professional Engineers complaint. Chairman Jenkins recapped Longleaf's history of litigation. Supervisor Brewer directed DMS, Inc. to research contract with TBE to find out if there is a mandatory arbitration clause. The Board further discussed the possibility of a counter claim from TBE if the District were to file suit.

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MOTION TO:	Table the settlement agreement for one month and direct staff to research the TBE contract, discuss the situation with our professionals, and accept the risk that TBE may withdraw their offer
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Maucere
DISCUSSION:	None
RESULT:	Called to Vote: Motion FAILED 1/4 – Motion failed – Supervisor Brewer was the only vote for the motion.

Heather Roberson made an audience comment relating to her experience as a board member during the construction litigation.

MOTION TO:	Direct Mr. Vericker and Supervisor Jenkins to renegotiate the settlement offer and request \$105,000.00.
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Maucere
DISCUSSION:	Board discussed issues surrounding the possible results of the litigation. Board also wanted to have the general release language rewritten to only release TBE from litigation surrounding the road project and remove the clause that stated that they could not make disparaging comments about TBE.
RESULT:	Motion was withdrawn

MOTION TO:	Accept the settlement offer in principle, but direct Mr. Vericker to negotiate with TBE to remove the clause pertaining to the withdrawal of the Florida Board of Professional Engineers complaint, remove the non-disparagement clause, restrict the general release clause to the design and project management of the road project, and to authorize the chair to sign revised agreement
MADE BY:	Supervisor Reid
SECONDED BY:	Supervisor Maucere
DISCUSSION:	NONE
RESULT:	Called to vote: Motion Passed 3/2 Motion Passed – Jenkins, Maucere & Reid for; Brewer & Rein against

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MOTION TO:	Direct TBE to close out the road construction punch list with Pasco County Engineering Inspections
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Jenkins
DISCUSSION:	NONE
RESULT:	Called to vote: Motion Passed 4/1 Motion Passed – Supervisor Rein was the only vote against the motion.

Further discussion ensued on engineering proposals and potential construction re-design. Item will reappear on the next agenda. Mr. Shaw was directed to have the engineering bidders break down their design by problem area.

B. General Engineering

5. BUSINESS ADMINISTRATION:

A. Consideration of the Minutes of the Board of Supervisors Meeting on September 16, 2010

MOTION TO:	Consideration of the Minutes of the Board of Supervisors Meeting on September 16, 2010
MADE BY:	Supervisor Jenkins
SECONDED BY:	Supervisor Reid
DISCUSSION:	None
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously – Supervisor Maucere was outside during the vote.

B. Consideration of the Operations & Maintenance Expenditures, October 2010

MOTION TO:	Consideration of the Operations & Maintenance Expenditures, October 2010
MADE BY:	Supervisor Brewer
SECONDED BY:	Supervisor Jenkins
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

Board directed Mr. Canorro to research the signed proposal on Nanaks invoice #571486 and inform Board thereof. Mr. Dooley was directed by the Board to direct Nanaks to mulch and trim the trees in N3. Board directed Mr. Dooley to have the tree trimming schedule placed on the District website.

C. Financial Statement period ending August 31, 2010

D. District Revenue and Expense Report

140 E. Review of FY2011 Approved Budget
141

142 **6. BUSINESS ITEMS:**

143 A. Consideration of Town Hall Landscape Resolution Plan

144 Board directed Mr. Canorro and Mr. Dooley to continue to work with Cornerstone on plan, including the
145 following: Irises are not shade tolerant and should be removed; direct Cornerstone to itemize plant list by
146 height rather than gallon size; Remove some plant material from the mass plantings; Make max height at
147 18"; Complete the plan and bid out instillation for February 2011 meeting.
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149 B. Consideration of Reserve Study Proposals

150 1. Reserve Advisors Proposal and Presentation

151 Mr. Matt Kuisle presented Reserve Advisors' presentation to the Board.
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153 2. Association Reserves, Inc. Proposal and Presentation

154 Mr. Canorro presented Association Reserves, Inc.'s presentation to the Board.
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156 Board directed Mr. Canorro to contact Association Reserves and ask them for a client list and a sample
157 product, and to do a reference check on them to present to the Board at the next meeting.
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159 **7. GENERAL MATTERS OF THE DISTRICT:**
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161 Mr. Canorro briefed the Board on its website options. Board directed him to contact Marilyn from the
162 Home Owners Association and combine there website efforts.
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164 Mr. Dooley briefed the Board on upcoming events. Mr. Dooley briefed the Board on ongoing options.
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166 **8. STAFF REPORTS:**

167 A. District Manager

168 1. Administration and Operations Report

169 a. OLM Inspection Report

170 b. Surveillance Log
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172 **9. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS:**
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174 Becky Dean and her fiancé presented the Board with their wedding plans and requested to use Owey
175 Park and the Town Hall green on February 12, 2011 for their ceremony and reception. Mr. Canorro
176 presented aeriels.

MOTION TO:	Approve the wedding request and mandate that the couple obtain event insurance and for DMS, Inc. to forward the couple event insurance contact information.
MADE BY:	Supervisor Rein
SECONDED BY:	Supervisor Jenkins
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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186 Board directed DMS to put on the agenda and advertise a public hearing to consider Rules and Rates for
187 the November Meeting. Mr. Canorro and Mr. Dooley were directed to draft Rules and Rates.
188

189 Resident Heather Roberson made the following comments: DMS, Inc. should change the verbiage for
190 resident comments on the first page of the agenda; Mr. Dooley and Ralph should fill in the old possum
191 hole on the east side of Frittillary Square; HR and the Board should discuss community security
192 measures/options at sports courts and at community greens; and that DMS, Inc, should inform the
193 Sheriff's Office of the ongoing "teen problem".
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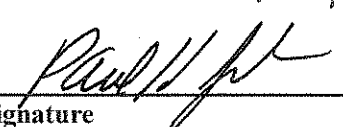
195 **10. ADJOURNMENT:**
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197	MOTION TO:	Motion to adjourn the meeting of the Board of Supervisors
198		for October 21, 2010.
199	MADE BY:	Supervisor Brewer
200	SECONDED BY:	Supervisor Reid
201	DISCUSSION:	None further
202	RESULT:	Called to Vote: Motion PASSED
203		5/0 - Motion Passed Unanimously

204 *These minutes were done in summary format.

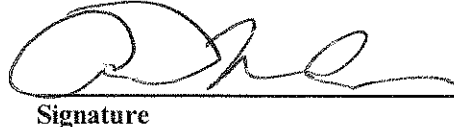
205 *Each person who decides to appeal any decision made by the Board with respect to any matter
206 considered at the meeting is advised that person may need to ensure that a verbatim record of the
207 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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209 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
210 meeting held on 10/21/10.

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214 Signature

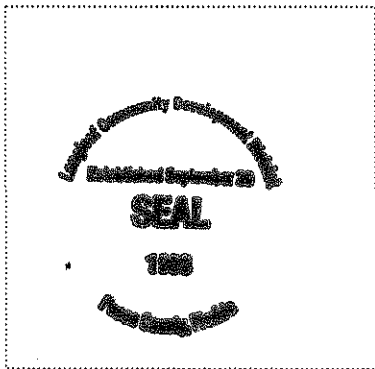
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216 Paul Jenkins
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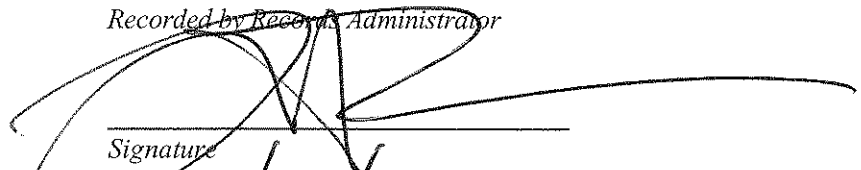
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219 Title:
220 Chairman
221 Vice Chairman
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213 _____
214 Signature

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216 Anthony M. Canono
217 Printed Name

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219 Title:
220 Secretary
221 Assistant Secretary
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Recorded by Records Administrator


Signature
11/29/10
Date