

Cedar Pointe Community Development District

12051 Corporate Boulevard, Orlando, FL 32817

Phone: 407-382-3256 Fax: 407-382-3254

Members of the Board of Supervisors
Cedar Pointe Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of Cedar Pointe Community Development District will be held **Tuesday, July 10, 2018 at 1:30pm** at the offices of ICI Homes 14785 Old St. Augustine Road, Suite 3, Jacksonville, FL, 32258. The following is the proposed agenda for this meeting.

Board of Supervisors' Meeting

A. Business Matters

- Call to Order
 - Roll Call
 - Public Comment Period
1. Consideration of Minutes of the April 5, 2018 Board of Supervisors Meeting
 2. Consideration of Minutes of the May 31, 2018 Board of Supervisors Meeting
 3. Consideration of Resolution 2018-04, Designating a Date, Time and Location for the 2018 Landowners' Meeting [*suggested date of November 1st, 2018*]
 4. Review & Acceptance of Fiscal Year 2017 Audit Report
 5. Public Hearing on the Adoption of the District's Annual Budget
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of Resolution 2018-05, Adopting the Fiscal Year 2019 Budget and Appropriating Funds (*Proposed Budget Under Separate Cover*)
 6. Public Hearing on the Imposition of Special Assessments
 - Public Comments and Testimony
 - Board Comments
 - Consideration of Resolution 2018-06, Imposing Special Assessments and Certifying an Assessment Roll (*exhibits provided under separate cover*)
 7. Ratification of Payment Authorizations 2018-06 – 2018-11
 8. Review of District Financial Statements

B. Other Business

- Staff Reports
 - Attorney
 - Engineer
 - Manager
 - Setting Fiscal Year 2019 Meeting Schedule at 11:30 AM at the offices of ICI Homes 14785 Old St. Augustine Road, Suite 3, Jacksonville, FL, 32258 on the following days:
 - October 4, 2018

- January 3, 2019
- April 4, 2019
- July 11, 2019

- Audience Comments and Supervisors Requests

C. Adjournment

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Minutes of the April 5, 2018
Board of Supervisors Meeting

MINUTES OF MEETING

*Cedar Pointe Community Development District
Board of Supervisors Meeting
14785 Old St. Augustine Road, Suite 3, Jacksonville, FL 32258
Thursday, April 5, 2018 at 1:03 p.m.*

Present and constituting a quorum:

Kelly McCarrick	Board Member
Andy Hagan	Board Member
Virginia Bomhold	Board Member

Also present were:

Vivian Carvalho	Fishkind & Associates
Jen Walden	Fishkind & Associates
Wes Haber	Hopping Green & Sams

FIRST ORDER OF BUSINESS

Business Matters

Call to Order

This meeting was called to order at 1:03pm. and roll call was initiated. Quorum was established with the attendance of Board Members Kelly McCarrick, Virginia Bomhold, and Andy Hagan. Others in attendance are listed above.

Public Comment Period

There were no members of the public present.

Swearing in Virginia Bomhold

Ms. Carvalho administered the Oath of Office to Ms. Bomhold prior to the start of the meeting and Ms. Bomhold waived compensation.

Consideration of the Minutes of the July 20, 2017 Board of Supervisors Meeting

The Board reviewed the minutes from the July 20, 2017 Board of Supervisors meeting. There were no comments or corrections.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved the minutes of the July 20, 2017 Board of Supervisors Meeting.

Consideration of Resolution 2018-01, Election of Officers

Ms. Carvalho explained that this resolution is to replace some of the officers within the District.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved Resolution 2018-01, Election of Officers.

Consideration of Resolution 2018-02, Approving a Preliminary Budget for Fiscal Year 2019 and Setting a Public Hearing Date

Ms. Carvalho stated that Resolution 2018-02 approves a preliminary budget for Fiscal Year 2019 and sets a public hearing date for the final adoption of the budget.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved Resolution 2018-02, Approving a Preliminary Budget for Fiscal Year 2019 and Setting a Public Hearing for July 10, 2018 at 1:30 PM at this location as the Public Hearing Date for the Final Adoption of the Budget.

Consideration of Financial Advisory Agreement

Ms. Carvalho presented the Financial Advisory Agreement to the Board from Fishkind & Associates.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved the Financial Advisory Agreement.

**Ratification of Payment
Authorizations 2017-19 – 2017-23,
2018-01 – 2018-05**

The Chair had previously approved these payment authorizations.

On MOTION by Mr. Hagan, seconded by Ms. Bomhold with all in favor, the Board ratified Payment Authorizations 2017-19 – 2017-23, 2018-01 – 2018-05.

**Review of District Financial
Statement**

The Board reviewed the financial statements. No action was necessary and there were no questions or comments.

SECOND ORDER OF BUSINESS

Other Business

Staff Reports

Attorney – No Report

Engineer – Not Present

Manager – The next meeting which is also the public hearing on the budget is scheduled for July 10, 2018 at 1:30PM.

THIRD ORDER OF BUSINESS

**Audience Comments and
Supervisors Requests**

There were no additional items to discuss.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Carvalho requested a motion to adjourn.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the April 5, 2018 Board of Supervisors meeting of the Cedar Pointe CDD was adjourned.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Minutes of the May 31, 2018
Board of Supervisors Meeting

MINUTES OF MEETING

*Cedar Pointe Community Development District
Special Board of Supervisors Meeting
14785 Old St. Augustine Road, Suite 3, Jacksonville, FL 32258
Thursday, May 31, 2018 at 11:15 a.m.*

Present and constituting a quorum:

Kelly McCarrick	Board Member
Andy Hagan	Board Member
Virginia Bomhold	Board Member
David Haas	Board Member
Mike Veazey	Board Member

Also present were:

Jennifer Walden	Fishkind & Associates	(via phone)
Wes Haber	Hopping Green & Sams	(via phone)

FIRST ORDER OF BUSINESS

Business Matters

Call to Order

This meeting was called to order at 11:15 a.m. and roll call was initiated. Quorum was established with the attendance of Board Members Kelly McCarrick, Andy Hagan, Virginia Bomhold, David Haas, and Mike Veazey. Others in attendance are listed above.

Public Comment Period

There were no members of the public present.

**Letter from Supervisor of elections
– Duval County**

Ms. Walden explained that each year the District is required to state on the record the number of registered voters. Ms. Walden noted that as of April 17, 2018 this District had 329 registered voters. The District has been established for over six years and has over 250 registered voters which means that the District will be transitioning the Board to a resident controlled Board.

Consideration of Resolution 2018-03, Instructing the Duval County Supervisor of Elections to Begin Conducting the District's General Election

Ms. Walden explained that the resolution notates all five seats and their expiration dates. She noted that Seats 3, 4, and 5 are all due to expire November 2018. This resolution notates that two of those three seats that are expiring this year will be part of the general election. Ms. Walden noted that Seat 3 and 5 will be up for the general election. Ms. Walden indicated that along with this resolution, District staff will be running an ad notating the qualifying period in case anyone chooses to run. Ms. Walden asked for any questions or discussion on the resolution.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the Board approved Resolution 2018-03, Instructing the Duval County Supervisor of Elections to Begin Conducting the District's General Election.

SECOND ORDER OF BUSINESS

Other Business

Staff Reports

Attorney – No Report

Engineer – Not Present

Manager – Ms. Walden noted that the next meeting is scheduled for July 10, 2018 which is also when the public hearing for the adoption of the Fiscal Year 2018-2019 budget will take place.

THIRD ORDER OF BUSINESS

Audience Comments and Supervisors Requests

There were no additional items to discuss.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On MOTION by Ms. McCarrick, seconded by Mr. Hagan, with all in favor, the May 31, 2018 Special Board of Supervisors meeting of the Cedar Pointe CDD was adjourned.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2018-04,
Designating a Date, Time and Location
for the 2018 Landowners' Meeting
[suggested date of November 1, 2018]

RESOLUTION 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Cedar Pointe Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Duval County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Kelly McCarrick	11/2020
2	David Haas	11/2020
3	Virginia Bomhold	11/2018
4	Andy Hagan	11/2018
5	Mike Veazey	11/2018

This year, Seat 4, currently held by Andy Hagan, is subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election, and shall be for a four year period. Seat 3, currently held by Virginia Bomhold, and Seat 5, currently held by Mike Veazey, are subject to a General Election process to be conducted by the Duval County Supervisor of Elections, which General Election process has been addressed by a separate resolution.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on November ____, 2018, at _____ a/p.m., and located at _____.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its July 10, 2018 meeting. A sample notice of landowners’ meeting and election, proxy, ballot form and instructions were presented at such meeting and

are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at _____, or at the office of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Blvd., Orlando, Florida 32817.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 10th DAY OF JULY, 2018.

**CEDAR POINTE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Cedar Pointe Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 232 acres and located south of the intersection of Cedar Point Road and Boney Road and bounded on the north by Cedar Point Road and on the south by Clapboard Creek in Jacksonville, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Blvd., Orlando, Florida 32817, Ph: (407) 382-3256 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Vivian Carvalho
District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, **November** __, **2018**

TIME: _____ .**M.**

LOCATION: _____

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY
CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER ____, 2018

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Cedar Pointe Community Development District to be held at _____, on November ____, 2018, at ____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2018), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT
DUVAL COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER __, 2018

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Cedar Pointe Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES

Date: _____

Signed: _____

Printed Name: _____

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2018-05,
Adopting the Fiscal Year 2019 Budget
and Appropriating Funds
(proposed budget provided under separate cover)

RESOLUTION 2018-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Cedar Pointe Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Cedar Pointe Community Development District for the Fiscal Year Ending September 30, 2019.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND - (SERIES 2005A)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2018.

ATTEST:

**CEDAR POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2018/2019 Budget

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2018-06,
Imposing Special Assessments and
Certifying an Assessment Roll
(exhibits provided under separate cover)

RESOLUTION 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cedar Pointe Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Duval County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Operations and maintenance assessments

directly collected by the District are due according to the following schedule: 25% due no later than October 15, 2018, 25% due no later than January 15, 2019, 25% due no later than April 15, 2019 and 25% due no later than July 15, 2019. Debt service assessments directly collected by the District are due according to the following schedule: \$_____ due no later than April 15, 2019, and \$_____ due no later than October 15, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this ____ day of _____, 2018.

ATTEST:

**CEDAR POINTE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorizations Nos.
2018-06 - 2018-11

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 2018-06
2/20/2018

Item No.	Payee	Invoice Number	FY18 General Fund
1	Charles Aquatics Management services - February	32067	1,326.00
2	Bel Air Cleaning Spray algaecide & pressure wash fence	701102	175.00
3	Common Ground Lawn & Landscape Maintenance - February	170	690.00
4	Hopping Green & Sams General Counsel thru 12/31/17	98498	97.50
5	Fishkind & Associates District Management - February	22136	921.12
		TOTAL	\$3,209.62

Secretary/Assistant Secretary

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 2018-07
3/12/2018

Item No.	Payee	Invoice Number	FY18 General Fund
1	Charles Aquatics Management services - Mar 2018	32328	\$ 1,326.00
2	CRI Initial billing on Audit	16413548	\$ 3,000.00
<u>TOTAL</u>			<u>\$ 4,326.00</u>

Secretary/Assistant Secretary

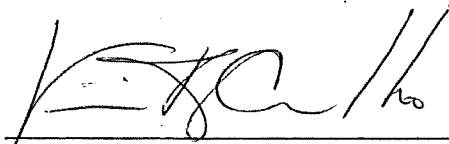
Kelly McCarrie
Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 2018-08

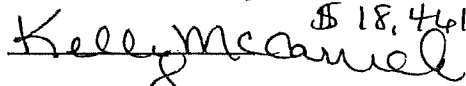
4/20/2018

Item No.	Payee	Invoice Number	FY18 General Fund
1	Fishkind & Associates		
	District Management - April 2018	22459	\$ 2,160.21
	District Management - March 2018	22298	\$ 915.43
2	Hopping Green & Sams		
	General Counsel	99610	\$ 356.00
3	Belet's Painting & Maintenance Inc		
	Outside Painting	15-1910	\$ 4,925.00
4	Duval Landscape Maintenance LLC		
	Landscape improvements	100987	\$ 8,089.32
	Landscape improvements	10445	\$ 13,459.26 <i>Kam</i>
5	Charles Aquatics Inc		
	Aquatic Management Services	32595	\$ 1,326.00
6	Common Ground Lawn and Landscape		
	March Maintenance	171	\$ 690.00



Secretary/Assistant Secretary

TOTAL	\$ 31,921.22
	<i>\$ 18,461.96</i>



Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 2018-09

5/11/2018

Item No.	Payee	Invoice Number	FY18 General Fund
1	Hopping Green & Sams General Counsel	99080	\$ 97.50
2	Common Ground Lawn & Landscape Maintenance May 2018	173	\$ 690.00
3	Financial News & Daily Record Notice of Meeting	18-02561D	\$ 73.88
4	Charles Aquatics Aquatic Lake Management	32850	\$ 1,326.00
5	Bel Air Cleaning Spray Algaecide	701142	\$ 675.00
TOTAL			\$ 2,862.38

Secretary/Assistant Secretary

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 2018-10

5/24/2018

Item No.	Payee	Invoice Number	FY18 General Fund
1	Carr Riggs & Ingram Second Billing of Audit	16464650	\$ 1,000.00
2	Fishkind & Associates District Management - May 2018	22631	\$ 2,159.74
3	Common Ground Lawn & Landscape Landscape Maintenance - April 2018	172	\$ 690.00
4	Hopping Green & Sams General Counsel - March 2018	100161	\$ 384.00
		TOTAL	\$ 4,233.74

Secretary/Assistant Secretary

Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

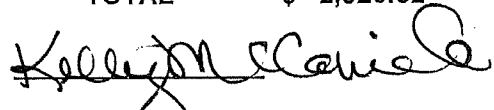
Payment Authorization 2018-11

6/14/2018

Item No.	Payee	Invoice Number	FY18 General Fund
1	Charles Aquatics Aquatic Lake Management	33091	\$ 1,326.00
2	Bel Air Cleaning Remove rust on fence	701155	\$ 825.00
3	Financial News & Daily Record Notice of Meeting	18-04491D	\$ 71.56
	Notice of Special Meeting	18-04275D	\$ 98.06

TOTAL \$ 2,320.62

Secretary/Assistant Secretary


Chairperson

**CEDAR POINTE
COMMUNITY DEVELOPMENT DISTRICT**

District Financial Statements

Cedar Pointe Community Development Distr
Statement of Activities (YTD) (Columnar, By Sub Type Landscape)
As of 4/30/2018

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	\$37,660.82				\$37,660.82
Off-Roll Assessments	29,159.25				29,159.25
On-Roll Assessments		\$510,157.36			510,157.36
Other Assessments		95,726.40			95,726.40
Inter-Fund Group Transfers In		(13,095.30)			(13,095.30)
Inter-Fund Transfers In			\$13,095.30		13,095.30
Total Revenues	\$66,820.07	\$592,788.46	\$13,095.30	\$0.00	\$672,703.83
Expenses					
Public Official Insurance	\$2,627.00				\$2,627.00
Trustee Services	3,717.38				3,717.38
District Management	7,083.31				7,083.31
District Counsel	1,476.00				1,476.00
Assessment Administration	5,000.00				5,000.00
Audit	4,000.00				4,000.00
Postage & Shipping	39.30				39.30
Legal Advertising	73.88				73.88
Miscellaneous	6,975.00				6,975.00
Web Site Maintenance	525.00				525.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,415.00				3,415.00
Lake Maintenance	9,282.00				9,282.00
Landscaping Maintenance & Material	4,830.00				4,830.00
Landscape Improvements	8,089.32				8,089.32
Interest Payments		\$125,775.00			125,775.00
Miscellaneous			\$11.29		11.29
Total Expenses	\$57,308.19	\$125,775.00	\$11.29	\$0.00	\$183,094.48
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$74.60				\$74.60
Interest Income		\$399.20			399.20
Net Increase (Decrease) in FV of Inv		0.02			0.02
Interest Income			\$126.17		126.17
Net Increase (Decrease) in FV of Inv			(66.94)		(66.94)
Total Other Revenues (Expenses) & Gains (Losses)	\$74.60	\$399.22	\$59.23	\$0.00	\$533.05

Cedar Pointe Community Development Distr
Statement of Activities (YTD) (Columnar, By SubType Landscape)
As of 4/30/2018

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Change In Net Assets	\$9,586.48	\$467,412.68	\$13,143.24	\$0.00	\$490,142.40
Net Assets At Beginning Of Year	\$50,883.94	\$519,924.30	\$32,511.12	\$0.00	\$603,319.36
Net Assets At End Of Year	\$60,470.42	\$987,336.98	\$45,654.36	\$0.00	\$1,093,461.76

Cedar Pointe Community Development Distr
Statement of Financial Position
(Columnar Landscape)
As of 4/30/2018

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Current Assets</u>					
General Checking Account	\$72,385.72				\$72,385.72
State Board of Administration	8,009.37				8,009.37
Assessments Receivable		\$89,786.45			89,786.45
Due From Other Funds		196,775.37			196,775.37
Debt Service Reserve A1 Bond		315,473.70			315,473.70
Revenue A1 Bond		388,991.93			388,991.93
Prepayment A1 Bond		2,011.98			2,011.98
Acquisition/Construction A1 Bond			\$2,226.56		2,226.56
Deferred Cost A1 Bond			43,427.80		43,427.80
Total Current Assets	<u>\$80,395.09</u>	<u>\$993,039.43</u>	<u>\$45,654.36</u>	<u>\$0.00</u>	<u>\$1,119,088.88</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$706,477.61	\$706,477.61
Amount To Be Provided				3,973,522.39	3,973,522.39
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,680,000.00</u>	<u>\$4,680,000.00</u>
Total Assets	<u><u>\$80,395.09</u></u>	<u><u>\$993,039.43</u></u>	<u><u>\$45,654.36</u></u>	<u><u>\$4,680,000.00</u></u>	<u><u>\$5,799,088.88</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$20,998.34				\$20,998.34
Due To Other Funds	(1,073.67)				(1,073.67)
Deferred Revenue		\$5,702.45			5,702.45
Total Current Liabilities	<u>\$19,924.67</u>	<u>\$5,702.45</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$25,627.12</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable Long Term				\$4,680,000.00	\$4,680,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$4,680,000.00</u>	<u>\$4,680,000.00</u>

Cedar Pointe Community Development Distr
Statement of Financial Position
(Columnar Landscape)
As of 4/30/2018

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Total Liabilities	<u>\$19,924.67</u>	<u>\$5,702.45</u>	<u>\$0.00</u>	<u>\$4,680,000.00</u>	<u>\$4,705,627.12</u>
Net Assets					
Net Assets, Unrestricted	\$254,295.36				\$254,295.36
Net Assets - General Government	(203,411.42)				(203,411.42)
Current Year Net Assets - General Government	9,586.48				9,586.48
Net Assets, Unrestricted		\$519,924.30			519,924.30
Current Year Net Assets, Unrestricted		467,412.68			467,412.68
Net Assets, Unrestricted			\$32,511.12		32,511.12
Current Year Net Assets, Unrestricted			13,143.24		13,143.24
Total Net Assets	<u>\$60,470.42</u>	<u>\$987,336.98</u>	<u>\$45,654.36</u>	<u>\$0.00</u>	<u>\$1,093,461.76</u>
Total Liabilities and Net Assets	<u>\$80,395.09</u>	<u>\$993,039.43</u>	<u>\$45,654.36</u>	<u>\$4,680,000.00</u>	<u>\$5,799,088.88</u>

Cedar Pointe Community Development District
 Budget to Actual
 For the Month Ending 04/30/2018

	Actual	Year To Date Budget	Variance	Adopted FY 2017 Budget
<u>Revenues</u>				
On-Roll Assessments	\$ 37,660.82	\$ 21,631.75	\$ 16,029.07	\$ 37,083.00
Off-Roll Assessments	29,159.25	22,679.42	6,479.83	38,879.00
Carry Forward Revenue	-	11,666.67	(11,666.67)	20,000.00
Net Revenues	\$ 66,820.07	\$ 55,977.83	\$ 10,842.24	\$ 95,962.00
<u>General & Administrative Expenses</u>				
Insurance	\$ 2,627.00	\$ 1,633.33	\$ 993.67	\$ 2,800.00
Trustee Services	3,717.38	2,041.67	1,675.71	3,500.00
District Management	7,083.31	5,833.33	1,249.98	10,000.00
Engineering	-	1,458.33	(1,458.33)	2,500.00
Dissemination Agent	-	2,916.67	(2,916.67)	5,000.00
District Counsel	1,476.00	3,791.67	(2,315.67)	6,500.00
Assessment Administration	5,000.00	2,916.67	2,083.33	5,000.00
Audit	4,000.00	3,266.67	733.33	5,600.00
Arbitrage Calculation	-	700.00	(700.00)	1,200.00
Travel and Per Diem	-	291.67	(291.67)	500.00
Telephone	-	116.67	(116.67)	200.00
Postage & Shipping	39.30	175.00	(135.70)	300.00
Copies	-	87.50	(87.50)	150.00
Legal Advertising	73.88	875.00	(801.12)	1,500.00
Miscellaneous	6,975.00	2,077.83	4,897.17	3,562.00
Office Supplies	-	131.25	(131.25)	225.00
Web Site Maintenance	525.00	525.00	-	900.00
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00
Electric	-	437.50	(437.50)	750.00
Wetland Upland Maintenance	-	583.33	(583.33)	1,000.00
General	3,415.00	2,041.67	1,373.33	3,500.00
Irrigation	-	583.33	(583.33)	1,000.00
Lake Maintenance	9,282.00	9,333.33	(51.33)	16,000.00
Landscaping Maintenance & Material	4,830.00	5,833.33	(1,003.33)	10,000.00
Landscaping Improvements	8,089.32	2,625.00	5,464.32	4,500.00
Lake Bank Mowing	-	5,600.00	(5,600.00)	9,600.00
Total General & Administrative Expenses	\$ 57,308.19	\$ 55,977.83	\$ 1,330.36	\$ 95,962.00
Total Expenses	\$ 57,308.19	\$ 55,977.83	\$ 1,330.36	\$ 95,962.00
Income (Loss) from Operations	\$ 9,511.88	\$ -	\$ 9,511.88	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$ 74.60	\$ -	74.60	\$ -
Total Other Income (Expense)	\$ 74.60	\$ -	\$ 74.60	\$ -
Net Income (Loss)	\$ 9,586.48	\$ -	\$ 9,586.48	\$ -