

MINUTES OF MEETING

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

**NATUREWALK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the NatureWalk Community Development District was held on **Thursday, March 08, 2018 at 3:35 p.m. (CDT)** at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, Florida 32459.

Present and constituting a quorum:

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|-------------------|--|
| Todd Schermerhorn | Board Supervisor, Vice Chair |
| Sharon Drake | Board Supervisor, Assistant Secretary |
| Crystal Grimes | Board Supervisor, Assistant Secretary |
| Lisa Jones | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|------------------|---|
| Anthony Jeancola | District Manager, Rizzetta & Company, Inc. |
| Justin Croom | District Manager, Rizzetta & Company, Inc. |
| Carl Eldred | District Counsel, Hopping Green & Sams, P.A. <i>(via speakerphone)</i> |
| Jim Martelli, PE | District Engineer, Innerlight Engineering Corporation <i>(via speakerphone)</i> |

FIRST ORDER OF BUSINESS Call to Order

Mr. Jeancola called the meeting to order at 3:35 p.m. and read roll call, confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS Audience Comments

Mr. Jeancola stated for the record that no audience members were present.

**THIRD ORDER OF BUSINESS Consideration of Minutes of the Board
of Supervisors' Meeting Held on
August 10, 2017**

Mr. Jeancola stated that the minutes were reviewed by District Counsel.

On a Motion by Mr. Schermerhorn, seconded by Ms. Jones, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on August 10, 2017, for the NatureWalk Community Development District.

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FOURTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for July, August, September, October, November, and December 2017

Mr. Jeancola reviewed the expenditures for July – December 2017 with the Board. It was indicated that the month of August O&M was higher due to landscape and irrigation repairs.

On a Motion by Ms. Jones, seconded by Ms. Drake, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July (\$24,380.71), August (\$35,458.05), September (\$21,994.06), October (\$20,523.53), November (\$17,029.30) and December (\$18,186.65) 2017 for the NatureWalk Community Development District.

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FIFTH ORDER OF BUSINESS

Ratification of Bond Construction Requisitions No. 78 through 99

The Board of Supervisors reviewed Construction Requisitions No 78 – 99. Mr. Jeancola stated these were for the period of August 2017 through February 2018.

Series 2007 – Construction Requisitions

| Req. NO. | Payee | Amount |
|----------|------------------------------------|--------------|
| 78 | Innerlight Engineering Corporation | \$6,370.00 |
| 79 | Greenway Services, Inc. | \$18,900.00 |
| 80 | Hopping Green & Sams | \$718.50 |
| 81 | Kolter Signature Homes LLC | \$7,420.00 |
| 82 | GAC Contractors, Inc. | \$159,426.00 |
| 83 | Greenway Services, Inc. | \$24,675.00 |
| 84 | Hopping Green & Sams | \$481.03 |
| 85 | GAC Contractors, Inc. | \$112,410.00 |
| 86 | Greenway Services, Inc. | \$41,675.00 |
| 87 | GreenEarth Landscape Services, LLC | \$81,308.00 |
| 88 | Greenway Services, Inc. | \$31,080.00 |
| 89 | Cedillos Coastal Painting, Inc | \$3,000.00 |
| 90 | GAC Contractors, Inc. | \$92,497.50 |
| 91 | Innerlight Engineering Corporation | \$3,700.00 |

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

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| | | |
|----|------------------------------------|--------------|
| 92 | GAC Contractors, Inc. | \$261,765.00 |
| 93 | The Lake Doctors, Inc. | \$3,410.49 |
| 94 | Southland Utility Services, Inc. | \$24,177.90 |
| 95 | Ferguson Enterprises, Inc. | \$18,804.30 |
| 96 | GreenEarth Landscape Services, LLC | \$42,710.00 |
| 97 | Greenway Services, Inc. | \$26,208.00 |
| 98 | Hopping Green & Sams | \$373.50 |
| 99 | GAC Contractors, Inc. | \$232,605.00 |

TOTAL= \$1,190,304.73

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On a Motion by Ms. Grimes, seconded by Ms. Jones, with all in favor, the Board Ratified Construction Requisitions No. 78 through 99 (\$1,190,304.73), Series 2007, for the NatureWalk Community Development District.

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SIXTH ORDER OF BUSINESS

Ratification of Fiscal Year Ending September 30, 2017 Audit Engagement Agreement – Berger, Toombs, Elam, Gaines & Frank

Mr. Jeancola stated that the audit engagement agreement with Berger, Tombs, Elam, Gaines & Frank came to a total of \$3,170 annually, with options of renewals for 2018 and 2019.

On a Motion by Mr. Schermerhorn, seconded by Ms. Jones, with all in favor, the Board ratified the audit agreement for Fiscal Year Ending in September 30, 2017, for the NatureWalk Community Development District.

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SEVENTH ORDER OF BUSINESS

Ratification of GAC Change Order #1

Mr. Jeancola stated this was related to the requirements by Regional Utilities for an extension of existing water and sewer system infrastructure. Mr. Jeancola stated that this was reviewed by District Engineer and was part of the over-all development.

On a Motion by Ms. Jones, seconded by Ms. Grimes, with all in favor, the Board ratified GAC Change Order #1 (\$88,543.43), for the NatureWalk Community Development District.

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91 **EIGHTH ORDER OF BUSINESS** **Ratification of Purchase Order with**
92 **Ferguson Waterworks**
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94 Mr. Jeancola stated that this purchase order was for the additional materials for the new
95 force main that was required. Mr. Jeancola noted that District paid for the materials, but Regional
96 Utilities handled the installation.
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On a Motion by Ms. Grimes, seconded by Ms. Drake, with all in favor, the Board of Supervisors ratified Purchase Order with Ferguson Waterworks (\$18,804.30), for the NatureWalk Community Development District.

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100 **NINTH ORDER OF BUSINESS** **Staff Reports**
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102 **A. District Counsel**
103 Mr. Eldred had no report at this time but did let the board know he was monitoring the
104 upcoming legislative session and would keep them updated on any news that could affect
105 the District.
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107 **B. District Engineer**
108 Mr. Martelli had no report but stated that construction was going well. Mr. Schermerhorn
109 stated he would like District Engineer to do a walk through with GAC and make a punch
110 list of contractual responsibilities.
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112 **C. District Manager**
113 Mr. Jeancola reviewed over general update regarding remaining construction funds, year
114 to date expenditures and remaining GAC contractual amounts due. Mr. Jeancola stated
115 that as of February 28, 2018, the amount of \$899,054.57 were still in the construction
116 account funds. To present date \$818, 229.20 have been expensed out with \$61,152.00
117 still left in the GAC contract and \$535,499.14 left in uncommitted funds.
118 Mr. Jeancola requested the Board of Supervisors to authorize the preparation of
119 Resolution 2018-01 to Re-designate officers, effectively removing Chris Cleveland and
120 adding Justin Croom & Anthony Jeancola as Assistant Secretaries with the authorization
121 from the chair or vice chair to execute.
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On a Motion by Ms. Jones, seconded by Ms. Drake, with all in favor, the Board of Supervisors approved the preparation of resolution 2018-01 for re-designating officers, for the NatureWalk Community Development District.

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124 Mr. Jeancola discussed attaining proposals regarding a few areas of sidewalks that were
125 diagnosed of being raised due to settling of the ground. It was ultimately decided that it
126 would be best to replace certain segments of sidewalk rather than grinding it down and
127 having a less appealing look.
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133 **TENTH ORDER OF BUSINESS** **Supervisor Requests**
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135 Mr. Schermerhorn requested a copy of the GAC final contract in which Mr. Eldred stated
136 he would provide him with.

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138 **ELEVENTH ORDER OF BUSINESS** **Adjournment**
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On a Motion by Mr. Schermerhorn, seconded by Ms. Grimes, with all in favor, the Board adjourned the meeting at 3:56 p.m. CDT, for the NatureWalk Community Development District.

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143 Secretary/Assistant Secretary



Chairman/ Vice Chairman