

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, April 10, 2014 at 3:30 p.m. (CST)** at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, FL 32459.

Present and constituting a quorum:

Rob King	Board Supervisor, Vice Chair
Sharon Drake	Board Supervisor, Assistant Secretary
Chuck Slaven	Board Supervisor, Assistant Secretary
Scott Morton	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

Debra Anderson	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams, P.A. <i>(via speakerphone)</i>
Carl Eldred	District Counsel, Hopping Green & Sams, P.A.
Audience	

FIRST ORDER OF BUSINESS Call to Order

Ms. Anderson called the meeting to order and read roll call. She announced that the Audit Committee will be meeting following the regular Board meeting rather than prior to it.

SECOND ORDER OF BUSINESS Audience Comments

Ms. Anderson reminded the members of the audience that this is a Community Development District meeting and can only address District matters. She explained that she and the Developer would be more than happy to stay after the meeting has adjourned to address any Home Owners Association matters.

Mr. Morton and Mr. King responded to a question regarding the number of units being added to the community as part of the re-plat, stating that it is more a restructuring in the product types being constructed than the number of units. It was stated that the 40 foot lots have been eliminated and there is only a minimal gain in the number of single family homes.

A brief discussion ensued regarding the probability of something similar occurring in phase 3, use of a construction road for heavy construction vehicles and the status of the planned multi-family homes. Residents expressed safety concerns and the wear and tear on the wooden bridges with the construction vehicles using community streets getting to Phase II. It was noted that the District does not have policing powers, and residents have the right to report speeding directly to law enforcement. A resident asked that a sign be posted at the entrance stating \$500 fine for construction vehicles using community roads. The Board stated that it would discuss the request with District Counsel.

A request was made for additional parking and green space and the Board indicated that they are looking into these matters and determining what options are available, but there are no immediate plans for either. It was stated that it is not as simple as one might think to add parking.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held on March 13, 2014

On a Motion by Mr. Morton, seconded by Mr. Slaven, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on March 13, 2014 for NatureWalk Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for February 2014

Ms. Anderson stated that the invoices were all standard in nature. There were no questions put forward.

On a Motion by Mr. King, seconded by Ms. Drake, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures February 2014 (\$14,788.15) for NatureWalk Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Funding Agreement for Phase I Invoices

Mr. Eldred stated that at last month's meeting the Board asked that he prepare a funding agreement to provide for the payment of construction costs upon depletion of the funds allocated under the Forbearance Agreement. He explained that under the Funding Agreement the Developer agrees to pay the construction costs once funds in the construction account have been depleted, even though the construction contracts will remain with the District. Mr. Morton indicated that the agreement was warranted and he has no questions on its contents.

On a Motion by Mr. Morton, seconded by Mr. King, with all in favor, the Board of Supervisors approved the Phase I Funding Agreement and authorized it to be executed for NatureWalk Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Median Lighting Near Entrance to District

Mrs. Anderson reviewed correspondence with Green Earth Landscapes regarding installing 10 LED lights in five Magnolia trees located in the median near the front entrance to the community to improve visibility. She explained that the District will need a transformer to reduce the current from 240 V to 120 V and install safer electrical boxes. The cost of the project is estimated at \$8,920. A brief discussion ensued regarding the work that needs to be completed, the need for the project and whether funding should come from the construction account or from the operation and maintenance account. It was decided that the project should be completed and be paid out of the operation and maintenance account. District Counsel was asked to prepare a contract for the project with a not-to exceed amount of \$9,000.

On a Motion by Mr. Morton, seconded by Mr. Slaven, with all in favor, the Board of Supervisors authorized District Counsel to prepare a contract with Green Earth Landscapes to install the median lighting with a not-to-exceed amount of \$9,000 and authorized the Chairman or Vice Chair to execute it once finalized for NatureWalk Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Authorizing Staff and Chair to Sign Off on Plat

Mr. Morton provided a brief update on the status of the re-plat. He asked that the Board authorize Staff and the Chair to sign off on it should it be ready before the Board meets again.

On a Motion by Mr. King, seconded by Mr. Slaven, with all in favor, the Board of Supervisors authorized Staff and Chair to execute the plat once finalized for NatureWalk Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eldred stated that he had nothing further to report at this time.
- B. District Engineer
Not present.
- C. District Manager
Ms. Anderson reminded the Board that the next meeting is scheduled for May 8th and the meeting should occur as she would like to present the fiscal year 2014/2015 proposed budget at that time to ensure that the deadline to do so is met.

Ms. Anderson added that the Board also scheduled its second Audit Committee meeting for the May 8, 2014 to select the auditing firm for the next three years. She asked that the Board appoint someone to work with her on preparation of the proposed budget and Mr. King was nominated for the task.

Ms. Anderson stated that she received a request for a speed bump to be installed by the tot lot and a brief discussion ensued. The Board asked that Ms. Anderson research the matter and work with the Developer and District Engineer to determine the best location for the speed bump(s) and whether it might be prudent to move the one presently located near Beargrass Way.

NINTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no Supervisor comments put forward.

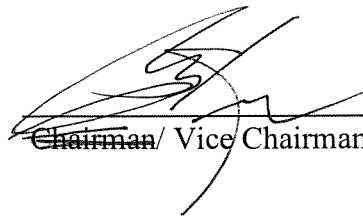
TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Morton, seconded by Ms. Drake, with all in favor, the Board adjourned the meeting at 4:20 p.m. CDT, for the NatureWalk Community Development District.



~~Secretary~~ Assistant Secretary



~~Chairman~~ Vice Chairman