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**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, May 8, 2014 at 3:43 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:

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

Also present were:

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

**FIRST ORDER OF BUSINESS      Call to Order**

Ms. Anderson called the meeting to order and read roll call.

**SECOND ORDER OF BUSINESS                      Audience Comments**

Ms. Anderson reminded the members of the audience that this is a Community Development District meeting and as such can only address District matters.

Audience comments were entertained regarding the status of the installation of the speed sign, the speed bump by the tot lot, construction traffic, and repairs to a stormwater drain. Mr. Slaven stated that he is aware of a couple of drainage issues that will be repaired shortly. It was stated that the construction access road was closed down for a period of time because it was too wet and the construction traffic signage is in the works.

A brief discussion ensued regarding the landscaping on the alley side of the fence on Lily Lane and the drainage issue in that area.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Meeting Held on  
April 10, 2014**

On a Motion by Mr. Morton, seconded by Mr. King, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on April 10, 2014 for NatureWalk Community Development District.

**FOURTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for March  
2014**

Ms. Anderson reviewed the expenses included in the March report. There were no questions put forward.

On a Motion by Mr. Morton, seconded by Mr. Slaven, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures March 2014 (\$14,215.01) for NatureWalk Community Development District.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Minutes of the Audit  
Committee Meeting Held on March 13,  
2014**

On a Motion by Mr. Csapo, seconded by Ms. Drake, with all in favor, the Board of Supervisors accepted the Minutes of the Audit Committee meeting held on March 13, 2014 for NatureWalk Community Development District.

**SIXTH ORDER OF BUSINESS**

**Further Discussion Regarding  
Installation of Speed Bumps**

A brief discussion ensued regarding the existing speed bumps and the option of adding a third one. A question was raised regarding the practicality of placing one just 50 feet away from another one. Mr. Morton stated that he would prefer that the Sheriff's office enforce the existing speed regulations. Mr. King stated that he does not believe an Interlocal Agreement will be needed. It was stated that the developer is in the process of posting additional speed signs, etc. and posting a no construction traffic sign at the entrance to the community. The developer stated that they have also spoken with the contractors regarding the situation. The Board asked that Mr. Slaven work with District Staff to set up a program with the Sheriff's office to issue tickets and set up radar signs in the community.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Audit Committee's  
Recommendation Regarding Auditing  
Services**

Ms. Anderson stated that the Audit Committee selected McDirmit Davis as the highest ranked firm and recommended that they be hired to complete the annual audits for fiscal years 2014, 2015, and 2016.

On a Motion by Mr. Morton, seconded by Mr. Slaven, with all in favor, the Board of Supervisors accepted the ranking of McDirmit Davis 100 points, Carr, Riggs, & Ingram with 91.6 points, and Grau & Associates 90.2 points and recommendation of the Audit Committee and authorized Staff to enter into an agreement with McDirmit Davis for auditing services for fiscal years 2014, 2015, & 2016 for NatureWalk Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Pending Repairs to  
the Third Bridge**

Ms. Anderson stated that the proposal for the third bridge repair has been approved and asked for an update on the status of beginning the work. Mr. Morton stated that the work has been placed on hold until development begins in Phase III. A brief discussion ensued on the topic and whether it was wise to hold off on this project as construction traffic will be using the bridge. Mr. Morton stated that the bridge is designed to handle the traffic. Mr. Slaven was asked to notify the vendor of the decision.

**NINTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2014/2015  
Proposed Budget**

Ms. Anderson distributed a revised version of the proposed budget for fiscal year 2014/2015, noting that the expenses have been lowered from the one previously distributed to the Board. She reviewed the budget process, explaining that the District is required to submit a proposed budget to the local governing agencies by June 15<sup>th</sup> of each year and set a public hearing to finalize the budget. She emphasized that the Board is being asked to approve a proposed budget at this time and the budget can be decreased prior to or during the public hearing. She explained that since the budget is anticipated to increase by \$8,100 for the next fiscal year, a letter will be sent out to property owners noticing them of the anticipated increase. Ms. Anderson recommended that the public hearing be set during the August 14, 2014 meeting.

Ms. Anderson reviewed the general fund budget totaling \$264,200 touching briefly on the line items where changes are being recommended. She then reviewed the debt service budget for each of the bond issuances and the assessment table, highlighting the proposed increases by product type. A brief discussion ensued regarding keeping the excess carry forward funds as a contingency for any unforeseen expenses that might occur and to ensure that funds are available to cover expenses between when the budget starts and funds start to arrive. It was also noted that the assessment mix will change with the anticipated re-plating of the District.

On a Motion by Mr. King, seconded by Mr. Slaven, with all in favor, the Board of Supervisors approved Resolution 2014-03, approving the Fiscal Year 2014/2015 proposed budget totaling \$1,317,687.55 (\$264,200 general fund and \$1,053,487.55 debt service) and setting the public hearing on August 14, 2014 at 3:30 p.m. (CST) at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, FL 32459 for NatureWalk Community Development District.

**TENTH ORDER OF BUSINESS**

**Announcement of Landowner's Election**

Ms. Anderson announced that the District is due for another Landowner's Meeting/Election in November and Staff is recommending November 13, 2014 at 3:30 p.m. at the Walton City Public Library. Mr. Eldred added that the meeting will be noticed in the local paper and noted that copies of the instructions, ballot, and proxy were included in the agenda book. He stated that District Counsel would be willing to assist with any proxy completions.

On a Motion by Mr. King, seconded by Mr. Slaven, with all in favor, the Board of Supervisors set the Landowner's Election for November 13, 2014 at 3:30 p.m. (CST) at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, FL 32459 for NatureWalk Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Eldred discussed the possibility of holding a CDD 101 workshop for the benefit of the residents, that would explain the basics of a CDD versus an HOA. The Board indicated that they would be in favor of such a program at a future date.
- B. District Engineer  
Not present.
- C. District Manager  
Ms. Anderson reminded the Board that the next meeting is scheduled for June 12, 2014.

Ms. Anderson stated that she has not received the 2012/2013 Financial Audit yet and would like authorization for the Chair or Vice Chair to accept it on the Board's behalf in order to meet the required June 30, 2014 filing date. She explained that she does anticipate that it would be available for the June meeting, but would like to leave the Board the option to cancel that meeting in the event the audit is the only reason to meet. It was stated that the Board would ratify the acceptance at the following meeting.

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**

**May 8, 2014 Minutes of Meeting**

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On a Motion by Mr. Morton, seconded by Mr. Slaven, with all in favor, the Board of Supervisors authorized the Chair or Vice Chair to accept the 2012/2013 Financial Audit on behalf of the Board pending thorough review by Staff and the Chair or Vice Chair for NatureWalk Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

There were no Supervisor comments put forward.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Slaven, seconded by Ms. Drake, with all in favor, the Board adjourned the meeting at 4:38 p.m. CDT, for the NatureWalk Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman