
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, August 14, 2014 at 3:42 p.m. (CDT)** 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.
Carl Eldred	District Counsel, Hopping Green & Sams, P.A. <i>(via speakerphone)</i>

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

Mr. King stated that based on the size of the agenda, he would like to limit audience comments during the scheduled time at the beginning of the meeting and should there be additional questions that are not addressed during the meeting he would be happy to meet informally with individuals after the meeting. Ms. Mackie explained that there is no requirement for the Board to respond to audience comments put forward at a meeting.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting Held on
May 8, 2014**

On a Motion by Mr. King, seconded by Mr. Slaven, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' meeting held on May 8, 2014 for NatureWalk Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for April,
May, and June 2014**

Ms. Anderson reviewed various invoices and the services they represented that were responsible for the higher than normal monthly expenditures in May and June.

On a Motion by Mr. Morton, seconded by Ms. Drake, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures April 2014 (\$13,780.98), May 2014 (\$41,430.10), and June 2014 (\$18,920.90) for NatureWalk Community Development District.

FIFTH ORDER OF BUSINESS

**Acceptance of Minutes of the Audit
Committee Meeting Held on May 8, 2014**

On a Motion by Mr. Slaven, seconded by Ms. Drake, with all in favor, the Board of Supervisors accepted the Minutes of the Audit Committee meeting held on May 8, 2014 for NatureWalk Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Series 2007 Construction
Requisitions #64-#68**

A brief discussion ensued regarding the improvements that were funded by the various requisitions. Ms. Anderson stated that the requisitions were approved by the Chairman and District Engineer prior to payment.

On a Motion by Mr. King, seconded by Mr. Slaven, with all in favor, the Board of Supervisors ratified the Series 2007 Construction Requisitions #64-#68 for NatureWalk Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2014/2015
Final Budget**

On a Motion by Mr. Slaven, seconded by Mr. Morton, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2014/2015 final budget for NatureWalk Community Development District.

Ms. Anderson stated that there were a few minor changes made to individual line items since the last time the budget was presented, but the total operational budget remained at \$264,200. A brief discussion ensued regarding the changes made, with Ms. Mackie confirming that legislation was recently past requiring Community Development Districts to establish websites to make information more readily available to the general public. She touched on some of the content that will be required to be posted on the website, explaining that while the law does not require the website to be in place until October 15, 2015, it makes sense to start the process before the deadline.

A brief discussion ensued regarding collection costs in response to a question from the audience; with Ms. Anderson explaining that these are to offset the fees charged by the County for collecting and disseminating the funds back to the District and are added to the budget total to ensure that the District receives the funds it needs to meet the budgeted expenses.

Ms. Anderson stated that Resolution 2014-04 formally approves the annual appropriations and includes the debt service budget totaling \$1,019,010.71. Ms. Mackie stated that the form of the resolution is the same as what the Board has seen in prior years.

On a Motion by Mr. Slaven, seconded by Mr. King, with all in favor, the Board of Supervisors approved Resolution 2014-04, Approving the Annual Appropriations in the amount of \$1,283,210.71 (\$264,200 – General Fund and \$1,019,010.71 – Debt Service) for Fiscal Year 2014/2105 for NatureWalk Community Development District.

Ms. Anderson reviewed the assessment levels by product type.

On a Motion by Mr. King, seconded by Mr. Slaven, with all in favor, the Board of Supervisors approved Resolution 2014-05, Levying Non-ad Valorem Assessments to fund the Fiscal Year 2014/2015 budget for NatureWalk Community Development District.

On a Motion by Ms. Drake, seconded by Mr. Slaven, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2014/2015 final budget for NatureWalk Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Certain Phase II
Infrastructure**

Ms. Anderson stated that after conferring with the Developer, it was deemed that the contract actually relates to Phase I improvements and not Phase II, as stated in the agenda. Ms. Mackie explained that since the contract relates to the Phase I, project funding would be covered under the Phase I Funding Agreement with Kolter Homes. A brief discussion ensued regarding the work being considered, the costs of the project, and the location of the improvements. Ms. Mackie stated that the form and function of the agreement with GreenEarth is the same as other agreements with them.

On a Motion by Mr. Morton, seconded by Mr. Slaven, with all in favor, the Board of Supervisors approved the contract in substantial form with GreenEarth totaling \$57,054 for the capital improvements south of the center pond on Flatwood, Forest Loop for NatureWalk Community Development District.

Mr. Morton presented cost information on the installation of streetlight poles and fixtures, recommending that pricing be obtained to install the lights as work is completed in the area rather than all at once. He stated that he was able to obtain pricing for fixtures to match the existing ones in the community and located several poles that had been placed in storage.

Ms. Mackie noted that the total proposal is less than what would require going out to bid and therefore there would be no issue with purchasing the lights as needed.

On a Motion by Mr. Morton, seconded by Mr. Slaven, with all in favor, the Board of Supervisors authorized Staff to purchase lights pursuant to the proposal submitted by Municipal Lighting Systems, Inc. and to negotiate pricing for the installation on an as needed basis for NatureWalk Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Funding Agreement for
Phase II Improvements**

Ms. Mackie stated that this item is not needed at this time and would come back to the Board when appropriate.

TENTH ORDER OF BUSINESS

Ratification of Third Replat

Mr. Morton provided a brief overview of the changes made within the third replat, noting that the end result was a gain of 9 new lots. Ms. Mackie explained that the property dedicated back to Kolter as part of the process to accomplish the replat will be going back to the District.

On a Motion by Mr. King, seconded by Mr. Morton, with all in favor, the Board of Supervisors approved the revised Third Replat of NatureWalk at Seagrove and authorized the Chairman or Vice Chairman to execute the documents, once finalized, for NatureWalk Community Development District.

ELEVENTH ORDER OF BUSINESS

**Ratification of Fiscal Year 2012/2013
Financial Audit**

Ms. Anderson reminded the Board that at the last meeting authorization was granted for Staff to submit the audit to the mandatory governmental entities upon the review of the Chairman and District Counsel. She stated that both parties reviewed the audit and it was submitted before the required deadline.

On a Motion by Mr. Morton, seconded by Mr. King, with all in favor, the Board of Supervisors ratified the Chairman's acceptance and filing of the Fiscal Year 2012/2013 Financial Audit for NatureWalk Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Audit Services
Engagement Letter (McDirmit Davis)**

Ms. Anderson reviewed the pricing for the audits over the next three years (\$3,500 for 2013/2014, \$3,600 for 2014/2015, and \$3,700 for 2015/2016), noting that it is consistent with the proposal approved by the Board. It was stated that language was included to ensure that the audits are received in sufficient time for the Board to review before the June deadline for submission to the Auditor General.

On a Motion by Mr. Slaven, seconded by Mr. King, with all in favor, the Board of Supervisors approved the Engagement Letter from McDirmit Davis for auditing services for fiscal years 2013/2014, 2014/2015, and 2015/2016 for NatureWalk Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-06,
Setting the Meeting Schedule for Fiscal
Year 2014/2015**

A brief discussion was held regarding whether there was any interest in changing the meeting schedule used in prior years. Hearing none, Ms. Anderson read the proposed meeting dates into the record.

On a Motion by Mr. King, seconded by Mr. Slaven, with all in favor, the Board of Supervisors approved Resolution 2014-06, setting the meeting schedule for fiscal year 2014/2015 as the second Thursday of each month at 3:30 p.m. (CT) at the Walton County Coastal Branch Library, located at 437 Greenway Trail, Santa Rosa Beach, FL 32459 for NatureWalk Community Development District.

FOURTEENTH ORDER OF BUSINESS

Discussion Regarding Traffic Calming Efforts

Mr. King reported on his efforts to address community concerns regarding speeding issues and resident safety, which have included conversations with County Law Enforcement, builders, and construction firms, construction of a specific road designated for construction traffic, and research on various traffic calming devices. He explained that while law enforcement is willing to issue warnings for speeding in the community it will not issue tickets without a formal Interlocal Agreement with the District and the installation of approved FDOT street signage and speed limits. He noted that the County's speed detection radar signs are not available for community use and he is looking into alternative signs. He noted that experts have told him that there is no single solution and it is going to take a combination of steps to resolve the issues, such as the installation of crosswalk signage, radar signs, speed bumps, education, and law enforcement.

Mr. King stated that he is not prepared to have the Board take any actions at this point as he is looking for further input from District Counsel and possibly a traffic planning engineer. A brief discussion ensued on the topic.

FIFTEENTH ORDER OF BUSINESS

Ratification of License Agreement for Signs

Ms. Mackie stated that the agreement has been executed and relates to the placement of signage on District property by Kolter Homes relative to construction traffic information.

<p>On a Motion by Mr. King, seconded by Mr. Slaven, with all in favor, the Board of Supervisors ratified the License Agreement with Kolter Homes for the installation of traffic signs on District property for NatureWalk Community Development District.</p>
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SIXTEENTH ORDER OF BUSINESS

Consideration of Fitness Stations along District Pathways and Trails

A brief discussion ensued regarding a proposal that has been put forward by Kolter Homes to install up to five fitness stations along the District pathways and trails. It was stated that Kolter is proposing to purchase and install the fitness stations and is looking for confirmation that the equipment would be maintained by the District going forward. Ms. Mackie stated that she would like to confirm that the District has recreational powers as part of its establishment order before any formal action is taken. If the District has recreational powers, the stations could be transferred to the District via a Bill of Sale for maintenance purposes. She recommended that, should the decision to move forward with the project be made, a license agreement be put into place during the construction phase for liability reasons.

On a Motion by Mr. King, seconded by Mr. Slaven, with all in favor, the Board of Supervisors authorized District Counsel to prepare the required license agreement for the construction phase of the project should Kolter Homes decide to proceed with the installation of the fitness stations for NatureWalk Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Discussion Regarding Board Supervisor Compensation for Attendance at District Board Meetings

A brief discussion ensued regarding the ability of Board Supervisors to be compensated for attending District Board meetings. Mr. Slaven and Ms. Drake indicated that they would like to receive compensation going forward and Mr. King stated that Senior Management from Kolter Homes would waive compensation.

EIGHTEENTH ORDER OF BUSINESS

Presentation of Enhanced Additional Community Parking Plan

Mr. King presented revised maps for the proposed parking plan as prepared by Mr. Morton to provide additional parking without impacting existing irrigation and landscaping. A discussion ensued regarding the fact that the parking pads will be placed on property owned by the District and that the plan is consistent with the original development plan and design of the community. It was noted that there are a few existing parking pads that will be removed because it has been determined that the District does not own the underlying fee title where they are located. Ms. Mackie sought and received confirmation that the value of any changes made to the property would be equal to or greater than the value of any demolition of improvements funded with bond proceeds.

On a Motion by Mr. Morton, seconded by Mr. Slaven, with all in favor, the Board of Supervisors authorized Staff to proceed with finalizing the design plan for the Community Parking Plan pursuant to final infrastructure determinations and placement in the most logical locations based on the proposed plan for NatureWalk Community Development District.

NINTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Mackie stated that it was not noted during the public hearing that the required advertisement and notices regarding a proposed increase were completed according to Florida Statutes and wanted to ensure that this information was stated on the record. Ms. Anderson confirmed that the legal requirements had been met.
- B. District Engineer
Not present.

C. District Manager

Ms. Anderson stated that she will be receiving a couple of different quotes for the District's insurance needs and may not have the proposals prior to the September meeting. She asked that the Board authorize a point person to work with her on this matter, since the policies will go into affect on October 1, 2014. The proposal would be brought back for ratification at the next meeting.

On a Motion by Ms. Drake, seconded by Mr. Slaven, with all in favor, the Board of Supervisors authorized Mr. King to work with District Management on the selection of insurance coverage for NatureWalk Community Development District.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Mackie recommended that audience comments be heard before the meeting is closed to avoid any Sunshine Law violations. The Board and members of the audience concurred.

Mr. Morton stated that he has tendered his resignation from the Board of Supervisors based on the desire to appoint another local Supervisor to assist with obtaining quorums for future Board meetings.

On a Motion by Mr. King, seconded by Mr. Slaven, with all in favor, the Board of Supervisors accepted the resignation of Scott Morton as Board Supervisor (Seat 1) for NatureWalk Community Development District.

On a Motion by Mr. King, seconded by Ms. Drake, with all in favor, the Board of Supervisors appointed Crystal Grimes as Board Supervisor (seat 1) for NatureWalk Community Development District.

Ms. Anderson administered the oath of office to Ms. Grimes and Ms. Grimes swore and affirmed to the oath as read.

(Mr. Morton left the meeting.)

The Board and Staff responded to audience comments regarding trade traffic and safety concerns, housing plans, the nature trail, parking plans, green space, the fiscal year 2014/2015 budget, collection of assessments on the tax roll, security, the ownership of Tract L, the Forbearance Agreement, the status of the construction trailer, lighting at the entrance, etc. in so far as they relate to District matters. It was stated that Developer and HOA matters would be addressed outside of the District meeting.

(Mr. Slaven left the meeting at 5:50)

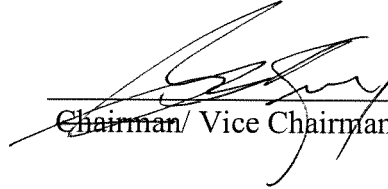
TWENTY FIRST ORDER OF BUSINESS

Adjournment

On a Motion by Mr. King, seconded by Ms. Drake, with all in favor, the Board adjourned the meeting at 6:10 p.m. CDT, for the NatureWalk Community Development District.



Secretary/ Assistant Secretary



Chairman/ Vice Chairman