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**MINUTES OF MEETING
WILDCAT PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

6 The Organizational Meeting of the Board of Supervisors of the Wildcat Preserve Community
7 Development District was held on June 4, 2015 at 2:00 p.m. at Medallion Homes located at 1651
8 Whitfield Avenue Sarasota Florida

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FIRST ORDER OF BUSINESS - Roll Call

11 Mr. Cohen called the meeting to order.

12 Present were:

13 Peter Logan	Board Supervisor, Chairman
14 Connor Chambers	Board Supervisor, Vice Chairman
15 Charles Tokarz	Board Supervisor, Assistant Secretary
16 Margo Holeman	Board Supervisor, Assistant Secretary
17 Todd Walters	Board Supervisor, Assistant Secretary

18 Also present were:

19 Bruce St. Denis	District Manager, DPFG
20 Andy Cohen	District Counsel, Persson & Cohen, P.A

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**SECOND ORDER OF BUSINESS- Consideration of Resolution 2015-1 Canvassing and
Certifying the Results of the Landowners Election**

23 Mr. St. Denis presented the Results of the Landowners Election is as follows;
24 Peter Logan received a total of 20 votes;

25 Connor Chambers received a total of 20 votes;

26 Charles Tokarz received a total of 20 votes;

27 Margo Holeman received a total of 10 votes; and

28 Todd Walters received a total of 10 votes.

29 He stated the top three with 20 votes will serve a four year term and the others who
30 received 10 votes will serve a two year term.

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32 On MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board
33 adopted Resolution 2015-1, Canvassing & Certifying Results of Landowner's Election.

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THIRD ORDER OF BUSINESS-Oath of Office for New Board Members

36 Mr. St. Denis, being a Notary Public of the State of Florida, administered the Oath of Office to
37 the new Board, a copy of which is attached to the permanent Records of Proceedings. He stated he
38 received them and will finalize them.

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**FOURTH ORDER OF BUSINESS-Organization of District's Officers and Consideration of
Related Resolutions**

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A. Consideration of Resolution 2015-2 Election of Officers

43 Mr. Cohen presented Resolution 2015-2 Election of Officers is as follows:

Chairman

Peter Logan was nominated as Chairman.

On a MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board appointed Peter Logan to serve as Board Supervisor, Chairman for Wildcat Preserve Community Development District.

Vice Chairman

Connor Chambers was nominated as Vice Chairman.

On a MOTION by Mr. Tokarz, SECONDED by Ms. Holeman, WITH ALL IN FAVOR, the Board appointed Connor Chambers to serve as Board Supervisor, Vice Chairman for the Wildcat Preserve Community Development District.

Secretary

Assistant Secretaries

On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board adopted **Resolution 2015-2 Election of Officers**, appointing the Officers of the District as follows: Peter Logan to serve as Chairman, Connor Chambers to serve as Vice Chairman, and Charles Tokarz, Margo Holeman, Todd Walters to serve as Assistant Secretaries; District staffing as follows: Patricia Comings-Thibault as Treasurer, Bruce St. Denis and Maik Aagaard as Assistant Treasurers; Bruce St. Denis as District Secretary and Carolyn Stewart, as Assistant Secretaries for the Wildcat Preserve Community Development District.

B. Overview of District Responsibilities

- **Public Officials Code of Ethics**
- **Sunshine Law**
- **Form 1F- Final Statements of Financial Interests**

Mr. Cohen and Mr. St. Denis presented the Overview of District Responsibilities.

Mr. St. Denis provided an overview of the Sunshine and Public Records law requirements for the benefit of the new Supervisor(s). He advised the Board if they have any comments or questions to contact his District office or the attorney.

Mr. Cohen advised the new supervisors that they will needed an information packet, a Form 1F- Final Statement of Financial Interest and the Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees and the form needs to be filed with the Supervisor of Election Office in the County in which you reside.

C. Compensation of Board Members

Mr. Cohen advised all of the Board members that they was entitled to compensation of up to \$200 per meeting and asked whether they would like to receive or waive compensation.

All Board Supervisors waived compensation.

Retention of District Staff and Associated Agreements

- A. Consideration of Resolution 2015-3 Contract for District Management and Financing Advisory Services with Development Planning and Financing Group Inc.**

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3 On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board
4 adopted **Resolution 2015-3** contract for District management and Financing Advisory Services with
5 Development Planning and Financing Group Inc. for the Wildcat Preserve Community Development
6 District.

7
8 **B. Consideration of Resolution 2015-4 Designating**
9 **Carolyn Stewart as the District's Records Officer and**
10 **Records management Liaison Officer and Assistant Secretary**
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12 On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board
13 adopted **Resolution 2015-4** designating Carolyn Stewart as the District's Records Officer and Records
14 management Liaison Officer and Assistant Secretary for the Wildcat Preserve Community Development
15 District.

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17 **C. Consideration of Resolution 2015-5 Authorizing**
18 **Execution of Public Depositor Report**
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20 On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board
21 adopted **Resolution 2015-5** authorizing execution of Public Depositor Report for the Wildcat Preserve
22 Community Development District.

23
24 **D. Consideration of Resolution 2015-6 Appointing District Counsel**
25 **And Resolution 2015-6**
26

27 On a MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board
28 adopted **Resolution 2015-6** appointing District Counsel for the Wildcat Preserve Community
29 Development District.

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31 **E. Consideration of Resolution 2015-7 Appointing**
32 **A Registered Agent and Registered Office**
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34 On a MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board
35 adopted **Resolution 2015-7** appointing Persson and Cohen as the Registered Agent and Registered Office
36 for the Wildcat Preserve Community Development District.

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38 **F. Consideration of Engagement Letter with Bond Counsel**

39 **G. Consideration of Agreement with an Investment Banker**

40 Items F., and G., was tabled to the next meeting.

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42 **H. Consideration of Engagement Letter with Interim Engineer**
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44 On a MOTION by Ms. Holeman, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board
45 authorized the Chairman to negotiate and execute Engagement Letter with Interim Engineer subject to the
46 ratification of the Board for the Wildcat Preserve Community Development District.

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48 **I. Request Authorization to issue RFP for Engineering Services**

49 Item I. was tabled to the next meeting.
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51 **FIFTH ORDER OF BUSINESS-Designation of Meeting, Hearing Dates and Associated Documents**

1 **A. Designation of Regular Monthly Meeting Date, Time and Location**

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3 On a MOTION by Ms. Holeman, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board
4 approved the regular monthly meeting on the first Wednesday of each month 2:00 p.m. at 1651 Whitfield
5 Ave, Sarasota, Florida for the Wildcat Preserve Community Development District.

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7 **B. Consideration of Interim Budget, Resolution 2015-8**
8 **Designation of Public Hearing on Proposed Budget**

9 Mr. Cohen presented the consideration of Interim Budget, **Resolution 2015-8** Designation of
10 Public Hearing on Proposed Budget.

11 Mr. St. Denis advised the Board that the Administrated Budget is \$39,000 and to select a meeting
12 date.

13 Discussion ensued.

14 On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board
15 adopted the Interim Budget and **Resolution 2015-8** as amended, Designation of Public Hearing on
16 Proposed Budget on September 2, 2015 2:00 p.m. 1651 Whitfield Ave, Sarasota, Florida at for the
17 Wildcat Preserve Community Development District.

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19 **C. Consideration of Developer Funding Agreement**

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21 On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board
22 authorized Chairman to work with the Developer and District Counsel to execute the Fund Agreement
23 subject to the ratification of the Board of Supervisors for the Wildcat Preserve Community Development
24 District.

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26 **D. Designation of Date of Public Hearing Expressing the**
27 **District's Intent to Utilize the Uniform method of**
28 **Levying, Collecting and Enforcing Non-Ad-Valorem Assessments**

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30 On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board
31 approved Date of Public Hearing Expressing the District's Intent to Utilize the Uniform method of
32 Levying, Collecting and Enforcing Non-Ad-Valorem Assessments as amended on September 2, 2015
33 2:00 p.m. 1651 Whitfield Ave, Sarasota, Florida for the Wildcat Preserve Community Development
34 District.

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36 **SIXTH ORDER OF BUSINESS- Other Organizational Matters**

37 **A. Selection of District Depository**

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39 On a MOTION by Mr. Tokarz, SECONDED by Ms. Holeman, WITH ALL IN FAVOR, the Board
40 approved Bank United as District Depository for the Wildcat Preserve Community Development District.

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42 **B. Approval of Recorded Notice of Establishment**

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44 On a MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board
45 ratified the Recorded Notice of Establishment for the Wildcat Preserve Community Development District.

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C. Selection of District Records Office within the County

On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board approved the District Records Office at 1651 Whitfield Ave, Sarasota, Florida within Manatee County at for the Wildcat Preserve Community Development District.

D. Consideration of Resolution 2015-9 Relating to Defense of Board Members

On a MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board adopted **Resolution 2015-9**, relating to Defense of Board Members for the Wildcat Preserve Community Development District.

E. Consideration of Resolution 2015-10 Adopting Investment Guidelines

On a MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board adopted **Resolution 2015-10** adopting Investment Guidelines for the Wildcat Preserve Community Development District.

F. Authorization of Chairman or Vice Chairman to Handle Administrative Issues between Meetings as Necessary with Ratification of Actions at the Next Board Meeting

On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board authorized the Chairman or Vice Chairman to handle administrative issues between meetings as necessary with ratification of actions at the next Board meeting for the Wildcat Preserve Community Development District.

G. Authorization to Obtain General Liability and Public Officers Insurance

On a MOTION by Mr. Tokarz, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board authorized the Board of Supervisors obtain General Liability and Public Officers Insurance for the Wildcat Preserve Community Development District.

H. Approval of the Florida Statewide Mutual Aid Agreement
Item H. was tabled to next meeting.

I. Consideration of the Rules of Procedure and Setting the Public Hearing to Adopt the Rules of Procedure

There was discussion for the Consideration of the Rules of Procedure and Setting the Public Hearing to Adopt the Rules of Procedure.

After discussion the Board agreed to meet on September 2, 2015

On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board approved the Rules of Procedure and Setting the Public Hearing to Adopt the Rules of Procedure on September 2, 2015 2:00 p.m. at 1651 Whitfield Ave, Sarasota, Florida for the Wildcat Preserve Community Development District.

1 **SEVENTH ORDER OF BUSINESS- Other Business**

2 There being none next item followed.

3 **EIGHTH ORDER OF BUSINESS – Adjournment**

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5 On a MOTION by Mr. Holeman, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board
6 adjourned the meeting for the Wildcat Preserve Community Development District.

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

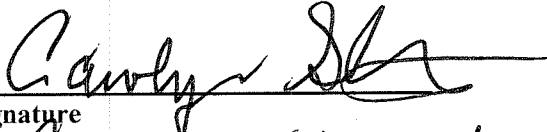
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13 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
14 meeting held on _____.

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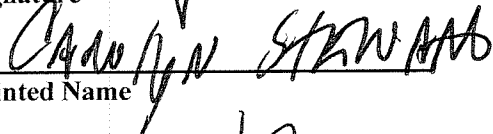
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18 Signature

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21 Printed Name



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23 Title: Secretary Assistant Secretary

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Signature

Printed Name

Title: Chairman Vice Chairman