

1 **MINUTES OF ORGANIZATIONAL MEETING**  
2 **MIRADA**  
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Mirada Community Development  
5 District was held on Monday, May 16, 2016 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway,  
6 Lutz, Florida.

7 **FIRST ORDER OF BUSINESS - Roll Call**

8 Ms. Ramnarine called the meeting to order.

9 Present and constituting a quorum were:

10 Mike Lawson	Board Supervisor, Chairman
11 Lori Price	Board Supervisor, Assistant Secretary
12 Ted Sanders	Board Supervisor, Assistant Secretary

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14 Also present were:

15 Nandra Ramnarine	District Manager
16 Vivek Babbar	District Counsel (via telephone)
17 Tonja Stewart	Stantec Engineering (via telephone/joined in progress)

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19 **SECOND ORDER OF BUSINESS – Public Comment Period**

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21 There being none, next item followed.

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23 **THIRD ORDER OF BUSINESS – Oath of Office for Supervisors**

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25 Ms. Ramnarine stated that the Supervisors had previously taken their oaths and they are now part  
26 of the public record.  
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28 **FOURTH ORDER OF BUSINESS – Review of Chapter 190, Florida Statutes**

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30 Mr. Babbar gave an overview of Chapter 190, Florida Statutes and asked for comments or  
31 questions.  
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34 **FIFTH ORDER OF BUSINESS – Review of Guide to Sunshine Amendment and Code of Ethics for**  
35 **Public Officers and Employees**

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37 Ms. Ramnarine stated that since the Supervisors were familiar with the Sunshine Amendment and  
38 Code of Ethics for Public Officers and Employees, they would move on to the next item.  
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41 **SIXTH ORDER OF BUSINESS – Administrative Resolutions**

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43 **A. Resolution 2016-1 – Designating Officers: Chairman, Vice Chairman, Treasurer,**  
44 **Assistant Treasurer and Assistant Secretary**

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46 Ms. Ramnarine presented Resolution 2016-1 Designating Officers: Chairman, Vice Chairman,

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Treasurer and Assistant Secretary and asked for nominations.

On a MOTION by Ms. Price, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board nominated Mr. Mike Lawson as Chairman of the Board of Supervisors for the Mirada Community Development District.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board nominated Mr. Doug Draper as Vice Chairman of the Board of Supervisors for the Mirada Community Development District.

Ms. Ramnarine stated that Mr. Draper was not in attendance and would take the Oath of Office at a separate time.

On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board nominated Mr. Ted Sanders and Ms. Lori Price as Assistant Secretaries for the Mirada Community Development District.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted Resolution **2016-1** Designating Officers: Chairman, Vice Chairman, Treasurer, Assistant Treasurer and Assistant Secretary for the Mirada Community Development District.

**B. Resolution 2016-2 Appoint District Manager**

1. District Management Agreement
2. Special Authorization No. 1

On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board adopted Resolution **2016-2** Appoint District Manager and appointed the Development, Planning and Financing Group (DPFG) for the Mirada Community Development District.

**C. Resolution 2016-3 – Appoint Secretary**

On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board adopted Resolution **2016-3** Appoint Secretary and appointed Ms. Nandra Ramnarine as Secretary for the Mirada Community Development District.

**D. Resolution 2016-4 – Appoint District Counsel**

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted Resolution **2016-4** Appoint District Counsel and appointed Straley & Robin as District Counsel for the Mirada Community Development District.

**E. Resolution 2016-5 – Designate Registered Agent and Registered Office**

95 On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board  
96 adopted Resolution **2016-5** Designate Registered Agent and Registered Office and designated Mark  
97 Straley as Registered Agent, and Straley & Robin as Registered Office for the Mirada Community  
98 Development District.

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100 **F. Resolution 2016-6 – Designate Local District Records Office**

102 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
103 Resolution **2016-6** Designate Local District Records Office and designated the Pasco County Clerk's  
104 Office in New Port Richey, Florida for the Mirada Community Development District.

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106 **G. Resolution 2016-7 – Designate Public Comment Period**

108 On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board  
109 adopted Resolution **2016-7** Designate Public Comment Period for the Mirada Community Development  
110 District.

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112 **SEVENTH ORDER OF BUSINESS – Organizational Resolutions**

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114 **A. Resolution 2016-8 – Consideration of Travel Reimbursement Policy**

116 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
117 Resolution **2016-8** Travel Reimbursement Policy for the Mirada Community Development District.

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119 **B. Resolution 2016-9 – Consideration of Resolution Setting Forth District Policy for**  
120 **Legal Defense of Board Members and Officer**

122 On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board  
123 adopted Resolution **2016-9** Setting Forth District Policy for Legal Defense of Board Members and Officer  
124 for the Mirada Community Development District.

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126 **C. Resolution 2016-10 – Authorizing the Filing of Notice of Establishment**

128 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
129 Resolution **2016-10** Filing of Notice of Establishment for the Mirada Community Development District.

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131 **D. Consideration of Retention of Interim Engineer**

133 On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board  
134 approved Tonja Stewart of Stantec as Interim Engineer for the Mirada Community Development District.

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136 **E. Authorize RFQ for District Engineer**

138 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board  
139 authorized the RFQ for District Engineer for the Mirada Community Development District.

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141 **EIGHTH ORDER OF BUSINESS - DESIGNATION OF MEETING AND HEARING DATES**  
142 **RESOLUTIONS**  
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144           **A.       Consideration of Establishment of Audit Committee**  
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146           On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board  
147           approved the Establishment of an Audit Committee and that the Committee Members be the Board of  
148           Supervisors for the Mirada Community Development District.

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150           **B.       Designate Regular Meeting Dates, Times and Location**  
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152           On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved  
153           the Regular Meeting Dates, Times and Location as the Residence Inn, 2101 Northpoint Parkway, Lutz,  
154           Florida at 9:00 a.m. The dates will be established at the June 2016 Board Meeting for the Mirada  
155           Community Development District.

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157           **C.       Resolution 2016-11 – Consideration of Proposed Budget for FY 2016 for Submission**  
158           **to County and City, and Set Date, Time and Place for Public Hearing**  
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160           On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board  
161           adopted Resolution **2016-11** Consideration of Proposed Budget for FY 2016 for Submission to County  
162           and City, and Set Date, Time and Place for Public Hearing for July 5, 2016 at 9:00 a.m. at the Residence  
163           Inn, 2101 Northpoint Parkway, Lutz, Florida for the Mirada Community Development District.

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165           **1.       Consideration of FY 2015-2016 Funding Agreement**  
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167           On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board  
168           approved the FY 2015-2016 Funding Agreement subject to refinements, and to be executed and ratified  
169           by the Board at a future meeting for the Mirada Community Development District.

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171           **D.       Resolution 2016-12 – Consideration of Proposed Budget for FY 2017 for submission**  
172           **to County and City, and Set Date, Time and Place for Public Hearing**  
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174           On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
175           Resolution **2016-12** Consideration of Proposed Budget for FY 2017 for Submission to County and City,  
176           and Set Date, Time and Place for Public Hearing for August 2, 2016 at 9:00 a.m. at the Residence Inn,  
177           2101 Northpoint Parkway, Lutz, Florida for the Mirada Community Development District.

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179           **1.       Consideration of 2016-2017 FY Funding Agreement**  
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181           On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board  
182           approved the FY 2016-2017 Funding Agreement subject to refinements, and to be executed and ratified  
183           by the Board at a future meeting for the Mirada Community Development District.

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185           **E.       Resolution 2016-13 – Set Date, Time and Place and Authorize Publication of Notice**  
186           **of Public Hearing on Rules of Procedure**  
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188           **1.       Rules of Procedure**  
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190           On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
191           Resolution **2016-13** Set Date, Time and Place and Authorize Publication of Notice of Public Hearing on

192 Rules of Procedure for July 5, 2016 at 9:00 a.m. at the Residence Inn, 2101 Northpoint Parkway, Lutz,  
193 Florida for the Mirada Community Development District.

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**F. Resolution 2016-14 – Set Date, Time, Place and Location and Authorize Publication of Notice of Public Hearing on Uniform Method of Collection**

198 On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board  
199 adopted Resolution **2016-14** Set Date, Time, Place and Location, and Authorize Publication of Notice of  
200 Public Hearing on Uniform Method of Collection for July 5, 2016 at 9:00 a.m. at the Residence Inn, 2101  
201 Northpointe Parkway, Lutz, Florida for the Mirada Community Development District.

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**G. Resolution 2016-15 – Set Date, Time, Place and Location, and Authorize Publication and Notice of Landowners Meeting**

206 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
207 Resolution **2016-15** Set Date, Time, Place and Location, and Authorize Publication and Notice of  
208 Landowners Meeting for July 5, 2016 at 9:00 a.m. at the Residence Inn, 2101 Northpointe Parkway, Lutz,  
209 Florida the Mirada Community Development District.

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**NINTH ORDER OF BUSINESS – Resolutions Related to Banking**

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**A. Resolution 2016-16 – Select District Depository**

215 On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board  
216 adopted Resolution **2016-16** Select District Depository as Bank United for the Mirada Community  
217 Development District.

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**B. Resolution 2016-17 – Authorize Bank Account Signatories**

221 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted  
222 **Resolution 2016-17** Authorize Bank Account Signatories to be the Secretary, the Treasurer and the  
223 Assistant Treasurer for the Mirada Community Development District.

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**C. Resolution 2016-18 – Approve Disbursement for Expenses**

227 On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board  
228 adopted Resolution **2016-18** Approve Disbursement for Expenses for the Mirada Community  
229 Development District.

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**TENTH ORDER OF BUSINESS – Consideration of Bond Issuance Matters**

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**A. Appointment of Financing Team**

**1. Consideration of Appointing Bond Counsel**

237 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board  
238 appointed Nabors, Giblin & Nickerson, P. A. as Bond Counsel for the Mirada Community Development  
239 District.

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**2. Consideration of Appointing Services for Underwriting and G-17 Disclosure**

*This item was deferred to the next meeting.*

**3. Consideration of Appointing Trustee**

*This item was deferred to the next meeting.*

**B. Consideration of Resolution 2016-19 – Authorizing the Issuance of Bonds, Approving the Form of Indenture and Authorizing Commencement of Validation Proceedings**

On a MOTION by Mr. Lawson, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board adopted Resolution **2016-19** Authorizing the Issuance of Bonds, Approving the Form of Indenture and Authorizing Commencement of Validation Proceedings for the Mirada Community Development District.

**ELEVENTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS – Adjournment**

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned the meeting for the Mirada Community Development District.

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

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on August 2, 2016.**



Signature

Paul A. Cushman

Printed Name

Title:  Secretary     Assistant Secretary



Signature

MICHAEL S. LAWSON

Printed Name

Title:  Chairman     Vice Chairman