

MINUTES OF MEETING  
FALCON TRACE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Falcon Trace Community Development District was held on Wednesday, January 16, 2019 at 6:00 p.m. at the Big Hawk Lake Recreational Center, 13600 Hawk Lake Drive, Orlando, Florida 32837.

Present and constituting a quorum were:

Sara Hurst	Chairperson
Carole Miller	Vice Chairperson
Kathy Stark	Assistant Secretary
Sue Marchesi Baron	Assistant Secretary
Perry Shaikh	Assistant Secretary

Also present were:

Jason Showe	District Manager
Michelle Rigoni	District Counsel by telephone
William Viasalyers	Field Operations
David Tuel	Head Pool Attendant

*The following is a summary of the minutes and actions taken at the January 16, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Joseph Palakal, 1877 Derby Glen Drive asked can I have a work truck parked in the driveway?

Mr. Showe stated that would be an HOA question, the only thing the CDD takes care of here is this recreation area and the lake over here. Any questions related to personal property would have to go to the HOA. Their meetings are posted outside near the pool.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath of Office to Newly Elected Supervisors**

Mr. Showe stated prior to the meeting I did administer the Oath of Office to Mr. Shaikh in my office and went over the Sunshine Law and Public Records Law with Mr. Shaikh at that time.

Ms. Rigoni stated a Supervisor’s notebook was sent containing the same information and District related information.

*Mr. Showe, being a notary public of the State of Florida administered the Oath of Office to Ms. Hurst.*

**B. Consideration of Resolution 2019-01 Electing Officers**

On MOTION by Ms. Hurst seconded by Ms. Miller with all in favor Resolution 2019-01 was approved reflecting the following officers: Ms. Hurst Chairperson, Ms. Miller Vice Chairperson, George Flint Secretary, Ms. Baron, Ms. Stark, Mr. Shaikh, Mr. Showe Assistant Secretaries and Ariel Lovera Treasurer.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the August 15, 2018 Meeting**

On MOTION by Ms. Stark seconded by Ms. Miller with all in favor the minutes of the August 15, 2018 meeting were approved, as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-02 Approval of State Board of Administration Investment Account**

Mr. Showe stated we provided a resolution to authorize staff to establish an account with the State Board of Administration to invest our excess funds.

On MOTION by Ms. Stark seconded by Ms. Hurst with all in favor Resolution 2019-02, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser**

Mr. Showe stated the next item is an agreement with the Orange County Property Appraiser to enable us to place our assessments on the tax roll. The fee went down a little bit this year.

On MOTION by Ms. Stark seconded by Mr. Shaikh with all in favor the Non-ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser was approved.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Agreement with Grau & Associates, Inc. to Provide Auditing Services for Fiscal Year 2018**

Mr. Showe stated next is ratification of the agreement with Grau & Associates to perform the Fiscal Year 2018 Audit. In order to get them started on the Audit I have already signed the agreement.

On MOTION by Ms. Hurst seconded by Ms. Miller with all in favor the engagement letter with Grau & Associates to perform the Fiscal Year 2018 Audit, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni stated I have an update on a request to the County to release a Public Access and Utility Easement over the sidewalk leading into Orange Avenue. I will follow-up on that to see if they have received any response from the City Planner. I am still pursuing it and I will report back as I hear more about that.

**B. Manager**

**i. Approval of Check Register**

Mr. Showe presented the check register from October 5, 2018 to January 7, 2019 in the amount of \$162,246.74.

On MOTION by Ms. Stark seconded by Ms. Baron with all in favor the check registers were approved.

**ii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package.

**iii. Presentation of Series 2007 Rebate Calculation Arbitrage Report**

Mr. Showe presented the Series 2007 Rebate Calculation Arbitrage Report. This is a report that is required to be presented annually to make sure that we have not made more interest on the bond funds than we are legally allowed to, pursuant to our bond covenants. Based on this report we are in compliance, and there is no action needed by the Board.

**iv. Field Manager's Report**

Mr. Viasalyers gave an overview of the Field Manager's report.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

A resident asked is there a plan to have a community vote as to whether or not they want to continue paying for this facility? We have an HOA and a CDD and it has expenses, management fees, lawyers, etc. A lot of people don't use this facility. I have looked at the budget and see the expenses and wonder what the cost benefit is because we are paying a fair amount of money to maintain this place?

Mr. Showe stated the last payment on the debt service is May 1, 2020. That amount is \$488.96 and you will be left with the operations and maintenance, which right now is about \$420. The only decisions made by the CDD are made by elected officials just like the City or County. This Board could decide to close the whole thing up but a CDD can only give property to another governmental entity, they could not transfer it to the HOA. You have to look at the City or County if they would take this property over and maintain it to a level that you think benefits your property.

A resident stated if I have concerns I can voice them to you and we can decide if it is best for everybody to say if they want to continue with the status quo.

Ms. Hurst stated if that were the case, we would have a special meeting so that people who utilize the facility are aware so they can come and voice their opinions.

Ms. Miller stated a lot of residents let their dogs run loose in the dry retention pond and use it as a soccer field and softball and I think we need to put signs up because it could be a liability.

Mr. Showe stated we can put up some no trespassing signs.

Mr. Shaikh stated there is no community in the area that has the facilities like we do and people don't know about it. I'm requesting that we bring it to the attention of property owners that this is yours. Can we put up a sign that they can have a private function here?

Ms. Baron stated no, there are 902 homes, there are several Committees and Boards within Falcon Trace. If these homes do not have enough interest in their community to look into what is being offered in the community then shame on them. I knew about the CDD before I purchased my home, I knew it was governed by the builders when I purchased my home and that eventually it would go the homeowners. I am not going to hold their hand and say, do you know we have a pool and you can go swimming, do you know there is a room and you can rent it. It is up to them to find out. There is no reason we should have to walk through this community and tell them about the things that they can be doing. How long have you lived in this community and how many times have you attended a meeting unless you have a problem to discuss? People are not interested unless there is a problem. They only use the pool if they want to use the pool. I have never used the pool and I have never been to this clubhouse other than to attend a meeting and that is on me not on the rest of the Board for not telling me, come have a party at the clubhouse.

**TENTH ORDER OF BUSINESS**

**Next Meeting Date**

Mr. Showe stated the next regularly scheduled Board of Supervisors Meeting will be Wednesday March 20, 2019 at 6:00 p.m.

On MOTION by Ms. Baron seconded by Ms. Hurst with all in favor the meeting adjourned at 7:50 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman