
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.

**GRAND HAMPTON
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Grand Hampton Community Development District was held on **Thursday, December 11, 2014 at 2:03 p.m.** at the Grand Hampton Clubhouse located at 8301 Dunham Station Drive, Tampa, Florida 33647.

Present and constituting a quorum:

Mercedes Tutich	Board Supervisor, Chairman
Donna Kempinski	Board Supervisor, Vice Chairman
Larry Wasserberger	Board Supervisor, Asst. Secretary
George Harwood	Board Supervisor, Asst. Secretary
Shawn Cartwright	Board Supervisor, Asst. Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Vivek Babbar	District Counsel; Straley & Robin
Tonja Stewart	District Engineer; Stantec (via speakerphone)

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

**Oath of Office for Newly Elected
Supervisors**

Mr. Cox administered the Oath of Office to newly elected supervisors Mercedes Tutich (seat #1) and Larry Wasserberger (seat #3), who both confirmed they would be receiving compensation for serving on the Board.

THIRD ORDER OF BUSINESS

Audience Comments

There was no audience present for comments or questions.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting Held Nov. 13, 2014**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on November 13, 2014 to the Board for consideration.

On a Motion by Ms. Tutich, seconded by Mr. Wasserberger, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on November 13, 2014 as presented for the Grand Hampton Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for Nov. 2014**

Mr. Cox presented the Operation and Maintenance expenditures for November 2014 to the Board for ratification.

On a Motion by Mr. Harwood, seconded by Mr. Cartwright, with all in favor, the Board ratified the Operation & Maintenance Expenditures for November 2014 totaling \$4,904.37 for the Grand Hampton Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Board Supervisor
Appointment**

Mr. Cox provided information regarding vacant Board seat #2 for which no one had qualified during the November general election. The Board moved to appoint incumbent supervisor Donna Kempinski to continue serving in Board seat #2.

On a Motion by Mr. Cartwright, seconded by Mr. Harwood, with all in favor, the Board appointed Donna Kempinski to serve in Board of Supervisors seat #2, which has a four-year term ending in November 2018, for the Grand Hampton Community Development District.

Mr. Cox administered the Oath of Office to Ms. Kempinski who confirmed she would accept compensation for serving on the Board.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-03,
Designating Officers**

Mr. Cox presented Resolution 2015-03 to the Board for consideration. He explained the purpose of the document and opened the floor to nominations for chairman. Mr. Harwood nominated Ms. Tutich to serve as chairman. As there were no other nominations, Mr. Cox closed the floor to nominations for that office and opened the floor to nominations for the position of vice chairman. Mr. Harwood nominated Ms. Kempinski to serve as vice chairman. As there were no other nominations, Mr. Cox confirmed the two offices and advised that the remaining Board members would serve as assistant secretaries along with himself and colleague Matt Huber, another District Manager with Rizzetta & Company.

On a Motion by Mr. Cartwright, seconded by Mr. Wasserberger, with all in favor, the Board adopted Resolution 2015-03, Designating Officers of the District, for the Grand Hampton Community Development District.

EIGHTH ORDER OF BUSINESS

**Presentation of Pond Maintenance
Inspection Report – Allen Zacchino**

Mr. Cox presented the latest inspection reports from field manager Allen Zacchino to the Board for review.

NINTH ORDER OF BUSINESS

**Presentation of Aquatic Services Report –
Lake Masters**

Mr. Cox presented the latest aquatic services reports from Lake Masters to the Board for review.

TENTH ORDER OF BUSINESS

**Review of Common Area Landscape
Maintenance Responsibilities**

Mr. Babbar presented and discussed HOA-related documents which clarify that the HOA is designated as the entity having landscape maintenance Responsibilities in the community.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Babbar provided an update for the Board of the relative portions of Florida Sunshine Laws and applicable ethics laws. He also gave guidance and advice regarding potential pitfalls for the use of text messaging, social media, and the creation of public records.

B. District Engineer

Ms. Stewart informed the Board that she intends to perform an inspection of the storm water system in February 2015 and would plan to do so each year thereafter, indicating she would include an inspection of the pond banks as well. Ms. Stewart also advised she is still in the process of completing the District's public facilities report.

C. District Manager

Mr. Cox announced that the next regularly scheduled meeting will be held on January 8, 2015 at 2:00 p.m. and presented photos of pine trees in the conservation areas behind homes in the District, explaining that he has received complaints regarding the trees along with requests to have them removed. Discussion was held regarding the policy of handling such complaints regarding trees in common areas.

On a Motion by Mr. Harwood, seconded by Mr. Cartwright, with all in favor, the Board directed staff to have an arborist inspect questionable trees in the conservation areas and evaluate the risks associated with the trees' status for the Grand Hampton Community Development District.

Mr. Cox then provided a brief report on the October financial summary report and advised them of the general fund and capital reserve fund balances as of the beginning of the new fiscal year. Discussion ensued.

On a Motion by Ms. Tutich, seconded by Ms. Kempinski, with all in favor, the Board directed staff to transfer \$50,000.00 from the general fund into the capital reserve fund for the Grand Hampton Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Ms. Tutich questioned the length of the Grau & Company auditing services contract.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Harwood, seconded by Mr. Cartwright, with all in favor, at 3:02 p.m. the Board adjourned the meeting for the Grand Hampton Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman