

MINUTES OF MEETING  
HIGHLAND MEADOWS WEST  
COMMUNITY DEVELOPMENT DISTRICT

The continued meeting of the Board of Supervisors of the Highland Meadows West Community Development District was held on Tuesday, April 23, 2019 at 1:00 p.m. at 346 E Central Ave, Winter Haven, Florida.

Present and constituting a quorum were:

Rennie Heath	Chairman
Andrew Rhinehart	Assistant Secretary
Lauren Schwenk	Assistant Secretary
Keaton Alexander	Assistant Secretary by phone

Also present were:

Jill Burns	District Manager
George Flint	GMS
Roy Van Van Wyk	District Counsel
Bob Gang	Bond Counsel
Ashton Bligh	Bond Counsel
Patrick Marone	Developer's Office
Nichole Hill	Developer's Office by phone
Sarah Parrow	Underwriter Counsel
JD Alexander	

*The following is a summary of the discussions and actions taken at the April 23, 2019 Highland Meadows West Community Development District's Continued Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and stated that the supervisors listed above were in attendance, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no members of the public present, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2019-05  
Supplemental Assessment Resolution**

Ms. Burns noted the resolution sets forth the terms of the bonds that are issued by the District. They signed the bond purchase on April 16<sup>th</sup>, and the District has agreed to sell \$6,385,000 worth of bonds. Mr. Van Wyk noted this confirms the numbers in the bonds and the Engineer’s Report and Assessment Methodology Report.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Resolution 2019-05 Supplemental Assessment Resolution, was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Hopping Green and  
Sams Fee Proposal**

Ms. Burns noted the fees are outlined in the proposal. Mr. Van Wyk stated it is the standard amount he charges.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Hopping Green and Sams Fee Proposal, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Agreement Regarding  
True-Up as to Series 2019 Assessments  
with HMD West, LLC**

Ms. Burns noted this agreement confirms the developer’s intent and obligation if required to make true up payments related to the Series 2019 Special Assessments. Mr. Van Wyk asked that the Board approve this in substantial form.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Agreement Regarding True-up as to Series 2019 Assessments with HMD West, LLC, was approved in substantial form.

**SIXTH ORDER OF BUSINESS**

**Consideration of Collateral Assignment  
and Assumption of Development Rights  
Relating to the Series 2019 Project**

Mr. Van Wyk asked that the Board approve this in substantial form.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Collateral Assignment and Assumption of Development Rights Relating to the Series 2019 Project, was approved in substantial form.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Agreement Regarding Completion of Improvements with HMD West, LLC**

Ms. Burns asked for approval in substantial form, and if anyone had questions she would answer them. The Board had no questions.

On MOTION by Ms. Schwenk seconded by Mr. Heath, with all in favor, the Agreement Regarding Completion of Improvements with HMD West, LLC, was approved in substantial form.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Agreement Regarding Acquisition of Work Product, Improvements, and Real Property with HMD West, LLC**

Ms. Burns noted the developer has agreed to provide funds to the District for the portion of the Series 2019 Project set forth in the Engineer’s Report that is not going to be funded by the bonds. The developer will also make the provision for additional funds that may be needed to complete the 2019 Project.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Agreement Regarding Acquisition of Work Product, Improvements, and Real Property with HMD West, LLC, was approved in substantial form.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk had nothing further to report.

**B. Engineer**

There being none, the next item followed.

**C. District Manager’s Report**

Ms. Burns noted the next schedule was scheduled for May 8<sup>th</sup>.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Ms. Burns asked for comments from the Board, the Board had none.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman