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**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.*

**PORTICO COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Portico Community Development District was held on **Thursday, July 21, 2016 at 10:29 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Stephen Reiter	<b>Board Supervisor, Vice Chairman</b>
Tony Burdett	<b>Board Supervisor, Assistant Secretary</b>
Jennifer Sutton	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel, Hopping Green &amp; Sams P.A.</b>
David Robson	<b>District Engineer, Johnson Engineering, Inc.</b>
Charlie Ayers	<b>WCI Communities</b>
Rhonda Brewer	<b>WCI Communities</b>
Kevin Cross	<b>WCI Communities</b>
David Caldwell	<b>WCI Communities</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and read the roll call. He introduced Ms. Belinda Blandon, a District Manger with Rizzetta & Company who will be taking over responsibilities for Portico CDD.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. Huber opened the floor to Public comment. There were none.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on May 19, 2016**

Mr. Huber presented the Minutes of the Board of Supervisors' meeting held on May 19, 2016 and asked if there were any additions, deletions, or corrections to the Minutes. There were none.

On a Motion by Mr. Reiter, seconded by Mr. Burdett, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on May 19, 2016, for the Portico Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Months for May and June 2016**

Mr. Huber reviewed the Operations and Maintenance expenditures for the period of May 1-31, 2016 which total \$7,262.87 and the period of June 1-30, 2016 which total \$8,552.63. He asked if there were any questions regarding any item of expenditure. There were none.

On a Motion by Mr. Burdett, seconded by Ms. Sutton, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Months of May and June 2016, for the Portico Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-04, Re-Designating Officers of the District**

Mr. Huber stated for the record that the Portico project had been sold from Taylor Morrison to WCI Communities and the Board would now transition to the new Landowner. He advised he received a letter of resignation from Mr. John Asher and asked for a motion to accept the resignation.

On a Motion by Mr. Burdett, seconded by Ms. Sutton, with all in favor, the Board Accepted the Resignation of Mr. John Asher from Seat #5 of the Board of Supervisors, for the Portico Community Development District.

On a Motion by Mr. Burdett, seconded by Mr. Reiter, with all in favor, the Board Appointed Ms. Rhonda Brewer to Seat #5 of the Board of Supervisors, for the Portico Community Development District.

Mr. Huber administered the Oath of Office to Ms. Brewer and asked if Ms. Brewer would like to accept or waive Supervisor Compensation. Ms. Brewer advised she would like to waive Supervisor Compensation.

On a Motion by Mr. Burdett, seconded by Ms. Sutton, with all in favor, the Board Appointed Mr. Kevin Cross to Seat #2 of the Board of Supervisors, for the Portico Community Development District.

Mr. Huber administered the Oath of Office to Mr. Cross and asked if Mr. Cross would like to accept or waive Supervisor Compensation. Mr. Cross advised he would like to waive Supervisor Compensation.

On a Motion by Mr. Burdett, seconded by Mr. Reiter, with all in favor, the Board Accepted the Resignation of Ms. Jennifer Sutton from Seat #3 of the Board of Supervisors, for the Portico Community Development District.

On a Motion by Mr. Cross, seconded by Ms. Brewer, with all in favor, the Board Appointed Mr. Charlie Ayers to Seat #3 of the Board of Supervisors, for the Portico Community Development District.

Mr. Huber administered the Oath of Office to Mr. Ayers and asked if Mr. Ayers would like to accept or waive Supervisor Compensation. Mr. Ayers advised he would like to waive Supervisor Compensation.

On a Motion by Mr. Burdett, seconded by Ms. Brewer, with all in favor, the Board Accepted the Resignation of Mr. Stephen Reiter from Seat #1 of the Board of Supervisors, for the Portico Community Development District.

On a Motion by Mr. Cross, seconded by Ms. Brewer, with all in favor, the Board Appointed Mr. Chris Bertram to Seat #1 of the Board of Supervisors, for the Portico Community Development District.

On a Motion by Ms. Brewer, seconded by Mr. Cross, with all in favor, the Board Accepted the Resignation of Mr. Tony Burdett from Seat #4 of the Board of Supervisors, for the Portico Community Development District.

On a Motion by Mr. Cross, seconded by Ms. Brewer, with all in favor, the Board Appointed Mr. Barry Ernst to Seat #4 of the Board of Supervisors, for the Portico Community Development District.

Mr. Huber asked for a motion to adopt resolution 2016-04, redesignating officers of the District.

On a Motion by Mr. Cross, seconded by Mr. Ayers, with all in favor, the Board Adopted Resolution 2016-05, Redesignating Officers as follows: Ms. Rhonda Brewer to be designated Chairman, Mr. Kevin Cross to be designated Vice Chairman, and Mr. Chris Bertram, Mr. Charlie Ayers, Mr. Barry Ernst, and Ms. Belinda Blandon to be designated Assistant Secretaries, for the Portico Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-05,  
Designating Dates, Time and Location for  
Regular Meetings for Fiscal Year  
2016/2017**

Mr. Huber presented the proposed meeting schedule for fiscal year 2016/2017. Advising the schedule being presented is consistent with the current year schedule; meetings scheduled for the third Thursday of each month at 10:00 am. This item was tabled.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Assignment and Assumption Agreement between Taylor Woodrow Communities at Portico, L.L.C. and WCI Communities, LLC**

Ms. Whelan provided an overview of the Assignment and Assumption Agreement related to contracts Taylor Woodrow Communities currently has with Portico CDD which would be assigned to and assumed by WCI Communities.

On a Motion by Mr. Cross, seconded by Mr. Ayers, with all in favor, the Board Approved the Assignment and Assumption Agreement between Taylor Woodrow Communities at Portico, L.L.C. and WCI Communities, LLC, as presented, for the Portico Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of the Fiscal Year 2016/2017 Budgets**

Mr. Huber provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Ms. Brewer, seconded by Mr. Cross, with all in favor, the Board Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2016/2017 Budget, for the Portico Community Development District.

Mr. Huber presented the proposed final budget for fiscal year 2016/2017. He opened the floor for public comments. There were none. Board discussion ensued.

On a Motion by Mr. Cross, seconded by Ms. Brewer, with all in favor, the Board Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2016/2017 Budget, for the Portico Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-06, Annual Appropriations and Adopting the Budget for Fiscal Year 2016/2017**

Mr. Huber provided an overview of the resolution adopting the final budget for fiscal year 2016/2017. He asked if there were any questions. There were none.

On a Motion by Ms. Brewer, seconded by Mr. Cross, with all in favor, the Board Adopted Resolution 2016-06, Annual Appropriations and Approving a Final Budget for Fiscal Year 2016/2017, for the Portico Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-07,  
Providing for the Collection and  
Enforcement of Special Assessments**

Mr. Huber provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Cross, seconded by Ms. Brewer, with all in favor, the Board Adopted Resolution 2016-07, Providing for the Collection and Enforcement of Special Assessments, for the Portico Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2016/2017  
Budget Funding Agreement**

Ms. Whelan provided an overview of the funding agreement between WCI Communities LLC and Portico Community Development District. She asked if there were any questions. There were none.

On a Motion by Ms. Brewer, seconded by Mr. Cross, with all in favor, the Board Approved the Budget Funding Agreement for Fiscal Year 2016/2017, for the Portico Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Whelan reminded the Board of the Landowner Election scheduled to be held prior to the onset of the regular meeting in November.
- B. District Engineer  
Mr. Robson advised he had no report.
- C. District Manager  
Mr. Huber advised he brought a few resolutions to be considered by the Board. He advised Mr. Williams is retiring and it is necessary to redesignate the positions of Secretary, Assistant Treasurer, and Treasurer.

On a Motion by Mr. Cross, seconded by Ms. Brewer, with all in favor, the Board Adopted Resolution 2016-08, Redesignating Mr. Matthew Huber as Secretary of the District, in place of Mr. Williams, for the Portico Community Development District.

On a Motion by Ms. Brewer, seconded by Mr. Cross, with all in favor, the Board Adopted Resolution 2016-09, Redesignating Mr. Shawn Wildermuth as Assistant Treasurer of the District, in place of Mr. Joe Kennedy, for the Portico Community Development District.

On a Motion by Mr. Cross, seconded by Mr. Ayers, with all in favor, the Board Adopted Resolution 2016-10, Redesignating Mr. Joseph Kennedy as Treasurer of the District, in place of Mr. Bill Rizzetta, for Lucaya Community Development District.

Mr. Huber advised the next meeting of the Board of Supervisors is scheduled for Thursday, August 18, 2016 at 10:00 a.m.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

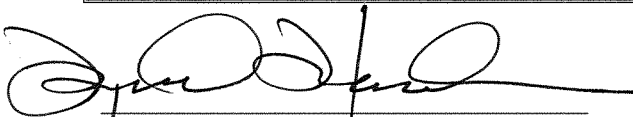
Mr. Huber opened the floor for Supervisor requests or comments. There were none.

**FOURTEENTH ORDER OF BUSINESS**

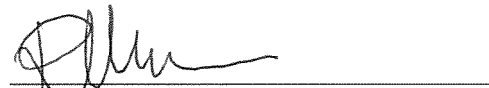
**Adjournment**

Mr. Huber advised there is no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Mr. Cross, seconded by Ms. Brewer, with all in favor, the Board adjourned the meeting at 10:54 a.m. for the Portico Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman