

## 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, February 21, 2019 at 10:01 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:

David Caldwell	<b>Board Supervisor, Chairman</b>
Chris Hasty	<b>Board Supervisor, Assistant Secretary</b>
Russell Smith	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mike Eckert	<b>District Counsel, Hopping Green &amp; Sams P.A.</b>
David Robson	<b>District Engineer, Johnson Engineering, Inc.</b>
Brent Burford	<b>District Engineer, Johnson Engineering, Inc.</b>

#### FIRST ORDER OF BUSINESS

#### Call to Order

Ms. Blandon called the meeting to order and read the roll call.

#### SECOND ORDER OF BUSINESS

#### Public Comment

Ms. Blandon stated for the record that no members of the public were present.

#### THIRD ORDER OF BUSINESS

#### Consideration of the Minutes of the Landowner's Meeting held on November 15, 2018

Ms. Blandon presented the Minutes of the Landowner's meeting held on November 15, 2018, and asked if there were any questions related to the Minutes. There were none.

On a Motion by Mr. Caldwell, seconded by Mr. Smith, with all in favor, the Board Accepted the Minutes of the Landowner's Meeting held on November 15, 2018, for the Portico Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
November 15, 2018**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on November 15, 2018, and asked if there were any additions, deletions, or corrections to the Minutes. There were none.

On a Motion by Mr. Caldwell, seconded by Mr. Hasty, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 15, 2018, for the Portico Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for the  
Months of October, November, and  
December 2018**

Ms. Blandon advised the expenditures for the period of October 1-31, 2018 total \$9,943.18, the expenditures for the period of November 1-30, 2018 total \$22,543.60, and the expenditures for the period of December 1-31, 2018 total \$5,860.50. She asked if there were any questions regarding any item of expenditure. Mr. Caldwell inquired regarding the \$5,000.00 expense for assessment roll preparation. Ms. Blandon confirmed it is a budgeted item billed annually.

On a Motion by Mr. Caldwell, seconded by Mr. Smith, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of October, November, and December 2018, for the Portico Community Development District.

**SIXTH ORDER OF BUSINESS**

**Discussion and Consideration of  
Request for Drainage Easement  
Encroachment**

Ms. Blandon advised that a request for encroachment of the drainage easement located adjacent to 14326 Mindello Drive has been received. Mr. Eckert advised that he prepared an agreement related to the encroachment over a drainage pipe which is underground that connects the stormwater management system. Mr. Caldwell confirmed that the CDD is not providing approval of the installation of the fence but providing for approval for the encroachment; approval for the installation of the fence would need to be provided by the ARC.

On a Motion by Mr. Caldwell, seconded by Mr. Smith, with all in favor, the Board Approved the Non-Exclusive, Revocable Encroachment Agreement Between Portico CDD and Matthew and Christine Angerer, 14326 Mindello Drive, for the Portico Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Eckert advised that he has been working on getting the deferred cost liability paid which has taken a fair amount of research into requisitions and he has recommended payment of the deferred costs. Discussion ensued.

Mr. Smith spoke regarding adding review of the assessment methodology to a future agenda as an increase in density is forthcoming.

Mr. Eckert provided an overview of legislation currently being proposed related to reducing retainage on public contracts, auditing requirements, sovereign immunity limits, and public records as well as public meetings related to voting conflicts and a requirement of the Board to answer any questions asked by any person who attends a public meeting.

B. District Engineer

Mr. Robson advised he had no report and introduced Mr. Brent Burford to the Board.

C. District Manager

Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, May 16, 2019 at 10:00 a.m.

Ms. Blandon discussed complaints received related to construction debris in the ponds. She advised that she will schedule removal of the debris.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Ms. Blandon opened the floor for Supervisor requests or comments.

Mr. Smith asked that Staff keep track of the assessment methodology agenda request.


**NINTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Smith, seconded by Mr. Caldwell, with all in favor, the Board adjourned the meeting at 10:20 a.m. for the Portico Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman