

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, May 16, 2019 at 10:00 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	Board Supervisor, Chairman
Barry Ernst	Board Supervisor, Vice Chairman
Scott Edwards	Board Supervisor, Assistant Secretary
Chris Hasty	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams P.A. (via speaker phone)
Brent Burford	District Engineer, Johnson Engineering, Inc.

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 Board of Supervisors' Meeting held on February 21, 2019

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on February 21, 2019, 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. Ernst, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 21, 2019, for the Portico Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of January, February, and
March 2019**

Ms. Blandon advised the expenditures for the period of January 1-31, 2019 total \$17,130.15, the expenditures for the period of February 1-28, 2019 total \$5,445.02, and the expenditures for the period of March 1-31, 2019 total \$11,817.75. She asked if there were any questions regarding any item of expenditure.

On a Motion by Mr. Caldwell, seconded by Mr. Edwards, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of January, February, and March 2019, for the Portico Community Development District.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Assessment
Methodology**

Mr. Caldwell advised that currently they are going through a rezone process in order to update unit counts. He further advised that the units in Parcel B will be changed to townhomes which will increase the unit count. Mr. Caldwell advised that discussion and research will need to be conducted related to unit numbers that will be contained within phases 2 and 3.

Mr. Hasty joined the meeting in progress at 10:04 a.m.

SIXTH ORDER OF BUSINESS

**Presentation of the Registered Voter
count as of April 15, 2019 as Provided
by the Lee County Supervisor of
Elections**

Ms. Blandon advised that per Florida Statutes the District is required, prior to June 1st of each year, to announce the number of registered voters residing within the District as of April 15 of that year. She stated that as of April 15, 2019, there are 241 persons registered to vote residing within the Portico Community Development District, as provided by the Lee County Supervisor of Elections. Ms. Blandon asked if there were any questions. There were none.

SEVENTH ORDER OF BUSINESS

**Ratification of Construction
Requisition 16**

Ms. Blandon presented the Capital Improvement Revenue Bonds, Series 2006, requisition for payment #16, paid to WCI Communities, LLC in the amount of \$297,779.83 and asked if there were any questions. There were none.

On a Motion by Mr. Caldwell, seconded by Mr. Ernst, with all in favor, the Board Ratified Construction Requisition 16, in the Amount of \$297,779.83, for the Portico Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Solitude Lake
Management Annual Pond
Management Agreement**

Ms. Blandon provided an overview of the renewal agreement and advised two site visits will be provided at a cost of \$29,676.00. Mr. Caldwell suggested that the Board table this proposal until such time as Staff can obtain additional proposals.

NINTH ORDER OF BUSINESS

**Consideration of Hopping Green &
Sams Fee Increase Letter**

Ms. Mackie provided an overview of the fee increase letter and advised that the increase would take effect with the next budget cycle.

On a Motion by Mr. Ernst, seconded by Mr. Hasty, with all in favor, the Board Approved the Hopping Green & Sams Fee Increase Letter to be Effective October 1, 2019, for the Portico Community Development District.

TENTH ORDER OF BUSINESS

**Presentation of the Proposed Budget
for Fiscal Year 2019/2020**

Ms. Blandon provided an overview of the proposed budget for fiscal year 2019/2020 highlighting the line items experiencing an increase from the current year budget.

Mr. Caldwell inquired regarding maintenance of the rear yard drains on the properties in Mindello. Ms. Blandon recommended that the HOA maintain those drains as they are on private property.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-03,
Approving a Proposed Budget for
Fiscal Year 2019/2020, Declaring
Special Assessments, and Setting a
Public Hearing Thereon**

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

Mr. Caldwell inquired regarding the unit count contained with the assessment worksheet. Ms. Blandon advised that the assessment methodology has not been revised and so the assessment allocation is per the current methodology.

On a Motion by Mr. Ernst, seconded by Mr. Edwards, with all in favor, the Board Adopted Resolution 2019-03, Approving a Proposed Budget for Fiscal Year 2019/2020, Declaring Special Assessments, and Setting a Public Hearing Thereon for Thursday, August 15, 2019 at 10:00 a.m., to be held at the Office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the Portico Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Mackie advised she had no report.
- B. District Engineer
Mr. Burford advised he had no report.
- C. District Manager
Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, August 15, 2019 at 10:00 a.m.

Ms. Blandon discussed concerns brought to her attention by the HOA manager related to a resident depositing dog feces in the ponds. Ms. Mackie will send a cease and desist letter to the resident and advise that the resident will be billed for expenses incurred by the District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Blandon opened the floor for Supervisor requests or comments. There were none.

FOURTEENTH 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. Ernst, seconded by Mr. Edwards, with all in favor, the Board adjourned the meeting at 10:24 a.m. for the Portico Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman