
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board of Supervisors 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.

**PIER PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Supervisors of Pier Park Community Development District was held on **Monday, May 11, 2015 at 10:05 a.m. (CDT)** at the Panama City Beach City Hall, 110 South Arnold Road, Panama City Beach, Florida 32413.

Present and constituting a quorum:

Michael Huesser	Board Supervisor, Chairman
John Grueter	Board Supervisor, Vice Chair
Wes Payne	Board Supervisor, Assistant Secretary
Ken Goldberg	Board Supervisor, Assistant Secretary
Felicia Cook	Board Supervisor, Assistant Secretary

Also present were:

Debi Anderson	District Manager, Rizzetta & Company, Inc.
Joseph Brown	District Counsel, Hopping Green & Sams, P.A. <i>(via speaker)</i>
Robert Carroll	District Engineer, McNeil Carroll Engineering, Inc.
Martin Horak	Property Manager, Simon Management Associates, LLC
Michael Kerrigan	Simon Property Group

FIRST ORDER OF BUSINESS

Call to Order

Ms. Anderson called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no comments from the audience.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held on November 17, 2014

<p>On a Motion by Mr. Grueter, seconded by Ms. Cook, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on November 17, 2014, for the Pier Park Community Development District.</p>

FOURTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for October
2014 through March 2015**

On a Motion by Mr. Goldberg, seconded by Mr. Huesser, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for October 2014 (\$22,438.47), October 2014 OLTR (\$1,134,405.90), November 2014 (\$27,103.40), November 2014 OLTR (\$14,378.35), December 2014 (\$26,478.45), December 2014 OLTR (\$15,539.90), January 2015 (\$30,988.37), January 2015 OLTR (\$32,859.80), February 2015 (\$26,194.48), February 2015 OLTR (\$9,542.04), March 2015 (\$23,907.22) and March 2015 OLTR (\$20,971.27), for the Pier Park Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Website Management
Proposal**

Ms. Anderson reviewed the scope of services and fees proposed by Rizzetta & Company for management of the legislatively mandated District website and stated this is required to be implemented by October 1, 2015. Discussion ensued regarding the website supervisors' email account portion and scope of services. The consensus of the Board was to provide only the required documentation on the website.

On a motion by Mr. Grueter, seconded by Ms. Cook, with all in favor, the Board of Supervisor approved the Website Management Proposal from Rizzetta & Company and authorized the Chair to execute an agreement for same, for the Pier Park Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Arbitrage Calculation
Service Proposals**

Ms. Anderson presented proposals from LLS Tax Solutions, Inc. and Amtec for arbitrage calculation services for one year. She stated LLS Tax Solutions, Inc. calculated the previous arbitrage report for the District. Mr. Brown stated that he had researched the frequency these calculation have to be performed and feels the District can do these every five years. He suggested that Board choose a provider and give staff the latitude to discuss revising the proposal to provide arbitrage calculations every five years, rather than annually. Ms. Anderson stated she had not found this to be a cost savings in other Districts and Mr. Brown stated that, without a cost benefit, this could just be performed annually.

On a motion by Mr. Grueter, seconded by Mr. Goldberg, with all in favor, the Board of Supervisors accepted the Arbitrage Calculation Service Proposal from Amtec and authorized the Chair to execute an agreement for same, for the Pier Park Community Development District.

SEVENTH ORDER OF BUSINESS

**Presentation of the Fiscal Year 2015/2016
Proposed Budget**

Ms. Anderson stated that the Fiscal Year 2015/2016 proposed General Fund budget is \$336,036.00, an increase of \$3,497.00 over the previous year. She stated that the proposed OLTR total budget is \$324,450.00 which is only a \$450.00 increase over the previous year and the Debt Service budget is \$1,211,698.67. She stated that when the final budget is presented in August 2015 there will be a more precise picture of expenses.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2015-02,
Approving Fiscal Year 2015/2016
Proposed Budget and Setting a Public
Hearing on the Final Budget**

Ms. Anderson stated that typically the budget public hearing is held at the regularly scheduled August meeting.

On a motion by Ms. Cook, seconded by Mr. Payne, with all in favor, the Board of Supervisors approved Resolution 2015-02, Approving Fiscal Year 2015/2016 Proposed Budget and Setting a Public Hearing on the Final Budget for August 10, 2015 at 10:00 a.m. CDT, at Panama City Beach City Hall, located at 110 South Arnold Road, Panama City Beach, Florida 32413, for the Pier Park Community Development District.

NINTH ORDER OF BUSINESS

**Ratification of Assignment of Agreement
for Janitorial Services (Kimco Facility
Services, LLC)**

Ms. Anderson stated that janitorial services had been provided by Service Solutions and that this is an agreement assigning the janitorial services to Kimco Facility Services. She stated pricing remains the same.

On a motion by Mr. Huesser, seconded by Ms. Cook, with all in favor, the Board of Supervisors ratified the Assignment of Agreement for Janitorial Services from Kimco Facility Services, LLC, for the Pier Park Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Termination of
Investment Policy**

Ms. Anderson stated that she had been directed to research any investment policies that might not yet be terminated, but found that no investment policy existed for the District.

ELEVENTH ORDER OF BUSINESS

**Presentation of the Fiscal Year 2013/2014
Financial Audit**

Ms. Anderson stated that this was a clean audit and that the auditors opinion was unqualified and given without any reservations. She stated the audit did not find any internal deficiencies or instances of noncompliance and there were no adverse findings reported for this fiscal year or the previous fiscal year.

On a motion by Mr. Goldberg, seconded by Mr. Huesser, with all in favor, the Board of Supervisors accepted the Fiscal Year 2013/2014 Financial Audit, for the Pier Park Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Brown stated that the legislative session ended without legislation that would significantly impact the District and that a special legislative session is scheduled which will focus primarily on a budget.
- B. District Engineer
There was no report.
- C. District Manager
Ms. Anderson stated that the next regular Board of Supervisors meeting will be held on August 10, 2015.
- D. Property Manager
There were no questions on the report that was included in the agenda book. Mr. Horak stated that he is working with the electrician to explore an LED light retrofit option for sidewalk lights along Front Beach Road.

THIRTEENTH ORDER OF BUSINESS


Supervisor Requests

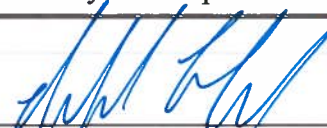
There were no requests from the Supervisors.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Cook, seconded by Mr. Payne, with all in favor, the Board of Supervisors adjourned the meeting at 10:42 a.m., for Pier Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman