

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, August 10, 2015 at 10:00 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.
Tucker Mackie	District Counsel, Hopping Green & Sams, P.A.
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 May 11, 2015

On a Motion by Ms. Cook, seconded by Mr. Payne, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on May 11, 2015, for the Pier Park Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for April
through June 2015**

On a Motion by Mr. Huesser, seconded by Mr. Grueter, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April 2015 (\$25,007.98), April 2015 OLTR (\$24,269.35), May 2015 (\$13,516.48), May 2015 OLTR (\$12,255.20), June 2015 (\$26,596.65) and June 2015 OLTR (\$19,686.78), for the Pier Park Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-03,
Designating a Secretary**

Ms. Anderson stated that review of District records showed the last secretary of record to no longer be on the Board or involved with the District. She stated a new secretary needs to be designated.

On a motion by Ms. Cook, seconded by Mr. Goldberg, with all in favor, the Board of Supervisor approved Resolution 2015-03 designating Pete Williams of Rizzetta and Company as Secretary, for the Pier Park Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2015/2016
Final Budget**

On a motion by Mr. Goldberg, seconded by Mr. Huesser, with all in favor, the Board of Supervisors opened the Public Hearing on Fiscal Year 2015/2016 Final Budget, for the Pier Park Community Development District.

Ms. Anderson said that the public hearing was properly noticed. She stated the final budget is unchanged from the proposed budget, presented to the Board at their May, 11, 2015 meeting. Ms. Anderson stated that the General Fund Budget totals \$336,036.00, the OLTR Budget totals \$324,450.00, and the Debt Services Budget totals \$1,211,698.67. Ms. Anderson stated a revised Revenue Recap had been distributed under separate cover, and she reviewed same.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-04,
Approving Fiscal Year 2015/2016 Final
Budget**

On a motion by Ms. Cook, seconded by Mr. Grueter, with all in favor, the Board of Supervisors approved Resolution 2015-04, Approving Fiscal Year 2015/2016 Final Budget, for the Pier Park Community Development District.

On a motion by Mr. Goldberg, seconded by Mr. Huesser, with all in favor, the Board of Supervisors closed the Public Hearing on Fiscal Year 2015/2016 Final Budget, for the Pier Park Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Funding Agreement for
Fiscal Year 2015/2016**

On a motion by Ms. Cook, seconded by Mr. Payne, with all in favor, the Board of Supervisors approved the Funding Agreement for Fiscal Year 2015/2016, for the Pier Park Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05,
Setting the Meeting Schedule for Fiscal
Year 2015/2016**

Ms. Anderson stated that traditionally the Board has met quarterly on the second Monday of the month at 10:00 a.m., with the exception of November, due to the Veterans Day holiday, at the Panama City Beach City Hall, 110 South Arnold Road, Panama City Beach, Florida 32413.

On a motion by Ms. Cook, seconded by Ms. Huesser, with all in favor, the Board of Supervisors adopted Resolution 2015-05, Setting the Meeting Schedule for Fiscal Year 2015/2016 for quarterly meetings held on November 16, 2015, February 8, 2016, May 9, 2016 and August 8, 2016 at 10:00 a.m. (central time) at the Panama City Beach City Hall, 110 South Arnold Road, Panama City Beach, Florida 32413, for the Pier Park Community Development District.

TENTH ORDER OF BUSINESS

**Presentation of the Arbitrage Rebate
Report**

Ms. Anderson stated this report is required by the Trust Indenture and the Internal Revenue Service and that there is no arbitrage liability. She stated she had researched potential cost savings in performing this report every five years, rather than annually, and there were none.

On a motion by Mr. Payne, seconded by Ms. Cook, with all in favor, the Board of Supervisors accepted the Arbitrage Rebate Report for Capital Improvement Revenue Refunding Bonds, Series 2014, for the Pier Park Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie stated Mr. Brown had asked her to report that he has been contacted by the City of Panama City Beach, who has been named in a suit regarding an alleged 2012 trip and fall incident on front beach road. She stated Mr. Brown has notified the District's insurance carrier who will take on the defense as needed. Any follow up will be brought before the Board as necessary.

B. District Engineer

Not present.

C. District Manager

Announcement Regarding Landowner Election

Ms. Anderson announced the regular Landowner Election which is due this year. Ms. Anderson recommended setting the election to coincide with the next regularly scheduled Board meeting on November 16, 2015. She stated Seats 1, 2 and 3 will be up for election.

On a motion by Ms. Cook, seconded by Mr. Huesser, with all in favor, the Board of Supervisors set the Landowner Election for November 16, 2015 at 10:00 a.m. (central time) at the Panama City Beach City Hall, 110 South Arnold Road, Panama City Beach, Florida 32413, for the Pier Park Community Development District.

Ms. Anderson stated that she and Mr. Horak had worked with the City of Panama City Beach to complete the stormwater assessment. She stated the credits would be valid through October of 2016. She stated the District will need to reapply by May 15, 2016. She stated that work is continuing on the District website which is expected to be live by October 1, 2015, as required.

D. Property Manager

Mr. Horak stated he had researched the cost to retrofit LED lights along Front Beach Road and it is cost prohibitive at this time. He stated he is researching retrofitting LED lights in other areas.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no requests from the Supervisors.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Huesser, seconded by Mr. Payne, with all in favor, the Board of Supervisors adjourned the meeting at 10:27 a.m. (CDT), for Pier Park Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman