

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.

**GREATER LAKES/SAWGRASS BAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Greater Lakes/Sawgrass Bay Community Development District was held on **Wednesday, December 16, 2015 at 11:04 a.m.** at the Cagan Crossings County Library, located at 16729 Cagan Oaks, Clermont, FL 34714.

Present and constituting a quorum were:

Jim Walker	Board Supervisor, Chairman
Marian Fowler	Board Supervisor, Vice Chairperson
Ian Kaneshige	Board Supervisor, Assistant Secretary
Curt Wilkinson	Board Supervisor, Assistant Secretary

Also present were:

Anthony Jeancola	District Manager, Rizzetta & Company, Inc.
Larry Brown	Greenspoon Marder Law
Dan Roberts	Consultant (<i>via phone</i>)
Tadd Kasbeer	District Engineer, Dewberry (<i>via phone</i>)
Audience Members	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Jeancola called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda

Mr. Jeancola asked for comments from the audience on the agenda. There were none.

THIRD ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Brown discussed the draft Settlement Agreement regarding the wall issue. He stated that the Board will have to make a decision regarding filing a lawsuit if DR Horton will not provide a warranty for the wall.

- B. District Engineer
No report.

C. District Manager

Mr. Jeancola stated that the CDD was contacted by the HOA in regards to some landscaping concerns on CDD property particularly around the light poles. He further stated that Down to Earth inspected around the light poles and found declining sod.

Ms. Fowler suggested obtaining proposals for the dead palms and various landscaping issues.

Mr. Walker asked regarding the new email system. Mr. Jeancola noted that all Board members would need to sign up to obtain and use their new email. It was noted that Mr. Walker and Ms. Fowler have completed the email sign up process.

D. District Consultant
No report.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board of
Supervisors' Regular Meeting held on October 21,
2015**

Mr. Jeancola stated that the minutes were reviewed by District Counsel.

On a motion by Mr. Walker, seconded by Ms. Fowler, with all in favor, the Board approved the minutes of the Board of Supervisors' Regular Meeting held on October 21, 2015 for Greater Lakes/Sawgrass Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Operation and Maintenance
Expenditures for October 2015**

Mr. Jeancola reviewed the expenditures for the Board. It was noted that Ms. Rowe would obtain a report from Down to Earth regarding what the watering schedule is.

On a motion by Mr. Wilkinson, seconded by Mr. Walker, with all in favor, the Board ratified the Operations and Maintenance Expenditures for October 2015 (\$19,669.40) for Greater Lakes/Sawgrass Bay Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Monthly Maintenance Inspection
Report(s), Down to Earth, September 2015**

The Board of Supervisors reviewed the inspection report from Down to Earth for September 2015.

SEVENTH ORDER OF BUSINESS

**Discussion of Action Relating to Claim Against
DR Horton Related to Wall Damage**

Mr. Brown discussed his firm's letter to Dr. Horton which he noted is not public record regarding a starting point concerning the wall issue. Mr. Brown stated that he reviewed the draft Engineering Report. He further stated that a closed executive session would not be held until there was a pending lawsuit to which the District is a party. Mr. Brown stated that some items he may move to discuss individually with each Board member. He went on to say that the District Engineer looked at the existing Engineers Report and confirmed that the wall is failing and bowing. Mr. Brown stated that the District Engineers terminology was that the wall was intended to be a decorative wall. He stated that along lots 319 through 335 there is bowing because of the inappropriate grading. Mr. Brown further noted that the life expectancy could be up to 75 years and that there was not a way to tell when the wall will fail. Mr. Brown discussed some of the time frames for filing a lawsuit per when the wall was built and when the defect was first discovered. Mr. Brown stated that there is a chance that if the District settles with DR Horton that by the time the wall fails the warranty may not be valid. Mr. Brown stated that the cost to repair the wall is approximately about \$400,000 to \$500,000. Mr. Roberts stated that he doesn't feel the bowing is that bad and that to tear it down and rebuild the wall would be problematic as matching the brick would be difficult. He also noted that none of the homeowners have complained about the condition of the wall. Mr. Walker stated that the homeowner lots would be affected if rebuilding the wall were attempted as DR Horton would have to address the slope of their back yard. Mr. Brown suggested discussing with the insurance agency regarding issues pertaining to lots 319 through 335. He further suggested requesting DR Horton to build a retaining wall. Mr. Brown additionally noted that a lawsuit could cost in the area of \$100,000 and could not be recovered. Mr. Walker suggested that DR Horton cover the first \$100,000 worth of repairs. Mr. Kasbeer stated that the wall may fail in approximately 10 years and thus suggested a five foot easement along the wall. Further discussion ensued. It was noted that Mr. Walker and Mr. Roberts would reach out to DR Horton regarding a settlement.

EIGHTH ORDER OF BUSINESS

Ratification of Down to Earth Proposal, Fall Annuals

The Board of Supervisors reviewed the proposal from Down to Earth for fall annuals at the entrance sign.

On a motion by Mr. Walker, seconded by Mr. Wilkinson, with all in favor, the Board accepted the proposal from Down to Earth for fall annuals at a cost of \$364.50 for Greater Lakes/Sawgrass Bay Community Development District.

NINTH ORDER OF BUSINESS

**Ratification of Grau & Associates Engagement Letter,
Audit Services**

The Board of Supervisors reviewed the engagement letter from Grau & Associates.

On a motion by Mr. Wilkinson, seconded by Ms. Fowler, with all in favor, the Board ratified the engagement letter with Grau and Associates for Audit Services for Fiscal Year 2015 for Greater Lakes/Sawgrass Bay Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

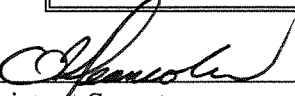
There were no audience comments or Supervisor requests.

Mr. Jeancola stated that the Board will hold the next regular meeting on Wednesday, January 20, 2016 at 11:00 a.m. at the Cagan Crossing County Library, located at 16729 Cagan Oaks, Clermont, Florida 34714.

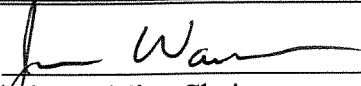
ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Walker, seconded by Mr. Wilkinson, with all in favor, the Board adjourned the meeting of the Board of Supervisors at 11:46 a.m. for Greater Lakes/Sawgrass Bay Community Development District.



Assistant Secretary



Chairman/Vice Chairman