

MINUTES OF MEETING
DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dowden West Community Development District was held Thursday, December 20, 2018 at 9:00 a.m. in the offices of GMS-CF, LLC, 135 W. Central Boulevard, Suite 320, Orlando, Florida.

Present and constituting a quorum were:

Keith Trace	Chairman
Tom Franklin	Vice Chairman
Gregory Clark	Assistant Secretary
Chuck Bell	Assistant Secretary

Also present were:

George Flint	District Manger
Andrew d'Adesky	District Counsel
Bob Johnson	District Engineer
Stacey Johnson	U.S. Bank – Trustee
Justin Rowan	MBS Capital Markets - Underwriter
Carissa Dass	Latham, Shuker, Eden & Beaudine, LLP
Steve Zucker	Shutts & Bowen by phone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the October 18, 2018 Meeting

On MOTION by Mr. Trace seconded by Mr. Clark with all in favor the minutes of the October 18, 2018 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2019-03
Finalizing the Series 2018 Assessments**

Mr. d’Adesky: This is the resolution bringing the actual assessments in line with the bond pricing so we will coordinate that with the final methodology report as produced by GMS and it will close tomorrow. It is a standard form resolution, the same as other districts and we ask that the board adopt this.

Mr. Franklin: Did the interest rate change yesterday cause the bond pricing to change?

Mr. Rowan: The interest rate before you is locked in, we had the pricing a couple weeks ago.

Mr. Flint: There are two exhibits to the resolution, the Engineer’s Report and the Supplemental Assessment Methodology dated November 20, 2018 as Exhibit B and those reflect the final terms of the pricing.

On MOTION by Mr. Franklin seconded by Mr. Clark with all in favor Resolution 2019-03 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Streetlighting Agreements with OUC for Neighborhood Lighting

Mr. Flint: We have two streetlighting agreements with OUC. This is between the District and Orlando Utilities Commission for streetlights.

Mr. Bell: One will be for Dowden Road segment 3, that is the first portion of Dowden Road that is being constructed within the District. The second is for the first phase or Neighborhood N1A for the street and alley lights. One new thing with OUC and the city they have struck a deal that all of these roads that are open to the public non-HOA roads that the fuel charge for these lights are being paid by the city. The District will be responsible as far as any upgrade to a better level of architectural standard.

Mr. Flint: I believe it is the difference between their standard pole and the upgraded pole. These would be approved subject to Counsel’s review.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the streetlighting agreements with OUC for neighborhood lighting was approved subject to Counsel’s review.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d’Adesky: I will note for the record if there is going to be a quick draw on this we will need to work with the Engineer to get any backup for that in terms of final payables to the

contractors and signoff at the completion of those assets. The District only acquires completed assets from which they submit a requisition to draw on that. Oftentimes they will draw on that shortly after the issuance of bonds.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from October 11, 2018 through December 12, 2018 in the amount of \$9,464.42.

On MOTION by Mr. Clark seconded by Mr. Franklin with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting is January 17, 2019.

On MOTION by Mr. Trace seconded by Mr. Clark with all in favor the meeting adjourned at 9:06 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman