

**FOUR SEASONS AT CRYSTAL SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 20, 2016**

**FOUR SEASONS AT CRYSTAL SPRINGS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MAY 20, 2016 at 3:30 p.m.**

Silver Thorn Club, The Legends Room
4550 Golf Club Lane, Brooksville, FL 34609

District Board of Supervisors	Chairman	Brian Farrar
	Vice Chairman	Ted Brown
	Supervisor	Eric Davidson
	Supervisor	Vacant
	Supervisor	Vacant
District Manager	Meritus	Brian Lamb
	Meritus	Debby Hukill
District Attorney	Straley & Robin	Mark Straley
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **3:30 p.m.** with the first section called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The second section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The third section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

May 20, 2016

Board of Supervisors
Four Seasons at Crystal Springs CDD

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Four Seasons at Crystal Springs Community Development District will be held on **Friday, May 20, 2016 at 3:30 p.m.** at the Silver Thorn Club, The Legends Room, located at 4550 Golf Club Lane, Brooksville, FL 34609. Included below is the agenda:

Call in Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2016-01; Re-Designating Officers Tab 01
 - B. Consideration of Resolution 2016-02; Approving Proposed Fiscal Year 2017 Budget & Setting Public Hearing Tab 02
 - C. Annual Disclosure of Qualified Electors Tab 03
 - D. Announcement of Landowners Election in November 2016..... Tab 04
 - i. Sample Ballot and Proxy Tab 05
 - E. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes August 21, 2015 Tab 06
 - B. Consideration of Operations and Maintenance Expenditures May 2016..... Tab 07
 - C. Review of Financial Statements through March 31, 2016..... Tab 08
- 5. STAFF REPORTS**
 - A. District Counsel
 - i. 2016 Legislative Update Memorandum Tab 09
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



Brian Lamb
District Manager

RESOLUTION 2016-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE MANAGEMENT PROVIDED OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Four Seasons at Crystal Springs Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hernando County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated the Officers of the District; and

WHEREAS, the Board now desires to re-designate certain Officers whose service to the District relates to their position within the District management company.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. _____ is appointed Chairman.
 _____ is appointed Vice Chairman.
 Brian Lamb is appointed Secretary.
 Walter X. Morales is appointed Treasurer.
 Brian Howell is appointed Assistant Secretary.
 Debby Hukill is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.

Section 2. All prior designations which are inconsistent with the designations herein are forthwith rescinded.

Section 3. This Resolution shall become effective on May 20, 2016.

PASSED AND ADOPTED THIS 20TH DAY OF MAY, 2016.

ATTEST:

**FOUR SEASONS AT CRYSTAL SPRINGS
COMMUNITY DEVELOPMENT DISTRICT**

SECRETARY / ASSISTANT SECRETARY

CHAIRMAN

RESOLUTION 2016-02

A RESOLUTION OF THE BOARD OF SUPERVISORS APPROVING A PROPOSED BUDGET FOR THE FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2017, SETTING A HEARING FOR PUBLIC CONSIDERATION OF THE SAME

WHEREAS, the Four Seasons at Crystal Springs Community Development District is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hernando County Florida (hereinafter the “District”); and

WHEREAS, the District now believes it appropriate to make reasonable provision with respect to the manner in which the District’s Board of Supervisors (hereinafter the “Board”) will incur expenses and provide revenues necessary for its operation and any proposed improvement; and

WHEREAS, the District Manager has heretofore prepared and submitted to the District’s Board, a proposed operating budget for Fiscal Year 2017; and

WHEREAS, the Board has considered the proposed budget and now desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The **Proposed Budget** for the Four Seasons at Crystal Springs Community Development District for Fiscal Year 2017, attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt the same.

Section 2. A Public Hearing on the proposed budget as approved by the District’s Board is hereby declared and set for August 19, 2016 at 2:00 p.m. at the Silver Thorn Club The Legends Room located at 4550 Golf Club Lane Brooksville, FL 34609.

Section 3. Notice of this Public Hearing shall be published in accordance with Section 190.008(2)(a), Florida Statutes.

Section 4. The District’s Secretary is directed to submit the proposed budget to Hernando County not less than sixty (60) days prior to its scheduled final adoption (Public Hearing).

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF MAY, 2016.

FOUR SEASONS AT CRYSTAL SPRINGS
COMMUNITY
DEVELOPMENT DISTRICT

ATTEST:

CHAIRMAN

SECRETARY

2017



FOUR SEASONS AT CRYSTAL SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017
PROPOSED ANNUAL OPERATING BUDGET

MAY 20, 2016



FOUR SEASONS AT CRYSTAL SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2017 PROPOSED ANNUAL OPERATING BUDGET

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MAY 20, 2016

FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Four Seasons at Crystal Springs Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2017, which begins on October 1, 2016. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

Fund Number

001

Fund Name

General Fund

Services Provided

Operations and Maintenance of
Community Facilities Financed by
Non-Ad Valorem Assessments

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

FOUR SEASONS AT CRYSTAL SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Current Period Actuals 10/1/2015 - 3/31/16	Projected Revenues & Expenditures 04/01/16 to 9/30/16	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance - Off Roll	15,405.00	0.00	10,593.92	10,593.92	(4,811.08)
TOTAL SPECIAL ASSESSMENTS	15,405.00	0.00	10,593.92	10,593.92	(4,811.08)
TOTAL REVENUES	\$15,405.00	\$0.00	\$10,593.92	\$10,593.92	(\$4,811.08)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,200.00	0.00	0.00	0.00	(1,200.00)
TOTAL LEGISLATIVE	1,200.00	0.00	0.00	0.00	(1,200.00)
FINANCIAL & ADMINISTRATIVE					
District Manager	7,500.00	0.00	7,500.00	7,500.00	0.00
District Engineer	500.00	0.00	0.00	0.00	(500.00)
Public Officials Insurance	3,000.00	0.00	1,800.00	1,800.00	(1,200.00)
Legal Advertising	800.00	41.05	100.00	141.05	(658.95)
Bank Fees	230.00	133.66	133.66	267.32	37.32
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Miscellaneous Fees	500.00	0.00	0.00	0.00	(500.00)
Website Administration	0.00	155.00	0.00	155.00	155.00
TOTAL FINANCIAL & ADMINISTRATIVE	12,705.00	504.71	9,533.66	10,038.37	(2,666.63)
LEGAL COUNSEL					
District Counsel	1,500.00	55.55	500.00	555.55	(944.45)
TOTAL LEGAL COUNSEL	1,500.00	55.55	500.00	555.55	(944.45)
TOTAL EXPENDITURES	\$15,405.00	\$560.26	\$10,033.66	\$10,593.92	(\$4,811.08)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$560.26)	\$560.26	\$0.00	\$0.00

FOUR SEASONS AT CRYSTAL SPRINGS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2016 Operating Budget	Total Actuals and Projections Through 09/30/16	Over/(Under) Budget Through 09/30/16	Fiscal Year 2017 Proposed Operating Budget	Increase / (Decrease) from FY 2016 to FY 2017
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance - Off Roll	15,405.00	10,593.92	(4,811.08)	15,405.00	0.00
TOTAL SPECIAL ASSESSMENTS	15,405.00	10,593.92	(4,811.08)	15,405.00	0.00
TOTAL REVENUES	\$15,405.00	\$10,593.92	(\$4,811.08)	\$15,405.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	1,200.00	0.00	(1,200.00)	1,200.00	0.00
TOTAL LEGISLATIVE	1,200.00	0.00	(1,200.00)	1,200.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Manager	7,500.00	7,500.00	0.00	7,500.00	0.00
District Engineer	500.00	0.00	(500.00)	500.00	0.00
Public Officials Insurance	3,000.00	1,800.00	(1,200.00)	3,000.00	0.00
Legal Advertising	800.00	141.05	(658.95)	800.00	0.00
Bank Fees	230.00	267.32	37.32	230.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Miscellaneous Fees	500.00	0.00	(500.00)	500.00	0.00
Website Administration	0.00	155.00	155.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	12,705.00	10,038.37	(2,666.63)	12,705.00	0.00
LEGAL COUNSEL					
District Counsel	1,500.00	555.55	(944.45)	1,500.00	0.00
TOTAL LEGAL COUNSEL	1,500.00	555.55	(944.45)	1,500.00	0.00
TOTAL EXPENDITURES	\$15,405.00	\$10,593.92	(\$4,811.08)	\$15,405.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2017
PROPOSED ANNUAL OPERATING BUDGET

FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.



Shirley Anderson

**Hernando County Supervisor of Elections
20 N. Main St, Room 165
Brooksville, FL 34601
352-754-4125**

April 18, 2016

Brian Lamb
District Manager
Four Seasons at Crystal Springs CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Dear Mr. Lamb:

As of April 15, 2016 there were zero registered voters within the Four Seasons at Crystal Springs Community Development District.

If I can be of further assistance, please let me know.

Sincerely,

Shirley Anderson
Supervisor of Elections

Date 4/18/2016
Time 08:14 AM

Shirley Anderson
Supervisor of Elections
Active Voters by District/Precinct

Hernando County, FL

FOUR SEASONS

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
17 THE HEATHER COMMUNIT	0	0	0	0	0	0	0	0	0	0	0	0
FOUR SEASONS	0	0	0	0	0	0	0	0	0	0	0	0

**FOUR SEASONS AT CRYSTAL SPRINGS
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 120 ♦ Tampa, Florida 33607 ♦ (813) 397-5120 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian Lamb
Re: Landowner Election November 2016
Date: May 20, 2016

A Landowner's Election will be held in November 2016 with a date and time to be determined at the August 19, 2016 meeting.

The seats that are expiring November 2016 are Seats 1 and 2

Both Seat 1 and Seat 2 are vacant.

Thank you.

OFFICIAL BALLOT
FOUR SEASONS AT CRYSTAL SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
HERNANDO COUNTY, FLORIDA
LANDOWNER'S ELECTION

The undersigned certifies that they are the owner or authorized representative of the owner (by proxy) of the noted property in the Four Seasons at Crystal Springs Community Development District:

Street Address or Folio Numbers:

R11 422 17 0000 0030 0000; R12 422 17 0000 0040 0000; R13 422 17 0000 0020 0050;
R13 422 17 0000 0080 0010; R14 422 17 0000 0010 0031

or

Legal Description of Property (May Be Attached):

and casts their vote(s) for the following:

The two candidates will each receive a four (4) year term.

	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

Dated: _____

Signed: _____

Name: _____

DESIGNATION OF PROXY

**FOUR SEASONS AT CRYSTAL SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS LANDOWNERS' ELECTION**

The undersigned landowner in the **FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT** hereby designates the **Chairman of the Board of Supervisors, or _____**, as its duly authorized proxy, to exercise all voting rights of such landowner to the same extent as if the landowner was personally present, at the duly noticed landowners election of the **FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT**, for the purpose of electing Board of Supervisors and transacting such other business necessary and to do and perform all and any act or thing in the landowner's name and stead at the election scheduled on **TBD.**, or any subsequent adjournment thereof in Hernando County, Florida, at **4550 Golf Lane, Brooksville, Florida 34609.** This Proxy must be submitted at the election along with the ballot vote in the landowner's election. This Proxy may also be revoked by the landowner at any time prior to the election, provided prior written notice of the revocation is delivered to the District.

DATE:_____

**STREET ADDRESS OF LANDS OWNED
WITHIN THE DISTRICT**

Landowner's Signature

Landowner's Printed Name

**LEGAL DESCRIPTION OF THE PROPERTY
OR TAX PARCEL
IDENTIFICATION NUMBER**

**STATE NUMBER OF AUTHORIZED
VOTES**

**[IF MORE THAN ONE VOTE IS
AUTHORIZED EACH PROPERTY
MUST BE LISTED AND THE NUMBER
OF ACRES OF EACH PROPERTY MUST
BE INCLUDED]**

Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

**FOUR SEASONS AT CRYSTAL SPRINGS
COMMUNITY DEVELOPMENT DISTRICT**

August 21, 2015 Minutes of Meeting

Minutes of the Meeting

The Regular Meeting and Public Hearing of the Board of Supervisors for Four Seasons of Crystal Springs Community Development District was held on Friday, August 21, 2015 at 2:00 p.m. at the Silver Thorn Club, The Legends Room, located at 4550 Golf Club Lane, Brooksville, FL 34609.

1. CALL TO ORDER/ROLL CALL

Ms. Hukill called the Regular Meeting and Public Hearing of Four Seasons at Crystal Springs Community Development District to order at 2:00 p.m. on Friday, August 21, 2015.

Board Members Present and Constituting a Quorum:

Brian Farrar	Chairman
Ed Andrews	Vice Chairman
Ted Brown	Supervisor
Eric Davidson	Supervisor (<i>appointed during meeting</i>)

Staff Members Present:

Debby Hukill	Meritus Districts
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Ms. Hukill requested to Appoint Eric Davidson onto the Board to the open Supervisor Seat which is Seat 5.

MOTION TO:	Accept Eric Davidson to Supervisor Seat 5.
MADE BY:	Supervisor Farrar
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

Ms. Hukill administered the oath of office to Supervisor Davidson and went over paperwork, etc. to include the Sunshine Law.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

None

2. PUBLIC HEARING ON FISCAL YEAR 2016 PROPOSED BUDGET

A. Open Public Hearing on Fiscal Year 2016 Proposed Budget

MOTION TO:	Open Public Hearing on Fiscal Year 2016 Proposed Budget
MADE BY:	Supervisor Farrar
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

B. Staff Presentations

Ms. Hukill made the announcement that there were no residents or public present to talk about the Budget. The Budget will stay the same as it was last Year.

C. Public Comment

D. Close Public Hearing on Fiscal Year 2016 Proposed Budget

MOTION TO:	Close the Public hearing on Fiscal Year 2016 Proposed Budget.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Farrar
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

E. Consideration of Resolution 2015-04; Adopting Fiscal Year 2016 Budget

MOTION TO:	Approve Resolution 2015-04; Adopting Fiscal Year 2016 Budget
MADE BY:	Supervisor Farrar
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

4. BUSINESS ADMINISTRATION

A. Consideration of Resolution 2015-05; Setting FY 2016 Meeting Schedule

The Board went over the schedule and will take out the November date.

MOTION TO:	Approve Resolution 2015-05; Setting FY 2016 Meeting Schedule with changes
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Farrar
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Board of Supervisors Meeting Minutes May 22, 2015

C. Consideration of Operations and Maintenance Expenditures August 2015

D. Review of Financial Statements through July 31, 2015

MOTION TO:	Approve Consent Agenda items B thru D
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

5. BUSINESS ITEMS

A. General Matters of the District

6. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Ms. Hukill addressed the Board and asked them to accept the resignation of Supervisor Ed Andrews.

118

119

120

121

122

123

124

MOTION TO:	Accept Ed Andrews' resignation
MADE BY:	Supervisor Farrar
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

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126 **8. ADJOURNMENT**

127

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132

133

134

MOTION TO:	Adjourn.
MADE BY:	Supervisor Farrar
SECONDED BY:	Supervisor Brown
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

4 Seasons at Crystal Sp. Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AD Aussie, LLC	39	\$ 155.00		Website Hosting - October & September
Monthly Contract Sub-Total		\$ 155.00		
Variable Contract				
Straley & Robin	12669	\$ 55.55		Professional Service thru 10/15/15 - General
Variable Contract Sub-Total		\$ 55.55		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Florida Department of Economic Opportunity	33301	\$ 175.00		Annual Fee
Supervisor: Ed Andrews	EA082115	200.00		Supervisor Fee - 08/21/15
Supervisor: Eric Davidson	ED082115	200.00	\$ 400.00	Supervisor Fee - 08/21/15
Times Publishing Company	119373 100715	41.05		Advertising thru 10/07/15
Regular Services Sub-Total		\$ 616.05		
Additional Services				
Alphagraphics	690048	\$ 19.50		Deposit Stamp - 09/17/16
Meritus Districts	7055	2,500.00		CDD Meeting - 08/21/15
Additional Services Sub-Total		\$ 2,519.50		
TOTAL:		\$ 3,346.10		

Approved (with any necessary revisions noted):

4 Seasons at Crystal Sp. Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



AD Aussies LLC
(813) 629-1401
ADAussies@Gmail.com
Computers.ADAussies.com

Invoice

Date	Invoice #
9/24/2015	39

Bill To
Four Seasons CDD C/O Meritus Corp 5680 W. Cypress Street Suite A Tampa , FL 33607

			Terms
			Due on receipt
Quantity	Description	Rate	Amount
1	First Month Hosting (October)	15.00	15.00
1	Last Month Hosting	15.00	15.00
1	Initial Deployments Of FourSeasons.HOAHomePortal.com	125.00	125.00
	HC Sales Tax	7.00%	0.00
Please make checks payable to:AD Aussies LLC 11318 Hascroft Forest Ct Riverview FL 33579		Total	\$155.00

Approved 10/7/2015 by bhowell

Pay online at: <https://ipn.intuit.com/hjxq2546>

Straley & Robin
1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

Four Seasons at Crystal Springs
c/o MERITUS DISTRICTS
5680 W. CYPRESS STREET, STE A
TAMPA, FL 33607

October 21, 2015
Client: 001352
Matter: 000001
Invoice #: 12669

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2015

SERVICES

Date	Person	Description of Services	Hours
10/14/2015	VKB	REVIEW AND REPLY TO EMAIL RE: REPERCUSSIONS FOR NOT HAVING A WEBSITE IN COMPLIANCE WITH CHAPTER 189, FLORIDA STATUTES.	0.2
Total Professional Services			0.2

\$50.00

PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	0.2	\$50.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/15/2015	Photocopies (37 @ \$0.15)	\$5.55
Total Disbursements		\$5.55

Approved 11/4/2015 by bhowell

Instructions: In accordance with Sections 189.064 and 189.018, F.S., and Chapter 73C-24, F.A.C., please remit the fee due payable to the Department of Economic Opportunity OR complete the Zero Annual Fee Certification Section, as appropriate. In addition, review the information below about the district and update as necessary. Provide backup documentation if the district's name or status has changed. By the postmarked due date, mail the payment and this signed form to the Department of Economic Opportunity, Office of Financial Mgmt., 107 E. Madison Street, MSC 120, Tallahassee, Florida 32399-4124. Direct questions to (850) 717-8430.

ANNUAL FEE: \$175.00	LATE FEE: \$0.00	RECEIVED: \$0.00	FEE DUE, POSTMARKED BY 12/03/2015: \$175.00
----------------------	------------------	------------------	---

District's Name, Registered Agent & Office*:

Four Seasons at Crystal Springs Community Development District	Telephone: (813) 873-7300
Mr. Brian K. Lamb	Fax: (813) 873-7070
5680 West Cypress Street, Suite A	Status*: Independent
Tampa, FL 33607	Creation Document: On File
	Map: On File
	Last Update: 10/06/2014

Website: _____
E-mail: blamb@meritusdistricts.com
County(ies): Hernando
Local Governing Authority*: Hernando County
Function(s)*: Community Development
Date Established: 11/06/2007
Creation Documents*: County Ordinance 2007-21
Statutory Authority*: Chapter 190, Florida Statutes
Board Selection*: Elected
Authority to Issue Bonds*: Yes
Revenue Source*: Assessments

*Explanations

Registered Agent: The person designated by the special district to accept due process on behalf of the special district
Status: Independent or Dependent - see Section 189.012, F.S.
Local Governing Authority: The governing body of a unit of local general-purpose government
Functions: The function/purpose of the special district
Creation Documents: Ordinance, Resolution, Statute, Special Act, Court Decree, Interlocal Agreement, etc.
Statutory Authority: The Florida Statute governing the function of the special district
Board Selection: Appointed, Appointed/Elected, Elected, Governor Appoints, Local Governing Authority Appoints, Same as Local Governing Authority, Similar to Local Governing Authority, Other
Authority to Issue Bonds: Yes or No
Revenue Sources: Ad Valorem, Agreement, Assessments, Bond Issuer Fees, Co., Donations, Fed, Fees, Other, Investments, Grants, Municipality, Non-Ad Valorem, Priv. Enterprise, Sales Surtax, Sales/Leases, State, TIF, Tolls, None

CERTIFICATION: I, the undersigned registered agent, do hereby certify that the information above is accurate and complete as of this date. It does _____ or does not _____ need to be changed.
Registered Agent's Signature: _____ Date: _____

ZERO ANNUAL FEE CERTIFICATION SECTION - If eligible, the special district may request a zero annual fee instead of making a payment by having the registered agent certify to the following:

- This special district is not a component unit of a general purpose local government as defined in the Governmental Accounting Standards Board's Statement No. 14, issued in June 1991 effective after December 15, 1992, as amended.
- This special district is in compliance with the reporting requirements of the Department of Financial Services.
- This special district reported \$3,000.00 or less in annual revenues to the Department of Financial Services on its Annual Financial Report for Fiscal Year 2013/2014 (special districts created after that fiscal year must attach a current income statement verifying \$3,000.00 or less in revenues for the current fiscal year).
- This certification will be returned to the Department at the address above postmarked by 12/03/2015 and,
- This special district understands that if the Department determines any of these items to be inaccurate, this special district must pay the appropriate fee when invoiced. The Department will verify these statements within 30 days of receiving this form.

I, the undersigned registered agent, do hereby certify that to the best of my knowledge and belief, ALL of the above statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be investigated and verified with the Department of Financial Services and the Auditor General.

SIGN ONLY IF ELIGIBLE FOR AND REQUESTING A ZERO ANNUAL FEE:

Registered Agent's Signature: _____ Date: _____
Department Use Only: _____ Verified and Approved _____ Denied - Reason(s): _____

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT. DEO-SDAP-001 Effective 05/15/2014
DETACH AND KEEP THIS PORTION FOR YOUR RECORDS.

FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY		Invoice No.: 33301	Date Invoiced: 10/01/2015	
FY 2015/2016 SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM RECEIPT		Postmarked Due Date: 12/03/2015		
Four Seasons at Crystal Springs Community Development District	ANNUAL FEE \$175.00	LATE FEE \$0.00	RECEIVED \$0.00	FEE DUE \$175.00

Approved 10/16/2015 by rrios

FOUR SEASONS AT CRYSTAL SPRINGS CDD

MEETING DATE: August 21, 2015

DMS Staff Signature [Signature]

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Vacant <u>Eric Davidson</u>	<input checked="" type="checkbox"/>	<u>Salary accepted</u>	<u>\$200.00</u>
Ed Andrews	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Brian Farrar	<input checked="" type="checkbox"/>	Waived	\$0.00
Ted Brown	<input checked="" type="checkbox"/>	Waived	\$0.00
Vacant			

Approved 9/2/2015 by rrios

INVOICE

Invoice Number: 690048
Account Number: 4470
P.O. Number: TERESA FARLOW
Per: TERESA FARLOW
Cont Phone: (813) 397-5121-322
Thursday September 17, 2015
Bill Fax: 813-873-7070

FOUR SEASONS AT CRYSTAL SPRINGS
5680 W CYPRESS ST #A
TAMPA, FL 33607

Item	Description	Quantity	Price
1	DEPOSIT STAMP S844	1	19.50
Subtotal For All Items			19.50
Shipping - Cust P/U			0.00
Sales Tax			0.00
Subtotal For Invoice			19.50
Invoice Total			\$19.50

Received By: _____

REMIT PAYMENT TO:
ALPHAGRAPHS TAMPA 671
4209 W KENNEDY BLVD
TAMPA, FL 33609-2230

PHONE (813) 289-4663
FAX (813) 287-5733

C. O. D.

THANK YOU FOR CHOOSING ALPHAGRAPHS.

Approved 9/23/2015 by bhowell

Meritus Districts

5680 W. Cypress St.
Suite A
Tampa, FL 33607



INVOICE

Invoice Number: 7055
Invoice Date: Aug 21, 2015
Page: 1

Voice: 813-873-7300
Fax: 813-873-7070

Bill To:

Four Seasons @ Crystal Springs CDD
5680 W.Cypress Street
Ste A
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Four Seasons		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		8/21/15

Quantity	Item	Description	Unit Price	Amount
		Aug 21 CDD Meeting		2,500.00
Subtotal				2,500.00
Sales Tax				
Total Invoice Amount				2,500.00
Payment/Credit Applied				
TOTAL				2,500.00

Check/Credit Memo No:

Approved 8/25/2015 by rrios

Four Seasons at Crystal Springs Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2016



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Four Seasons at Crystal Springs CDD

Balance Sheet

As of 3/31/2016

(In Whole Numbers)

	<u>General Fund</u>	<u>Total</u>
Assets		
Cash	7,751	7,751
Accounts Receivable	0	0
Prepaid Items	0	0
Total Assets	<u>7,751</u>	<u>7,751</u>
Liabilities		
Accounts Payable	0	0
Accrued Expenses Payable	0	0
Deposit Due Developer	0	0
Total Liabilities	<u>0</u>	<u>0</u>
Fund Equity & Other Credits Contributed Capital		
Fund Balance--Unreserved	8,311	8,311
Net Changes In Fund Balances For Year	(560)	(560)
Total Fund Equity & Other Credits Contributed Capital	<u>7,751</u>	<u>7,751</u>
Total Liabilities & Fund Equity	<u>7,751</u>	<u>7,751</u>

Four Seasons at Crystal Springs CDD

Income Stmt - GF

General Fund - 001

From 10/1/2015 Through 3/31/2016

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget to Actual Variance	Budget Percent Remaining
Revenues				
Special Assessments				
Operations & Maintenance - Off Roll	15,405	0	(15,405)	(100.00)%
Total Revenues	15,405	0	(15,405)	(100.00)%
Expenditures				
Legislative				
Supervisor Fees	1,200	0	1,200	100.00%
Financial & Administrative				
District Manager	7,500	0	7,500	100.00%
District Engineer	500	0	500	100.00%
Public Officials Insurance	3,000	0	3,000	100.00%
Legal Advertising	800	41	759	94.86%
Bank Fees	230	134	96	41.88%
Dues, Licenses & Fees	175	175	0	0.00%
Miscellaneous Fees	500	0	500	100.00%
Website Administration	0	155	(155)	0.00%
Legal Counsel				
District Counsel	1,500	56	1,444	96.29%
Total Expenditures	15,405	560	14,845	96.36%
Subtotal: Rev Over / (Under) Exp	0	(560)	(560)	0.00%
Total: Revenues Over / Under Expenditures	0	(560)	(560)	0.00%

Four Seasons at Crystal Springs CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 033116
Reconciliation Date: 3/31/2016
Status: Locked

Bank Balance	7,750.73
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	7,750.73
Balance Per Books	<u>7,750.73</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Four Seasons at Crystal Springs CDD

Unposted General Ledger Transactions

4/5/2016

JV116 - March Bank Transaction

Fund Code	GL Code	Object Code	GL Title	Object Code Short Title	Debit	Credit	Effective Date	Transaction Description
001	51300	4901	Financial & Administrative	Bank Fees	24.07		3/31/2016	March Bank Fee
001	10101		Cash-Operating Account			24.07	3/31/2016	March Bank Fee
Report Total					24.07	24.07		

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183



Page 1 of 2
66/F00/0175/00/42

03/31/2016
0000

Account Statement



FOUR SEASONS AT CRYSTAL SPRINGS COMMUN
5680 W CYPRESS ST STE A
TAMPA FL 33607-1775

Questions? Please call
1-800-786-8787

LOOKING FOR WAYS TO PAY FOR COLLEGE? SUNTRUST HAS THE SOLUTION FOR UNDERGRADUATE AND GRADUATE STUDENTS. SUNTRUST PRIVATE STUDENT LOANS CAN HELP FILL THE GAP WHEN SAVINGS, GRANTS, SCHOLARSHIPS AND FEDERAL STUDENT LOANS DON'T COVER THE FULL COST OF COLLEGE. VISIT SUNTRUSTEDUCATION.COM/COMPARE

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		03/01/2016 - 03/31/2016

Description	Amount	Description	Amount
Beginning Balance	\$7,774.80	Average Balance	\$7,763.92
Deposits/Credits	\$0.00	Average Collected Balance	\$7,763.92
Checks	\$0.00	Number of Days in Statement Period	31
Withdrawals/Debits	\$24.07		
Ending Balance	\$7,750.73		

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	03/18	24.07		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	03/01	7,774.80	7,774.80	03/18	7,750.73	7,750.73

STRALEY & ROBIN

1510 W. Cleveland Street

Tampa, FL 33606

Phone: 813-223-9400

Fax: 813-223-5043

Website: www.srwlegal.com

MEMORANDUM

TO: Community Development District Supervisors and District Managers
FROM: Vivek K. Babbar
DATE: March 14, 2016
RE: 2016 Legislative Update

The 2016 Florida Legislature concluded its session on March 11, 2016. We monitored several bills that impact community development districts (“CDDs”) and prepared this memo to focus on a few bills that became law and some bills that are awaiting the Governor’s signature; the Governor signed House Bill 479 and House Bill 273, and House Bill 971 and Senate Bill 1004 have been presented to the Governor for his signature. These laws and bills, which take effect July 1, 2016, impact all CDDs in Florida. Copies of any bill can be viewed at the Legislature’s website: www.leg.state.fl.us.

House Bill 479 (Website Requirements)

This new law revises the Uniform Special District Accountability Act of 1989, Chapter 189, Florida Statutes. The revisions require CDDs, to post the following information on the official website:

1. The tentative budget, which must be posted at least 2 days prior to the public hearing on the budget and remain on the website for at least 45 days
2. The final adopted budget, which must be posted within 30 days after adoption and remain on the website for at least 2 years
3. A listing of its regularly scheduled public meetings for the upcoming fiscal year
4. The most recent copy of the CDD’s public facilities report
5. A link to the Department of Financial Services’ website for access to the CDD’s annual financial audit on file (<https://apps.fldfs.com/localgov/reports/>)
6. The agenda of meetings and workshops, along with any meeting materials available in an electronic format, at least 7 days before each meeting or workshop. The information must remain on the website for at least 1 year after the meeting or workshop

House Bill 273 (Public Records Custodian)

This new law revises Section 119.0707, Florida Statutes. The revisions require CDDs to include specific language in agreements entered into after July 1 with vendors and contractors of the CDD informing them of the name of the public record custodian of the CDD (the District

Manager), as well as their contact information, including a telephone number, email address, and mailing address. It also requires that any public records request be made directly to the public record custodian, rather than directly to a CDD vendor or contractor.

House Bill 971 (Formation and Operation of CDDs)

This bill amends Section 190, Florida Statutes. If signed by the Governor, this bill's revisions modify the formation and merging of CDDs and clarifies that CDDs may authorize towing for CDD owned property. The revisions include:

1. Authorizing a county or municipality to form CDDs in size up to 2,500 acres (the current threshold is 1,000 acres)
2. Requiring two publications prior to a county or municipality public hearing on the petition to form a CDD (the current requirement is four publications)
3. Clarifying that the exclusion of police powers does not prohibit CDDs from contracting with a towing operator to remove vehicles or vessels from CDD property
4. Permitting a county or municipality to merge up to 5 CDDs pursuant to certain procedures without regard to the acreage of the CDDs

Senate Bill 1004 (Clarification for Public Records Exemption for Security System Plan)

This bill amends Section 119.071, Florida Statutes. If signed by the Governor, this would permit the CDD, at its option, to disclose records relating to a "security system plan" (i) to a property owner, (ii) to another local, state, or federal agency, (iii) or upon a court order. The term "security system plan" includes security camera footage.

Recommendations

The Board of Supervisors will need to update its website by July 1, 2016, to comply with the website requirements as well as ensure that updates are timely uploaded to the website by the website vendor.

We have attached a summary of the bills we monitored during this session. If you have any questions about the new legislation, please contact us at your convenience.

Thank you,

Straley & Robin

2016 Florida Legislation Summary:

Bills that modify the same existing laws have been grouped together

Proposed Bills That Passed		
Yellow highlight indicates the Bill that passed both the Senate and the House		
Signed by Governor	SB 516 SB 956 HB 479 HB 745	Revises 189 (Website related provisions) <ul style="list-style-type: none"> Requires additional postings of certain items to be uploaded by certain time and available for set periods Requires Department of Economic Opportunity (DEO) to remove certain inactive districts
Signed by Governor	SB 390 HB 273	Revises 119 (Public Records) <ul style="list-style-type: none"> Clarifies responsibilities of contractors doing business with Government
Presented to Governor	SB 1156 HB 971	Revises Formation Provisions: <ul style="list-style-type: none"> Amends acreage threshold (1,000 to 2,500) Revises notice requirements for local government hearing (from 4 to 2) <p>Clarifies that CDDs may engage towing operators</p> <p>Authorizes certain number of districts to merge (five), and merger details</p>
Presented to Governor	SB 1004 HB 869	Clarifies public record exemption for security system plans
Signed by Governor Signed by Governor	SB 1040 SB 1038 HB 7049	Clean up Bill removing several old provisions and references

Proposed Bills That Failed:	
SB 406	Playground Safety Act, adopts federal standards for new playgrounds and applies retroactively starting in 2022
SB 582	Clarifies definitions and penalties for public corruption
SB 593 SB 686	<p>Revises 112</p> <ul style="list-style-type: none"> • Additional financial disclosure of public officials- (only municipalities) <p>Revises 189</p> <ul style="list-style-type: none"> • Certain budget documents on website <p>Revises 218 (audits)</p> <ul style="list-style-type: none"> • Revises audit committee membership requirements • Requires affidavit of audit committee chair • Requires explanation of any recommendations by auditor at public meeting and Board's discussion of if it will take corrective action
SB 724 HB 857	Public Record: Custodian of record can be personally liable if they withhold public record or assert non-applicable exception
HB 1143	Includes e-cigarettes in Florida's Clean Indoor Air Act (prohibit in buildings and preempt regulation of smoking)
SB 1220 HB 1021	Public Record Attorney's Fees – Judge reviews facts to determine if award under the circumstances. Currently: award when local government is found to be in violation
SB 1482	Revises 286.011. Requires agendas be posted on website 2 business days in advance of meeting
SB 1554 HB 4063	Repeals preemption of smoking regulation
HB 7001	Requires DEO to remove inactive districts from official list