

**MINUTES OF MEETING  
BROOKSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Brookstone Community Development District's Board of Supervisors was held on Wednesday, May 2, 2018 at 1:30 p.m., at 8141 Lakewood Main Street, Suite 209, Bradenton, Florida 34202.

**Present at the meeting were:**

Priscilla Heim	Chair
Charles Conoley	Assistant Secretary
Dale Weidemiller	Assistant Secretary \

**Also present were:**

Craig Wrathell	District Manager
Edward Vogler, II ( <i>via telephone</i> )	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 1:37 p.m. Supervisors Heim, Conoley and Weidemiller were present, in person. Supervisors Evans and Gaudette were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2018-06,  
Approving a Proposed Budget for Fiscal  
Year 2018/2019 and Setting a Public  
Hearing Thereon Pursuant to Florida Law;  
Addressing Transmittal, Posting and  
Publication Requirements; and Providing  
an Effective Date**

Mr. Wrathell presented Resolution 2018-06 and proposed Fiscal Year 2019 budget. The following change was made:

Item 2, HOUR: Change "1:00" to "1:30"

In response to a Board Member's question regarding interest rate increases, Mr. Wrathell stated, typically, when bonds are sold, different bond buyers might be interested in different maturities so, investment bankers may oftentimes structure it this way to help pull down the overall total interest rate. The idea was for the shorter maturities have a lower coupon than older maturities and the longer the bond is held; the more protection there is against interest rate increases.

**On MOTION by Mr. Conoley and seconded by Mr. Weidemiller, with all in favor, Resolution 2018-06, as amended, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law, for August 8, 2018 at 1:30 p.m., at this location; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Uniform Collection Agreement with Manatee County**

Mr. Wrathell presented the Uniform Collection Agreement with Manatee County.

**On MOTION by Mr. Weidemiller and seconded by Ms. Heim, with all in favor, the Uniform Collection Agreement with Manatee County, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-07, Designating a Date, Time and Location for Landowners' Meeting of the District, and Providing for an Effective Date [Seats 2, 3 & 5]**

Mr. Wrathell presented Resolution 2018-07. He stated that Board Members were not required to attend the Landowners' meeting and he would, most likely, be the designated proxy holder. Three seats will be up for the election; the highest two vote-getters will serve

four years and the lowest vote getter will serve for two years and he will be the The following change was made:

SECTION 2: Change "1:00" to "1:30:

**On MOTION by Mr. Conoley and seconded by Ms. Heim, with all in favor, Resolution 2018-07, as amended, Designating a Date, Time and Location of Tuesday, November 6, 2018 at 1:30 p.m., at this location, for Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Review/Discussion/Ranking of Response(s)  
to Request for Qualifications for  
Engineering Services**

Mr. Wrathell stated that ZNS Engineering, L.C. (ZNS) was previously engaged as the Interim District Engineer. Management facilitated the Request for Qualifications (RFQ) process, pursuant to Florida Statute 287.055; the Consultants Competitive Negotiations Act.

**A. Affidavit/Proof of Publication**

The proof of publication was included for informational purposes.

**B. RFQ Package**

The RFQ package was provided for informational purposes.

**C. Respondent(s)**

**i. ZNS Engineering, L.C.**

Mr. Wrathell stated that the only respondent was ZNS, the Interim District Engineer, which was an experienced and qualified firm.

**D. Ranking**

The Board consensus was to rank ZNS as the number one ranked firm.

**E. Engagement of District Engineer**

**On MOTION by Mr. Weidemiller and seconded by Mr. Conoley, with all in favor, ranking ZNS Engineering, L.C., as the number one-ranked firm, for District Engineering Services, was approved.**

**On MOTION by Mr. Weidemiller and seconded by Mr. Conoley, with all in favor, authorizing Staff to enter into negotiations and prepare a Continuing Services Agreement with ZNS Engineering, L.C., and granting the Chair and Vice Chair authority to execute, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements as of March 31, 2018**

Wrathell presented the Unaudited Financial Statements as of March 31, 2018.

**On MOTION by Ms. Heim and seconded by Mr. Conoley, with all in favor, the Unaudited Financial Statements as of March 31, 2018, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Minutes**

**A. January 10, 2018 Regular Meeting**

Mr. Wrathell presented the January 10, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**B. January 24, 2018 Special Meeting**

Mr. Wrathell presented the January 24, 2018 Special Meeting Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Weidemiller and seconded by Ms. Heim, with all in favor, the January 10, 2018 Regular Meeting and the January 24, 2018 Special Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Vogler Ashton, PLLC***

Mr. Vogler stated that, with regard to the upcoming landowner election, the Board should be mindful that the property was transferred from Neal Communities to a new

landowner and any understandings to be reflected by Board composition should be accommodated. Mr. Wrathell stated that if the Board Members wanted to remain on the Board, he suspected that the new landowner would probably have no objections. Further discussion ensued.

**B. District Engineer (Interim): *ZNS Engineering, L.C.***

There being no report, the next item followed.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

**i. 0 Registered voters as of April 15, 2018**

Mr. Wrathell reported that there were zero registered voters residing within the boundaries of the District as of April 15, 2018.

**ii. NEXT MEETING DATE: June 6, 2018 at 1:00 P.M.**

The next meeting will be held on June 6, 2018 at 1:00 p.m., at this location, as opposed to 1:00 p.m.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

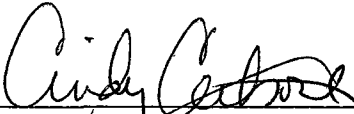
There being no public comments, the next item followed.

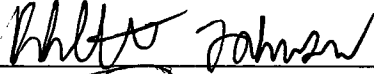
**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Weidemiller and seconded by Mr. Conoley,  
with all in favor, the meeting adjourned at 2:09 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair