

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.

**WORLD COMMERCE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of World Commerce Community Development District was held on **Tuesday, January 19, 2016 at 9:00 a.m.** at the St. Johns County Airport Authority, Administration Office, located at 4730 Casa Cola Way, St. Augustine, Florida 32095.

Present and constituting a quorum:

Linda Gee	Board Supervisor, Chairman
Curtis Robinson	Board Supervisor, Vice Chairman
Debra Newell	Board Supervisor, Assistant Secretary
Nancy Smith	Board Supervisor, Assistant Secretary
Elizabeth Pappaceno	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Wes Haber	Hopping Green & Sams, P.A.(via speaker phone)
Michael Cills	Steinmann & Co.(via speaker phone)
Rick Dendler	ValleyCrest Landscaping
Rodney Hicks	ValleyCrest Landscaping

No Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 9:08 a.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

THIRD ORDER OF BUSINESS

**Appointment of New Board Supervisor's
Member Seat 2**

On a motion by Ms. Gee, seconded by Mr. Robinson, with all in favor, the Board approved the Appointment of Elizabeth Pappaceno as the New Board Supervisor's Member Seat 2 for the World Commerce Community Development District.

Ms. Dobbins gave Elizabeth Pappaceno the Oath of Office.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Special Meeting held on
August 18, 2015**

On a motion by Mr. Robinson, seconded by Ms. Gee, with all in favor, the Board approved the Minutes of the Board of Supervisors' special meeting held on August 18, 2015 for the World Commerce Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for July 2015,
August 2015, September 2015, October
2015 and November 2015**

On a motion by Mr. Robinson, seconded by Ms. Smith, with all in favor, the Board approved the July 2015 Operations and Maintenance Expenditures in the amount of \$18,877.79, August 2015 in the amount of \$19,073.12, September 2015 in the amount of \$56,912.15, October 2015 in the amount of \$23,638.57 and November 2015 in the amount of \$21,039.61 for the World Commerce Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
Not present.

- C. ValleyCrest Landscaping
Reviewed report that was presented under separate cover (Exhibit A).

- D. District Manager
Ms. Dobbins updated the Board that the next meeting will be held on April 19, 2016 at 9:00 a.m. and at that time propose the Fiscal Year 2017 Budget.

SEVENTH ORDER OF BUSINESS

**Consideration of ValleyCrest Fountain
Extra Work Proposal**

On a motion by Mr. Robinson, seconded by Ms. Smith, with all in favor, the Board approved ValleyCrest Preventative Maintenance Proposal for the Fountain in the amount of \$1,458.00 for a six month period and requested reports at the next two meeting for World Commerce Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Irrigation System
Proposal Options**

Two Proposals were presented and a discussion ensued.

The Board of Supervisor's approved the ValleyCrest Proposal for a Rainbird System in the amount of \$28,862.75 for Phase 1. This will be the first of three phases to replace the irrigation to a two wire system.

On a motion by Mr. Robinson, seconded by Ms. Pappaceno, with all in favor, the Board approved the ValleyCrest Proposal for a Rainbird System in the amount of \$28,862.75 for Phase 1 for World Commerce Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Lift Station Preventative
Maintenance Proposal**

On a motion by Ms. Gee, seconded by Mr. Robinson, with all in favor, the Board approved the Preventative Maintenance Proposal for Storm water Lift Station including inspections twice annually in the amount of \$900.00 with Xylem Water Solutions for World Commerce Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-01,
Designating an Assistant Secretary**

On a motion by Ms. Gee, seconded by Mr. Robinson, with all in favor, the Board Appointed Lesley Gallagher and Elizabeth Pappaceno as Assistant Secretaries for World Commerce Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of EGIS Insurance Proposal

On a motion by Mr. Robinson, seconded by Ms. Smith, with all in favor, the Board Ratified EGIS Policy in the amount of \$9,319.00 for World Commerce Community Development District.

TWELFTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

There were no Audience comments.

There were no Supervisor comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Gee, seconded by Ms. Newell, with all in favor, the Board adjourned the meeting at 10:09 a.m. for World Commerce Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

EXHIBIT A

World Commerce Center Landscape Report

Attention: Melissa Dobbins, WCC Board Members

Grounds Maintenance

We are currently in the Winter portion of our maintenance schedule. Crew is performing bi-weekly mowing of all turf areas. Crew is focusing on detail items on non-mow weeks such as trimming and weed control of the plant beds. Crepe Myrtle pruning is scheduled for February. We will be removing crossing branches and promoting upward growth to produce healthy trees.

Irrigation

Irrigation inspection completed. Controllers adjusted according to SJWRD to one day a week, with exception of the areas recently sodded.

Large water line is being installed under I-95 by T B Landmark Construction, Inc. Their site superintendent, Bob Goodwin, contacted me about their access point to I-95 off of WCC Blvd. He stated any irrigation damaged by their company, they would be responsible for any and all repairs at the end of construction.

During late October and early November, we found several zones not firing from the west controller. We were able to get all but three zones working from the controller. We have communicated our findings and recommendations to Paul Moss of Prosser and Melissa Dobbins. I met Paul on site to discuss our best approach in a long term resolution. We are recommending to convert 21 zones from the west controller to International Golf Parkway to a two wire system. As we experience continuous wire failure, we will be able to add onto the two wire system and abandon the old and failing wire.

I have submitted proposals and map highlighting the area to be considered.

Agronomy

Crew is applying ant bait weekly to control the ant population. They have been very aggressive this year. Turf weed application was completed the week of 1-8-16

Landscaping

Replaced sod damage from previous growing season.
Developed proposal for completion of remaining upgrades (2 phases)

Upcoming

Crepe Myrtle pruning
Interior lake service