

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, October 18, 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:

Curtis Robinson	Board Supervisor, Chairman
Liz Pappaceno	Board Supervisor, Vice Chairman
Karen McNairn	Board Supervisor, Assistant Secretary
Ken Hall	Board Supervisor

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Wes Haber	Hopping Green & Sams, P.A. (via speaker phone)
Ryan Stilwell	Prosser (via speaker phone)
Michael Cills	Steinmann & Co. (via speaker phone)
David Lara	Brightview Landscaping
Rodney Hicks	Brightview Landscaping
Billy Buerki	Brightview Landscaping

FIRST ORDER OF BUSINESS

Call to Order

Ms. Gallagher called the meeting to order at 9:06 a.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There was no audience present for comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held on
August 16, 2016**

On a motion by Mr. Robinson, seconded by Ms. Pappaceno, with all in favor, the Board approved the Minutes of the Board of Supervisors' regular meeting held on August 16, 2016 for the World Commerce Community Development District.

FOURTH OF BUSINESS

**Ratification of Operation and Maintenance
Expenditures for July 2016 and August
2016**

On a motion by Mr. Robinson, seconded by Ms. Pappaceno, with all in favor, the Board ratified the Operations and Maintenance Expenditures for July 2016 in the amount of \$8,853.71 and August 2016 in the amount of \$28,683.34 for the World Commerce Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report.
- B. District Engineer
No Report.
- C. Brightview Landscaping
Mr. Buerki reviewed the landscaping report (Exhibit A). Mr. Lara provided an irrigation update for Phase II.
- D. District Manager
Consideration of Resolution 2017-04, Amending Fiscal Year 2015/2016 Budget, under separate cover, (Exhibit B). Ms. Gallagher explained that due to a number of larger improvements approved by the Board which occurred throughout Fiscal Year 2015/2016, the overall budget had been exceeded. This resolution amends the Fiscal Year 2015/2016 Budget with an increase of \$50,000.

On a motion by Ms. McNairn, seconded by Mr. Robinson, with all in favor, the Board adopted Resolution 2017-04, Amending Fiscal Year 2015/2016 Budget for World Commerce Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01,
ReDesignating a Treasurer**

On a motion by Mr. Robinson, seconded by Ms. McNairn, with all in favor, the Board adopted Resolution 2017-01, ReDesignating a Treasurer for World Commerce Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-02,
Declaring Vacancies in Certain Seats**

On a motion by Ms. Pappaceno, seconded by Ms. McNairn, with all in favor, the Board adopted Resolution 2017-02, Declaring Vacancies in Certain Seats for World Commerce Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-03,
Prompt Payment Policies**

Mr. Haber reviewed Resolution 2017-03, Regarding Prompt Payment Policies for the district as well as a memorandum from his firm.

On a motion by Mr. Robinson, seconded by Ms. McNairn, with all in favor, the Board adopted Resolution 2017-03, Prompt Payment Policies for World Commerce Community Development District.

NINTH ORDER OF BUSINESS

**Ratification of District Fiscal Year
2016/2017 Insurance Policy**

The Board ratified the Chairman's approval of Egis's proposal in the amount of \$8,421.00 for Fiscal Year 2016/2017.

On a motion by Mr. Robinson, seconded by Ms. McNairn, with all in favor, the Board ratified the Chairman's approval of Egis's proposal in the amount of \$8,421.00 for Fiscal Year 2016/2017 for World Commerce Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Dissemination Agent Agreement (under separate cover)

Mr. Haber explained that Prager and Co., LLC, who was the existing Dissemination Agent for World Commerce had terminated its agreement effective September 30, 2016 (Exhibit C). Rizzetta & Co., Inc. was proposing to take over these services for the District at the same annual cost of \$7,000.00 and that they were currently working with Hopping Green and Sams on a final form of this agreement. The Board approved an agreement with Rizzetta & Co. for Dissemination Agent Services subject to the agreement being approved in final form by District Counsel prior to the Chairman executing.

On a motion by Ms. Pappaceno, seconded by Ms. McNair, with all in favor, the Board approved an agreement with Rizzetta & Co. for Dissemination Agent Services subject to the agreement being approved in final form by District Counsel prior to the Chairman executing for World Commerce Community Development District.

ELEVENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There was no audience present for comments.

There were no Supervisor comments.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Robinson, seconded by Ms. McNair, with all in favor, the Board adjourned the meeting at 9:55 a.m. for World Commerce Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

Exhibit A



World Commerce Center

Attention: Melissa Dobbins, WCC Board Members

Grounds Maintenance

As of October 15th we have entered the Fall portion of our maintenance schedule. All turf areas will be mowed bi-weekly. The crew will be focusing on detail items on our non-mow site visits such as trimming of shrubs, weed control and lifting of tree canopies to contract specifications. Interior lake was mowed on the week of 10-15.

World Commerce was able to make it through Hurricane Matthew with limited damages. There were seven large Oaks that were blown over but we were able to save them by having them stood up and staked. A proposal was developed by BrightView and approved by Rizetta. Some leaf debris was also generated but was removed while on site the week of 10-15.

Landscaping

All new plantings are doing well. The upgrade at the West entrance has really highlighted the area and I believe it has given the look the board was hoping for. No other information to report.

Agronomy

Roses were treated with systemic insecticide to prevent Chili Thrip a common known predator of Roses. A turf application is scheduled for Wednesday October 19th to include weed control and fertilizer.

Concerns

- Sod needs to be replaced at West Entrance. Died off due to drought when depending on the battery controllers
- Still awaiting repair of the Fountain

Exhibit B

RESOLUTION 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2015/2016 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, World Commerce 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 St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board"), adopted a General Fund Budget for Fiscal Year 2015/2016; and

WHEREAS, the Board desires to reallocate funds budgeted to reflect reappropriated Revenues and Expenses approved during the Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

Section 1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached hereto.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF OCTOBER, 2016.

**WORLD COMMERCE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Exhibit "A"

World Commerce Community Development District
Statement of Revenues and Expenditures - Annual Budget
From 10/1/2015 Through 9/30/2016

		FY 15-16 Adopted Annual Budget	FY 15-16 Proposed Amended Budget
36310	Special Assessments		
1001	Tax Roll	56,253	56,253
1009	Off Roll	242,982	242,982
		299,235	299,235
51100	Legislative		
1101	Supervisor Fees	5,000	5,000
51300	Financial & Administrative		
3100	Administrative Services	3,600	3,600
3101	District Management	27,183	27,183
3103	District Engineer	5,000	5,000
3104	Disclosure Report	6,100	6,100
3105	Trustees Fees	12,200	12,200
3111	Financial Consulting Services	10,000	10,000
3201	Accounting Services	17,000	17,000
3202	Auditing Services	3,700	3,700
3203	Arbitrage Rebate Calculation	1,950	1,950
4501	Public Officials Liability Insurance	2,500	2,500
4801	Legal Advertising	1,500	1,500
4901	Bank Fees	500	500
4902	Dues, Licenses & Fees	175	175
4903	Miscellaneous Fees	300	300
5103	Website Backup, Hosting & Maintenance	1,200	1,200
51400	Legal Counsel		
3107	District Counsel	12,000	12,000
53100	Electric Utility Services		
4301	Utility Services	10,500	10,500
4307	Street Lights	19,950	19,950
53600	Water-Sewer Combination Services		
4301	Utility Services	1,500	1,500
53800	Stormwater Control		
4606	Aquatic Maintenance	5,700	5,700
4621	Miscellaneous Expense	2,000	2,000
53900	Other Physical Environment		
4502	General Liability & Property Insurance	7,500	7,500
4601	Entry Fountain Maintenance & Repair	1,500	11,500
4603	Entry & Walls Maintenance & Repair	2,000	2,000
4604	Landscape & Irrigation Maintenance Contract	109,104	109,104
4611	Irrigation Repairs	10,000	30,000
4612	Landscape Replacement Plants, Shrubs, Trees	3,000	13,000
4620	Miscellaneous Expense	1,000	1,000
57900	Contingency		
4785	Miscellaneous Contingency	10,573	20,573
6403	Capital Outlay	5,000	5,000
		299,235	349,235
	Excess(Defecit of Revenues to Expenditures	0	(50,000)

Exhibit C

PRAGER & CO., LLC

INVESTMENT BANKERS

TERMINATION OF DISSEMINATION AGREEMENT

August 30, 2016

World Commerce Community Development District

c/o Bill Rizzetta
Rizzetta & Company, Inc.

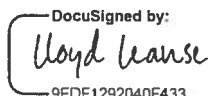
Dear Mr. Rizzetta:

Pursuant to the Dissemination Agreement Section (3) Termination, PRAGER & CO., LLC hereby is providing notice to terminate the agreement as the District's Dissemination Agent effective September 30, 2016.

Based upon the District Manager's prior involvement in providing information and assistance in complying with the terms and conditions of the Continuing Disclosure Agreement, we feel that the District will be well served with the District Manager serving as the Dissemination Agent.

It has been a privilege to serve as your Dissemination Agent. Please let us know how we can assist with the transition. Thank you for all of your cooperation and support.

Very truly yours,
PRAGER & CO., LLC

DocuSigned by:

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Lloyd Leanse
Managing Director