

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, August 15, 2017 at 9:00 a.m.** at the St. Johns County Airport Authority Meeting Room Facility located at 4730 Casa Cola Way, St. Augustine, Florida 32095.

Present and constituting a quorum:

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

Also present were:

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

No audience present.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Gallagher called the meeting to order at 9:14 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
June 20, 2017**

On a motion by Mr. Hall, seconded by Mr. Robinson, with all in favor, the Board approved the Minutes of the Board of Supervisors' regular meeting held on June 20, 2017 for World Commerce Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for June 2017
& July 2017**

On a motion by Mr. Hall, seconded by Ms. Pappaceno, with all in favor, the Board ratified the Operations and Maintenance Expenditures for June 2017 in the amount of \$31,308.24, and July 2017 in the amount of \$ 17,629.27 for World Commerce Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report
- B. District Engineer
Mr. Stilwell introduced himself to the Board.
- C. Brightview Landscaping
Mr. Hicks reviewed the landscape report found under Tab 3 and updated the Board on the recent lightening damage.
- D. District Manager
 - i.) Charles Aquatics Pond Service Report, July 24, 2017
Ms. Gallagher updated the Board that the entrance monuments were pressured washed last week and reviewed the service report from Charles Aquatics. Mr. Cills expressed concerns regarding the operation of the fountain. The discussion ensued. The Board directed Brightview Landscape to work with the District Engineer to obtain recommendations and proposals to improve the operation of the fountain and have it fully operational.

SIXTH ORDER OF BUSINESS

**Consideration of Audit Committee
Recommendation**

On a motion by Mr. Robinson, seconded by Mr. Silagy, with all in favor, the Board accepted the audit committee's recommendation of Grau & Associates for Audit Services for Fiscal Year 2017 for World Commerce Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Renewal Proposal for Aquatic Maintenance with Charles Aquatics

On a motion by Ms. Pappaceno, seconded by Mr. McNairn, with all in favor, the Board approved renewal proposal with Charles Aquatics for aquatic maintenance at a monthly cost of \$475.00 for World Commerce Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Lift Station Preventative Maintenance Renewal Proposal

The Board approved the lift station preventative maintenance proposal for inspections twice annually at a cost of \$900.00 per inspection with Xylem as well as the installation of a gate to allow better access to the lift station by First Coast Contract Maintenance Services at a cost of \$375.00.

On a motion by Mr. Robinson, seconded by Ms. Pappaceno, with all in favor, the Board approved the lift station preventative maintenance proposal for inspections twice annually at a cost of \$900.00 per inspection with Xylem for World Commerce Community Development District.

On a motion by Mr. Robinson, seconded by Mr. Silagy, with all in favor, the Board approved the installation of a gate to allow better access to the lift station by First Coast Contract Maintenance Services at a cost of \$375.00 for World Commerce Community Development District.

NINTH ORDER OF BUSINESS

Acceptance of Arbitrage Rebate Calculation Series 2004A-1, Period Ending June 30, 2017

On a motion by Ms. Pappaceno, seconded by Mr. Robinson, with all in favor, the Board accepted the Arbitrage Rebate Report for Series 2004A-1 noting a negative cumulative rebate amount of \$(2,076,459.10) at June 30, 2017 for World Commerce Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2017-08, Regarding Investment Policy

On a motion by Mr. Robinson, seconded by Mr. Silagy, with all in favor, the Board adopted Resolution 2017-08, Adopting Alternative Investment Guidelines for World Commerce Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-09,
Designating the Primary Administrative
Office**

On a motion by Mr. Robinson, seconded by Mr. Silagy, with all in favor, the Board approved Resolution 2017-09, as amended, Designating the Primary Administrative Office for World Commerce Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-10,
Setting the Date, Time and Location of
Fiscal Year 2017/2018 Regular Meetings**

On a motion by Mr. Robinson, seconded by Ms. McNairn, with all in favor, the Board adopted Resolution 2017-10, Setting the Date, Time and Location of Fiscal Year 2017/2018 Regular Meetings (Exhibit A) for World Commerce Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2017/2018
Final Budget**

On a Motion by Mr. Robinson, seconded by Ms. McNairn, with all in favor, the Board opened the Public Hearing for World Commerce Community Development District.

There was no audience present for comments

On a Motion by Mr. Robinson, seconded by Ms. Pappaceno, with all in favor, the Board closed the Public Hearing for World Commerce Community Development District.

1.) Consideration of Resolution 2017-11, Approving the Fiscal Year 2017/2018 Budget

On a Motion by Mr. Hall, seconded by Mr. Robinson, with all in favor, the Board adopted Resolution 2017-11, Adopting the Final Budget for Fiscal Year 2017/2018 for World Commerce Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-12,
Imposing Special Assessments and
Certifying the Assessment Roll**

On a Motion by Mr. Robinson, seconded by Ms. Pappaceno, with all in favor, the Board adopted Resolution 2017-12, Imposing Special Assessments and Certifying the Assessment Roll for World Commerce Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

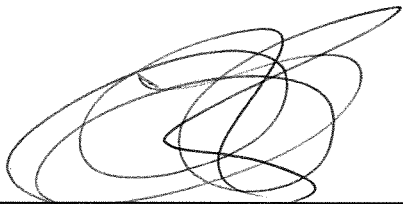
There were no audience members present for comments.

No supervisor comments.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Robinson, seconded by Ms. McNairn, with all in favor, the Board adjourned the meeting at 10:20 a.m. for World Commerce Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

Exhibit A

BOARD OF SUPERVISORS MEETING DATES
WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018

October 17, 2017
January 16, 2018
April 17, 2018
June 19, 2018
August 21, 2018

All meetings will convene at 9:00 a.m. at the
St. Augustine – St. Johns County Airport Authority
Administration Office
located at - 4730 Casa Cola Way,
St. Augustine, Florida
32095.