



**MEADOW PINES
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
&
PUBLIC HEARING
AUGUST 24, 2017
9:30 A.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

www.meadowpinescdd.org

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
Cobblestone Clubhouse
14701 SW 10th Street
Pembroke Pines, FL 33027
REGULAR BOARD MEETING & PUBLIC HEARING
August 24, 2016
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. June 22, 2017 Special Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2017/2018 Final Budget
 - 3. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Final Budget.....Page 8
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2017/2018 Meeting Schedule.....Page 21
- J. Administrative Matters
 - 1. Official District Records – Address Change/Update
- K. Board Members Comments
- L. Adjourn

SUN-SENTINEL

SUN-SENTINEL
Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

STATE OF FLORIDA

COUNTY OF: BROWARD/PALM BEACH/MIAMI-
DADE

Before the undersigned authority personally appeared MARK KUZNITZ, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting

Meadow Pines Community Development Distr
Thursday
8/24/17
Meadow Pines Community Development Distr

Was published in said newspaper in the issues of; Aug 04, 2017;
Aug 11, 2017

5103250

Affiant further says that the said SUN-SENTINEL is a newspaper published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, and that the said newspaper has heretofore been continuously published in said BROWARD/PALM BEACH/MIAMI-DADE County, Florida, each day and has been entered as second class matter at the post office in BROWARD County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised, any person, firm or corporation, any discount, rebate, commission or refund, for the purpose of securing this advertisement for publication in the said newspaper.

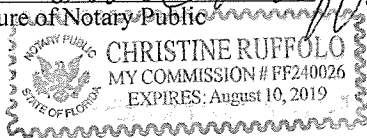
Mark Kuznitz

Signature of Affiant

Sworn to and subscribed before me this: August 11, 2017.

Christine Ruffolo

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

NOTICE OF PUBLIC HEARING AND
REGULAR BOARD MEETING OF THE
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Meadow Pines Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 24, 2017, at 9:30 a.m., or as soon thereafter as can be heard, in a Meeting Room at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2017/2018 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Budget and/or the Agenda for these meetings may be obtained from the District's website or at the offices of the District Manager, 6625 Miami Lakes Drive, Suite 374, Miami Lakes, Florida 33014, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (305) 777-0761 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Meadow Pines Community Development District
www.meadowpinesccd.org
8/4, 8/11/17

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JUNE 22, 2017

A. CALL TO ORDER

District Manager Armando Silva called the June 22, 2017, Special Board Meeting of the Meadow Pines Community Development District to order at 9:32 a.m. in the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Sun Sentinel* on June 15, 2017, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairman Douglas Harrison, Vice Chairperson Xiony Lima and Supervisor Leon Brown constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Armando Silva of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER BOARD MEMBER RESIGNATION

Mr. Silva advised that he was in possession of a resignation letter from Dan Grosswald (Seat #5) with an effective date of June 22, 2017, and that it would be in order to consider his resignation at this time. A discussion ensued after which;

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed to accept the resignation of Dan Grosswald with an effective date of June 22, 2017.

Mr. Silva advised that there were now two (2) vacancies on the Board of Supervisors (“Board”) in Seat #2 and Seat #5 and at this time there were no interested persons to fill the unexpired 4-year terms of office in the aforementioned seats.

E. ELECTION OF OFFICERS

Mr. Silva stated that due to the recent resignation/changes to the Board it would be in order to re-elect the Officers and the following slate of names was provided for election:

- Chairperson – Douglas Harrison
- Vice Chairperson – Xiony Lima
- Secretary Treasurer – Armando Silva
- Assistant Secretaries – Leon Brown, Gloria Perez and Neil Kalin

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JUNE 22, 2017

A discussion ensued after which;

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed to *elect* the officers of the Board of Supervisors, as stated above.

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

H. APPROVAL OF MINUTES

1. July 28, 2016, Regular Board Meeting & Public Hearing

Mr. Silva presented the minutes of the July 28, 2016, Regular Board Meeting & Public Hearing and asked if there were any corrections and/or revisions. There being none, a **motion** was made by Mr. Harrison, seconded by Ms. Lima and passed unanimously approving the minutes of the July 28, 2016, Regular Board Meeting & Public Hearing, as presented.

I. OLD BUSINESS

There were no Old Business items to come before the Board.

I. NEW BUSINESS

1. Consider Resolution No. 2017-01 – Adopting a Fiscal Year 2015/2016 Amended Budget

Mr. Silva presented Resolution No. 2017-01, entitled:

RESOLUTION NO. 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2015/2016 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and provided an explanation for the document. Mr. Silva explained that there had been approximately an \$11,000 savings with what had been budgeted versus what had been actually spent. Mr. Silva also indicated that the Board had a fund balance of approximately \$95,599 at the end of the fiscal year. A discussion ensued after which:

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JUNE 22, 2017

A **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed to approve and adopt Resolution No. 2017-01, as presented, thereby setting the amended/revised budget for the 2015/2016 fiscal year.

2. Consider Resolution No. 2017-02 – Adopting a Fiscal Year 2017/2018 Proposed Budget

Mr. Silva presented Resolution No. 2017-02, entitled:

RESOLUTION NO. 2017-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017/2018; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva went through the proposed budget, noting that the amount of the expenditures were kept at a similar level as last year; thus the assessments would be at the same level for the property owners.

Mr. Silva also informed the Board that during the Broward County (the “County”) Commission Meeting held on May 9, 2017, the County accepted a Joint Deed of Conservation Easement, which officially granted the Meadow Pines Community Development District (the “District”) with a conservation easement over the onsite wetland mitigation area comprising of fifty-five (55) acres, including the wetland mitigation area south of Pembroke Road. Wetland mitigation areas need to be maintained per County standards (eradication of invasive plants species) and as result, Mr. Silva stated that he would contact the Cobblestone Community Association, Inc. (the “Association”) to inquire regarding the current maintenance of the wetland mitigation areas, as the wetland mitigation areas are to be maintained by the Association pursuant to the executed Maintenance Agreement between the District and the Association dated August 20, 2009. If the Association is not maintaining the wetland mitigation area and is unable to maintain the wetland mitigation area, the District will then have to do so and that could add a substantial yearly maintenance expense. A discussion ensued after which;

A **motion** was made by Mr. Brown, seconded by Ms. Lima and unanimously passed to adopt Resolution No. 2017-02, as presented, setting the public hearing to adopt the 2017/2018 Fiscal Year Final Budget and Assessments for August 24, 2017, at 9:30 a.m. in the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027 and further authorizing the advertising of the Public Hearing, as required by law.

3. Consider Resolution No. 2017-03 – Electronic Approval Process and Authorized Signatories

Mr. Silva presented Resolution No. 2017-03, entitled:

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JUNE 22, 2017

RESOLUTION NO. 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided an explanation for the document and outlined that Special District Services, Inc. (“SDS, Inc.”) had reorganized officials within the firm. Consequently, check signers for the District’s operating account would be shifting and it would be in order to consider the necessary changes. A discussion ensued after which:

A **motion** was made by Mr. Brown, seconded by Ms. Lima and unanimously passed to adopt Resolution No. 2017-03, as presented, thereby authorizing electronic approvals for expenditures and selecting Todd Wodraska, Jason Pierman, Patricia LasCasas, Lennart Lindahl, Armando Silva and Douglas Harrison to serve as the signatories on the District’s checking/operating account. Two (2) signatures will be required on each check and checks will be released after electronic approvals have been provided by the Chairperson, or the Vice Chairperson in the Chairperson’s absence.

4. Update Regarding Current Status between the Developer and the HOA

Mr. Harrison (also a member of the Cobblestone Community Association, Inc.) informed the District Board that the Association Board was now fully comprised of resident Board Members and the Developer (Southern Pacific) no longer has representation on said Board. Mr. Harrison also stated that there had been a change in the community security company and that there has been a reduction in the Association management costs.

J. ADMINISTRATIVE MATTERS

1. Statement of Financial Interests (Disclosure) – 2016 Form 1 Filing Deadline: July 3, 2017

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections’ Office within the County of residency their individual 2016 Statement of Financial Interests Form 1 (“Form”). It was noted that the deadline this year for submitting is July 3, 2017.

K. BOARD MEMBER COMMENTS

There were no comments from the Members of the Board.

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
JUNE 22, 2017

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Brown, seconded by Ms. Lima and unanimously passed to adjourn the Regular Board Meeting at 10:39 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SUN-SENTINEL

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Published Daily
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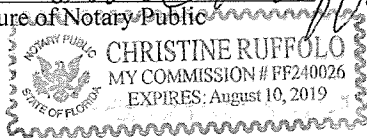
Mark Kuznitz

Signature of Affiant

Sworn to and subscribed before me this: August 11, 2017.

Christine Ruffolo

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ()

NOTICE OF PUBLIC HEARING AND
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Meetings may be cancelled from time to time without advertised notice.

Meadow Pines Community Development District
www.meadowpinesccd.org
8/4, 8/11/17

RESOLUTION NO. 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2017/2018 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow Pines Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2017/2018 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 24th day of August, 2017.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Meadow Pines
Community Development District

Scenario 1

**Final Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
REVENUES	
O&M Assessments	57,649
Debt Assessments	691,982
Other Revenue	1,200
Interest Income	240
TOTAL REVENUES	\$ 751,071
EXPENDITURES	
Supervisor Fees	2,400
Payroll Taxes	200
Engineering	2,500
Management	13,368
Legal	9,000
Assessment Roll	6,000
Audit Fees	3,400
Arbitrage Rebate Fee	600
Insurance	7,700
Legal Advertisements	1,000
Miscellaneous	900
Postage	275
Office Supplies	575
Dues & Subscriptions	175
Trustee Fees	6,200
Continuing Disclosure Fee	1,000
Website Management	1,500
Reserve	6,502
TOTAL EXPENDITURES	\$ 63,295
REVENUES LESS EXPENDITURES	\$ 687,776
Bond Payments	(650,463)
BALANCE	\$ 37,313
County Appraiser & Tax Collector Fee	(14,993)
Discounts For Early Payments	(29,985)
EXCESS/ (SHORTFALL)	\$ (7,665)
Carryover From Prior Year	7,665
NET EXCESS / (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
O&M Assessments	58,880	57,649	57,649	Expenditures Less Interest, Other Revenues & Carryover/.94
Debt Assessments	695,134	691,982	691,982	Bond Payments/.94
Other Revenue	1,050	1,200	1,200	Pollution Insurance Reimbursement
Interest Income	270	240	240	Projected At \$20 Per Month
TOTAL REVENUES	\$ 755,334	\$ 751,071	\$ 751,071	
EXPENDITURES				
Supervisor Fees	1,200	2,400	2,400	No Change From 2016/2017 Budget
Payroll Taxes	92	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	0	3,000	2,500	\$500 Decrease From 2016/2017 Budget
Management	13,020	13,104	13,368	CPI Adjustment
Legal	9,589	9,000	9,000	No Change From 2016/2017 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,200	3,300	3,400	Accepted Amount For 2016/2017 Audit
Arbitrage Rebate Fee	600	600	600	No Change From 2016/2017 Budget
Insurance	6,715	7,700	7,700	Insurance Estimate
Legal Advertisements	284	1,100	1,000	\$100 Decrease From 2016/2017 Budget
Miscellaneous	917	700	900	\$200 Increase From 2016/2017 Budget
Postage	95	275	275	No Change From 2016/2017 Budget
Office Supplies	612	525	575	\$50 Increase From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Trustee Fees	6,196	6,200	6,200	No Change From 2016/2017 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2016/2017 Budget
Website Management	1,500	1,500	1,500	No Change From 2016/2017 Budget
Reserve	0	6,516	6,502	Reserve
TOTAL EXPENDITURES	\$ 51,195	\$ 63,295	\$ 63,295	
REVENUES LESS EXPENDITURES	\$ 704,139	\$ 687,776	\$ 687,776	
Bond Payments	(654,463)	(650,463)	(650,463)	2018 P & I Payments Less Earned Interest
BALANCE	\$ 49,676	\$ 37,313	\$ 37,313	
County Appraiser & Tax Collector Fee	(16,099)	(14,993)	(14,993)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,344)	(29,985)	(29,985)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 7,233	\$ (7,665)	\$ (7,665)	
Carryover From Prior Year	0	7,665	7,665	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 7,233	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Interest Income	36	50	50	Projected Interest For 2017/2018
NAV Tax Collection	654,463	650,463	650,463	Maximum Debt Service Collection
Total Revenues	\$ 654,499	\$ 650,513	\$ 650,513	
EXPENDITURES				
Principal Payments (2014A-1)	265,000	265,000	275,000	Principal Payment Due In 2018
Principal Payments (2014A-B)	40,000	40,000	45,000	Principal Payment Due In 2018
Bond Redemption	0	8,159	1,079	Estimated Excess Debt Collections
Interest Payments (2014A-1)	267,710	261,416	255,940	Interest Payments Due In 2018
Interest Payments (2014A-B)	79,388	75,938	73,494	Interest Payments Due In 2018
TOTAL EXPENDITURES	\$ 652,098	\$ 650,513	\$ 650,513	
EXCESS/ (SHORTFALL)	\$ 2,401	\$ -	\$ -	

Series 2014A-1 Bond Refunding Information

Original Par Amount =	\$7,125,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.05% - 4.625%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2014		
Maturity Date =	May 2034		

Series 2014A-2 Bond Refunding Information

Original Par Amount =	\$1,385,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.75% - 6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2014		
Maturity Date =	May 2034		

Meadow Pines Community Development District Assessment Comparison

	Fiscal Year 2014/2015 Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Projected Assessment Before Discount*
Administrative For Phase 1	\$ 74.49	\$ 74.49	\$ 74.49	\$ 74.49
<u>Debt For Phase 1</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>
Total For Phase 1	\$ 908.51	\$ 908.51	\$ 908.51	\$ 908.51
Administrative For Phase 2	\$ 74.49	\$ 74.49	\$ 74.49	\$ 74.49
<u>Debt For Phase 2</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>
Total For Phase 2	\$ 1,038.99	\$ 1,038.99	\$ 1,038.99	\$ 1,038.99

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Phase One	418
<u>Phase Two</u>	<u>356</u>
Total Units	774

Meadow Pines
Community Development District

Scenario 2

**Final Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

CONTENTS

- I FINAL BUDGET
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FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
REVENUES	
O&M Assessments	49,910
Debt Assessments	691,982
Other Revenue	1,200
Interest Income	240
TOTAL REVENUES	\$ 743,332
EXPENDITURES	
Supervisor Fees	2,400
Payroll Taxes	200
Engineering	2,500
Management	13,368
Legal	9,000
Assessment Roll	6,000
Audit Fees	3,400
Arbitrage Rebate Fee	600
Insurance	7,700
Legal Advertisements	1,000
Miscellaneous	900
Postage	275
Office Supplies	575
Dues & Subscriptions	175
Trustee Fees	6,200
Continuing Disclosure Fee	1,000
Website Management	1,500
Reserve	4,227
TOTAL EXPENDITURES	\$ 61,020
REVENUES LESS EXPENDITURES	\$ 682,312
Bond Payments	(650,463)
BALANCE	\$ 31,849
County Appraiser & Tax Collector Fee	(14,838)
Discounts For Early Payments	(29,676)
EXCESS/ (SHORTFALL)	\$ (12,665)
Carryover From Prior Year	12,665
NET EXCESS / (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
O&M Assessments	58,880	57,649	49,910	Expenditures Less Interest, Other Revenues & Carryover/.94
Debt Assessments	695,134	691,982	691,982	Bond Payments/.94
Other Revenue	1,050	1,200	1,200	Pollution Insurance Reimbursement
Interest Income	270	240	240	Projected At \$20 Per Month
TOTAL REVENUES	\$ 755,334	\$ 751,071	\$ 743,332	
EXPENDITURES				
Supervisor Fees	1,200	2,400	2,400	No Change From 2016/2017 Budget
Payroll Taxes	92	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	0	3,000	2,500	\$500 Decrease From 2016/2017 Budget
Management	13,020	13,104	13,368	CPI Adjustment
Legal	9,589	9,000	9,000	No Change From 2016/2017 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,200	3,300	3,400	Accepted Amount For 2016/2017 Audit
Arbitrage Rebate Fee	600	600	600	No Change From 2016/2017 Budget
Insurance	6,715	7,700	7,700	Insurance Estimate
Legal Advertisements	284	1,100	1,000	\$100 Decrease From 2016/2017 Budget
Miscellaneous	917	700	900	\$200 Increase From 2016/2017 Budget
Postage	95	275	275	No Change From 2016/2017 Budget
Office Supplies	612	525	575	\$50 Increase From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Trustee Fees	6,196	6,200	6,200	No Change From 2016/2017 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2016/2017 Budget
Website Management	1,500	1,500	1,500	No Change From 2016/2017 Budget
Reserve	0	6,516	4,227	Reserve
TOTAL EXPENDITURES	\$ 51,195	\$ 63,295	\$ 61,020	
REVENUES LESS EXPENDITURES	\$ 704,139	\$ 687,776	\$ 682,312	
Bond Payments	(654,463)	(650,463)	(650,463)	2018 P & I Payments Less Earned Interest
BALANCE	\$ 49,676	\$ 37,313	\$ 31,849	
County Appraiser & Tax Collector Fee	(16,099)	(14,993)	(14,838)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,344)	(29,985)	(29,676)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 7,233	\$ (7,665)	\$ (12,665)	
Carryover From Prior Year	0	7,665	12,665	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 7,233	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE BUDGET
MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Interest Income	36	50	50	Projected Interest For 2017/2018
NAV Tax Collection	654,463	650,463	650,463	Maximum Debt Service Collection
Total Revenues	\$ 654,499	\$ 650,513	\$ 650,513	
EXPENDITURES				
Principal Payments (2014A-1)	265,000	265,000	275,000	Principal Payment Due In 2018
Principal Payments (2014A-B)	40,000	40,000	45,000	Principal Payment Due In 2018
Bond Redemption	0	8,159	1,079	Estimated Excess Debt Collections
Interest Payments (2014A-1)	267,710	261,416	255,940	Interest Payments Due In 2018
Interest Payments (2014A-B)	79,388	75,938	73,494	Interest Payments Due In 2018
TOTAL EXPENDITURES	\$ 652,098	\$ 650,513	\$ 650,513	
EXCESS/ (SHORTFALL)	\$ 2,401	\$ -	\$ -	

Series 2014A-1 Bond Refunding Information

Original Par Amount =	\$7,125,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.05% - 4.625%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2014		
Maturity Date =	May 2034		

Series 2014A-2 Bond Refunding Information

Original Par Amount =	\$1,385,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.75% - 6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2014		
Maturity Date =	May 2034		

Meadow Pines Community Development District Assessment Comparison

	Fiscal Year 2014/2015 Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Projected Assessment Before Discount*
Administrative For Phase 1	\$ 74.49	\$ 74.49	\$ 74.49	\$ 64.49
<u>Debt For Phase 1</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>
Total For Phase 1	\$ 908.51	\$ 908.51	\$ 908.51	\$ 898.51
Administrative For Phase 2	\$ 74.49	\$ 74.49	\$ 74.49	\$ 64.49
<u>Debt For Phase 2</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>
Total For Phase 2	\$ 1,038.99	\$ 1,038.99	\$ 1,038.99	\$ 1,028.99

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Phase One	418
<u>Phase Two</u>	<u>356</u>
Total Units	774

RESOLUTION NO. 2017-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Meadow Pines Community Development District ("District") to establish a regular meeting schedule for fiscal year 2017/2018; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2017/2018 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, BROWARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2017/2018 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 24th day of August, 2017.

ATTEST:

**MEADOW PINES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Meadow Pines Community Development District will hold Regular Meetings for Fiscal Year 2017/2018 at 9:30 a.m. at the Cobblestone Clubhouse located at 14701 SW 10th Street, Pembroke Pines, Florida 33027, on:

October 19, 2017
November 16, 2017
December 21, 2017
January 18, 2018
February 15, 2018
March 15, 2018
April 19, 2018
May 17, 2018
June 21, 2018
July 19, 2018
August 16, 2018
September 20, 2018

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (305)777-0761 and/or toll-free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (305)777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT

www.meadowpinescdd.org

PUBLISH: SUN SENTINEL 09/22/17