

Baymeadows Community Council

Board of Directors Agenda

Sept 5, 2018

Call to Order and Determination of Quorum – Mary Land-Hughes

Review and Approval of Previous Meeting Minutes – Christie Dizzia

Update from meeting with Brenda Ezell

Danny's changes to Taxing District

Baymeadows Community Council

Board of Directors Meeting Minutes

Sept 5, 2018

The meeting was called to order at 6:05 pm.

Roll Call: Julie Becton, Rick Butler, Christie Dizzia, Jim Fisher, Patrick Hale, Cliff Johnson II, Andy Land, Andrea Letizia, Mary Land-Hughes, Fran Riedl, and Marvin Watkins were present.

Absent: Christie Dizzia, Kay Stratton, Cliff Johnson III and Virginia West

Proof of Notice: Notice was emailed on Sept 3, 2018.

Review of Previous Meeting Minutes: No minutes read.

New Business:

- Mary Land-Hughes, Andrea Letizia, and Andy Land met with Brenda Ezell. Several things were determined.
 - We need a professional analysis done as soon as possible.
 - We need the numbers from Terry Hull.
 - We need to contact Jim Perry at Professional Management Services for more information and the cost of a professional analysis. Guesstimating it would be \$35-50,000.
 - The bond monies are available if you set up the special taxing district correctly. Most likely ,the numbers that Danny has worked on will not qualify.
 - At that point in time, Brenda Ezell will broker a deal with DR Horton to borrow the money needed for the professional analysis. We will issue a promissory note and repay DR Horton when we receive the bond money.

- Mary Land-Hughes spoke with Danny Becton. Andrea Letizia spoke with Frank Morgan. Summary below.
 - Danny has compiled an elaborate spreadsheet with three approaches to determine a formula to allocate costs to residents, businesses, and, apartments in the STD. His calculations were based on the millage rate to be applied to the Property appraisers assessed values prior to exemptions. The boundaries for the STD would include Baymeadows Circle West and East from Baymeadows Rd to Southbrooke Dr. That would include the Bank, The Plantations Apts, and Laurel Oaks. Based on this formula, we would collect an average yearly income of \$250,000. The allocations of costs would be: Town Homes/Condos \$100, SFH \$150 - \$200, Businesses \$250 - \$400, and the apartments \$2500.
 - They are confident the STD will pass City Council approval due to current STD's and CDD'S that have been recently approved. They believe there is no legal requirement for a professional analysis for the allocations of funds.
 - Danny will tweak the legislation that Brenda drafted. He is concerned about apartments paying \$1000 and residents paying \$500. He says it is arbitrary and not easily defensible as being fair and reasonable. He is concerned that a corporate owner could derail us if their cost is too high.
 - Danny also stated that we will no longer need our attorney. Since this is Danny's Bill/Legislation, he

will handle it along with his city attorneys. Mary advised him the BCC will keep our attorney.

- They want this STD to be easy and simple, using the method of “collect and pay as you go”. This method would not require bond money or professional analysis, offering us a significant savings.
- When the district is formed, keep in mind that all the projects cannot be done at one time. The STD supervisors would prioritize projects to be done with a budget of \$250,000 per year.
- Rezoning for Baymeadows Park has passed. A rezoning hearing is scheduled for the old Baymeadows Inn in the next couple of weeks.
- We are receiving some income for the rental of our property at the entrance to Baymeadows Circle West. We would like to negotiate a deal. Rick Butler will be working on this and keeping us updated.
- Danny Becton and Terry Hull will be invited to the next meeting. Mary Land-Hughes will contact Jim Perry about next steps.

Adjournment: The meeting adjourned at 7:20pm.