



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

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***CROSS CREEK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Board Package***

***Board of Supervisors  
Meeting***

***Thursday  
May 7, 2015***

***2:00 p.m.***

***At the Offices of:***

***1651 Whitfield  
Sarasota, Florida***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Cross Creek Community Development District

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Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9105

Board of Supervisors  
**Cross Creek  
Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Cross Creek CDD is scheduled for **Thursday, May 7, 2015 at 2:00 p.m.** at 1651 Whitfield, Sarasota, Florida.

*The advanced copy of the agenda for the meeting is attached, along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.*

The balance of the agenda is routine in nature and staff will present their reports at the meeting. If you have any questions, please contact me.

Sincerely,

***Bruce St. Denis***

Bruce St. Denis  
District Manager

**CROSS CREEK COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Thursday May 7, 2015  
Time: 2:00 p.m.  
Location: 1651 Whitfield  
Sarasota, Fl.  
Conference Call No: 712.432.1500  
Code: 434537#

***Business Meeting Agenda***

	<b>Exhibit(s)</b>
<b>I.</b> Roll Call	
<b>II.</b> Audience Comments	
<b>III.</b> Administrative Matters	
<b>a.</b> Approval of Minutes of April 2, 2015 Meeting	<b>1</b>
<b>b.</b> Acceptance of Financial Statements	<b>2</b>
<b>IV.</b> Business Matters	
<b>a.</b> Manatee County Supervisor of Elections Report of Registered Voters - 6	
<b>b.</b>	
<b>c.</b>	
<b>d.</b>	
<b>V.</b> Staff Reports	
<b>a.</b> Manager	
<b>b.</b> Attorney	
<b>c.</b> Engineer	
<b>VI.</b> Public Comments	
<b>VII.</b> Supervisor Requests	
<b>VIII.</b> Adjournment	

**EXHIBIT 1.**

1 MINUTES OF MEETING  
2 CROSS CREEK  
3 COMMUNITY DEVELOPMENT DISTRICT  
4

5 The Regular Meeting of the Board of Supervisors of the Cross Creek Community Development  
6 District was held on Thursday, April 2, 2015 at 2:00 p.m. at 1651 Whitfield Avenue, Sarasota, Florida.

7 **FIRST ORDER OF BUSINESS - Call to Order**

8 Mr. St. Denis called the meeting to order.

9 Present and constituting a quorum were:

10 Connor Chambers	District Supervisor, Chairman
11 Peter Logan	District Supervisor, Vice Chairman
12 Charlie Tokarz	District Supervisor, Assistant Secretary
13 Margo Holeman	District Supervisor, Assistant Secretary

14 Also present were:

15 Bruce St. Denis	District Manager
16 Tracy Robin	District Counsel
17 Patricia Comings-Thibault	District Treasurer (via telephone)
18 Leigh Fletcher	Fletcher & Fischer P.L. Services (via telephone)
19 Julio Aponte	GreenbergTraurig, Counsel for Trustee (via telephone)
20 Ed Wendler	Cypress Real Estate Advisers (via telephone)

21  
22 **SECOND ORDER OF BUSINESS-Audience Comments**

23 There being none, the next item followed.

24 **THIRD ORDER OF BUSINESS-Administrative Matters**

25 **A. Approval of Minutes of March 5, 2015 Meeting**

26  
27 On a MOTION by Mr. Logan, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board approved  
28 the minutes of the Board of Supervisors' meeting held on March 5, 2015 for the Cross Creek Community  
29 Development District.

30  
31 **B. Acceptance of Financial Statements**

32 Ms. Comings-Thibault presented the Bank Reconciliation and Check Registers as paid through  
33 February.

34 Mr. Logan stated that the Board's practice is to have expenses approved by a Supervisor prior to  
35 checks being written.

36 On a MOTION by Mr. Logan, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board tabled  
37 acceptance of the Financial Statements through February 28, 2015 to the next meeting for the Cross Creek  
38 Community Development District.

39  
40 Mr. St. Denis requested authorizing payment for back fees for Straley & Robin and DPGF.

41  
42 Mr. Logan amended his motion, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, to include the  
43 authorization for Chairman to make decisions on payments of certain fees in the interim, for ratification by  
44 the Board at next meeting.

45  
46 Mr. Tokarz asked if the payments to Grau for the audits are progress payments or when the work is  
47 completed.

1 Ms. Comings-Thiault stated that she believed they were progress payments.

2 Chairman Chambers will authorize payment to Grau between now and the next meeting.

3 On a MOTION by Mr. Logan, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board agreed to  
4 the amended motion to table the acceptance of the Financial Statements with the exception of the Straley  
5 Robin and DPFPG invoices which can be reviewed and approved by the Chairman for ratification to the next  
6 meeting for the Cross Creek Community Development District.

7

8 **FOURTH ORDER OF BUSINESS-Business Matters**

9 **A. Status of 2013 and 2013 Audits**

10 Ms. Comings-Thibault reported that the auditor is sending financials for FY2012 for final review by

11 Mr. Grau. FY 2013 is started and should be done in a couple weeks.

12 **B. Status of Discussions with District Counsel and Trustee's Counsel**

13 Mr. Robin reported that he has received written direction from Julio Aponte, Counsel for the Trustee,  
14 to vigorously pursue the Foreclosure Action in accordance with the terms of the Indenture.

15 Mr. Aponte confirmed that it is the Trustee's position that the CDD has a fiduciary and contractual  
16 obligation to prosecute the Foreclosure and keep it in good standing, and for the Board to direct Mr. Robin  
17 authority to file appropriate paperwork to take such action.

18 **C. Discussion of Motion and Notice for Failure to Prosecute Under F.R.C.P. 1.420 (e)**  
19 **and Show of Good Cause**

20 **D. Status and Board Direction Regarding Foreclosure**

21 Mr. St. Denis asked for comments or questions from the

22 Mr. Logan thanked the representatives of the Trustees for their direction.

23 On a MOTION by Mr. Logan, SECONDED by Mr. Chambers, WITH ALL IN FAVOR, the Board  
24 authorized Mr. Robin as District Counsel to prosecute the District's Foreclosure, to maintain it in good  
25 standing, and to complete the Foreclosure for the Cross Creek Community Development District.

26

27 Mr. Robin stated he will prepare a response to the Motion and Notice for Failure to Prosecute for the  
28 hearing which is scheduled for May 1, 2015. His firm will make best efforts to demonstrate to the courts  
29 there is good cause for the Foreclosure not be dismissed.

30 **FIFTH ORDER OF BUSINESS-Staff Reports**

31 **A. Manager**

32 There being none, the next item followed.

33 **B. Attorney**

34 There being none, the next item followed.

35 **C. Engineer**

36 There being none, the next item followed.

37

38 **SIXTH ORDER OF BUSINESS-Public Comments**

39 There being none, the next item followed.

40

41 **SEVENTH ORDER OF BUSINESS-Supervisor Requests**

42 There being none, the next item followed.

43

44

1 **EIGHTH ORDER OF BUSINESS – Adjournment**  
2

3 On a MOTION by Mr. Chambers, SECONDED by Mr. Tokarz, WITH ALL IN FAVOR, the Board  
4 adjourned the meeting for the Cross Creek Community Development District.

5  
6 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
7 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
8 *including the testimony and evidence upon which such appeal is to be based.*

9 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
10 **meeting held on \_\_\_\_\_.**

11  
12 \_\_\_\_\_  
13 **Signature**

14 \_\_\_\_\_  
15 **Signature**

16 \_\_\_\_\_  
17 **Printed Name**  
18 **Title:  Secretary  Assistant Secretary**

16 \_\_\_\_\_  
17 **Printed Name**  
18 **Title:  Chairman  Vice Chairman**

**EXHIBIT 2.**



**CROSS CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BANK RECONCILIATION & CHECK REGISTERS**

**March 31, 2015**

**CROSS CREEK CDD**  
**Bank Reconciliation -General Fund**  
**March 31, 2015**

	<u>Total Cash</u>
Balance Per Bank Statement	\$ 171,020.38
Less: Outstanding Checks	-
<b><i>Balance Per Bank</i></b>	<b><u><u>\$ 171,020.38</u></u></b>
Beginning Balance	\$ 171,032.77
Cash Receipts	452.18
Cash Disbursements	(442.00)
SunTrust Bank Fee	(22.57)
<b><i>Balance Per Books</i></b>	<b><u><u>\$ 171,020.38</u></u></b>

**CROSS CREEK CDD**  
**Check Register -New SunTrust Account**  
**FY2015**

Date	Num	Name	Memo	Deposits	Disbursements	Balance
<b>SOY Balance</b>						<b>47,072.69</b>
10/01/2014	1012	DPFG	1581		1,000.00	46,072.69
10/01/2014	1013	Egis Insurance & Risk Advi	Insurance FY 2015		2,250.00	43,822.69
10/30/2014	147	Bank	SunTrust Bank Interest	2.65		43,825.34
10/31/2014		Bank	Service Charge		20.38	43,804.96
11/01/2014	1014	DPFG	1581		1,000.00	42,804.96
11/13/2014		Deposit	Deposit	328.45		43,133.41
11/30/2014		Bank	Service Charge		20.57	43,112.84
11/30/2014		Bank	Interest	2.48		43,115.32
12/18/2014	1015	BRADENTON HERALD	Legal Ad - Sept		101.79	43,013.53
12/31/2014		Bank	Service Charge		21.11	42,992.42
12/31/2014		Bank	Interest	2.56		42,994.98
01/07/2015	1016	Florida Dept of Economic O	Annual filing fee		200.00	42,794.98
01/21/2015	1017	DPFG	CDD Management fee		1,000.00	41,794.98
01/30/2015	1018	BRADENTON HERALD	Legal Ad		276.12	41,518.86
01/31/2015		SunTrust bank	Service Charge		20.19	41,498.67
01/31/2015		SunTrust bank	Interest	2.54		41,501.21
02/03/2015		SunTrust bank	Transfer from old account	73,083.44		114,584.65
02/24/2015		Manatee Tax Collector	Tax collection	56,464.08		171,048.73
02/28/2015		SunTrust bank		6.42		171,055.15
02/28/2015		SunTrust bank			22.38	171,032.77
03/13/2015		Deposit	Deposit	442.00		171,032.77
03/23/2015	1019	DPFG	1581		442.00	171,032.77
03/31/2015		Bank Fee	Service Charge		22.57	171,010.20
03/31/2015		Bank Interest	Interest	10.18		171,020.38
<b>EOM</b>		<b>BALANCE</b>				<b>\$ 171,020.38</b>

**CROSS CREEK CDD**  
**Check Register -Old SunTrust Account**  
**FY2015**

Date	Num	Name	Memo	Deposits	Disbursements	Balance
						<b>64,441.55</b>
10/31/2014	152	Manatee Tax Collector	Manatee Cty Tax Coll - Oct 2	398.30		64,839.85
10/31/2014			Service Charge		9.41	64,830.44
11/30/2014			Service Charge		9.30	64,821.14
12/08/2014			Deposit	6,559.02		71,380.16
12/31/2014			Service Charge		9.34	71,370.82
01/12/2015		Manatee Tax Collector	Manatee Cty Tax Coll - Oct 2	1,721.03		73,091.85
01/31/2015		Sun Trust Bank	Service Charge		8.41	73,083.44
2/3/2015		Sun Trust Bank	Transfer to New Oper Acct		73083.44	0.00
<b>02/28/2015</b>		<b>EOM Balance</b>				<b>\$ -</b>



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