

Fiddler's Creek CDD #1
Meeting Summary

July 22, 2009

The Regular Meeting of the Board of Supervisors of CDD #1 was called to order at approximately 10:00 a.m., with all Supervisors present.

The first order of business was to address the continuing issue of a possible foreclosure action on behalf of the CDD bondholders due to delinquent bond assessment payments by the developer. Addressing the issue by telephone call-in were Ms. Leigh Fletcher, attorney for the developer, Mr. Warren Bloom, attorney for the bond trustee and Mr. Douglas Gonzales, attorney for the Community Development District. Ms. Fletcher read a statement into the record that a preliminary agreement for forbearance between the developer and the bond trustee had been drafted. Notwithstanding some issues, viewed to be of a minor nature, she was confident that the agreement could be finalized prior to the next scheduled CDD Board meeting in August. Mr. Bloom made statements agreeing with this position and further stated that if agreement was reached prior to the August Board meeting, copies of the final agreement would be forwarded to Mr. Gonzales and then to the CDD Supervisors for review. The Board passed a motion to the effect that at its August 26, 2009 meeting they would either A) review and approve a forbearance agreement or B) authorize the initiation of a foreclosure action if no agreement was approved or C) take no further action if the delinquent bond assessments have been paid in full.

The next item of discussion was further review of the proposed 2010 Operating and Maintenance Budget. The Board agreed to minor changes in the budget for Insurance, Landscaping Improvements, Roadway Maintenance and Fountain Maintenance. Additionally, the Board re-confirmed its prior decision to "unman" the Championship entrance gate, saving \$50,000. There was considerable discussion on this topic, centering on whether to "unman" the Championship gate or the Sandpiper gate. CDD #2 had earlier voted to "unman" the Sandpiper gate. Since both Boards must agree on any changes to shared expenses, such as Security, the differences must be resolved by the District Manager. One option to be investigated is the cost of installation of remote control hardware at Sandpiper which would facilitate the main gate to permit after hours entry by service vehicles. The issue will be resolved at the August 26th Board meeting when the final budget must be adopted. In either case, one or the other gates will not be manned next year. The Board voted unanimously to set the Operating and Maintenance Assessment for 2010 at the same amount as this year, \$1,011 per assessable unit, subject to final budget adoption on August 26, 2009.

Other business was of a routine nature and the meeting was adjourned at approximately 11:45 a.m.