



**HILLCREST
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JULY 19, 2018
2:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.hillcrestcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

**AGENDA
HILLCREST
COMMUNITY DEVELOPMENT DISTRICT
Pulte Homes Sales Center
4500 Hillcrest Drive
Hollywood, Florida 33021
REGULAR BOARD MEETING
July 19, 2018
2:00 P.M.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. April 19, 2018 Regular Board Meeting Minutes.....Page 3
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2018/2019 Final Budget
 - 3. Consider Resolution No. 2018-03 – Adopting a Fiscal Year Final Budget.....Page 7
 - 4. Receive Public Comments on Fiscal Year 2018/2019 Annual Assessment Roll
 - 5. Consider Resolution No. 2018-04 – Adopting a Fiscal Year 2018/2019 Annual Assessment Roll.....Page 16
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2018-05 – Adopting a Fiscal Year 2018/2019 Meeting Schedule.Page 19
 - 2. Consider Resolution No. 2018-06 – Adopting a Statewide Mutual Aid Agreement.....Page 21
 - 3. Consider Approval of Property Appraiser Agreement between the County and the District.Page 23
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and

Legal Holidays

Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared GUERLINE WILLIAMS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

HILLCREST COMMUNITY DEVELOPMENT DISTRICT REVISED FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

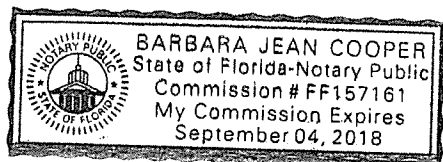
12/11/2017

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said 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.

Sworn to and subscribed before me this
11 day of DECEMBER, A.D. 2017

(SEAL)

GUERLINE WILLIAMS personally known to me



HILLCREST COMMUNITY DEVELOPMENT DISTRICT REVISED FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Hillcrest Community Development District will hold Regular Meetings at 2:00 p.m. at the Pulte Homes Sales Center located at 4000 Large Leaf Lane, Hollywood, Florida 33021 on the following dates:

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 the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922.

There may be occasions when one or two Supervisors 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. 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 786-347-2711 Ext. 2011 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.

HILLCREST COMMUNITY
DEVELOPMENT DISTRICT

www.whillcrestcdd.org

12/11 17-02/0000278983B

**HILLCREST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 19, 2018**

A. CALL TO ORDER

The Regular Board Meeting of the Hillcrest Community Development District was called to order at 2:07 p.m. at the Pulte Group Sales Center located at 4000 Large Leaf Lane, Hollywood, Florida 33021.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *Broward Daily Business Review* on December 11, 2017, as legally required.

C. ESTABLISH A QUORUM

Present and constituting a quorum were Vice Chairman David Kanarek and Supervisors Brad Hartman and Matthew Nelson.

Also present were: District Managers Jason Pierman & Armando Silva of Special District Services, Inc.; and District Counsel Jonathan Johnson (via telephone) of Hopping, Green & Sams, P.A.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. December 21, 2017, Regular Board Meeting

Mr. Pierman presented the minutes of the December 21, 2017, Regular Board Meeting. A **motion** was made by Mr. Nelson, seconded by Mr. Hartman and passed unanimously approving the December 21, 2017, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2018-01 – Ratifying, Confirming and Approving the Actions of the Board Regarding the Sale and Closing of Series 2018 Bonds

Resolution No. 2018-01 was presented, entitled:

RESOLUTION 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$9,805,000 HILLCREST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2018 (CAPITAL IMPROVEMENT PROGRAM); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Nelson, seconded by Mr. Kanarek and passed unanimously to adopt Resolution No. 2018-01, as presented.

2. Consider Resolution No. 2018-02 – Adopting a Fiscal Year 2018/2019 Proposed Budget

Resolution No. 2018-02 was presented, entitled:

RESOLUTION 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Hartman, seconded by Mr. Kanarek and passed unanimously approving the Resolution No. 2018-02, setting the Public Hearing for July 19, 2018, at 2:00 p.m. at 4500 Hillcrest Drive, Hollywood, Florida 33021.

3. Consider Approval of Property Appraiser Agreement between the County and the District

Mr. Pierman presented the Property Appraiser Agreement.

A **motion** was made by Mr. Hartman, seconded by Mr. Kanarek and passed unanimously approving the Property Appraiser Agreement, as presented.

I. ADMINISTRATIVE MATTERS

Mr. Pierman stated that there had been conversations with Mr. Zucker, Pulte's attorney, regarding the payoff for the land that is being given to the charter school. He explained that the methodology collects the full bond payment amount amongst just the units. However, because the lien is over the entire property, there was also a per acre number contemplated. Based on that per acre number, the payoff amount for the school land is more than \$150,000. It was suggested that the payoff amount be offset by the cost of the lakes, which are to be given to the District from Pulte, utilizing a land swap. Mr. Johnson noted that the District would need an appraisal of the lakes. Following a brief discussion, a **motion** was

made by Mr. Nelson, seconded by Mr. Kanarek, and unanimously passed to authorize District staff to create the land swap documents, obtain an appraisal, and move forward with the land swap agreement.

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Kanarek, seconded by Mr. Hartman and passed unanimously to adjourn the meeting at 2:22 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Broward Daily Business Review

June 29, 2018

Miscellaneous Notices

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET, AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

HILLCREST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Hillcrest Community Development District ("District") will hold a Public Hearing and Regular Board Meeting on July 19, 2018, at 2:00 p.m., or as soon thereafter as the meeting can be heard, in the offices of Pulte Homes Sales Center located at 4000 Large Leaf Lane, Hollywood, Florida 33021.

The purpose of the Public Hearing is to receive public comment on the District's Proposed Final Budget for the fiscal year beginning October 1, 2018, and ending September 30, 2019 ("Fiscal Year 2018/2019"). The purpose of the Regular Board Meeting is to consider any other District business that may lawfully and properly come before the Board. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, c/o Special District Services, Inc., The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410, Telephone: (561) 630-4922 and/or toll free at 1-877-737-4922 ("District Manager's Office"), during normal business hours.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8771 (TTY)/1-800- 955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, 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.

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

District Manager

**HILLCREST COMMUNITY
DEVELOPMENT DISTRICT**

www.hillcrestcdd.org

6/29 7/5 18-03/0000328343B

RESOLUTION 2018-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Hillcrest Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Hillcrest Community Development District for the Fiscal Year Ending September 30, 2019.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$ 750,158 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>87,615</u>
DEBT SERVICE FUND(S)	\$ <u>662,543</u>
TOTAL ALL FUNDS	\$ <u>750,158</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF July, 2018.

ATTEST:

**HILLCREST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Hillcrest
Community Development District

**Final Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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FINAL BUDGET
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
O&M Assessments	87,615
Developer Contribution	0
Debt Assessments	662,543
Interest Income	0
TOTAL REVENUES	\$ 750,158
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	2,500
Management	33,684
Legal	20,000
Assessment Roll	5,000
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	7,500
Legal Advertisements	2,000
Miscellaneous	1,000
Postage	300
Office Supplies	750
Dues & Subscriptions	175
Trustee Fees	3,800
Continuing Disclosure Fee	1,000
TOTAL EXPENDITURES	\$ 82,359
REVENUES LESS EXPENDITURES	\$ 667,799
Bond Payments	(622,790)
BALANCE	\$ 45,009
County Appraiser & Tax Collector Fee	(15,003)
Discounts For Early Payments	(30,006)
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	87,615	Expenditures/.94
Developer Contribution	0	77,725	0	
Debt Assessments	0	0	662,543	Bond Payments/.94
Interest Income	0	0	0	
TOTAL REVENUES	\$ -	\$ 77,725	\$ 750,158	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	2,500	2,500	No Change From 2017/2018 Budget
Management	0	33,000	33,684	CPI Adjustment
Legal	0	24,000	20,000	\$4,000 Decrease From 2017/2018 Budget
Assessment Roll	0	5,000	5,000	As Per Contract
Audit Fees	0	0	4,000	Audit Fees
Arbitrage Rebate Fee	0	0	650	Arbitrage Rebate Fee
Insurance	0	6,000	7,500	Fiscal Year 2017/2018 Expenditure Was \$6,719
Legal Advertisements	0	5,000	2,000	\$3,000 Decrease From 2017/2018 Budget
Miscellaneous	0	1,000	1,000	No Change From 2017/2018 Budget
Postage	0	300	300	No Change From 2017/2018 Budget
Office Supplies	0	750	750	No Change From 2017/2018 Budget
Dues & Subscriptions	0	175	175	No Change From 2017/2018 Budget
Trustee Fees	0	0	3,800	Trustee Fees
Continuing Disclosure Fee	0	0	1,000	Continuing Disclosure Fee
TOTAL EXPENDITURES	\$ -	\$ 77,725	\$ 82,359	
REVENUES LESS EXPENDITURES	\$ -	\$ -	\$ 667,799	
Bond Payments	0	0	(622,790)	2019 P & I Payments Less Earned Interest
BALANCE	\$ -	\$ -	\$ 45,009	
County Appraiser & Tax Collector Fee	0	0	(15,003)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(30,006)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ -	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5	0	0	Projected Interest For 2018/2019
Capitalized Interest	0	365,175	0	Capitalized Interest Set-Up Through Nov 2018
NAV Tax Collection	0	0	622,790	Maximum Debt Service Collection
Total Revenues	\$ 5	\$ 365,175	\$ 622,790	
EXPENDITURES				
Principal Payments	0	0	170,000	Principal Payment Due In 2019
Interest Payments	0	365,175	451,763	Interest Payments Due In 2019
Bond Redemption	0	0	1,027	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ 365,175	\$ 622,790	
Excess/ (Shortfall)	\$ 5	\$ -	\$ -	

Series 2018 Bond Information

Original Par Amount =	\$9,805,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.625% - 5.000%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2018		
Maturity Date =	November 2048		
Par Amount As Of 4/1/18 =	\$9,805,000		

HILLCREST COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Original Projected Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Projected Assessment*
O & M For Single Familys	\$ -	\$ -	\$ -	\$ 135.85
<u>Debt For Single Familys</u>	<u>\$ 1,146.80</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,146.80</u>
Total For Single Family	\$ 1,146.80	\$ -	\$ -	\$ 1,282.65
O & M For Townhomes	\$ -	\$ -	\$ -	\$ 135.85
<u>Debt For Towhhomes</u>	<u>\$ 938.29</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 938.29</u>
Total For Townhomes	\$ 938.29	\$ -	\$ -	\$ 1,074.14

* Assessments Include the Following:

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

Community Information:

Single Familys: 275 Units
Townhomes: 370 Units
Total: 645 Units

RESOLUTION 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hillcrest Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Broward County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Hillcrest Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE HILLCREST COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the

County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 19th day of July, 2018.

ATTEST:

**HILLCREST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

RESOLUTION NO. 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Hillcrest Community Development District ("District") to establish a regular meeting schedule for fiscal year 2018/2019; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2018/2019 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HILLCREST 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 2018/2019 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 19th day of July, 2018.

ATTEST:

**HILLCREST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**HILLCREST COMMUNITY DEVELOPMENT DISTRICT
REVISED FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Hillcrest Community Development District will hold Regular Meetings at 2:00 p.m. at the Pulte Homes Sales Center located at 4000 Large Leaf Lane, Hollywood, Florida 33021 on the following dates:

**October 18, 2018
November 15, 2018
December 20, 2018
January 17, 2019
February 21, 2019
March 21, 2019
April 18, 2019
May 16, 2019
June 20, 2019
July 18, 2019
August 15, 2019
September 19, 2019**

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 the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922.

There may be occasions when one or two Supervisors 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. 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 786-347-2711 Ext. 2011 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.

HILLCREST COMMUNITY DEVELOPMENT DISTRICT

www.whillcrestcdd.org

PUBLISH: BROWARD DAILY BUSINESS REVIEW 00/00/2018

RESOLUTION NO. 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE *REVISED* FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Hillcrest Community Development District (“District”) hereby approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Emergency Management requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 27P-19, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, THAT:

Section 1. The above recitals are hereby adopted.

Section 2. That execution of the attached revised Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

PASSED, ADOPTED and EFFECTIVE this 19th day of July, 2018.

ATTEST:

**HILLCREST
COMMUNITY DEVELOPMENT DISTRICT,
FLORIDA**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

STATEWIDE MUTUAL AID AGREEMENT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

NON-AD VALOREM ASSESSMENT
COLLECTION AGREEMENT

between

BROWARD COUNTY

and

HILLCREST COMMUNITY DEVELOPMENT DISTRICT

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida ("County") and HILLCREST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government ("District"), (collectively referred to as "Parties").

RECITALS

A. The District desires to utilize the provisions set forth in Section 197.3632 Florida Statutes, relating to the uniform method for the levy, collection, and enforcement of non-ad valorem assessments ("Uniform Method").

B. The District represents and warrants that it has complied with the provisions of Sections 197.3632, Florida Statutes, and all other applicable provisions of constitutional and statutory law and related rules to enable the District to levy non-ad valorem assessments ("Special Assessments") for [brief description of purpose].

C. In order to utilize the Uniform Method, Section 197.3632, Florida Statutes, requires the District to enter into a written agreement with the tax collector to provide for the reimbursement of necessary administrative and actual collection costs incurred by the tax collector in performing its ministerial duties.

D. Pursuant to the Broward County Charter, the Broward County Finance and Administrative Services Department performs all functions and duties of the office of tax collector.

NOW, THEREFORE, in consideration, of the promises, covenants, and obligations contained herein, and subject to all requirements of state law relating to the levy of non-ad valorem assessments, the parties hereto agree as follows:

1. Recitals. The truth and accuracy of each "Whereas" clause set forth above is acknowledged by the Parties.
2. Uniform Method. Commencing with the tax roll of the year 2018, County shall collect the non-ad valorem assessments provided to County from the District

pursuant to the applicable procedures set forth in Section 197.3632, Florida Statutes.

3. Term. The term of this Agreement shall commence upon execution and shall continue year to year. The District shall provide written notice to County by the 10th day of January preceding the start of the County's fiscal year of the District's intent to discontinue using the Uniform Method ("Notice of Intent"). Upon the County's receipt of the Notice of Intent, this Agreement shall be deemed terminated as of the date on the Notice of Intent.
4. Compliance with Uniform Method. The District shall comply, at all times, with the requirements, obligations, duties, and procedures set forth in Sections 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, as currently enacted or as may be amended from time to time, and such requirements, obligations, duties, and procedures are incorporated herein by reference as if set forth in full.
5. County Collection Actions are Ministerial. The District acknowledges that: (i) the non-ad valorem assessments are imposed by the District and not County, (ii) it is the sole responsibility and duty of the District to follow all procedural and substantive requirements for the levy and imposition of non-ad valorem assessments, and (iii) all actions of County in conjunction with the Uniform Method of collection of any non-ad valorem assessments imposed by the District are, and shall be construed at all times, as purely ministerial acts.
6. Reimbursement. The District shall be responsible for all necessary administrative and actual collection costs ("Costs") which are incurred by County for performing the activities contemplated herein and authorized in Section 197.3632, Florida Statutes. Additionally, the District shall reimburse County for any separate tax notice necessitated by the inability of County to merge the non-ad valorem Special Assessment roll as certified by the District pursuant to Section 197.3632(7), Florida Statutes.
7. Distribution. The County shall distribute to the District the non-ad valorem assessments collected pursuant to this Agreement in substantial compliance with the provisions of Section 197.383, Florida Statutes, less Costs retained by County.
8. Termination. This Agreement may be terminated for cause by the aggrieved Party if the Party in breach has not corrected the breach within ten (10) days after receipt of written notice from the aggrieved Party identifying the breach. Further if the non-ad valorem assessment that is the subject matter of this Agreement shall be determined to be illegal by a court of competent jurisdiction, this Agreement shall be terminated upon such finding becoming final.

9. Notices. In order for a notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail with a contemporaneous copy via e-mail to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this Section.

FOR COUNTY:

Broward County Records, Taxes, and Treasury Division
Attn: Director
Governmental Center, Room 120
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Email address: tkennedy@broward.org

FOR DISTRICT:

Hillcrest Community Development District
Attn: Jeff Walker – Finance Director
2501A Burns Road
Palm Beach Gardens, FL 33410
Email address: jwalker@sdsinc.org

10. Prior Agreements. This Agreement represents the final and complete understanding of the parties regarding the subject matter hereof and supersedes all prior and contemporaneous negotiations and discussions regarding that subject matter. There is no commitment, agreement, or understanding concerning the subject matter of this Agreement that is not contained in this written document.
11. Assignment Prohibited. Neither this Agreement nor any term or provision hereof or right hereunder shall be assignable by either Party. Any attempt to make such assignment shall be void.
12. Interpretation. The headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein," "hereof," "hereunder," and "hereinafter" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a Section or Article of this Agreement, such reference is to the Section or Article as a whole, including all of the subsections of such Section, unless the reference is made to a particular subsection or subparagraph of such Section or Article.

13. Third Party Beneficiaries. Neither District nor County intends to directly or substantially benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.
14. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the state of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court, or the United States Bankruptcy Court, for the Southern District of Florida. **BY ENTERING INTO THIS AGREEMENT, DISTRICT AND COUNTY HEREBY EXPRESSLY WAIVE ANY RIGHTS EITHER PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT. IF A PARTY FAILS TO WITHDRAW A REQUEST FOR A JURY TRIAL IN A LAWSUIT ARISING OUT OF THIS AGREEMENT AFTER WRITTEN NOTICE BY THE OTHER PARTY OF VIOLATION OF THIS SECTION, THE PARTY MAKING THE REQUEST FOR JURY TRIAL SHALL BE LIABLE FOR THE REASONABLE ATTORNEYS' FEES AND COSTS OF THE OTHER PARTY IN CONTESTING THE REQUEST FOR JURY TRIAL, AND SUCH AMOUNTS SHALL BE AWARDED BY THE COURT IN ADJUDICATING THE MOTION.**
15. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the Board of County Commissioners of Broward County, Florida, and District, or others delegated authority or otherwise authorized to execute same on their behalf.
16. Representation of Authority. Each individual executing this Agreement on behalf of a Party hereto hereby represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such Party and does so with full legal authority.
17. Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Agreement.
18. Use of County Logo. The District shall not use County's name, logo, or otherwise refer to this Agreement in any marketing or publicity materials without the prior

written consent of County.

19. Materiality and Waiver Or Breach. Each requirement, duty, and obligation set forth herein was bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Agreement, and each is, therefore, a material term hereof. County's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.
20. Compliance With Laws. The District shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement.
21. Execution Date. The date of the execution of this Agreement shall mean the last day upon which it becomes fully executed by the County and the District.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the respective dates under each signature: Broward County through its BOARD OF COUNTY COMMISSIONERS, signing by and through its County Administrator, authorized to execute same by Board action on the ____ day of _____, 2018, and _____, signing by and through its _____, duly authorized to execute same.

COUNTY

BROWARD COUNTY, through its
COUNTY ADMINISTRATOR

By _____
Bertha Henry

____ day of _____, 2018

Approved as to form
Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By _____
Scott Andron
Assistant County Attorney

SVT:dmv
07/17/15
nonadvalorem.cities etc-form revised
15-102.18

AGREEMENT BETWEEN BROWARD COUNTY AND THE HILLCREST COMMUNITY
DEVELOPMENT DISTRICT FOR UNIFORM COLLECTION AND ENFORCEMENT OF
NON-AD VALOREM ASSESSMENTS

HILLCREST COMMUNITY
DEVELOPMENT DISTRICT

ATTEST:

Secretary/Assistant Secretary

By _____
Chairperson/Vice Chairperson

Name

(SEAL)

____ day of _____, 2018.

Approved as to form:

District Attorney