

MINUTES OF MEETING
TESORO COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tesoro Community Development District was held Monday, November 17, 2014 at 9:32 a.m. at the Tesoro Club, 3rd Floor, 2000 S.E. Via Tesoro, Port St. Lucie, Florida.

Present and constituting a quorum were:

Sal Spano	Chairman
Perry Lancianese	Vice Chairman by telephone
Deanna Kernan	Assistant Secretary
Vera Stewart	Secretary
Tara Lordi	Treasurer

Also present were:

George Flint	District Manager
Bill Capko	District Counsel
Alan Scheerer	Field Manager
Glenn Straub	West Coast Investors LLC by telephone
Toby Overdorf	Crossroads Environmental

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Elected Supervisors

Mr. Flint stated just prior to the Board meeting we had a landowners' election and Mr. Spano, Ms. Stewart and Ms. Kernan were re-elected to the Board.

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to the newly elected supervisors.

B. Consideration of Resolution 2015-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated next would be consideration of Resolution 2015-01 canvassing and certifying the results of the landowners' election that just took place prior to the meeting. We will insert into the resolution Mr. Sal Spano with 600 votes, Ms. Vera Stewart with 600 votes and Ms. Deanna Kernan with 500 votes.

On MOTION by Mr. Spano seconded by Ms. Stewart with all in favor Resolution 2015-01 was approved.

C. Consideration of Resolution 2015-02 Electing Officers

Mr. Flint stated after each election the Board must elect officers and we provided a resolution electing officers. You will see the resolution indicates a Chair, Vice Chair, Treasurer, Assistant Treasurer, Secretary and Assistant Secretaries. Currently Mr. Spano is the Chairman, Mr. Lancianese is Vice Chairman, Ms. Stewart is Secretary, Ms. Lordi is Treasurer, Ms. Kernan is an Assistant Secretary, I'm an Assistant Secretary and the District Accountant, Ariel Lovera is Assistant Treasurer.

On MOTION by Mr. Spano seconded by Ms. Lordi with all in favor Resolution 2015-02 reflecting the same slate of officers was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 30, 2014 Meeting

Mr. Flint stated next is approval of the minutes from your July 30, 2014 meeting. Those were provided to you in your agenda. Are there any additions, deletions or corrections to the minutes?

There not being any,

On MOTION by Mr. Spano seconded by Ms. Stewart with all in favor the minutes of the July 30, 2014 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

**Update from Developer Regarding Platting,
Transition of Permits and Conveyance of
Land**

Mr. Overdorf stated at this point we just had a meeting with the Water Management District, the pathway has been laid out to permit transfers, there are currently about 29 open and active applications under various names from before Ginn owned the property and we have to deal with these 29 applications and transfer them over to West Coast and/or other entities and once that is done we have to divide up responsibilities for maintenance whether it be CDD, POA or others and once that is done we all agree on who is maintaining what and then that is our pathway to the final results we are looking for of the transition of the permits and conveyance of lands.

Mr. Spano stated I believe in our telephone conversations with Toby and yourself we agreed that sometime in the near future we are going to have a meeting to look at everything and see where the responsibilities lie then we were going to present those to the declarant, West Coast Investors, for further clarity before we bring them forward and finalize.

Mr. Flint stated correct.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint stated you have approval of the check register in your agenda for the general fund from the period of July 24, 2014 through November 4, 2014 totaling \$207,018.16.

On MOTION by Mr. Spano seconded by Ms. Lordi with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

Mr. Flint stated we also provided you with the balance sheet and statement of revenue through October 31st. This is through the first month of Fiscal Year 2015. There is no action required by the Board if you have any questions on the financials we can discuss those.

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Straub stated I have a question for Toby. Two years back as far as the Engineer trying to give the South Florida Water Management District and the Corps of Engineers and other government agencies what they want, Audubon Society and things of that nature and then all of a sudden we have to retract it. It happens to be a piece of property that probably was to be done at the time because it took care of requirements but we didn't get a chance to check it over, whether it is wetlands or not, it hasn't been tested but we solved the problem at the time or right after Ginn took over and now it might be needed for a nature walk or things of that nature, equestrian facilities or something of that nature. Is it appropriate to ask that now?

Mr. Flint responded this is the appropriate time.

Mr. Straub stated I couldn't hear everything he was talking about but it sounds like he was putting some things off because one thing has to be done first then the next thing has to be done but at least the engineer is getting this organized to eventually take care of solving water permits, which is basically what they work on. What have we given away, what are we attempting to give away this year? From what I was hearing we were giving away something. Was that the case or not, Toby?

Mr. Overdorf responded no, we are not giving anything away at this point in time. We will decide who has management of the various areas and long term we are going to be transferring the management obligations and easements over to the CDD, the club and the POA but that will come only after we have a sit down and decide which lands are going to be which and all parties will be in agreement at that time.

Mr. Spano stated including the declarant.

Mr. Overdorf stated yes.

Mr. Straub stated you are just making a statement as to what has been done or is being done for the CDD and the future is yet to come because I don't remember sitting in on these meetings because of that one scenario that happened to us that we did some simplified things but then now we have to redo it and plat another piece of property to have them be acceptable. I

think we gave them 60+ acres and we maybe could have got away with less but at the time nobody knew what we were going to be doing with the property because we are probably going to be doing more equestrian amenities in vacant areas that nobody can see but add another amenity to the property by having some people buy homes and participate in the club and things of that nature by having the hobby of equestrian or some people who want to learn maybe they don't like to play golf but they might want to learn how to ride a horse or something or wander through all these trails. As long as that is not being done and I didn't hear everything and to me it sounded like we were approving some type of agreement with the powers that be the South Florida Water Management District or whoever and I don't want that to happen until the public and/or myself get involved with that section. You are saying that is yet to come, it is not like you are approving anything right now.

Mr. Flint stated right, the Board didn't vote or approve anything it was just a status report of what Toby's efforts have been regarding the permitting.

Mr. Straub stated okay that makes sense disregard my question. It is well noted that I want to see these things and I want to find out and research it and pass it around what management does. You are just in the informational area you are not approving anything.

EIGHTH ORDER OF BUSINESS

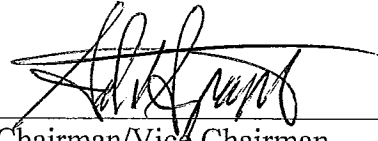
Supervisor's Requests

There not being any,

On MOTION by Mr. Spano seconded by Ms. Lordi with all in favor the meeting adjourned at 9:47 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman