



July 2018

What Is 2019?

Much has been said about 2019, which, in the language of the Community Development District (CDD), refers to the year in which our bonds, both amenities and infrastructure, are to be paid in full. It is also the year in which the *original* 1997 agreement establishing the district envisioned that the district would cease operation, owing to the assumption that development and dedication of the infrastructure would be complete, and that the bonds for that infrastructure would be paid in full. Subsequent to the original agreement and development plan, the district acquired the approximately 4.5 acres on which are sited the lodge, fitness center, pavilion, picnic area and swimming pool, known collectively as the amenities. Once that action was taken – now more than 15 years ago -- the groundwork was laid to continue the district beyond 2019.

In 2014, with the support of a Piney-Z Plantation Homeowners Association resolution, the district successfully negotiated with the City of Tallahassee the right to continue operation beyond bond payoff. While there is discussion among some residents that the CDD board must take an affirmative step to ensure that the amenities continue to be managed by the district, the fact is that no vote of the board is required, and no state law exists mandating that the duly elected board turn over its statutory responsibilities to determine the future of the amenities to any other authority, board or association of residents. While the board tries always to act in the best interests of the community, it is important to know that its five members have been designated by the community at large to represent the land owners to the best of their abilities, and to determine, based on all available information, the best course of action for the future of the district and the amenities.

We want to assure the residents that we have every intention of continuing operation and management of the district's assets well beyond 2019. Fee collection through Leon County, limitation of liability to \$300,000 (for which we have insurance coverage) and the requirement that it be operated under the Florida Open Meetings and Florida Public Records laws make the CDD the strongest, safest and most transparent manager/operator of the amenities. To that end you should know that Florida statutes (paraphrased below) stipulate that the district shall remain in existence unless:

- it is merged with another district, or
- all of the specific community systems, facilities and services that it is authorized to perform have been transferred to a general-purpose unit of local government, or,
- the district has no outstanding financial obligations and no operating or maintenance responsibilities, and petitions for dissolution.