

# HARBOUR WATERWAY SPECIAL DISTRICT

## Agenda

Tuesday  
January 08, 2019  
7:00 pm

Resurrection Episcopal Church  
12355 Fort Caroline Rd.  
Jacksonville, FL. 32225

### **I. Introduction**

- a. Call to Order
- b. Roll Call / Quorum

### **II. Administrative**

- a. Oath of Office for elected Board Members
- b. Review and Appointment of candidate to finish term of Board, Seat 5
- c. HWSD Election of Officers
  - i. Chairman
  - ii. Vice-Chairman
  - iii. Secretary / Treasurer
  - iv. District Manager - Stanley Pipes hired effective December 3
    1. Assistant Secretary / Treasurer & Registered Agent
- d. Approval of Minutes
  - i. *Minutes from November 13, 2018*

### **III. District Business**

- a. Reed Island Spoil Site
  - i. Reed Island - City Of Jacksonville Parcel; Resolution 2019-06
  - ii. Reed Island parcels adjacent to HWSD: Resolution 2019-07
- b. Spoil Site Lease Agreement
  - i. Brance Diversified – 175,000 cubic yards
  - ii. Isle of Palms – 300,000 cubic yards
- c. Waterway Rules & Regulations
  - i. Dock Approval – Michael P. Jones, 11188 Schooner Ct.
  - ii. Dock 4560 Harbour North Ct.

### **IV. Financial**

- a. HWSD 2018 non-Ad Valorem Assessment
- b. Approval to disburse funds

### **V. District Schedule**

- a. Next Scheduled Board Meeting
  - i. *February 12 – Resurrection Episcopal Church*

### **VI. Other Business**

- a. Legal and Compliance Issues

### **VII. Comments and Questions from Audience**

### **VIII. Adjournment of HWSD Meeting**

**HARBOUR WATERWAY SPECIAL DISTRICT  
RESOLUTION 2019-01**

**BEFORE THE BOARD OF SUPERVISORS A RESOLUTION TO APPOINT BOARD OF  
SUPERVISORS (SEAT 5) FOR THE DISTRICT; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Harbour Waterway Special District (the "District") was established per City of Jacksonville Ordinance 2010-725 E and Section 189.4041, Florida Statutes; a dependent special district for the purpose of maintaining the system of canals located in the Harbour, Harbour North, Harbour Cay, and Harbour Island neighborhoods; and

**WHEREAS**, the Board of Supervisors (the "Board"), the governing body of the District, is a five person board; and

**WHEREAS**, Board of Supervisors (Seat 5) is presently vacant.

**NOW THEREFORE BE IT RESOLVED** by the Board of the District as follows:

**Section 1.** Ricardo Fornos shall be appointed to the Board of Supervisors (Seat 5) to complete the term of Stanley H. Pipes, Jr.; and

**Section 2.** Effective Date. This Resolution shall become effective upon the adoption by the Board.

**DULY ADOPTED AND APPROVED** this 8th day of January, 2019, by the Board of the District.

BOARD OF SUPERVISORS FOR THE  
HARBOUR WATERWAY SPECIAL DISTRICT

  
\_\_\_\_\_  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
SECRETARY OF THE BOARD

**RESOLUTION 2019-02**

**A RESOLUTION OF THE HARBOUR WATERWAY SPECIAL DISTRICT, DUVAL COUNTY, FLORIDA, TO ELECT THE CHAIRMAN OF THE BOARD OF SUPERVISORS; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Harbour Waterway Special District (the "District") was established per City of Jacksonville Ordinance 2010-725 E and Section 189.4041, Florida Statutes; a dependent special district for the purpose of maintaining the system of canals located in the Harbour, Harbour North, Harbour Cay, and Harbour Island neighborhoods; and

**WHEREAS**, the Board of Supervisors (the "Board"), the governing body of the District, is required to elect a Chairman of the Board of Supervisors to perform the duties of the office.

**NOW THEREFORE BE IT RESOLVED** by the Board of the District as follows:

**Section 1.** Michael A. Levi is elected Chairman of the Board of Supervisors and shall perform the duties of the office as assigned; and

**Section 2.** The term shall commence on the Effective Date and terminate on December 31, 2020; and

**Section 3.** Effective Date. This Resolution shall become effective upon the adoption by the Board.

**DULY ADOPTED AND APPROVED** this 8th day of January, 2019, by the Board of the District.

BOARD OF SUPERVISORS FOR THE  
HARBOUR WATERWAY SPECIAL DISTRICT

  
\_\_\_\_\_  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
SECRETARY OF THE BOARD

**RESOLUTION 2019-03**

**A RESOLUTION OF THE HARBOUR WATERWAY SPECIAL DISTRICT, DUVAL COUNTY, FLORIDA, TO ELECT THE VICE - CHAIRMAN OF THE BOARD OF SUPERVISORS; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Harbour Waterway Special District (the "District") was established per City of Jacksonville Ordinance 2010-725 E and Section 189.4041, Florida Statutes; a dependent special district for the purpose of maintaining the system of canals located in the Harbour, Harbour North, Harbour Cay, and Harbour Island neighborhoods; and

**WHEREAS**, the Board of Supervisors (the "Board"), the governing body of the District, is required to elect a Vice-Chairman of the Board of Supervisors to perform the duties of the office.

**NOW THEREFORE BE IT RESOLVED** by the Board of the District as follows:

**Section 1.** Ricardo Fornos is elected Vice-Chairman of the Board of Supervisors and shall perform the duties of the office as assigned; and

**Section 2.** The term shall commence on the Effective Date and terminate on December 31, 2020; and

**Section 3.** Effective Date. This Resolution shall become effective upon the adoption by the Board.

**DULY ADOPTED AND APPROVED** this 8th day of January, 2019, by the Board of the District.

BOARD OF SUPERVISORS FOR THE  
HARBOUR WATERWAY SPECIAL DISTRICT

  
\_\_\_\_\_  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
SECRETARY OF THE BOARD

**RESOLUTION 2019-04**

**A RESOLUTION OF THE HARBOUR WATERWAY SPECIAL DISTRICT, DUVAL COUNTY, FLORIDA, TO ELECT THE SECRETARY / TREASURER OF THE BOARD OF SUPERVISORS; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Harbour Waterway Special District (the "District") was established per City of Jacksonville Ordinance 2010-725 E and Section 189.4041, Florida Statutes; a dependent special district for the purpose of maintaining the system of canals located in the Harbour, Harbour North, Harbour Cay, and Harbour Island neighborhoods; and

**WHEREAS**, the Board of Supervisors (the "Board"), the governing body of the District, is required to elect a Secretary / Treasurer of the Board of Supervisors to perform the duties of the office.

**NOW THEREFORE BE IT RESOLVED** by the Board of the District as follows:

**Section 1.** Robert P. Birtalan is elected Secretary / Treasurer of the Board of Supervisors and shall perform the duties of the office as assigned; and

**Section 2.** The term shall commence on the Effective Date and terminate on December 31, 2020; and

**Section 3.** Effective Date. This Resolution shall become effective upon the adoption by the Board.

**DULY ADOPTED AND APPROVED** this 8th day of January, 2019 by the Board of the District.

BOARD OF SUPERVISORS FOR THE  
HARBOUR WATERWAY SPECIAL DISTRICT

  
\_\_\_\_\_  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
SECRETARY OF THE BOARD

**HARBOUR WATERWAY SPECIAL DISTRICT  
RESOLUTION 2019-05**

**A RESOLUTION TO RATIFY EMPLOYMENT OF THE DISTRICT MANAGER,  
REGISTERED AGENT, AND ASSISTANT SECRETARY / TREASURER; AND DESIGNATE  
AN OFFICE FOR THE DISTRICT; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Harbour Waterway Special District (the "District") was established per City of Jacksonville Ordinance 2010-725 E and amended by Ordinance 2015-233-E; a dependent special district for the purpose of maintaining the system of canals located in the Harbour, Harbour North, Harbour Cay, and Harbour Island neighborhoods; and

**WHEREAS**, the Board of Supervisors (the "Board"), the governing body of the District, desires to employ a District Manager, Registered Agent and Assistant Secretary / Treasurer; and

**WHEREAS**, the Board is required to designate the office for the District.

**NOW THEREFORE BE IT RESOLVED** by the Board of the District as follows:

**Section 1.** Stanley H Pipes, Jr. shall be employed as the District Manager, Registered Agent and Assistant Secretary / Treasurer for the District as set forth in an employment agreement between the parties dated December 3, 2018; and

**Section 2.** The District office shall be located at 11554 Starboard Drive, Jacksonville, FL. 32225; and

**Section 3.** Effective Date. This Resolution shall be ratified and effective as of December 3, 2018.

**DULY ADOPTED AND APPROVED** this 8th day of January, 2019, by the Board of the District.

BOARD OF SUPERVISORS FOR THE  
HARBOUR WATERWAY SPECIAL DISTRICT

ATTEST:

  
\_\_\_\_\_  
CHAIRMAN

  
\_\_\_\_\_  
SECRETARY OF THE BOARD

# HARBOUR WATERWAY SPECIAL DISTRICT

TUESDAY, JANUARY 8, 2019

MEETING MINUTES

## Introduction

The Harbour Waterway Special District (HWSD) meeting of the Board of Supervisors was held at the Resurrection Episcopal Church on January 8, 2019. The meeting was called to order at 7:04 PM by Robert Birtalan. In attendance were Robert Birtalan, David Prysock, Michael Levi, Mark Todd and District Manager Stanley Pipes. It was noted that there was a quorum present. Harbour Waterway attorney Wayne Flowers was present. Kathryn Amason was present as recording secretary.

## Administrative

Oath of Office for elected Board Members – The following board members who were elected during the last general election read and signed their oath of office: Michael Levi, David Prysock, and Mark Todd.

Review and Appointment of candidate to finish term of Board Seat 5 – Board Seat 5 has opened due to the resignation of Stanley Pipes. Motion made to approve Resolution 2019-01 which appoints Ricardo Fornos to finish out the current term of Board Seat 5; motion approved. Ricardo read and signed his oath of office. It was noted that there is now a full board seated.

## HWSD Election of Officers

Chairman – There is a restriction in place which permits a Chairman to serve only two consecutive terms of two years; Robert Birtalan's Chairman position has been term-limited. Mike Levi was nominated to fill the open position. Motion made to approve Resolution 2019-02, which elects Mike Levi as Chairman of the Board of Supervisors; motion passed.

Vice-Chairman – Ricardo Fornos has volunteered to fill this position. Motion made to approve Resolution 2019-03, which elects Ricardo Fornos as Vice-Chairman of the Board of Supervisors; motion passed.

Secretary / Treasurer – Motion made to approve Resolution 2019-04, which elects Robert Birtalan as Secretary / Treasurer of the Board of Supervisors; motion passed.

District Manager – Stanley Pipes hired effective December 3 – As Chairman, Robert Birtalan negotiated the employment agreement with Stanley Pipes. Motion made to approve Resolution 2019-05 to ratify the employment agreement with Stanley Pipes; motion passed. The District Manager employment agreement includes the duties of Assistant Secretary / Treasurer and Registered Agent for the HWSD.

Approval of Minutes from November 13, 2018 – Motion made to approve the minutes as written; motion passed.

### District Business

#### Reed Island Spoil Site

Reed Island – City of Jacksonville Parcel; Resolution 2019-06 – The district is still in negotiations to purchase the parcel on Reed Island. The appraisal has been completed. The authorized purchase price has been increased to \$300,000 to account for additional costs that are anticipated. The Parks Department has requested some additional terms, which will be discussed in a meeting next Thursday. Work is expected to include some mowing, clearing, and treatment of invasive species. Attorney Wayne Flowers will attend the meeting. Motion made to approve Resolution 2019-06 to negotiate, purchase and fund the acquisition of the Reed Island parcel; motion passed. Zoning issues on the parcel have already been resolved. The Corps of Engineers easement remains in effect, it is unlikely USACE would execute their right to the property except in the case last resort. They have granted a consent to easement to the HWSD. The limited capacity of the site makes it very unlikely that the site would be needed.

Reed Island parcels adjacent to HWSD; Resolution 2019-07 – There are some properties which are adjacent to HWSD's parcel and canals that have recently changed ownership. One particular property is immediately adjacent to the Reed Island parcel already owned by the HWSD; the parcel was purchased through a tax deed auction for \$1,700. Resolution 2019-07 authorizes the board to approach the owners of this and other adjacent properties with offers that will expand our marsh conservation efforts. Motion made to approve Resolution 2019-07; motion passed.

#### Spoil Site Lease Agreement

Brance Diversified – 175,000 cubic yards – Lance Young, CEO of Brance Diversified, attended a recent Isle of Palms meeting and learned the terms of the deal they were offered by the HWSD board. Brance Diversified has requested extended payments on the license agreement, similar to the Isle of Palms terms. Isle of Palms has been offered a deal in which they pay half of the total amount up front, then they have the next three years to pay the balance over equal yearly installments. Brance Diversified has been offered a term of 1 year to use their agreed to capacity; they countered with a 10 year term. The board is prepared to extend the term of the agreement, with the same payment terms as offered to Isle of Palms. Brance Diversified also requested a refund in the event that the Corps exercises their right to the easement; the board will deny this request. Once terms have been agreed upon, the board will vote to approve the final document. Plans to develop the spoil site are on hold until the purchase of the other parcel is confirmed.



Isle of Palms – 300,000 cubic yards – at this time, Isle of Palms has not agreed to the proposed terms. Their plans to dredge are temporarily on hold, in order for the HWSD to develop the spoil site and also for them to raise the necessary funds.

#### Waterway Rules & Dock Approvals

Dock Approval – Michael P. Jones, 11188 Schooner Ct. – Dock plans were submitted to the board for approval. The floating dock is currently parallel to the bulkhead. The plans are to install a boat lift. Pilings for the fixed dock are allowed to extend 11 feet into the canal. Floating docks are permitted to extend further because they can be moved in preparation for a dredge. The 50' clear channel must be maintained; however, some properties were grandfathered in due to having docks which existed prior to the adoption of the current regulations. The proposed plans do not represent an exception to the regulations. Motion made to approve the dock plans as drawn; motion carried unanimously.

Dock 4560 Harbour North Ct. – The dilapidated dock has been removed by the homeowner. The board had previously discussed helping to remove the material from the canal.

#### Financial

HWSD 2018 non-Ad Valorem Assessment – Collections began in November. \$184,138.15 has been collected to date, for a distribution of \$170,712.59. 85.6% of the assessment has been collected.

Approval to disburse funds – A proposal was presented by the District Manager to purchase a computer and software for use of the board, at a cost of \$4,009.20, which would be expected to last at least six years. Motion was made to approve the computer purchase proposal, motion passed. There was discussion about updating the website (HWSD.org), which is maintained on a third party server. The website satisfies the legal requirements of the board. A motion was made to approve disbursements for administrative, legal services, computer/software purchase, workers comp policy, and district manager billings totaling \$9,366.00; motion passed. After the projected debt service and the projected revenue from the 2018 assessment the total of the disposable funds remaining in the BB&T checking account is \$432,504.06.

#### District Schedule

Next Scheduled Board Meeting – The next meeting is scheduled for February 12, 2018 at Resurrection Episcopal Church.

Other Business

The history of the Reed Island spoil site purchase was explained to the audience. The contributions of City Councilman Al Ferraro were highlighted.

Attorney Wayne Flowers suggested that a Sunshine Law refresher be held, so that new board members will be aware of the laws governing their communications.

Comments and Questions from the Audience


It was explained that dredging plans for the district are contingent upon income from the spoil site. An upcoming dredge is expected to cost under \$1 million. The use of the spoil site will be scheduled by the district manager and must include an amount of idle time between dredges to allow for percolation. Dredge material will not be trucked to or from the spoil site. The board considers the City to be committed to the sale of the Reed Island parcel. The other parties that are interested in using the spoil site were discussed.

There was discussion about the sand bar along the southern breakwater that could be improved to prevent silting in the HWAD channel. The different options to mitigate future silting of the canal were discussed. The one-time contribution of JEA to a prior dredge roughly 20 years prior was explained.

Adjournment

The meeting was adjourned at 8:32 PM. The next monthly Board of Supervisors meeting is scheduled for February 12, 2019.

Respectfully submitted,



Kathryn Amason  
Recording Secretary



Robert A. Birtalan  
Secretary / Treasurer

**HARBOUR WATERWAY SPECIAL DISTRICT  
RESOLUTION NO. 2019-06**

**A RESOLUTION OF THE HARBOUR WATERWAY SPECIAL DISTRICT,  
DUVAL COUNTY, FLORIDA, APPROVING CLOSING OF AN  
AGREEMENT WITH THE CITY OF JACKSONVILLE, FOR PURCHASE  
OF PROPERTY LOCATED ON REED ISLAND; PROVIDING AN  
EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors of the Harbour Waterway Special District (“District”), a dependent special district created by City of Jacksonville Ordinance No. 2010-725-E, has responsibility for continuing maintenance of the system of channels and canals (“Canals”) located within its geographic boundaries; and

WHEREAS, in order to conduct a maintenance dredging project in the Canals, it is necessary to have an appropriate location to dispose of the material removed from the Canals (“Dredge Material”) during maintenance dredging projects; and


WHEREAS, the City of Jacksonville, (“COJ”) owns a site at Reed Island appropriate for disposal of the Dredge Material removed from the Canals as a consequence of conducting a maintenance dredging project therein, which COJ has agreed to sell to the District for that purpose.

NOW THEREFORE BE IT RESOLVED by the Board of the District:

Section 1. The Chairman of the Board or the Secretary/Treasurer or the District Manager is authorized to negotiate and execute all closing documents and distribute funds up to \$300,000, on behalf of the District.

Section 2. This Resolution shall become effective upon passage.

Passed and Adopted this 8<sup>th</sup> day of January, 2019.

  
\_\_\_\_\_  
Chairman

Attest:

  
\_\_\_\_\_  
Board Secretary

**HARBOUR WATERWAY SPECIAL DISTRICT  
RESOLUTION NO. 2019-07**

**A RESOLUTION OF THE HARBOUR WATERWAY SPECIAL DISTRICT,  
DUVAL COUNTY, FLORIDA, APPROVING THE PURCHASE OF  
PROPERTY LOCATED ON AND ADJACENT TO REED ISLAND;  
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors of the Harbour Waterway Special District (“District”), a dependent special district created by City of Jacksonville Ordinance No. 2010-725-E, has responsibility for continuing maintenance of the system of channels and canals (“Canals”) located within its geographic boundaries; and

WHEREAS, in order to conduct a maintenance dredging project in the Canals, it is necessary to have an appropriate location to dispose of the material removed from the Canals (“Dredge Material”) during maintenance dredging projects; and

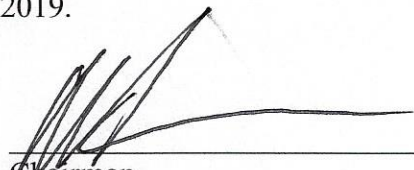
WHEREAS, there are several parcels adjacent to the District’s property and on Reed Island appropriate for conservation easements and other uses beneficial to the District.

NOW THEREFORE BE IT RESOLVED by the Board of the District:

Section 1. The Chairman of the Board or the Secretary/Treasurer or the District Manager is authorized to negotiate and execute all closing documents and distribute funds up to \$25,000, on behalf of the District.

Section 2. This Resolution shall become effective upon passage.

Passed and Adopted this 8<sup>th</sup> day of January, 2019.

  
\_\_\_\_\_  
Chairman

Attest:

  
\_\_\_\_\_  
Board Secretary

**GEBREMEDHIN TIRHAS BERHANE**

7828 INGONISH PL  
JACKSONVILLE, FL 32244

**Primary Site Address**  
0 HARBOUR NORTH CT  
Jacksonville FL 32225

**Official Record Book / Page**  
18535-01928

**Title #**  
8332

**0 HARBOUR NORTH CT**

Property Detail

|                       |   |
|-----------------------|---|
| <b>RE #</b>           | 160265-0000   |
| <b>Tax District</b>   | GS  |
| <b>Property Use</b>   | 9600 Waste Land   |
| <b># of Buildings</b> | 0   |
| <b>Legal Desc.</b>    | For full legal description see Land & Legal section below |
| <b>Subdivision</b>    | 00000 SECTION LAND  |
| <b>Total Area</b>     | 638057  |

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator. "In Progress" property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Value Summary

| Value Method                      | 2018 Certified  | 2019 In Progress |
|-----------------------------------|-----------------|------------------|
| <b>Total Building Value</b>       | CAMA<br>\$0.00  | CAMA<br>\$0.00   |
| <b>Extra Feature Value</b>        | \$0.00          | \$0.00           |
| <b>Land Value (Market)</b>        | \$2,930.00      | \$2,930.00       |
| <b>Land Value (Agric.)</b>        | \$0.00          | \$0.00           |
| <b>Just (Market) Value</b>        | \$2,930.00      | \$2,930.00       |
| <b>Assessed Value</b>             | \$2,930.00      | \$2,930.00       |
| <b>Cap Diff / Portability Amt</b> | \$0.00 / \$0.00 | \$0.00 / \$0.00  |
| <b>Exemptions</b>                 | \$0.00          | See below        |
| <b>Taxable Value</b>              | \$2,930.00      | See below        |

**Taxable Values and Exemptions - In Progress**

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
No applicable exemptions

SJRWMD/FIND Taxable Value  
No applicable exemptions

School Taxable Value  
No applicable exemptions

**Sales History**

| Book / Page | Sale Date  | Sale Price     | Deed Instrument Type Code | Qualified / Unqualified | Vacant / Improved |
|-------------|------------|----------------|---------------------------|-------------------------|-------------------|
| 18535-01928 | 9/12/2018  | \$1,700.00     | TD - Tax Deed             | Unqualified             | Vacant            |
| 07323-00200 | 1/10/1992  | \$100.00       | QC - Quit Claim           | Unqualified             | Vacant            |
| 05897-01756 | 12/19/1974 | \$28,950.00    | WD - Warranty Deed        | Unqualified             | Improved          |
| 05897-01755 | 12/27/1984 | \$100.00       | QC - Quit Claim           | Unqualified             | Improved          |
| 05635-02311 | 4/4/1983   | \$1,346,366.00 | SW - Special Warranty     | Unqualified             | Improved          |
| 05583-00339 | 1/5/1982   | \$100.00       | WD - Warranty Deed        | Unqualified             | Improved          |
| 05583-00338 | 1/5/1982   | \$300.00       | WD - Warranty Deed        | Unqualified             | Vacant            |

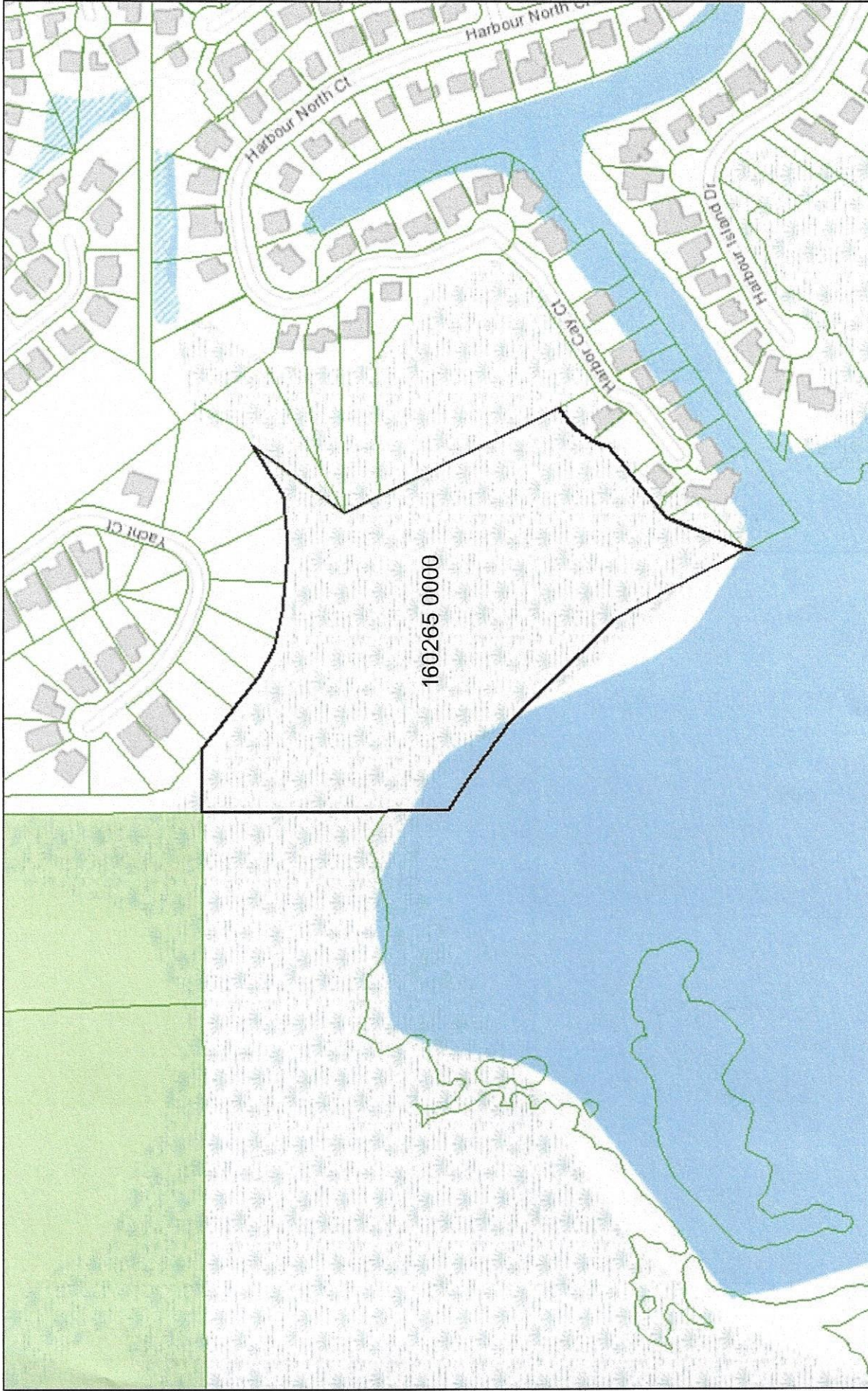
**Extra Features**

No data found for this section

**Land & Legal**

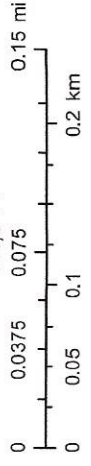
| LN | Code | Use Description | Zoning | Front | Depth | Category | Land Units | Land Type | Land Value | Legal | LN | Legal Description |
|----|------|-----------------|--------|-------|-------|----------|------------|-----------|------------|-------|----|-------------------|
|    |      |                 |        |       |       |          |            |           |            |       |    |                   |

# Duval Map



January 8, 2019

1:4,514



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Kadaster NL, Ordnance Survey, Esri

Tax Deed File No. 18-0164

Property Identification No. 160265-0000

# Tax Deed

State of Florida

County of Duval

RETURN TO GRANTEE

FOR OFFICE USE ONLY

The following Tax Deed Certificate Numbered **24698** issued on **May 31, 2011** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the date of **Sep 12, 2018**, offered for sale as required by law for cash to the highest bidder and was sold to

**TIRHAS BERHANE GEBREMEDHIN 7828 INGONISH PL. JACKSONVILLE, FL 32244**

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now on this **12** day of **September, 2018** in the County of Duval, State of Florida, in consideration of the sum **\$1,700.00 ONE THOUSAND SEVEN HUNDRED DOLLARS AND ZERO CENTS**

being the amount paid pursuant to Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:



**32-1S-28E 14.65 PT UNSURVEYED RECD 5897-1756 (EX PT RECD O/RS 6295-1261,6566-2072, 6901-497,7011-1657,9549-543,PBKS 51-8, 57-80)**

*Janelle Watt Jeane H Watt*

*Kelly Dan Kelly Dan's*

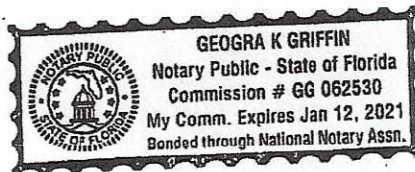
*Deborah Mccaa* (Seal)  
*Deborah Mccaa*  
Deputy Clerk of the Court Duval County, Florida

On this 12 day of September, 2018, before me a Notary Public personally appeared *Deborah Mccaa* Deputy Clerk of the Court Duval County, Florida known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Documentary Stamp \$ 11.90  
Recording Fee \$ 10.00

*GK Griffin*



# HARBOUR WATERWAY SPECIAL DISTRICT

## 2018 NON-AD VALOREM ASSESSMENT - DISTRIBUTION REPORT

01/08/2019

| DATE                       | GROSS TAX         | EARLY PAYMENT<br>DISCOUNT | NET TAX           | TC<br>FEE         | PA<br>FEE         | DISTRIBUTION         |
|----------------------------|-------------------|---------------------------|-------------------|-------------------|-------------------|----------------------|
| <b>NOVEMBER</b>            |                   |                           |                   |                   |                   |                      |
| 1 - 09                     | 18,000.00         | (720.00)                  | 17,280.00         | (345.60)          | (259.20)          | 16,675.20            |
| 10 - 19                    | 14,504.01         | (575.12)                  | 13,928.89         | (278.58)          | (208.93)          | 13,441.38            |
| 20 - 30                    | 125,500.00        | (5,020.00)                | 120,480.00        | (2,409.60)        | (1,807.20)        | 116,263.20           |
| <b>DECEMBER</b>            |                   |                           |                   |                   |                   |                      |
| 1 - 07                     | 16,504.01         | (640.00)                  | 15,864.01         | (317.28)          | (237.96)          | 15,308.77            |
| 08 - 17                    | 9,630.13          | (278.79)                  | 9,351.34          | (187.03)          | (140.27)          | 9,024.04             |
| 18 - 31                    |                   |                           |                   |                   |                   |                      |
| <b>JANUARY</b>             |                   |                           |                   |                   |                   |                      |
| 1 - 16                     |                   |                           |                   |                   |                   |                      |
| 17 - 31                    |                   |                           |                   |                   |                   |                      |
| <b>February</b>            |                   |                           |                   |                   |                   |                      |
| 1 - 12                     |                   |                           |                   |                   |                   |                      |
| 13 - 28                    |                   |                           |                   |                   |                   |                      |
| <b>March</b>               |                   |                           |                   |                   |                   |                      |
| 1 - 16                     |                   |                           |                   |                   |                   |                      |
| 21 - 31                    |                   |                           |                   |                   |                   |                      |
| <b>April</b>               |                   |                           |                   |                   |                   |                      |
| 1 - 13                     |                   |                           |                   |                   |                   |                      |
| 14 - 30                    |                   |                           |                   |                   |                   |                      |
| <b>May</b>                 |                   |                           |                   |                   |                   |                      |
| 1 - 31                     |                   |                           |                   |                   |                   |                      |
| <b>June</b>                |                   |                           |                   |                   |                   |                      |
| 1 - 15                     |                   |                           |                   |                   |                   |                      |
| <b>July - August</b>       |                   |                           |                   |                   |                   |                      |
| 1 - 31                     |                   |                           |                   |                   |                   |                      |
| <b>September</b>           |                   |                           |                   |                   |                   |                      |
| 1 - 30                     |                   |                           |                   |                   |                   |                      |
| <i>Unpaid Assessments</i>  | 30,861.85         |                           |                   |                   |                   |                      |
| <b>TOTAL DISTRIBUTION:</b> | <b>184,138.15</b> | <b>(7,233.91)</b>         | <b>176,904.24</b> | <b>(3,538.08)</b> | <b>(2,653.56)</b> | <b>\$ 170,712.59</b> |
| % Collected                | 85.6%             |                           |                   |                   |                   |                      |
| <b>TOTAL TAX BILLED</b>    | <b>215,000.00</b> |                           |                   |                   |                   |                      |



**HARBOUR WATERWAY SPECIAL DISTRICT**

Motion to Disburse Funds:

Tuesday, January 8, 2019

| Date  | Num | Description                       | Memo   | Amount                                    |
|---|-----|-----------------------------------|--|---|
| <b>CURRENT ASSETS</b>                         |     |                                   |  |   |
| 11/30/2018                                    |     | BB&T CHECKING ACCOUNT             | BEGINNING BALANCE  | \$ 328,945.54                             |
|   |     | TAX DEPOSITS                      | December 1 - 31  | 140,596.01                                |
| <b>TOTAL CURRENT ASSETS</b>                   |     |                                   |  | <b>\$ 469,541.55</b>                      |
| <b>CLEARED DISBURSEMENTS</b>                  |     |                                   |  |   |
| <b>DISBURSEMENTS - SubTotal</b>               |     |                                   |  | -   |
| 12/31/2018                                    |     |                                   |  | <b>TOTAL ENDING BALANCE \$ 469,541.55</b> |
| <b>OUTSTANDING DISBURSEMENTS / DEPOSITS</b>   |     |                                   |  |   |
| SubTotal                                      |     |                                   |  | -   |
| <b>REQUESTED DISBURSEMENTS</b>                |     |                                   |  |   |
| 01/08/2019                                    |     | Resurrection Episcopal Church     | HWSD - Meeting Place (December 11 & January 08)            | (200.00)                                  |
| 01/08/2019                                    |     | Kathryn Amason                    | HWSD - Administrative Services (November 11 & December 11) | (300.00)                                  |
| 01/08/2019                                    |     | Lewis Longman & Walker            | HWSD - Legal Services (November)                           | (2,175.00)                                |
| 01/08/2019                                    |     | Dell Computer / Stanley Pipes     | HWSD - Purchase HWSD PC & software Up to                   | (4,250.00)                                |
| 01/08/2019                                    |     | Florida Municipal Insurance Trust | HWSD - Add on policy for Workers Compensation              | (376.00)                                  |
| 12/31/2018                                    |     | Stanley Pipes                     | HWSD - District Manager 20.65 hrs December billing         | (2,065.00)                                |
| <b>TOTAL REQUESTED DISBURSEMENT:</b>          |     |                                   |  | <b>\$ (9,366.00)</b>                      |
| <b>BALANCE SUBTOTAL</b>                       |     |                                   |  | <b>\$ 460,175.55</b>                      |
| <b>PROJECTED REVENUE FROM 2018 ASSESSMENT</b> |     |                                   |  |   |
| 2018 Assessment Collected as of 12-31-2018    |     |                                   | \$   | <b>170,713</b>                            |
| <b>PROJECTED DEBT SERVICE</b>                 |     |                                   |  |   |
| 05/01/2019                                    |     | Interest Payment                  | Series 2018 Revenue Note                                   | (20,981.25)                               |
| 05/01/2019                                    |     | Principal Payment                 | Series 2018 Revenue Note                                   | (35,977.65)                               |
| <b>DEBT SERVICE EXPENSE:</b>                  |     |                                   |  | <b>\$ (56,958.90)</b>                     |
| <b>TOTAL HWSD DISPOSABLE FUNDS</b>            |     |                                   |  |   |
| BB&T CHECKING ACCOUNT                         |     |                                   | ENDING BALANCE after DISBURSEMENTS & DEBT SERVICE          | <b>\$ 432,504.06</b>                      |

# HWSD RECOMMENDED PC CONFIGURATION

## CPU - DELL XPS 8930

|                  |  |                       |                    |
|------------------|--|-----------------------|--------------------|
| Processor        | 8th Generation Intel® Core™ i7-8700 6-Core Processor (12MB Cache, up to 4.6 GHz) |                       |                    |
| Operating System | Windows 10 Pro 64-bit English  |                       |                    |
| Memory           | 32GB, DDR4, 2666MHz  |                       |                    |
| Dual Drives      | 1TB PCIe x4 SSD + 2TB 7200RPM HDD  |                       |                    |
| Video Card       | NVIDIA® GeForce® GTX 1070 with 8GB GDDR5 Graphics Memory                         |                       |                    |
| Optical Drive    | Tray Load BDRE Drive (Reads and Writes to Blu-Ray disks)                         |                       |                    |
| Wireless         | 1535 802.11ac 2x2 WiFi and Bluetooth 4.2   |                       |                    |
| Network Card     | Thunderbolt 3 PCIe Network and IO Card   |                       |                    |
| Mouse & Keyboard | Dell Performance Wireless Keyboard & Mouse Combo - KM717                         |                       |                    |
| Speakers         | Dell 2.1 Speaker System – AE415  |                       |                    |
|                  |  | <b>TOTAL CPU COST</b> | <b>\$ 2,289.97</b> |

## SOFTWARE & SUPPORT

|                                |   |                    |                    |
|--------------------------------|---|--------------------|--------------------|
| Software                       | Microsoft® Office Professional 2019                         | 439.99             |                    |
|                                | McAfee LiveSafe 36 Month Subscription                       | 69.99              |                    |
|                                | PhotoDirector 10 Ultra & PowerDirector 17                   | 79.99              |                    |
|                                | CyberLink Power DVD 18 Ultra Media Player                   | 79.99              |                    |
|                                | QuickBooks Desktop Pro 2019 with Enhanced Payroll [PC Disc] | 288.99             |                    |
|                                | <b>TOTAL SOFTWARE COST</b>                                  | <b>\$ 958.95</b>   |                    |
|                                |   | <b>SUBTOTAL</b>    | <b>\$ 3,248.92</b> |
| Dell Hardware Support Services | 4 Years Premium Support                                     | \$ 349.00          |                    |
| Surge Protector for CPU        |   | 149.00             |                    |
|                                | <b>TOTAL COST before Sales Tax</b>                          | <b>\$ 3,746.92</b> |                    |
|                                |   | TAX @ 7.0%         | 262.28             |
|                                |   | <b>TOTAL COST</b>  | <b>\$ 4,009.20</b> |

Equipment supplied by Stanley:

- 2 - 27" PC Monitors
- HP Printer - 11 x 17 Wide Format
- 2 TB WD Passport - Backup Drive
- Adobe Acrobat pro - Software
- Auto-Cad - Software