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Present and constituting a quorum were:

Also present were:

Audience

FIRST ORDER OF BUSINESS

- Mr. Mena called the meeting to order and called the roll.

Pledge of Allegiance

THIRD ORDER OF BUSINESS

- Ms. Humphrey, 3641 Kariba Court, stated the guardhouse has never been manned. Ms. Incandela answered, the developer built the guardhouse, and the CDD is not authorized to stop people from entering. The District does ensure security through means of a camera.

- Mr. Barbosa, 4306 Fox Glen Loop, commented on the bond item. This comment was delayed until the Public Hearing.
- Mr. Humphrey, 1554 Trumbull Street commented on disrespect from staff and feels the CDD should be dissolved.
- Mr. Drew, 2548 Chapala Drive, stated the assessment increase is sudden and should have shown up in a reserve study.
- Mr. Klusko, 4208 Sevan Way, stated residents should show up to meetings more often and show respect to the Board.
- Mr. Donson, 687 Arrow Lane, commented the CDD money is poorly spent and had various complaints.
- Mr. DiPietro, 2909 Sweetspire Circle, inquired about the pavers being a part of the improvements.
- Ms. Hudson, 2549 Chapala Drive, inquired on Slide 8 of the presentation.
- Mr. Klusko, 4208 Sevan Way, inquired on speed bumps and the safety of residents with speeding cars.
- Ms. Wilson, 3625 Kariba Court, expressed concern over the roots damaging the sidewalks, causing injury to walkers.

FOURTH ORDER OF BUSINESS

Public Hearing on Series 2022 Bond-Related Items

On MOTION by Mr. Rodriguez seconded by Mr. Crary, with all in favor, the Public Hearing on Series 2022 Bond-Related Items was opened. 5-0

A. Presentation Regarding Series 2022-1 Bonds (Roadway Resurfacing Project)

i. Staff Presentations

- **Ms. Mackie, District Counsel**
 - The purpose of a CDD and the legality behind the creation of a CDD.
 - Ms. Mackie explained what the bonds paid for – infrastructure creation and maintenance.
 - It was explained what a refinance is and does.
- **Mr. Koncar, with Inframark, reviewed the slide presentation.**
 - Mr. Koncar covered the financial aspect of this project. The history of finances including reserves and expenditures over the years was explained.

78 • **Mr. Glasscock, District Engineer**

- 79 • Mr. Glasscock reviewed the needs of repaving through the District.
- 80 • The current state of the roads was explained. If the roads degrade more, to the
- 81 point the asphalt base is damaged, it will double the cost.

82 **ii. Public Comments:**

- 83 • Ms. Feliciano, 4374 Fox Glen Loop – Roads do not need repaving.
- 84 • Mr. DiPietro, 2909 Sweetspire Circle – What areas get the repaving?
- 85 • Ms. Patson, 2945 Chapala Drive – What is the schedule for repaving; what
- 86 is Field (\$91,000 in 2019, slide 8).
- 87 • Mr. Klusko, Will there be speedbumps?
- 88 • 2909 Sweetspire Circle – The main boulevard does not need work; why are
- 89 we repaving everything?
- 90 • Mr. Barbosa - Who represents the Government? Doesn't agree with spending
- 91 for the whole CDD, the Board needs to cooperate with residents and petition
- 92 the Government.
- 93 • Mr. Diaz, 3613 Kariba Court – Taxes are paid; will the Government
- 94 contribute to this cost? How is a contractor chosen?
- 95 • Mr. Sanderson, 3639 Kariba Court – Has the decision already been made to
- 96 do the repaving? Do residents even have a say?
- 97 • Mr. Humphry, 3641 Kariba Court, - \$3mm shortfall, \$5mm total; how was
- 98 this not budgeted right. Belt tightening and stop spending. A CDD is not
- 99 needed if property taxes are paid; lien on property is scary.
- 100 • Ms. Sanderson, 3639 Kariba Court – How to find the Reserve Study?
- 101 • Ms. Humphrey, 3641 Kariba Court – Did the Board shop vendors? How is it
- 102 done, and is it public? Why are we doing what the Engineer says?
- 103 • Ms. Stevens, 2600 Maggiore Circle – There are residents planning to move
- 104 out, due to this.
- 105 • Mr. Drew , Chapala Drive – In response to Tucker that the developer takes the
- 106 debt and passes to the residents. Why aren't Reserve Studies done
- 107 periodically; are they a requirement of the CDD?
- 108 • Mr. Prescott, 2552 Chapala Drive – Complained of curb not draining, but
- 109 streets are fine.
- 110 • Mr. Thompson, 2547 Chapala Drive – Why are we addressing the streets
- 111 before fixing the curb. The CDD should be removed. Does the CDD follow
- 112 FDOT guidelines?
- 113 • Mr. Dorson, 2672 Star Grass Circle – Thank you to the CDD and HOA
- 114 Boards. The letters on home maintenance are fine, but letter about bonds was
- 115 upsetting. It is upsetting that the Developer borrowed the money and the
- 116 CDD has that financial responsibility. How long is the street bond?
- 117 • Mr. Singh, 4368 Fox Loop - This decision is already passed; is the Board

- 118 getting paid?
- 119 • Ms. Incandela spoke to some of the questions; shared general information on
- 120 some topics.
- 121 • Mr. Glasscock explained the process for evaluating the need; will do curb
- 122 repairs before road repairs.
- 123 • Ms. Mackie addressed bidding process.
- 124 • Ms. Incandela expressed to the audience the Board is also frustrated with this
- 125 process.
- 126 • Mr. Crary addressed the audience about how he tries to help the residents via
- 127 Nextdoor on CDD issues. The Board has been considering this project for a
- 128 year and this isn't a rash decision.
- 129 • Mr. Peters addressed the audience about the considerations the Board took to
- 130 fund this work.
- 131 • Ms. Mackie addressed the 2017 refinance of the bonds didn't change maturity,
- 132 just lowered interest rate; saving everyone money. The maintenance
- 133 responsibility of the CDD due to the county not doing so was also explained
- 134 again.
- 135 • Ms. Mackie touched on the CDD not having the responsibility to do a Reserve
- 136 Study. The HOA President argued with her on this matter, confusing HOA
- 137 and CDD responsibilities.
- 138 • There was more conversation around the responsibility and rights of a CDD.
- 139 Many residents feel they could not "trust" what Ms. Mackie says. Mr. Mena
- 140 advised that Ms. Mackie is a lawyer that specializes in CDD law. Arguments
- 141 broke out about trying to dissolve the CDD, report the CDD for theft, etc.
- 142

On MOTION by Mr. Rodriguez seconded by Mr. Crary
with all in favor, the Public Hearing on Series 2022 Bond-
Related Items was closed. 5-0

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147 **ii. Presentation of Supplemental Engineer's Report for Roadway**

148 **Repaving Improvements**

- 149 • Mr. Glasscock confirmed the vendor for the repaving is reliable and proper.

150 **iii. Presentation of Final Master Special Assessment Allocation Report**

- 151 • Mr. Koncar reviewed the bonds and assessment methodology. The assessment will
- 152 increase \$441.00, that money will pay for the roads, and will not go towards
- 153 anything else. The 2015 Bond assessment will go down by \$94.00.

154 **iv. Consideration of Resolution 2022-05 – Authorizing the Roadway Resurfacing**

155 **Project and Levying Assessments on Property Specially Benefitted by Such**

156 **Project and Setting Forth the Specific Terms of the District's \$3,925,000**

157 **Special Assessment Bond, Series 2022-1**

- 158 • Ms. Mackie reviewed Chapter 170.01 and 170.03 statutes with the Board.

On MOTION by Mr. Crary seconded by Mr. Rodriguez with all in favor, Resolution 2022-05, Authorizing the Roadway Resurfacing Project and Levying Assessments on Property Specially Benefitted by Such Project and Setting Forth the Specific Terms of the district's \$3,925,000 Special Assessment Bond, Series 2022-1 was adopted. 5-0.

B. Presentation Regarding Series 2022-2 Bonds (Refunding of District's Special Assessment Refunding Bonds, Series 2015)

i. Presentation of Supplemental Special Assessment Allocation Report, Special Assessment Refunding Bonds, Series 2022-2

Let the record show Mr. Rodriguez left the meeting.

ii. Consideration of Resolution 2022-06, Setting Forth the Specific Terms of the District's Special Assessment Refunding Bond, Series 2022-2 and Confirming and Adopting a Supplemental Assessment Allocation Report and Confirming, Allocating and Authorizing the Collection of Special Assessment Securing the Series 2022-2 Refunding Bond

On MOTION by Ms. Incandela seconded by Mr. Peters with all in favor, Resolution 2022-06, Setting Forth the Specific Terms of the District's Special Assessment Refunding bond, Series 2022-2 and Confirming and Adopting a Supplemental Assessment Allocation Report and confirming Allocating and Authorizing the Collection of Special Assessment Securing the Series 2022-2 Refunding Bond was adopted. 4-0

C. Consideration of Resolution 2022-04, Approving the Sale and Terms of Sale of Its Special Assessment Bond, Series 2022-1 (Roadway Resurfacing Project) and Its Special Assessment Refunding Bond, Series 2022-2

- Ms. Tucker stated Chair did close on all documents in pre-closing. Ms. Warren reviewed this item with the Board.

- i. Master Trust Indenture**
- ii. First Supplemental**
- iii. Second Supplemental**
- iv. Commitment**

On MOTION by Mr. Crary seconded by Ms. Incandela, with all in favor, Resolution 2022-04, Consideration of Resolution 2022-04, Approving the Sale and Terms of Sale of Its Special Assessment Bond, Series 2022-1 (Roadway Resurfacing Project) and Its Special Assessment Refunding Bond, Series 2022-2 was adopted. 4-0

FIFTH ORDER OF BUSINESS

CDD Landscape and Maintenance Liaison Report

- Another leak was found in the irrigation. Blade Runners will analyze the issue.
- The kiddie pool is leaking. Churchills Pools will check this issue.
- Ms. Mackie advised we sent a certified cease and desist letter. Management also spoke with the sheriff.

Let the record reflect Mr. Rodriguez rejoined the meeting.

- There has been paint dumping
- There is an issue with the emergency exit gate; it is not opening properly.

SIXTH ORDER OF BUSINESS

Vendor Report

A. Bladerunner

- An update on work recently done around the District was done. A review of some work to come was done.

- Mr. Rodriguez went through some landscaping issues around the District.

- Ms. Singh had questions about trees around the District

- Mr. Peters inquired about trash throughout the neighborhood.

B. Magnosec

- An update was given to the Board. There have been issues at the clubhouse (large groups, loud music)

C. Sitex

- An update was given to the Board. Mr. Bert has taken over the account.

D. Envera

- Ms. Lyons advised the Board everything is up to date on service. The kiosk was installed, amongst a few other minor updates, however, there is a wait for the green buttons for the kiosk.

SEVENTH ORDER OF BUSINESS**Field Management Reports****A. Field Report****i. Weekly Update Reports**

- Mr. Blanco reviewed the field report.

ii. FastSigns Proposals

On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor, the FastSigns proposals #18062, #18064, #18067, #18068 were approved. 5-0

iii. Inframark Proposals

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Inframark Proposal #WOBL0203022 was approved. 5-0

On MOTION by Mr. Peters, seconded by Mr. Crary, with all in favor, the Inframark Proposal #WOBL0201 was approved. 5-0

EIGHTH ORDER OF BUSINESS**Business Administration****A. Consideration of Minutes of the Board of Supervisors Meeting Held January 6, 2022 and the Special Meeting on January 25, 2022**

On MOTION by Mr. Peters, seconded by Mr. Crary, with all in favor, the Minutes of January 6, 2022 and January 25, 2022 were accepted. 5-0

On MOTION by Mr. Rodriguez, seconded by Mr. Crary, with all in favor, the appendix being added as an exhibit to the January 25, 2022 minutes was approved. 5-0

B. Consideration of Financial Statements for December 2021

On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, the December 2021 financial statements were accepted. 5-0

C. Consideration of Check Register and Invoices for December 2021

This item was tabled.

NINTH ORDER OF BUSINESS**Business Items****A. Acceptance of Fiscal Year 2021 Final Audit**

On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor, the Fiscal Year 2021 Final Audit was accepted. 5-0

B. Consideration of Resolution 2022-07, Designating a Registered Agent

On MOTION by Mr. Rodriguez, seconded by Mr. Peters, with all in favor, the Resolution 2022-07, Designating Ms. Mackie as registered agent was adopted.
5-0

C. Consideration of Recreational Policies

- Mr. Cray had questions on the language of the policy.
- Is a parental approval form necessary for a minor?

TENTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

- The yearly inspection will be done earlier.
- Mr. Cray asked if the Board will see the RFP before being sent out.
- A discussion ensued on speed bumps.

B. District Counsel

- District Counsel and the District Engineer discussed holding a pre-bid meeting onsite for bidders on the project. District Counsel feels an onsite meeting should be mandatory, District Engineer does not.

C. District Manager

- Mr. Rodriguez has been in contact with our insurance department and most of the claims are underway. Additional information, pictures, and costs for a few outstanding items are still needed.

ELEVENTH ORDER OF BUSINESS**Supervisor Requests**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS**Adjournment**

There being no other business, the meeting was adjourned.



Secretary



Chairman/Vice-Chair