

MINUTES OF MEETING  
LAKE EMMA  
COMMUNITY DEVELOPMENT DISTRICT

An Organizational meeting of the Board of Supervisors of the Lake Emma Community Development District was held Wednesday, May 27, 2020 at 10:00 a.m. via Zoom Teleconference.

Present and constituting a quorum were:

Adam Morgan	Chairman
Tony Iorio	Vice Chairman
Doug Beasley	Assistant Secretary
Daniel Hieronimus	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Tucker Mackie	District Counsel
Emma Gregory	District Counsel
Nicole Stalder	District Engineer
Dustin McGlinchey	Lennar Homes
Daniel La Rosa	Lennar Homes
Phil Gildan	Developer's Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order. There were all five members participating constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present to provide comment.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 25,  
2020 Meeting**

Mr. Flint presented the minutes of the March 25, 2020 meeting and asked for comments, corrections, or changes. Mr. Morgan stated that he had reviewed the minutes and he had no corrections. The Board had no changes.

On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, the Minutes of the March 25, 2020 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Agreement for District Engineering Services with Dewberry Engineers, Inc.**

Mr. Flint noted that Dewberry was originally obtained as the interim District Engineer. The Board directed staff to issue an RFQ for engineering services and Dewberry was selected as the engineer. This brings back the Form of Agreement for ratification by the Board. Ms. Mackie noted that a revised version was circulated to bring it in line with the substantive comments received from Dewberry in the past. She noted that counsel was recommending that the Board approve in substantial form.

On MOTION by Mr. Morgan, seconded by Mr. Hieronimus, with all in favor, the Agreement for District Engineering Services with Dewberry Engineers in Substantial Form, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-32 Designating the Location of the Local District Records Office**

Mr. Flint asked that this item be deferred to the next meeting.

**SIXTH ORDER OF BUSINESS**

**Public Hearings on the Imposition of Special Assessments**

Mr. Flint asked for a motion to open the Public Hearings.

On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, the public hearings were opened.

**A. Consideration of Engineer's Report, dated March 25, 2020**

Mr. Flint noted that there were no members of the public to provide comments. The Engineer's Report was dated March 25th. There were no changes to the report since it had been previously presented. Ms. Gregory asked Ms. Stalder based on her professional opinion, if the costs in the Engineer's Report relating to Assessment Area 1 are reasonable and proper. Ms. Stalder answered yes. Ms. Gregory asked her if she was aware of any reason the project consisting

of those improvements to Assessment Area 1 cannot be carried out by the district. Ms. Stalder stated none that she was aware of.

**B. Consideration of Master Assessment Methodology for Assessment Area One, dated March 25, 2020**

Mr. Flint noted the Master Assessment Methodology was for Assessment Area 1 and dated March 25 as well. There had been no changes to the report since the Board reviewed it at the last meeting. The board had no questions.

Ms. Mackie asked Mr. Flint if the lands subject to the Assessment Area 1 assessments receive special benefit from the Area 1 Master Project. Mr. Flint answered yes. Ms. Mackie asked Mr. Flint if the Area 1 Assessments reasonably apportioned among those lands subject to those same assessments. Mr. Flint answered yes. Ms. Mackie if it would be reasonable and proper to assess the costs of the Area 1 project against the Area 1 lands in the district in accordance with the Methodology. Mr. Flint answered yes. Ms. Mackie asked if the special benefits those Area 1 lands receive as set forth in the assessment roll be equal to or in excess of the maximum special assessments on those lands when allocated. Mr. Flint answered yes. Ms. Mackie asked if it is in the best interest of the district that those assessments be paid and collected in accordance with the Methodology. Mr. Flint answered yes.

**C. Public Comment and Testimony**

Mr. Flint stated again that there were no members of the public on the Zoom Teleconference call.

**D. Consideration of Resolution 2020-34 Levying Assessments**

Ms. Gregory presented Resolution 2020-34 to the Board, she reminded them that this concludes the Chapter 170 process by which the district must comply in order to ultimately levy an assessment that is tied to a potential bond issuance in the future. This sets the master caps associated with the various product types within the Area 1 lands based upon the cost that were identified in Nicole Stalder's report at the master level.

Ms. Gregory asked for any questions from the Board on the resolution, otherwise she was seeking a motion to adopt Resolution 2020-34.

On MOTION by Mr. Morgan, seconded by Mr. Hieronimus, with all in favor, Resolution 2020-34 Levying Assessments, was approved.

Mr. Flint asked for a motion to close the Public Hearings.

On MOTION by Mr. Morgan, seconded by Mr. Hieronimus, with all in favor, the public hearings were closed.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Resolution 2020-35 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing**

Mr. Flint noted that every year the Board is required to approve a proposed budget by June 15<sup>th</sup> and set the date, place, and time for its public hearing for the final consideration. The public hearing has to be at least 60 days from the date that the proposed budget is transmitted to the local government authorities. This budget does not bind the Board in any way, and changes can be made until and on the day of the public hearing. Mr. Flint suggested holding the public hearing on August 26<sup>th</sup>, 2020 at 10:00 a.m. at the library.

On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, Resolution 2020-35 Approving the Proposed Fiscal Year 2021 Budget and Setting the Public Hearing for August 26<sup>th</sup>, 2020 at 10:00 a.m., was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Mackie had nothing further to report to the Board.

#### **B. Engineer**

Ms. Stalder had nothing additional to report.

#### **C. District Manager's Report**

##### **i. Balance Sheet and Income Statement**

Mr. Flint noted that that the unaudited financials were in the agenda, but no action is required. The Board had no questions.

##### **ii. Ratification of Funding Requests #4 - #5**

Mr. Flint noted that these were submitted to Lennar under the Developer Funding Agreement.

On MOTION by Mr. Morgan, seconded by Mr. Beasley, with all in favor, the Funding Request #4 and # 5, were ratified.

**iii. Presentation of Number of Registered Voters – 1**

Mr. Flint noted that they are required to announce the number of registered voters within the district as of April 15<sup>th</sup> each year. There is 1 registered voter.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**


**Supervisor's Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, the meeting was adjourned at 10:20 a.m.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman