

MINUTES OF MEETING  
LAKE EMMA  
COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of the Lake Emma Community Development District was held Wednesday, September 23, 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
Timothy Tassone	Assistant Secretary

Also present were:

George Flint	District Manager
Deb Sier	District Counsel
Emma Gregory	Hopping Green & Sams

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order. Four members of the Board were present 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 August 26, 2020 Meeting**

Mr. Flint presented the minutes of the August 26, 2020 meeting and asked for comments, corrections, or changes. Mr. Morgan stated that he had reviewed the minutes and he had no corrections.

On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, the Minutes of the August 26, 2020 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS****Consideration of Non-Ad Valorem Special Assessment Collection Agreement with Lake County Tax Collector**

Mr. Flint noted that this agreement allows the District to use the tax bill as the collection method once bonds have been issued. The Chapter 197 process and public hearing, allowing the District to utilize a uniform collection method has already happened, and these agreements are required in order to use the collection process. The fees that are charged are prescribed in the statute so there is no ability to negotiate those. Lake County requires an agreement with the Tax Collector and the Property Appraiser. The Property Appraiser agreement has yet to be received, but the Tax Collector agreement is included.

Ms. Gregory mentions that it should be approved subject to Counsel's review, and Mr. Flint agreed.

On MOTION by Mr. Iorio, seconded by Mr. Morgan, with all in favor, the Non-Ad Valorem Special Assessment Collection Agreement with Lake County Tax Collector Subject to Final Review by Counsel, was approved.

**A. Property Appraiser's Agreement**

Mr. Flint reports that they do not have the property appraisers agreement yet, but he would like to motion for the Board to authorize the Chair or Vice Chair to execute that agreement upon review by counsel. It would be ratified at a future meeting by the District in the event there is not another meeting before the agreement needs to be in place. This way it is on the record that the Board is authorizing the execution of the agreement pending review by counsel.

On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, Authorization for the Chairman or Vice Chairman to Execute the Property Appraiser's Agreement Subject to Final Review by Counsel, was approved.

**FIFTH ORDER OF BUSINESS****Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services**

Mr. Flint stated that the Board met as the Audit Committee prior to the Board of Supervisors meeting and Grau & Associates was ranked #1.

On MOTION by Mr. Morgan, seconded by Mr. Beasley, with all in favor, the Audit Committee Recommendation and Selection of #1 Ranked Firm Grau & Associates to Provide Auditing Services, was accepted.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Gregory reported that Counsel continues to monitor the Governor's Executive Orders, and hopefully there will be an extension of the physical quorum soon. The Board had no further questions for Counsel.

#### **B. Engineer**

Mr. Flint stated that there was no Engineer's Report.

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

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

Mr. Flint presented the unaudited financials through the end of August and asked if the Board had any questions. He noted that there was no action required.

##### **ii. Ratification of Funding Requests #9 - #10**

Mr. Flint noted that Funding Request #9 is for liability insurance for Fiscal Year 2021 which starts on October 1<sup>st</sup>. Funding request #10 is for District Counsel, District Manager, and advertising expenses.

Mr. Morgan asked if there was a need for the Developer Funding Agreement to be in place before October 1<sup>st</sup>, and Mr. Flint answered yes.

On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, Funding Requests #9 - #10, were ratified.

## **SEVENTH ORDER OF BUSINESS**

### **Other Business**

There being none, the next item followed.

## **EIGHTH ORDER OF BUSINESS**


### **Supervisor's Business**

There being none, the next item followed.

**NINTH 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