

**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, **October 25, 2023** at 10:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Adam Morgan
Tony Iorio
Doug Beasley
Brent Kewley

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Jeremy LeBrun
Michelle Rigoni *by phone*
Nicole Stalder *by phone*

District Manager, GMS
District Manager, GMS
District Counsel, Kutak Rock
District Engineer, Dewberry

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 July 26, 2023
Board of Supervisors Meeting**

Mr. Flint presented the minutes of the July 26, 2023 Board of Supervisors meeting and asked for comments, corrections, or changes. The Board had no changes to the minutes.

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On MOTION by Mr. Iorio, seconded by Mr. Morgan, with all in favor, the Minutes of the July 26, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Disclosure of Public Finance

Ms. Rigoni stated as a CDD they are statutorily required to make a disclosure of any publicly financed improvements that the District is taking. With the recent bond issuance, they need to approve this general disclosure of public finance. Once it is approved, it will be recorded against the county’s official records. When someone looks to purchase property in the District, this report should show up in the title search and the public will be aware of the variance financings of the District.

On MOTION by Mr. Morgan, seconded by Mr. Beasley, with all in favor, the Disclosure of Public Finance, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023 Audit Engagement Letter with Grau & Associates

Mr. Flint noted that Grau & Associates serves as the District’s independent auditor and this would approve them conducting the Fiscal Year 2023 audit.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Fiscal Year 2023 Audit Engagement Letter with Grau & Associates, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing further to report.

B. Engineer

Ms. Stalder had nothing further to report.

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C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register totaling \$19,148.30. The Board had no questions on the check register.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through September 30th. He asked for any questions, there is no action required. Mr. Morgan asked if there were any construction funds left, and Mr. Flint stated that there was \$2,200 remaining in the 2023 construction account.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Mr. Morgan, seconded by Mr. Beasley, with all in favor, the meeting was adjourned.

DocuSigned by:
George Flint
Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
Chairman/Vice Chairman