

**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, **April 24, 2024** 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
Tucker Mackie
Alan Scheerer
Rob Szozda

District Manager, GMS
District Counsel, Kutak Rock
GMS
GMS

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 January 24,
2024, Board of Supervisors Meeting**

Mr. Flint presented the minutes of the January 24, 2024 Board of Supervisors meeting and asked for comments, corrections, or changes. Hearing none, Mr. Flint asked for a motion of approval.

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On MOTION by Mr. Morgan, seconded by Mr. Iorio, with all in favor, the Minutes of the January 24, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01
Approving the Fiscal Year 2025 Proposed
Budget and Setting Public Hearing to
Adopt**

Mr. Flint presented the resolution to the Board and suggested the public hearing date be set for the regularly scheduled July meeting time and location. Mr. Flint summarized the proposed budget to the Board and noted that the Board is able to make changes until the hearing in July if needed. The budget is attached as an exhibit and can be found in the agenda. The budget has been updated in the administrative and O&M areas to incorporate the areas that are believed to be online for the next fiscal year. Mr. Scheerer highlighted some operational cost changes. The public hearing date will be July 24, 2024. Mr. Flint offered to answer any Board questions concerning the budget. Hearing no questions, there was a motion of approval.

On MOTION by Mr. Morgan, seconded by Mr. Kewley with all in favor, Resolution 2024-01 Approving the Fiscal Year 2025 Proposed Budget and Setting Public Hearing to Adopt, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02
Setting a Date, Time, and Location for
Landowners' Election and Meeting**

This resolution designates the date, place, and time for the landowners' meeting and election. Mr. Flint recommended the date of November 27, 2024 which is a regularly scheduled meeting date and time. The seats up for reelection are Mr. Iorio, Mr. Kewley, and Mr. Beasley.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, Resolution 2024-02 Setting a Date, Time, and Location for Landowners' Election and Meeting, was approved.

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SIXTH ORDER OF BUSINESS

Consideration of Acquisition of Phase 4 Improvements

Ms. Mackie noted that staff is currently working with the developer that constructed the improvements on acquiring for value and at this point staff is asking the Board to consider acquisition of the phase 4 improvements with a not to exceed amount of \$6,000,000 dollars. This would include the stormwater, roadways, and utilities within phase 4. She offered to answer any Board questions and asked for a motion to approve the acquisition subject to receipt of all of the documentation required pursuant to the acquisition agreement with the developer.

On MOTION by Mr. Iorio, seconded by Mr. Morgan, with all in favor, the Acquisition of Phase 4 Improvements NTE \$6,000,000, was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Addendum No. 2 Landscape Maintenance for Phase 4 Ponds

Mr. Scheerer noted that they have done a really good job at holding their pricing for the District with an overall cost of \$9,600 annually at \$800 per month. There is a map associated with the ponds that they plan on walking tomorrow morning. He offered to answer any Board questions and asked for an approval of the addendum.

On MOTION by Mr. Beasley, seconded by Mr. Morgan, with all in favor, Addendum No. 2 Landscape Maintenance for Phase 4 Ponds, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie had nothing further for the Board and reminded them about the ethics training and Form 1 entries. She offered to answer any Board questions.

B. Engineer

There being no comments, the next item followed.

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C. District Manager’s Report

i. Check Run Summary

Mr. Flint presented the check register from January 17th through April 17th totaling \$150,952.76. He offered to answer any Board questions. Hearing none, there was a motion of approval.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through March 31st. He asked for any questions and stated there was no action needed on this item.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

DocuSigned by:
George Flint
Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
Chairman/Vice Chairman