

**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, **March 26, 2025**, at 10:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Anthony Iorio
Doug Beasley
Rocky Owen
Tom Franklin

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Khris Brown
Robert Szozda

District Manager, GMS
District Engineer, Dewberry
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order. Three 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

Organizational Matters

A. Consideration of Resolution 2025-01 Certifying Results of Landowners' Election

Mr. Flint presented the resolution and offered to answer any questions.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2025-01 Certifying Results of Landowners' Election, was approved.

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B. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint noted Mr. Beasley, Mr. Iorio and Mr. Owen were sworn in prior to the meeting.

C. Acceptance of Supervisor Morgan's Resignation of Seat 4

Mr. Flint asked for an acceptance of Mr. Morgan's resignation.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Accepting Supervisor Morgan's Resignation of Seat 4, was approved.

D. Appointment of Individual to Fulfill Vacancy in Seat 4

Mr. Flint asked if there were any nomination to fill Seat 4. Mr. Iorio nominated Tom Franklin to fill Seat 4.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Appointment of Mr. Franklin to Fulfill Vacancy in Seat 4, was approved.

E. Administration of Oaths of Office to Newly Appointed Supervisors

Mr. Flint administered the oath of office to Mr. Franklin.

F. Consideration of Resolution 2025-02 Electing Officers

Mr. Flint stated previously Mr. Morgan was Chair and Mr. Iorio was Vice Chair and the remaining officers were Assistant Secretaries with Jill Burns as Treasurer and Katie Costa and Darrin Mossing as Assistant Treasurers.

Mr. Beasley nominated Mr. Iorio to serve as Chairman, Mr. Beasley to serve as Vice Chair, and the remaining Board members as Assistant Secretaries with staff remaining the same.

On MOTION by Mr. Beasley, seconded by Mr. Kewley, with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

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FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 28, 2024 Board of Supervisors Meeting

Mr. Flint presented the minutes of the August 28, 2024 Board of Supervisor's Meeting and asked for any questions, comments, or concerns. The Board had no changes to the minutes.

On MOTION by Mr. Beasley, seconded by Mr. Iorio with all in favor, the Minutes of the August 28, 2024 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the November 27, 2024 Landowners' Meeting

Mr. Flint presented the minutes for the November 27, 2024 Landowners' Meeting. He asked for any questions, comments, or concerns.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, the Minutes for the November 27, 2024 Landowners' Meeting, were approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Authorizing the Opening of State Board of Administration Account

Mr. Flint stated the SBA is a government financing pool that is operated by the governor in cabinet. He recommended opening an account with the SBA as an Interest-Bearing Account to place funds above what is needed for operations.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, Resolution 2025-03 Authorizing the Opening of State Board of Administration Account, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Series 2023 Arbitrage Rebate Report

Mr. Flint presented the Series 2023 rebate report. He stated the IRS requires the District to demonstrate that we are not earning more interest than what we are paying. He added they used AMTEC to perform the calculation on behalf of the District. He noted the report indicated a negative rebatable arbitrage of \$5,442.45.

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On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, the Series 2023 Arbitrage Rebate Report, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Stormwater Ratification Bill and O&M Requirements Memo

Ms. Sandy presented the stormwater ratification bill and O&M requirements Memo. She stated she was happy to answer any questions the Board may have.

Mr. Iorio asked if the implication of this will be for future phases. Ms. Sandy stated it was.

B. Engineer

Mr. Allen stated they will start preparing the Annual Stormwater Report for this year in the next couple of months.

C. District Manager's Report

i. Check Run Summary

Mr. Flint presented the check register from August 19, 2024, through March 5, 2025, totaling \$975,849.90.

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

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through February 28, 2025. He asked for any questions. There was no action required.

D. Field Manager's Report

Mr. Szozda stated there is a little erosion and a few bare spots on the grass, but they are adding seed whenever they can.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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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. Franklin, seconded by Mr. Iorio with all in favor, the meeting was adjourned.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Tony Iorio

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Chairman/Vice Chairman