MINUTES OF MEETING
BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Buena Lago Community Development District was held on March 31, 2022, immediately following the Landowners' Meeting, scheduled to commence at 2:00 P.M., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present at the meeting were:

Bill Fife	Vice Chair
Robyn Bronson	Assistant Secretary
John Wiggins	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Ray Malave (via telephone)	District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Rom called the meeting to order at 2:06 p.m. The Oath of Office was administered to Supervisors Fife, Bronson and Wiggins following the Landowners' meeting. Supervisors Fife, Bronson and Wiggins were present. Mr. Tyree and Mr. Van Auker were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Initial Board of Supervisors *(the following will also be provided in a separate package)***

Mr. Rom provided the following items:

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

B. Membership, Obligations and Responsibilities

C. Chapter 190, Florida Statutes

D. Financial Disclosure Forms

I. Form 1: Statement of Financial Interests

II. Form 1X: Amendment to Form 1, Statement of Financial Interests

III. Form 1F: Final Statement of Financial Interests

E. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2022-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Rom presented Resolution 2022-01. The results were as follows:

Seat 1	Chris Tyree	114 votes	4-Year Term
Seat 2	Bill Fife	114 votes	4-Year Term
Seat 3	John Wiggins	113 votes	2-Year Term
Seat 4	Robyn Bronson	113 votes	2-Year Term
Seat 5	Roger Van Auker	113 votes	2-Year Term

On MOTION by Ms. Bronson seconded by Mr. Fife, with all in favor, Resolution 2022-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2022-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Rom presented Resolution 2022-02. Mr. Fife nominated the following slate of officers:

Chair	Chris Tyree
Vice Chair	William Fife
Secretary	Craig Wrathell

Assistant Secretary	Robyn Bronson
Assistant Secretary	John Wiggins
Assistant Secretary	Roger Van Auker
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Daniel Rom
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor, Resolution 2022-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

SIXTH ORDER OF BUSINESS **Consideration of the Following Organizational Matters:**

A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Rom presented Resolution 2022-03 and reviewed the Fee Schedule and Management Agreement. WHA would offer a discounted Management Fee of $2,000 per month prior to issuance of the first series of bonds; Exhibit B reflected other discounted rates.

On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor, Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2022-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: *KE Law Group, PLLC***

Mr. Rom presented Resolution 2022-04.

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, Resolution 2022-04, Appointing KE Law Group, PLLC, as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2022-05.

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, Resolution 2022-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District; and Providing for an Effective Date, was adopted.

D. Resolution 2022-06, Appointing an Interim District Engineer for the Buena Lago Community Development District, Authorizing Its Compensation and Providing an Effective Date

- **Interim Engineering Services Agreement: *Dewberry Engineers, Inc.***

Mr. Rom presented Resolution 2022-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, Resolution 2022-06, Appointing Dewberry Engineers, Inc., as Interim District Engineer for the Buena Lago Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Rom presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

All Board Members waived the allowable $200 per meeting compensation.

G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date

Mr. Rom stated Wrathell, Hunt and Associates, LLC generally serves as the primary administrative office but the principal headquarters and local district records office must be in the County of the CDD. Discussion ensued regarding the possibility of meeting at the Harmony West CDD Clubhouse when it opens in June. Ms. Cerbone stated this matter would be included on the Harmony West CDD agenda at the appropriate time. This item was deferred.

H. Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Rom presented Resolution 2022-08.

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

I. Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Rom presented Resolution 2022-09. This Resolution sets forth the CDD's policy for public comments at meetings and outlines the procedures for public comments.

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

J. Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

Mr. Rom presented Resolution 2022-10.

On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

K. Resolution 2022-11, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2022-11. This Resolution grants the Chair and Vice Chair authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, Resolution 2022-11, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2022-12.

Mr. Earlywine stated the Notice of Establishment was filed with the Department of State but a copy is pending. He recommended authorizing Staff to ratify the Notice of Establishment and adopt the Resolution subject to adding the missing date information into the Resolution.

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, subject to adding the missing date information, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Rom presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Fife and seconded by Mr. Wiggins, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M22-1013 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Rom presented the Strange Zone, Inc. (SZI) proposal for website creation and annual maintenance, hosting, email domain registration and SSL certificates.

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, the Strange Zone, Inc., Quotation #M22-1013 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of $1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Rom stated that Management engaged ADA Site Compliance (ADASC) to assist in bringing the CDD's website into compliance with the Americans with Disabilities Act (ADA) requirements and affix a compliance seal on the homepage.

On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of $210 per year, was approved.

P. Resolution 2022-13, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Discussion ensued regarding timing of the hearings, bond validation, bond issuance and required notices and the need for flexibility to coordinate meetings. The consensus was to schedule the Public Hearing on May 19, 2022 or June 16, 2022, pending input from Mr. Tyree.

On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor, Resolution 2022-13, to Designate the Date, Time and Place of May 19, 2022 or June 16, 2022 at a time and location to be determined, for the Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

The following would be added to the Fiscal Year 2021/2022 Meeting Schedule:

DATE: Third Thursday of each month.

TIME: 1:30 PM, or immediately following the Harmony West CDD meeting

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022, as amended, and Providing for an Effective Date, was adopted.

R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Rom presented Resolution 2022-15. The Resolution provides that, in case of a natural disaster, the CDD can request assistance from other governmental entities.

On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

S. Stormwater Management Needs Analysis Reporting Requirements

Mr. Rom discussed new legislation that requires CDDs to prepare the 20-year Stormwater Needs Analysis Report to document the CDD's anticipated future stormwater system needs. The initial Report must be submitted by June 30, 2022, and then every five years thereafter. Mr. Malave stated his firm would submit a letter stating that the CDD is exempt at this time because it is not operating a stormwater system and that the CDD will comply with the requirement five years from now.

Mr. Earlywine voiced his agreement with this cost-effective approach.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS **Consideration of the Following Banking Matters:**

A. Resolution 2022-16, Designating a Public Depository for Funds of the District and Providing an Effective Date

Mr. Rom presented Resolution 2022-16.

On MOTION by Mr. Fife and seconded by Ms. Bronson with all in favor, Resolution 2022-16, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Rom presented Resolution 2022-17. The Resolution designates the account signers as, specifically, the Chair, Treasurer and Assistant Treasurer.

On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor, Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS **Consideration of the Following Budgetary Matters:**

A. Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Rom presented the proposed Fiscal Year 2022 budget. It will be a Landowner-funded budget, with expenses being funded as they are incurred. The budget reflected the previously discussed reduced Management Fee of $2,000 per month until bonds are issued. Discussion ensued regarding meeting dates and locations.

Mr. Rom presented Resolution 2022-18.

On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor, Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for June 16, 2022, at 1:30 p.m., or immediately following the Harmony West CDD meeting, at a to be determined location; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2021/2022 Budget Funding Agreement

Mr. Rom presented the Fiscal Year 2021/2022 Budget Funding Agreement. Funding requests would be submitted to Bill Fife until a new recipient is designated.

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the Fiscal Year 2022 Funding Agreement, was approved.

C. Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

Mr. Rom presented Resolution 2022-19.

On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

D. Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Rom presented the Resolution 2022-20.

On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

E. Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Mr. Rom presented Resolution 2022-21.

On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor, Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2022-22.

On MOTION by Mr. Fife and seconded by Mr. Wiggins, with all in favor, Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Mr. Rom presented Resolution 2022-23.

On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E-Verify Memo with MOU

Mr. Rom presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the CDD to enroll with E-Verify and enter into a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the KE Law Group PLLC Memorandum, authorizing enrollment and utilization of the E-Verify program and authorizing the Chair to execute, was approved.

BOND FINANCING RELATED MATTERS

NINTH ORDER OF BUSINESS **Consideration of the Following Bond Financing Related Matters:**

A. Bond Financing Team Funding Agreement

Mr. Rom presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Wiggins and seconded by Ms. Bronson with all in favor, the Bond Financing Team Funding Agreement, as amended, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: *FMSbonds, Inc.*

Mr. Rom presented the FMSbonds, Inc., Engagement Letter to serve as Underwriter and for G-17 Disclosure. The Underwriter's fee would be no more than 2% of the par amount of bonds issued.

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the FMSbonds, Inc., Engagement Letter for Underwriter Services and G-17 Disclosure, with a fee not-to-exceed of 2% of the par amount of the bonds issued, was approved.

Discussion of Item 9G inadvertently commenced out of order but the consensus was to disregard the discussion and resume with Item 9BII.

II. Bond Counsel: *Nabors Giblin & Nickerson*

Mr. Earlywine presented the Nabors Giblin & Nickerson Bond Counsel Agreement and stated the rates are competitive and the firm's service is efficient.

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, the Nabors Giblin & Nickerson Bond Counsel Agreement, was approved.

III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.*

Mr. Rom presented the U.S. Bank, Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor, the U.S. Bank Trust Co., N.A., Engagement Letter, with Fee Schedule, to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2022-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Earlywine presented Resolution 2022-24. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector. The hearing would be scheduled for May 19, 2022 or June 16, 2022, as directed by Mr. Tyree.

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, Resolution 2022-24, Designating a Date, Time, and Location of May 19, 2022 or June 16, 2022 at 1:30 p.m., or immediately following the Harmony West CDD meeting, at a location to be determined, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date was adopted.

D. Presentation of Engineer's Report

Mr. Rom stated that Staff distributed the Exhibits.

Mr. Malave presented the Engineer's Report dated March 21, 2022. The Engineer's Report summarizes the project, primarily the Capital Improvement Plan (CIP) and the funding. He noted the following:

- The CDD includes approximately 113.46 acres and is expected to have approximately 314 residential lots.
- The CDD will include a stormwater system, sanitary sewer and water system, public roadways, off-site improvements and amenities.
- Exhibit 7 lists both facilities in the CIP and the total cost. The total cost of approximately $15,373,298.05 includes Engineering and Legal consulting fees and a contingency.
- Prices reflect today's dollars and include a contingency based on the current market. His opinion is that the project can be developed and built as presented in the Engineer's Report.

Mr. Rom asked about the March 18, 2022 timestamp at the top of the Report, compared to the March 21, 2022 date on the cover page, and noted that the date used in the Methodology Report was March 21, 2022. Mr. Malave explained that, while the Engineer's Report was printed on March 18, 2022, the official date of the Report is March 21, 2022.

Ms. Cerbone stated Staff is working together to ensure adequate contingencies are included and the probable cost estimate is adequate. Mr. Malave stated he worked with Mr. Tyree and Staff to ensure that the cost estimates and contingencies are adequate.

On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, the Engineer's Report dated March 21, 2022, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Rom presented the Master Special Assessment Methodology Report dated March 21, 2022. He reviewed the pertinent information found in each section and responded to questions about the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and the Appendix Tables. He noted the following:

- The CDD consists of approximately 113.46 acres.
- The current development plan anticipates 314 residential units.
- The total costs of the CIP, including the costs of land acquisition, professional services and contingency are estimated at $15,373,298.05.
- The total par amount of special assessment bonds would be $19,845,000.
- The estimated costs and unit counts are consistent with the Engineer's Report.

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the Master Special Assessment Methodology Report dated March 31, 2022, in substantial form, was approved.

F. Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Rom presented Resolution 2022-25.

Mr. Earlywine stated the Public Hearing would be held on May 19, 2022 or June 16, 2022, as previously discussed. The Resolution would be updated to reflect the amounts, public hearing information and the corrected dates of Exhibits A and B.

On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor, Resolution 2022-25, as amended, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for May 19, 2022 or June 16, 2022 at 1:30 p.m., or immediately following the Harmony West CDD meeting, at a location to be determined; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

G. Resolution 2022-26, Authorizing the Issuance of Not to Exceed $19,845,000 Buena Lago Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date

Mr. Rom presented Resolution 2022-26, which accomplishes the following:

- Authorizes issuance of a not-to-exceed $19,845,000 aggregate principal amount of bonds.
- Authorizes and directs District and Bond Counsel to proceed with filing for validation.
- Authorizes and approves the execution and delivery of the Master Trust Indenture and the Supplemental Trust Indenture.
- Appoints U.S. Bank Trust Company, N.A., as the Trustee, Registrar and Paying Agent.

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, Resolution 2022-26, Authorizing the Issuance of Not to Exceed $19,845,000 Buena Lago Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2022-27, Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System; Providing an Effective Date**

Mr. Rom presented Resolution 2022-27.

On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, Resolution 2022-27, Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System; Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: *KE Law Group, PLLC.*

There was no report.

B. District Engineer (Interim): *Dewberry*

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

The date, time and location of the next meeting would be conveyed, once determined.

TWELFTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Wiggins and seconded by Ms. Bronson, with all in favor, the meeting adjourned at 3:03 p.m.

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Secretary/Assistant Secretary

____
Chair/Vice Chair