MINUTES OF MEETING
BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Buena Lago Community Development District held Multiple Public Hearings and a Regular Meeting on May 19, 2022 at 1:30 p.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present at the meeting:

Chris Tyree	Chair
Robyn Bronson	Assistant Secretary
Roger Van Auker	Assistant Secretary

Also present, were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Rey Malave (via telephone)	District Engineer

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

Mr. Rom called the meeting to order at 2:26 p.m. The Oath of Office was administered to Mr. Tyree and Mr. Van Auker prior to the meeting.

Supervisors Tyree, Bronson and Van Auker were present in person. Supervisors Fife and Wiggins were not present.

SECOND ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Supervisors Chris Tyree and Roger Van Auker *(the following will also be provided in a separate package*)**

Mr. Rom reiterated that the Oath of Office was administered prior to the meeting. As Mr. Tyree and Mr. Van Auker were already familiar with the following items, no explanation was necessary.

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 **Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-28, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Buena Lago Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2022-28.

On MOTION by Ms. Bronson and seconded by Mr. Tyree, with all in favor, Resolution 2022-28, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Buena Lago Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

A. Affidavits of Publication

The affidavits of publication were included for informational purposes.

B. Consideration of Resolution 2022-29, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Mr. Earlywine stated that the Rules of Procedure are standard and set forth how the CDD meetings and business will be conducted.

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2022-29.

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, Resolution 2022-29, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **[2:00 PM Time Certain] Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***
- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.***

These items were addressed below.

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

C. **Engineer's Report *(for informational purposes)***

D. **Master Special Assessment Methodology Report *(for informational purposes)***

Items 6A, 6B, 6C and 6D were included for informational purposes.

Mr. Malave responded to questions and confirmed that no changes were made to the Engineer's Report; it is the same as the one presented at the last meeting. Once the amended reports for the rest of the property are provided, he will have everything he needs.

E. Consideration of Resolution 2022-30, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments;

Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the Public Hearing was opened.

No members of the public spoke.

- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.***

The Board of Supervisors, meeting as the Equalizing Board, made no changes to the special assessments proposed within the Reports.

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2022-30 and read the title.

On MOTION by Mr. Tyree and seconded by Mr. Van Auker, with all in favor, Resolution 2022-30, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2022-31, Ratifying the Action of the District Manager in Resetting the Time of the Public Hearing on the Proposed Budget for Fiscal Year 2021/2022; Amending Resolution 2022-18 to set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2022-31.

On MOTION by Ms. Bronson and seconded by Mr. Tyree, with all in favor, Resolution 2022-31, Ratifying the Action of the District Manager in Resetting the Time of the Public Hearing on the Proposed Budget for Fiscal Year 2021/2022 for 10:30 a.m.; Amending Resolution 2022-18 to set the Public Hearing Thereon for June 16, 2022 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2022-32, Approving a Proposed Budget for Fiscal Year 2022/2023 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 2023 budget. Certain line-item adjustments were made based on issuing bonds in Fiscal Year 2023. Mr. Fife discussed the Field Operations and Maintenance line items costs.

Mr. Rom presented Resolution 2022-32.

On MOTION by Mr. Van Auker and seconded by Ms. Bronson, with all in favor, Resolution 2022-32, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant for Florida Law for August 18, 2022 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2022-33, Amending Resolution 2022-14 To Re-Set the Times for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2021/2022 and Providing for an Effective Date**

Mr. Rom presented Resolution 2022-33.

On MOTION by Mr. Van Auker and seconded by Mr. Tyree, with all in favor, Resolution 2022-33, Amending Resolution 2022-14 To Re-Set the Times for Regular Meetings of the Board of Supervisors of the District to 10:30 a.m., for Remainder of Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2022-34, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

Mr. Rom presented Resolution 2022-34. The following change will be made to the Annual Meeting Schedule:

LOCATION: Change "Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimee, Florida 34744" to "Harmony West Clubhouse, 6830 Botanic Boulevard, Saint Cloud, Florida, 34773"

On MOTION by Mr. Van Auker and seconded by Ms. Bronson, with all in favor, Resolution 2022-34, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023, as amended, and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

Mr. Rom presented Resolution 2022-07.

> **On MOTION by Mr. Van Auker and seconded by Ms. Bronson, with all in favor, Consideration of Resolution 2022-07, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and, subject to approval, Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744, as the Principal Headquarters of the District and Providing an Effective Date, was adopted.**

TWELFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2022**

Mr. Rom presented the Unaudited Financial Statements as of March 31, 2022

> **On MOTION by Mr. Van Auker and seconded by Ms. Bronson, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.**

THIRTEENTH ORDER OF BUSINESS **Approval of Minutes**

Mr. Rom presented the following:

A. March 31, 2022 Landowners' Meeting

B. March 31, 2022 Organizational Meeting

> **On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, the March 31, 2022 Landowners' Meeting Minutes and the March 31, 2022 Organizational Meeting Minutes, as presented, were approved.**

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

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

Mr. Earlywine stated that the Bond Validation hearing is set for June 9, 2022. The Bond Delegation Award Resolution would need to be presented for approval at the June meeting in order to issue bonds in July. He would notify the financing team of the June 16, 2022 meeting, at which he would present the Offering Statement.

B. District Engineer (Interim): *Dewberry*

Mr. Malave stated he expects to complete the Supplemental Engineer's Report for the additional properties within the next two weeks. Mr. Earlywine stated that the petition exhibits are the only items needed at this time.

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

- **NEXT MEETING DATE: June 16, 2022 AT 10:30 a.m.**
  - **QUORUM CHECK**

The next meeting would be held on June 16, 2022.

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

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS **Public Comments**

There were no public comments.

SEVENTEENTH ORDER OF BUSINESS **Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the meeting adjourned at 2:41 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____
Secretary/Assistant Secretary

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Chair/Vice Chair