MINUTES OF MEETING
BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Buena Lago Community Development District held a Public Hearing and Regular Meeting on August 18, 2022 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present at the meeting:

Chris Tyree	Chair
Bill Fife	Vice Chair
Robyn Bronson	Assistant Secretary
John Wiggins	Assistant Secretary
Roger Van Auker	Assistant Secretary

Also present, were:

Daniel Rom	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC (WHA)
Ashley Ligas (via telephone)	District Counsel
Katie Ibarra (via telephone)	KE Law Group, PLLC
Rey Malave (via telephone)	District Engineer

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

Mr. Rom called the meeting to order at 11:04 am. Supervisors Tyree, Fife, Bronson and Wiggins were present, in person. Supervisor Van Auker was not present at roll call.

SECOND ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2022/2023 Budget**

A. Proof/Affidavit of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2022-39, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom reviewed the proposed Fiscal Year 2022 budget, which is unchanged since last presented. It is a Landowner-funded budget, with expenses funded as they are incurred.

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

No members of the public spoke.

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

Mr. Van Auker joined the meeting at 11:06 a.m.

Mr. Rom presented Resolution 2022-39.

On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor, Resolution 2022-39, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Fiscal Year 2022/2023 Budget Funding Agreement**

Mr. Rom presented the Fiscal Year 2022/2023 Budget Funding Agreement. Funding requests should be transmitted to Mr. Fife.

On MOTION by Ms. Bronson and seconded by Mr. Wiggins, with all in favor, the Fiscal Year 2022/2023 Budget Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS **Ratification of Agreements**

Mr. Rom presented and explained the purposes of the following Agreements:

A. Fiscal Year 2021/2022 Budget Funding Agreement

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the Fiscal Year 2021/2022 Budget Funding Agreement, was ratified.

B. Acquisition Agreement

On MOTION by Mr. Tyree and seconded by Mr. Wiggins, with all in favor, the Acquisition Agreement, was ratified.

C. Bond Financing Team Funding Agreement

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the Bond Financing Team Funding Agreement, was ratified.

SIXTH ORDER OF BUSINESS **Consideration of Draft Interlocal Agreement Between Osceola County, Florida and Buena Lago Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices**

Mr. Rom presented the Draft Interlocal Agreement.

On MOTION by Mr. Tyree and seconded by Mr. Fife, with all in favor, the Draft Interlocal Agreement Between Osceola County, Florida and Buena Lago Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices, in substantial form, and authorizing the Chair or Vice Chair to execute, was approved.

SEVENTH ORDER OF BUSINESS **Ratification of 20-Year Stormwater Management Needs Analysis Letter to Osceola County**

Mr. Malave presented the 20-Year Stormwater Management Needs Analysis Letter that was sent to Osceola County.

On MOTION by Mr. Tyree and seconded by Mr. Wiggins, with all in favor, the 20-Year Stormwater Management Needs Analysis Letter to Osceola County, was ratified.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2022**

Mr. Rom presented the Unaudited Financial Statements as of June 30, 2022

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.

NINTH ORDER OF BUSINESS **Approval of June 16, 2022 Public Hearing and Regular Meeting Minutes**

Mr. Rom presented the June 16, 2022 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Tyree and seconded by Ms. Bronson, with all in favor, the June 16, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS **Staff Reports**

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

There was no report.

B. District Engineer (Interim): *Dewberry*

Mr. Malave stated utility sign-offs are progressing according to schedule.

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

Ms. Cerbone distributed Form 8B for each Board Member to complete to disclose their employment and/or business affiliation with the Developer. There is no conflict of interest for voting purposes; however, these forms would be attached to the Meeting Minutes and kept on file at Management's office as appropriate.

- **NEXT MEETING DATE: September 15, 2022 at 10:30 A.M.**
  - **QUORUM CHECK**

The next meeting would be held on September 15, 2022.

Mr. Rom stated, because the new meeting location is not ready yet, it will be necessary to amend the Fiscal Year 2023 Meeting schedule to reflect the meeting location change.

The following change was made to the Fiscal Year 2023 Meeting Schedule:

LOCATION: Change to "Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744"

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the amending the Fiscal Year 2023 Meeting Schedule, to change the meeting location, was approved.

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

Discussion ensued regarding timing of the landscape installation and contracts.

Ms. Cerbone suggested that proposals for CDD-budgeted expenses, such as landscaping, irrigation, pond maintenance and other items be included in the next meeting agenda. The consensus was to consider a CDD Field Operations Management Agreement at the next agenda.

TWELFTH ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Tyree and seconded by Mr. Wiggins, with all in favor, the meeting adjourned at 11:17 a.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair