

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

November 17, 2022

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Buena Lago Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

November 10, 2022

Board of Supervisors
Buena Lago Community Development District

Dear Board Members:

The Board of Supervisors of the Buena Lago Community Development District will hold a Regular Meeting on November 17, 2022, at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Floralawn Landscape Maintenance Services Proposal
4. Consideration of Resolution 2023-01, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date
5. Acceptance of Unaudited Financial Statements as of September 30, 2022
6. Approval of August 18, 2022 Public Hearing and Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer (Interim): *Dewberry*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: December 15, 2022 at 10:30 A.M.

○ QUORUM CHECK

Seat 1	Chris Tyree	☐	IN PERSON	☐	PHONE	☐	NO
Seat 2	Bill Fife	☐	IN PERSON	☐	PHONE	☐	NO
Seat 3	John Wiggins	☐	IN PERSON	☐	PHONE	☐	NO
Seat 4	Robyn Bronson	☐	IN PERSON	☐	PHONE	☐	NO
Seat 5	Roger Van Auker	☐	IN PERSON	☐	PHONE	☐	NO

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

8. Board Members' Comments/Requests
9. Public Comments
10. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

3



734 South Combee Road
Lakeland, FL 33801

863-668-0494 – Phone
863-668-0495 – Fax

www.floralawn.com

Buena Lago CDD

% Bill Fife

Forestar Group Inc.

1064 Greenwood Blvd., Suite 200

Lake Mary, FL 32746

September 20, 2022

Proposal valid for 60 days

We sincerely appreciate the opportunity to propose how Floralawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

Landscape Management

Service	Monthly	Yearly
Landscape Maintenance	\$2,950	\$35,400

****The estimate provided was created and proposed from plats provided. Any change in design or material could change the proposed amount.***

Scope of Services

Turf Care

Mowing

Bahia lake and pond banks will be mowed **30 times per year** consistent with **3 times per month May through October** and **2 times per month or as needed November through April**.

Trimming

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping.

Miscellaneous

Clean-Up

All non-turf areas will be cleaned with a backpack or street blower to remove debris created by the landscaping process. All trash shall be picked up throughout the common areas before each mowing 42 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

Optional Items & Additional Services

1. Landscape design & installation
2. Sodding and/or Seeding
3. Annual flower bed design & installation
4. Mulching
5. Thin & prune trees over 10' in height
6. Prune Palms over 15' of clear trunk
7. New plant installation
8. Leaf clean-up
9. Pump Maintenance
10. Pump repair & installation

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT
RELATING TO THE AMENDMENT OF THE GENERAL FUND
PORTION OF THE BUDGET FOR THE FISCAL YEAR BEGINNING
OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, on August 18, 2022, the Board of Supervisors (hereinafter referred to as the “Board”) of the Buena Lago Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2022/2023; and

WHEREAS, the Board desires to amend the General Fund portion of the budget previously approved for Fiscal Year 2023.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE BUENA LAGO COMMUNITY DEVELOPMENT
DISTRICT:**

Section 1. The Fiscal Year 2022/2023 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and shall be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 17th day of November, 2022.

ATTEST:

**BUENA LAGO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED AMENDED BUDGET
FISCAL YEAR 2023**

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
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**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2023**

	Adopted Budget FY 2023	Proposed Change	Amended Budget FY 2023
REVENUES			
Landowner contribution	\$ 250,990	\$ -	\$ 250,990
Total revenues	<u>250,990</u>	<u>-</u>	<u>250,990</u>
EXPENDITURES			
Professional & administrative			
Management/accounting/recording	48,000	-	48,000
Legal	25,000	-	25,000
Engineering	2,000	-	2,000
Audit*	6,000	-	6,000
Arbitrage rebate calculation*	750	-	750
Dissemination agent*	1,000	-	1,000
Trustee*	5,500	-	5,500
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	2,000	-	2,000
Annual special district fee	175	-	175
Insurance	5,500	-	5,500
Contingencies/bank charges	500	-	500
Website hosting & maintenance	705	-	705
Website ADA compliance	210	-	210
Total professional & administrative	<u>98,540</u>	<u>-</u>	<u>98,540</u>

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2023**

	Adopted Budget FY 2023	Proposed Change	Amended Budget FY 2023
Field operations and maintenance			
Field operations manager	6,000	-	6,000
Landscaping contract labor	36,000	-	36,000
Insurance: property	5,000	-	5,000
Porter services	6,000	-	6,000
Backflow prevention test	150	-	150
Irrigation maintenance/repair	3,000	-	3,000
Plants, shrubs & mulch	10,000	-	10,000
Annuals	12,000	-	12,000
Tree trimming	2,500	-	2,500
Signage	2,500	-	2,500
General maintenance	4,000	-	4,000
Fence/wall repair	1,500	-	1,500
Sign fountains at front of community	6,000	-	6,000
Aquatic control - ponds	7,200	-	7,200
Pond fountain electric	7,200	-	7,200
Pond fountain maintenance	2,000	-	2,000
Electric:			
Irrigation	3,600	-	3,600
Street lights	24,000	-	24,000
Entrance signs	1,800	-	1,800
Water- irrigation	12,000	-	12,000
Total field operations	152,450	-	152,450
Total expenditures	250,990	-	250,990
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)	-	-	-
Fund balance - ending	\$ -	\$ -	\$ -

* These items will be realized when bonds are issued

** WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	6,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Field operations and maintenance

Field operations manager	6,000
Landscaping contract labor	36,000
Insurance: property	5,000
Porter services	6,000
Backflow prevention test	150
Irrigation maintenance/repair	3,000
Plants, shrubs & mulch	10,000
Annuals	12,000
Tree trimming	2,500
Signage	2,500
General maintenance	4,000
Fence/wall repair	1,500
Sign fountains at front of community	6,000
Aquatic control - ponds	7,200
Pond fountain electric	7,200
Pond fountain maintenance	2,000
Electric:	
Irrigation	3,600
Street lights	24,000
Entrance signs	1,800
Water- irrigation	12,000
Total expenditures	<u><u>\$250,990</u></u>

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND AMENDED BUDGET - SERIES 2022
FISCAL YEAR 2023**

	Adopted Budget FY 2023	Proposed Change	Amended Budget FY 2023
REVENUES			
Special assessment: off-roll	-	297,987	297,987
Total revenues	-	297,987	297,987
EXPENDITURES			
Debt service			
Principal	-	65,000	65,000
Interest	-	180,010	180,010
Total debt service	-	245,010	245,010
Total expenditures	-	245,010	245,010
Excess/(deficiency) of revenues over/(under) expenditures	-	52,977	52,977
Fund balance:			
Beginning fund balance (unaudited)	-	213,568	213,568
Ending fund balance (projected)	-	266,545	266,545
Use of fund balance:			
Debt service reserve account balance (required)	-	(148,994)	(148,994)
Principal and Interest expense - November 1, 2023	-	(113,600)	(113,600)
Projected fund balance surplus/(deficit) as of September 30, 2023	\$ -	\$ 3,951	\$ 3,951

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22			65,110.00	65,110.00	4,420,000.00
05/01/23	65,000.00	4.000%	114,900.00	179,900.00	4,355,000.00
11/01/23			113,600.00	113,600.00	4,355,000.00
05/01/24	70,000.00	4.000%	113,600.00	183,600.00	4,285,000.00
11/01/24			112,200.00	112,200.00	4,285,000.00
05/01/25	75,000.00	4.000%	112,200.00	187,200.00	4,210,000.00
11/01/25			110,700.00	110,700.00	4,210,000.00
05/01/26	75,000.00	4.000%	110,700.00	185,700.00	4,135,000.00
11/01/26			109,200.00	109,200.00	4,135,000.00
05/01/27	80,000.00	4.000%	109,200.00	189,200.00	4,055,000.00
11/01/27			107,600.00	107,600.00	4,055,000.00
05/01/28	80,000.00	4.500%	107,600.00	187,600.00	3,975,000.00
11/01/28			105,800.00	105,800.00	3,975,000.00
05/01/29	85,000.00	4.500%	105,800.00	190,800.00	3,890,000.00
11/01/29			103,887.50	103,887.50	3,890,000.00
05/01/30	90,000.00	4.500%	103,887.50	193,887.50	3,800,000.00
11/01/30			101,862.50	101,862.50	3,800,000.00
05/01/31	95,000.00	4.500%	101,862.50	196,862.50	3,705,000.00
11/01/31			99,725.00	99,725.00	3,705,000.00
05/01/32	100,000.00	4.500%	99,725.00	199,725.00	3,605,000.00
11/01/32			97,475.00	97,475.00	3,605,000.00
05/01/33	105,000.00	5.250%	97,475.00	202,475.00	3,500,000.00
11/01/33			94,718.75	94,718.75	3,500,000.00
05/01/34	110,000.00	5.250%	94,718.75	204,718.75	3,390,000.00
11/01/34			91,831.25	91,831.25	3,390,000.00
05/01/35	115,000.00	5.250%	91,831.25	206,831.25	3,275,000.00
11/01/35			88,812.50	88,812.50	3,275,000.00
05/01/36	120,000.00	5.250%	88,812.50	208,812.50	3,155,000.00
11/01/36			85,662.50	85,662.50	3,155,000.00
05/01/37	130,000.00	5.250%	85,662.50	215,662.50	3,025,000.00
11/01/37			82,250.00	82,250.00	3,025,000.00
05/01/38	135,000.00	5.250%	82,250.00	217,250.00	2,890,000.00
11/01/38			78,706.25	78,706.25	2,890,000.00
05/01/39	140,000.00	5.250%	78,706.25	218,706.25	2,750,000.00
11/01/39			75,031.25	75,031.25	2,750,000.00
05/01/40	150,000.00	5.250%	75,031.25	225,031.25	2,600,000.00
11/01/40			71,093.75	71,093.75	2,600,000.00
05/01/41	160,000.00	5.250%	71,093.75	231,093.75	2,440,000.00
11/01/41			66,893.75	66,893.75	2,440,000.00
05/01/42	165,000.00	5.250%	66,893.75	231,893.75	2,275,000.00
11/01/42			62,562.50	62,562.50	2,275,000.00
05/01/43	175,000.00	5.500%	62,562.50	237,562.50	2,100,000.00
11/01/43			57,750.00	57,750.00	2,100,000.00
05/01/44	185,000.00	5.500%	57,750.00	242,750.00	1,915,000.00
11/01/44			52,662.50	52,662.50	1,915,000.00
05/01/45	195,000.00	5.500%	52,662.50	247,662.50	1,720,000.00
11/01/45			47,300.00	47,300.00	1,720,000.00
05/01/46	205,000.00	5.500%	47,300.00	252,300.00	1,515,000.00
11/01/46			41,662.50	41,662.50	1,515,000.00

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/47	220,000.00	5.500%	41,662.50	261,662.50	1,295,000.00
11/01/47			35,612.50	35,612.50	1,295,000.00
05/01/48	230,000.00	5.500%	35,612.50	265,612.50	1,065,000.00
11/01/48			29,287.50	29,287.50	1,065,000.00
05/01/49	245,000.00	5.500%	29,287.50	274,287.50	820,000.00
11/01/49			22,550.00	22,550.00	820,000.00
05/01/50	260,000.00	5.500%	22,550.00	282,550.00	560,000.00
11/01/50			15,400.00	15,400.00	560,000.00
05/01/51	270,000.00	5.500%	15,400.00	285,400.00	290,000.00
11/01/51			7,975.00	7,975.00	290,000.00
05/01/52	290,000.00	5.500%	7,975.00	297,975.00	-
Total	4,420,000.00		4,519,635.00	8,939,635.00	

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

Off-Roll					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2023 O&M Assessment per Unit</u>	<u>FY 2023 DS Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>
TH	72	Dev Contributor	\$ 401.92	\$ 401.92	n/a
SF 50'	242	Dev Contributor	1,111.77	1,111.77	n/a
Total	314				

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2022**

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	\$ 19,011	\$ -	\$ -	\$ 19,011
Investments				
Revenue	-	280	-	280
Reserve	-	148,994	-	148,994
Capitalized interest	-	65,232	-	65,232
Construction	-	-	963	963
Cost of issuance	-	401	-	401
Due from Landowner	2,006	11	-	2,017
Total assets	<u>\$ 21,017</u>	<u>\$ 214,918</u>	<u>\$ 963</u>	<u>\$ 236,898</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 15,016	\$ 11	\$ -	\$ 15,027
Due to Landowner	-	1,030	-	1,030
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>21,016</u>	<u>1,041</u>	<u>-</u>	<u>22,057</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	2,006	11	-	2,017
Total deferred inflows of resources	<u>2,006</u>	<u>11</u>	<u>-</u>	<u>2,017</u>
Fund balances:				
Restricted				
Debt service	-	213,866	-	213,866
Capital projects	-	-	963	963
Unassigned	(2,005)	-	-	(2,005)
Total fund balances	<u>(2,005)</u>	<u>213,866</u>	<u>963</u>	<u>212,824</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 21,017</u>	<u>\$ 214,918</u>	<u>\$ 963</u>	<u>\$ 236,898</u>
Total liabilities and fund balances	<u>\$ 21,017</u>	<u>\$ 214,918</u>	<u>\$ 963</u>	<u>\$ 236,898</u>

*The bank statement was not received in time for financial statement preparation.

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 15,978	\$ 32,935	\$ 58,932	56%
Total revenues	<u>15,978</u>	<u>32,935</u>	<u>58,932</u>	56%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	20,000	16,000	125%
Legal	2,006	10,909	25,000	44%
Engineering	-	-	2,000	0%
Dissemination agent*	83	250	167	150%
Telephone	16	117	200	59%
Postage	-	-	500	0%
Printing & binding	42	292	500	58%
Legal advertising	-	195	6,500	3%
Annual special district fee	-	125	175	71%
Insurance	2,507	2,507	5,500	46%
Contingencies/bank charges	-	335	500	67%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>8,654</u>	<u>34,940</u>	<u>58,932</u>	59%
Excess/(deficiency) of revenues over/(under) expenditures	7,324	(2,005)	-	
Fund balances - beginning	(9,329)	-	-	
Fund balances - ending	<u>\$ (2,005)</u>	<u>\$ (2,005)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 308	\$ 403
Total revenues	<u>308</u>	<u>403</u>
EXPENDITURES		
Cost of issuance	10	157,981
Underwriters discount	-	69,968
Total debt service	<u>10</u>	<u>227,949</u>
Excess/(deficiency) of revenues over/(under) expenditures	298	(227,546)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	274,461
Premium	-	166,951
Total other financing sources	<u>-</u>	<u>441,412</u>
Net change in fund balances	298	213,866
Fund balances - beginning	213,568	-
Fund balances - ending	<u><u>\$ 213,866</u></u>	<u><u>\$ 213,866</u></u>

**BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 963
Total revenues	<u>1</u>	<u>963</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>4,145,539</u>
Total expenditures	<u>-</u>	<u>4,145,539</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	(4,144,576)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>-</u>	<u>4,145,539</u>
Total other financing sources/(uses)	<u>-</u>	<u>4,145,539</u>
Net change in fund balances	1	963
Fund balances - beginning	962	-
Fund balances - ending	<u>\$ 963</u>	<u>\$ 963</u>

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**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 Auken 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

Chair/Vice Chair

BUENA LAGO

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

BUENA LAGO COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2022 CANCELED	Regular Meeting	10:30 AM*
November 17, 2022	Regular Meeting	10:30 AM*
December 15, 2022	Regular Meeting	10:30 AM*
January 19, 2023	Regular Meeting	10:30 AM*
February 16, 2023	Regular Meeting	10:30 AM*
March 16, 2023	Regular Meeting	10:30 AM*
April 20, 2023	Regular Meeting	10:30 AM*
May 18, 2023	Regular Meeting	10:30 AM*
June 15, 2023	Regular Meeting	10:30 AM*
July 20, 2023	Regular Meeting	10:30 AM*
August 17, 2023	Regular Meeting	10:30 AM*
September 21, 2023	Regular Meeting	10:30 AM*
*Meetings will commence at 10:30 a.m., or immediately following the adjournment of the Harmony West Community Development District		