

**MINUTES OF MEETING
BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Buena Lago Community Development District held Public Hearings and a Regular Meeting on August 17, 2023 at 10:30 a.m., or as soon thereafter the matter may be heard at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Chris Tyree (via telephone)
Bill Fife
Robyn Bronson
Roger Van Auker

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Daniel Rom
Ashley Ligas (via telephone)
Katie Ibarra (via telephone)
Rey Malave (via telephone)

District Manager
District Counsel
Kutak Rock LLP
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:35 a.m. Supervisors Bronson, Van Auker and Fife were present. Supervisor Tyree attended via telephone. Supervisor Wiggins was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
John Wiggins [SEAT 3]**

On MOTION by Mr. Fife and seconded by Mr. Van Auker, with all in favor, the resignation of Mr. John Wiggins, was accepted.
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FOURTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 3; Term Expires November
2024**

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided in a separate package)**
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - B. Membership, Obligations and Responsibilities**
 - C. 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**
 - D. Form 8B – Memorandum of Voting Conflict**

These items were deferred.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04,
Designating Certain Officers of the District,
and Providing for an Effective Date**

This item was deferred.

SIXTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of
the Fiscal Year 2023/2024 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom noted the proposed Fiscal Year 2024 budget includes the new “Field operations manager” line item and assessments transitioning from off roll to 100% on roll.

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

No members of the public or affected property owners spoke.

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

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law

- A. Proof/Affidavit of Publication
- B. Mailed Notice(s) to Property Owners
- C. Consideration of Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

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

No members of the public or affected property owners spoke.

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

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2022, Prepared by Grau & Associates**

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2022. The CDD received a clean audit; there were no findings, recommendations, deficiencies on internal control or instances of non-compliance.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2023-07,
Hereby Accepting the Audited Financial
Statements for the Fiscal Year Ended
September 30, 2022**

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, Resolution 2023-07, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2022, was adopted.

TENTH ORDER OF BUSINESS**Ratification of Termination of Floralawn,
Inc., for Landscape & Irrigation Services**

Mr. Fife stated that termination was necessary due to lack of rapport with the provider. Mr. Rom confirmed that Floralawn received the termination letter. Floralawn emailed to change the effective date to July 31, 2023.

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, termination of the Floralawn, Inc. Landscape & Irrigation Services Agreement, effective July 31, 2023, was ratified.

ELEVENTH ORDER OF BUSINESS**Ratification of Florida ULS Operating, LLC
d/b/a United Land Services, LLC, Landscape
& Irrigation Services Agreement**

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the Landscape & Irrigation Services Agreement with Florida ULS Operating, LLC d/b/a United Land Services, LLC, effective August 1, 2023, was ratified.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of June 30, 2023**

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of May 18, 2023 Regular Meeting Minutes**

On MOTION by Ms. Bronson and seconded by Mr. Fife, with all in favor, the May 18, 2023 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

There was no report.

B. District Engineer: Dewberry Engineers, Inc.

Mr. Malave expects to finalize and distribute an updated Engineer's Report within a few weeks. As to the next bond issue, Mr. Tyree expects it to be around January or February 2024.

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

- **16 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: September 21, 2023 at 10:30 A.M.**
 - **QUORUM CHECK**

The next meeting will be September 21, 2023, unless cancelled.

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

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS**Public Comment**

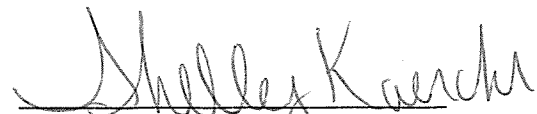
No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Fife and seconded by Ms. Bronson, with all in favor, the meeting adjourned at 10:46 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair