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 September 19, 2024 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Shelley Kaercher	Chair
Robyn Bronson	Assistant Secretary
Roger Van Auker	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell Hunt and Associates LLC (WHA)
Clifton Fischer	Wrathell Hunt and Associates LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Mark Hills	Field Operations

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

Mr. Rom called the meeting to order at 11:09 a.m.

Supervisors Kaercher, Van Auker and Bronson were present. Supervisors Tyree and Williams were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Ayden Williams; Seat 2**

Mr. Rom presented Mr. Ayden Williams' resignation from Seat 2.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, the resignation of Mr. Ayden Williams from Seat 2, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026**

This item was deferred.

- **Administration of Oath of Office (the following will be provided in a separate package)**

A. Required Ethics Training and Disclosure Filing

B. Membership, Obligation and Responsibilities

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

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-15, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-15.

Ms. Kaercher nominated the following:

Shelley Kaercher	Chair
Chris Tyree	Vice Chair
Roger Van Auker	Assistant Secretary
Robyn Bronson	Assistant Secretary
Kristen Thomas	Assistant Secretary

This Resolution removes the following Officer from the Board:

Ayden Williams	Assistant Secretary

The following prior appointments by the Board remain unaffected by the Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer

Jeff Pinder Assistant Treasurer

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, Resolution 2024-15, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Public Hearing to Consider the Adoption of the Fiscal Year 2024/2025 Budget**

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2024-16, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom recalled that the public hearing was previously held to adopt the Fiscal Year 2025 budget but, since then, the final lien roll from Osceola County was received, which provides an opportunity to place more units on-roll. He presented Resolution 2024-16 and stated the amended Fiscal Year 2025 budget is unchanged from when it was last presented to the Board; the only adjustment is more units are on roll.

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

No affected property owners or members of the public spoke.

On MOTION by Mr. Van Auker and seconded by Ms. Kaercher, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2024-16, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; 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 2024/2025, Pursuant to Florida Law**

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

C. Consideration of Resolution 2024-17, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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

Mr. Rom presented Resolution 2024-17.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

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

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, Resolution 2024-17, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; 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 **Consideration of Fiscal Year 2025 Deficit Funding Agreement**

Mr. Rom presented the Fiscal Year 2025 Deficit Funding Agreement between the CDD and Forestar (USA) Real Estate Group Inc.

Mr. Earlywine stated the Agreement serves as a cushion if the CDD goes overbudget.

On MOTION by Mr. Van Auker and seconded by Ms. Kaercher, with all in favor, the Fiscal Year 2025 Deficit Funding Agreement, was approved.

NINTH ORDER OF BUSINESS **Consideration of Irrigation Ownership**

A. Bills of Sale and Limited Assignment [Irrigation Improvements]

I. Forestar (USA) Real Estate Group Inc.

II. DHIR – Orlando East I LLC (under separate cover)

B. Non-Exclusive Perpetual Utility Easement (Irrigation)

I. Forestar (USA) Real Estate Group Inc.

II. DHIR – Orlando East I LLC (under separate cover)

These items were tabled to the next meeting.

TENTH ORDER OF BUSINESS **Ratification of Acquisition of Phase 5 Stormwater Improvements (Earthwork and Materials)**

Mr. Rom presented the Acquisition of Phase 5 Stormwater Improvements for Earthwork and Materials.

Mr. Earlywine recommended approval, in substantial form.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, the Acquisition of Phase 5 Stormwater Improvements for Earthwork and Materials, in substantial form, was ratified.

ELEVENTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Rom presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

TWELFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of July 31, 2024**

On MOTION by Mr. Van Auker and seconded by Ms. Bronson, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.

THIRTEENTH ORDER OF BUSINESS **Approval of July 18, 2024 Public Hearing and Regular Meeting Minutes**

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, the July 18, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Dewberry Engineers, Inc.

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: October 17, 2024 at 10:30 AM**

- **QUORUM CHECK**

The next meeting will be on October 17, 2024, 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 Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the meeting adjourned at 11:20 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Shelley Kaercher

Chair/Vice Chair