

ENCLAVE AT LAKE GENEVA

**COMMUNITY DEVELOPMENT
DISTRICT**

April 23, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARING
AND REGULAR
MEETING AGENDA**

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Enclave at Lake Geneva 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

April 16, 2025

ATTENDEES:

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

Board of Supervisors

Enclave at Lake Geneva Community Development District

Dear Board Members:

The Enclave at Lake Geneva Community Development District will hold a Public Hearing and Regular Meeting on April 23, 2025 at 2:15 p.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 2; *Term Expires November 2028 (the following will be provided in a separate package)*
 - A. Update: Required Ethics Training and Form 1 Disclosure Filing
 - B. Board Membership, Obligations and Responsibilities
 - C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees 2023
 - D. Chapter 190, Florida Statutes
 - E. Form 8B: Memorandum of Voting Conflict
4. Consideration of Resolution 2025-32, Electing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2025-37, Ratifying the Actions of the District Manager in Redesignating the Time of Fiscal Year 2024/2025 Budget Public Hearing; Providing for Publication of Notice and Providing for an Effective Date
6. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-38, 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

7. Consideration of Resolution 2025-23, Designating the Location of the Local District Records Office and Providing an Effective Date
8. Consideration of Resolution 2025-25, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing an Effective Date
9. Consideration of Resolution 2025-39, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
10. Consideration of Resolution 2025-40, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
11. Consideration of Resolution 2025-41, Directing the Chairman and District Staff to File a Petition with the City of Fruitland Park, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date
12. Acceptance of Unaudited Financial Statements as of March 31, 2025
13. Approval of January 10, 2025 Public Hearings and Regular Meeting Minutes
14. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Wohlfarth Consulting Group, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: TBD
 - QUORUM CHECK

SEAT 1	ANDON CALHOUN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	TOM McNAMARA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	TIM BAYER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARY EBERHARDT	☐ IN PERSON	☐ PHONE	☐ NO

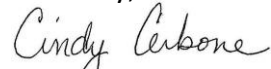
15. Board Members' Comments/Requests

16. Public Comments

17. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 801 901 3513

ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT

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**ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Enclave at Lake Geneva Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-32

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCLAVE
AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Enclave at Lake Geneva Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF ENCLAVE AT LAKE GENEVA COMMUNITY
DEVELOPMENT DISTRICT THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective April 23, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
Chris Conti _____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of April 23, 2025:

Wilson Way _____ Assistant Secretary _____

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Craig Wrathell is Treasurer

Jeffrey Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 23RD DAY OF APRIL, 2025.

ATTEST:

ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-37

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN REDESIGNATING THE TIME OF FISCAL YEAR 2024/2025 BUDGET PUBLIC HEARING; PROVIDING FOR PUBLICATION OF NOTICE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Enclave at Lake Geneva Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Fruitland Park, Lake County, Florida; and

WHEREAS, previously at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2025-28, setting the date, time and location for the public hearing to consider the proposed FY 2024/2025 Budget for April 23, 2025, at 11:00 a.m. at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731; and

WHEREAS, the District Manager reset the time of the public hearing to consider the proposed FY 2024/2025 to April 23, 2025 at 2:15 p.m., and the District Manager has caused the notice of the public hearing with the new date to be published consistent with the requirements of Chapter 190, *Florida Statutes*; and

WHEREAS, the Board now desires to ratify the actions of the District Manager in resetting the time of the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District Manager's actions in resetting the time of the public hearing to consider the proposed FY 2024/2025 Budget to April 23, 2025, at 2:15 p.m. at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731 and publishing the notice of same in the manner prescribed by Florida law is hereby ratified, confirmed and approved.

SECTION 2. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 23rd day of April, 2025.

ATTEST:

**ENCLAVE AT LAKE GENEVA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT

6A

The Villages® DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared
ALLAN LOVELL

who on oath says that he is Legal Ad Coordinator of the
DAILY SUN, a daily newspaper published at Lady Lake
in Lake County, Florida with circulation in Lake, Sumter
and Marion Counties; that the attached copy of
advertisement, being a **Legal Ad #1245718**
in the matter of **NOTICE OF PUBLIC HEARING**
was published in said newspaper in the issue(s) of

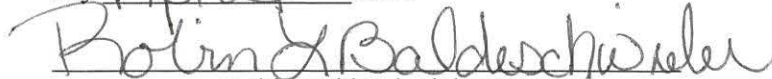
April 4, 2025
April 11, 2025

Affiant further says that the said Daily Sun is a newspaper
published at Lady Lake in said Lake County, Florida, and
that the said newspaper has heretofore been continuously
published in said Lake County, Florida each week and has
been entered as second class mail matter at the post office
in Lady Lake, in said Lake County, Florida, for a period of
one year next preceding the first publication of the
attached copy of advertisements; and affiant further says
that he has neither paid nor promised any person, firm, or
Corporation any discount, rebate, commission or refund
for the purpose of securing this advertisement for
publication in the said newspaper.

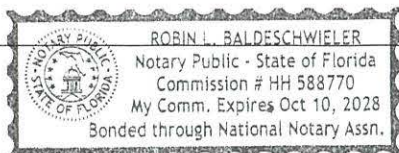


(Signature Of Affiant)

Sworn to and subscribed before me this 11
day April 2025.


Robin Baldeschwieler, Notary

Personally Known _____ or
Production Identification _____
Type of Identification Produced _____



Attach Notice Here

ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors
("Board") of the Enclave at Lake
Geneva Community
Development District ("District")
will hold a public hearing and
regular meeting as follows:

DATE: April 23, 2025

TIME: 2:15 PM

LOCATION: Fruitland Park
Library

604 W. Berckman Street
Fruitland Park, Florida 34731

The purpose of the public
hearing is to receive comments
and objections on the adoption
of the District's proposed
budget(s) for the fiscal year
beginning October 1, 2024, and
ending September 30, 2025
("Proposed Budget"). A regular
Board meeting of the District
will also be held at the above
time where the Board may
consider any other business
that may properly come before
it. A copy of the agenda and
Proposed Budget may be
obtained at the offices of the
District Manager, c/o Wrathell,
Hunt & Associates, LLC, 2300
Glades Road, Suite 410W,
Boca Raton, Florida 33431;
(561) 571-0010 ("District
Manager's Office"), during
normal business hours.

The public hearing and meeting
are open to the public and will
be conducted in accordance
with the provisions of Florida
law. The public hearing and/or
meeting may be continued in
progress to a date, time certain,
and place to be specified on the
record at the public hearing
and/or meeting. There may be
occasions when Board
Supervisors or District Staff
may participate by speaker
telephone.

Any person requiring special
accommodations at the public
hearing or meeting because of
a disability or physical
impairment should contact the
District Manager's Office at
least forty-eight (48) hours prior
to the public hearing and
meeting. If you are hearing or
speech impaired, please
contact the Florida Relay
Service by dialing 7-1-1, or 1-
800-955-8771 (TTY) / 1-800-
955-8770 (Voice), for aid in
contacting the District
Manager's Office.

Each person who decides to
appeal any decision made by
the Board with respect to any
matter considered at the public
hearing or meeting is advised
that person will need a record
of proceedings and that
accordingly, the person may
need to ensure that a verbatim
record of the proceedings is
made, including the testimony
and evidence upon which such
appeal is to be based.

District Manager

#01245718

April 4, 2025
April 11, 2025

ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2025-38

THE ANNUAL APPROPRIATION RESOLUTION OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) 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.

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the Enclave at Lake Geneva Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MALABAR SPRINGS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Enclave at Lake Geneva Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF APRIL, 2025.

ATTEST:

**ENCLAVE AT LAKE GENEVA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget(s)

Exhibit A: Fiscal Year 2024/2025 Budget(s)

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
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**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Proposed Budget
REVENUES	
Landowner contribution	81,873
Total revenues	<u>81,873</u>
EXPENDITURES	
Professional & administrative	
Supervisors	-
Management/accounting/recording**	36,000
Legal	25,000
Engineering	2,000
Audit*	-
Arbitrage rebate calculation*	-
Dissemination agent*	1,167
EMMA software service*	-
Trustee*	-
Telephone	183
Postage	500
Printing & binding	458
Legal advertising	7,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	1,500
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u>81,873</u>
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	-
Unassigned	-
Fund balance - ending	<u><u>\$ -</u></u>

*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.

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	36,000
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	-
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	-
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,167
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.	
EMMA software service*	-
Trustee*	-
Telephone	183
Postage	500
Telephone and fax machine.	
Printing & binding	458
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	7,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u><u>\$ 81,873</u></u>

ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-23

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Enclave at Lake Geneva Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Fruitland Park, Lake County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s local records office shall be located as follows:

LOCATION:

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

**ENCLAVE AT LAKE GENEVA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Enclave at Lake Geneva Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT:

1. ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE. The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 23rd day of April, 2025.

ATTEST:

**ENCLAVE AT LAKE GENEVA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT “A”

ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
TBD		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
May __, 2025	Regular Meeting	__:__ AM/PM
June __, 2025	Regular Meeting	__:__ AM/PM
July __, 2025	Regular Meeting	__:__ AM/PM
August __, 2025	Regular Meeting	__:__ AM/PM
September __, 2025	Regular Meeting	__:__ AM/PM

ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2025-39

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Enclave at Lake Geneva Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2025

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lake County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23RD DAY OF APRIL, 2025.

ATTEST:

**ENCLAVE AT LAKE GENEVA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Fiscal Year 2025/2026 Budget

Exhibit A: Proposed Fiscal Year 2025/2026 Budget

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
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**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Landowner contribution	\$ 81,873	\$ 7,058	\$ 66,976	\$ 74,034	\$ 105,290
Total revenues	81,873	7,058	66,976	74,034	105,290
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	36,000	10,000	18,000	28,000	48,000
Legal	25,000	7,003	17,997	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit*	-	-	-	-	5,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	1,167	-	500	500	2,000
Trustee*	-	-	-	-	5,000
Telephone	183	83	100	183	200
Postage	500	-	500	500	500
Printing & binding	458	208	250	458	500
Legal advertising	7,500	7,828	1,000	8,828	7,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	5,000	-	5,000	6,000
Contingencies/bank charges	1,500	-	1,500	1,500	1,500
Website hosting & maintenance	1,680	1,680	-	1,680	705
Website ADA compliance	210	-	210	210	210
Total expenditures	81,873	31,802	42,232	74,034	105,290
Excess/(deficiency) of revenues over/(under) expenditures	-	(24,744)	24,744	-	-
Fund balance - beginning (unaudited)	-	-	(24,744)	-	-
Fund balance - ending	\$ -	\$ (24,744)	\$ -	\$ -	\$ -

*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.

**ENCLAVE AT LAKE GENEVA
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	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	2,000
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.	
Trustee*	5,000
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	7,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,000
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$ 105,290</u></u>

ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2025-40

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Enclave at Lake Geneva Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT:

1. ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 23rd day of April, 2025.

ATTEST:

**ENCLAVE AT LAKE GENEVA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
TBD		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October __, 2025	Regular Meeting	__:__ AM/PM
November __, 2025	Regular Meeting	__:__ AM/PM
December __, 2025	Regular Meeting	__:__ AM/PM
January __, 2026	Regular Meeting	__:__ AM/PM
February __, 2026	Regular Meeting	__:__ AM/PM
March __, 2026	Regular Meeting	__:__ AM/PM
April __, 2026	Regular Meeting	__:__ AM/PM
May __, 2026	Regular Meeting	__:__ AM/PM
June __, 2026	Regular Meeting	__:__ AM/PM
July __, 2026	Regular Meeting	__:__ AM/PM
August __, 2026	Regular Meeting	__:__ AM/PM
September __, 2026	Regular Meeting	__:__ AM/PM

ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2025-41

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF FRUITLAND PARK, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Enclave at Lake Geneva Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Act**"), and City of Fruitland Park, Florida ("**City**"), Ordinance No. 2024-01, as anticipated to be amended by an ordinance to be enacted by the City prior to or contemporaneously with the direction contemplated by this Resolution (together, the "**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, master stormwater system, potable water reuse and wastewater system, roadway improvements, landscape and hardscape improvements, amenity improvements, and other infrastructure; and

WHEREAS, the District presently consists of 135.4 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District previously adopted Resolution 2025-36, directing the Chair and District Staff to file a petition with the City to amend the Ordinance to add approximately 9.70 acres to the boundaries of the District ("**First Expansion Area**"); and

WHEREAS, the District desires to further amend its boundaries to include certain property described in **Exhibit A** attached hereto and incorporated herein by reference ("**Second Expansion Area**") and upon which the District intends to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District will obtain written consent to inclusion within the District's boundaries from the owners of the lands within the Second Expansion Area; and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, the incorporation of the Second Expansion Area within the District's boundaries is not inconsistent with either the State or local comprehensive plan; and

WHEREAS, the area of land that will lie within the District's boundaries as amended is amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE ENCLAVE AT LAKE GENEVA COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs its Chair and District staff to prepare and file a petition and any other materials with the City, as necessary to further amend the District's boundaries and incorporate the lands within the Second Expansion Area pursuant to Chapter 190, *Florida Statutes*, and any other applicable Florida law (the "**Petition**").

SECTION 3. The Board hereby authorizes Tucker F. Mackie and Ryan J. Dugan, of Kutak Rock LLP, to act as the District's agents regarding any and all matters pertaining to the Petition.

SECTION 4. This Resolution shall become effective upon its passage.

[remainder of page intentionally left blank]

PASSED AND ADOPTED this 23rd day of April, 2025.

ATTEST:

**ENCLAVE AT LAKE GENEVA COMMUNITY
DEVELOPMENT DISTRICT**

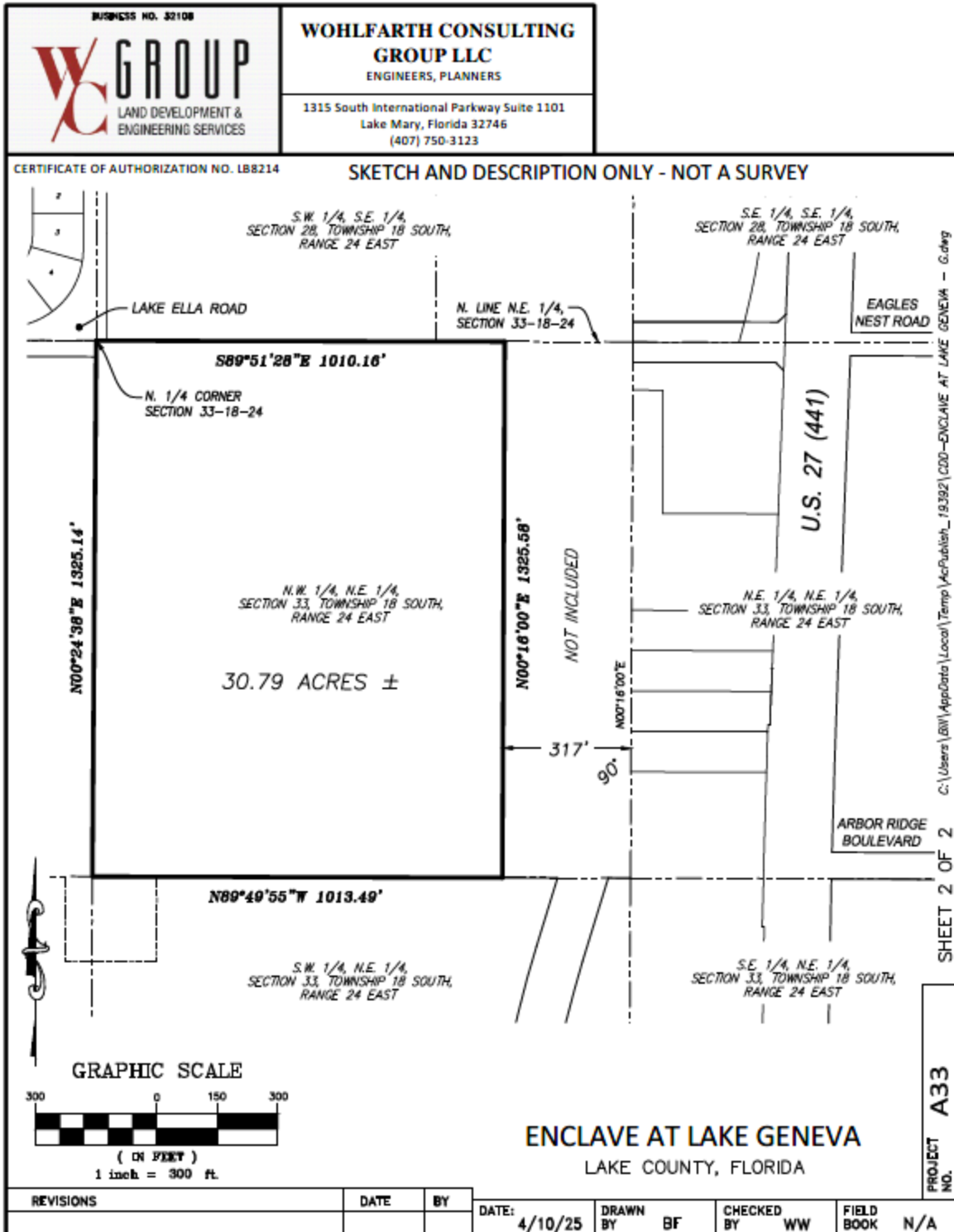
Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A: Second Expansion Area

SHEET 1 OF 2

PROJECT A33



**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2025**

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Undeposited funds	\$ 20,558	\$ -	\$ 20,558
Due from Landowner	24,745	2,508	27,253
Total assets	<u>45,303</u>	<u>2,508</u>	<u>47,811</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 31,802	\$ 2,508	\$ 34,310
Due to Landowner	-	2,508	2,508
Landowner advance	13,500	-	13,500
Total liabilities	<u>45,302</u>	<u>5,016</u>	<u>50,318</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	24,745	-	24,745
Total deferred inflows of resources	<u>24,745</u>	<u>-</u>	<u>24,745</u>
Fund balances:			
Unassigned	(24,744)	(2,508)	(27,252)
Total fund balances	<u>(24,744)</u>	<u>(2,508)</u>	<u>(27,252)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 45,303</u>	<u>\$ 2,508</u>	<u>\$ 47,811</u>

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ 7,058	\$81,873	9%
Total revenues	<u>-</u>	<u>7,058</u>	<u>81,873</u>	9%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	10,000	36,000	28%
Legal	1,474	7,003	25,000	28%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	1,167	0%
Telephone	16	83	183	45%
Postage	-	-	500	0%
Printing & binding	41	208	458	45%
Legal advertising	-	7,828	7,500	104%
Annual special district fee	-	-	175	0%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	-	1,500	0%
Website hosting & maintenance	1,680	1,680	1,680	100%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>5,211</u>	<u>31,802</u>	<u>81,873</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	(5,211)	(24,744)	-	
Fund balances - beginning	(19,533)	-	-	
Fund balances - ending	<u>\$ (24,744)</u>	<u>\$ (24,744)</u>	<u>\$ -</u>	

*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.

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Cost of issuance	<u>2,508</u>	<u>2,508</u>
Total expenditures	<u>2,508</u>	<u>2,508</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (2,508)	 (2,508)
 Fund balance - beginning	 -	 -
Fund balance - ending	<u><u>\$ (2,508)</u></u>	<u><u>\$ (2,508)</u></u>

**ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Enclave at Lake Geneva Community Development District held Public Hearings and a Regular Meeting on January 10, 2025 at 11:30 a.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731.

Present were:

Andon Calhoun	Vice Chair
Mary Eberhardt	Assistant Secretary
Tim Bayer	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC
Tucker Mackie	District Counsel
Rick Wohlfarth	District Engineer
Ernie Picard	Public
Andre Van Heerden	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:44 a.m. Supervisors Bayer, Eberhardt and Calhoun were present. Supervisor McNamara and Supervisor-Elect Way were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Wilson Way [Seat 2] (the following will be provided in a separate package)

Ms. Cerbone presented the resignation of Mr. Wilson Way.

On MOTION by Mr. Calhoun and seconded by Mr. Bayer, the resignation of Mr. Wilson Way from Seat 2, was accepted.

Ms. Cerbone stated Mr. Way's resignation leaves a vacancy. Filling Seat 2 was deferred.

- 43 A. Update: Required Ethics Training and Form 1 Disclosure Filing
- 44 B. Board Membership, Obligations and Responsibilities
- 45 C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and
- 46 Employees 2023
- 47 D. Chapter 190, Florida Statutes
- 48 E. Form 8B: Memorandum of Voting Conflict
- 49

50 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2025-32,
Electing and Removing Officers of the
District and Providing for an Effective Date

53

54 This item was deferred.

55 Ms. Cerbone recalled the results of the previously held Landowners' Election, as follows:

56 Mr. Andon Calhoun was elected to Seat 1 to serve a four-year term. Mr. Wilson Way

57 was elected to Seat 2 to serve a four-year term but, as Mr. Way resigned, Seat 2 is now vacant.

58 Those elected to Seats 3, 4 and 5 will serve a two-year term. Ms. Cerbone stated that, based on

59 the initial Landowners' Election, the two individuals with the highest number of votes received

60 the four-year terms. It was noted that Board Members can be readdressed, as necessary.

61

62 **FIFTH 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

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77 A. Affidavit/Proof of Publication

78 This item was included for informational purposes.

79

80 **On MOTION by Mr. Calhoun and seconded by Mr. Bayer, with all in favor, the**

81 **Public Hearing was opened.**

No affected property owners or members of the public spoke.

On MOTION by Mr. Calhoun and seconded by Mr. Bayer, with all in favor, the Public Hearing was closed.

- B. Consideration of Resolution 2025-33, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-33.

On MOTION by Mr. Calhoun and seconded by Mr. Bayer, with all in favor, Resolution 2025-33, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

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

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

- A. Affidavit/Proof of Publication**

- B. Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

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

Mr. Wohlfarth stated that no changes were made to the Master Engineer's Report since it was last presented. New construction numbers are in keeping with those in the Report.

Ms. Mackie noted that an Expansion Area to be discussed later in the meeting could add approximately 10 acres to the CDD and some additional associated costs.

The following questions were posed and answered:

Ms. Mackie: Currently, to the extent of the existing boundaries of the District, there is an identified \$15,675,000 in potential public improvements ranging from stormwater systems to public roadways, onsite and offsite utilities and hardscape, landscape and irrigation, and recreational amenities. In terms of the total cost, there has been no change since the Report was prepared and presented for inclusion in the agenda package?

Mr. Wohlfarth: That is correct.

Ms. Mackie: In your professional opinion, are the estimated costs of the project to be financed by the District reasonable and proper?

Mr. Wohlfarth: Yes.

Ms. Mackie: And in your professional opinion, is there any reason that the project could not be carried out by the District?

Mr. Wohlfarth: No.

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

Ms. Cerbone reviewed the pertinent information in the Master Special Assessment Methodology Report dated November 18, 2024, which was presented in detail at the Organizational meeting. She noted the following:

➤ The Methodology Report references the Engineer's Report related to acres, anticipated units and anticipated construction costs for those improvements.

➤ Tables 5A and 5B, on Page 16, provide total costs with and without the Expansion Parcel and associated cost increases.

Discussion ensued regarding the conservative 8% interest rate assumptions.

Mr. Calhoun asked for Tables with a 5.5% interest rate. Ms. Cerbone stated Mr. Conti will create an action item and forward the adjusted Tables accordingly. Ms. Mackie suggested that Mr. Calhoun include Mr. Brett Sealy in the discussions regarding assessments and construction costs. Mr. Conti will email the Tables to Mr. Calhoun, Ms. Mackie and Mr. Sealy so additional calculations can be prepared before preparation of the Supplemental Reports.

The following questions were posed and answered:

Ms. Mackie: In your professional opinion, do the lands subject to assessment receive special benefit from the District's CIP?

Ms. Cerbone: Yes.

Ms. Mackie: And are those special assessments reasonably apportioned among the lands subject to special assessment?

153 **Ms. Cerbone:** Yes.

154 **Ms. Mackie:** And is it reasonable, proper and just to assess the cost of the CIP against
155 the lands in accordance with the Methodology?

156 **Ms. Cerbone:** Yes.

157 **Ms. Mackie:** And is it in the best interest of the District that the maximum special
158 assessments be paid and collected in accordance with the Methodology and the District's
159 Assessment Resolution?

160 **Ms. Cerbone:** Yes.

161 Ms. Mackie stated that, similarly with respect to the Uniform Method, when the CDD
162 does effectuate a Boundary Amendment and add additional lands to the CDD, it will be
163 necessary to repeat the process at the levels indicated in Table 5B. Inclusion of the lands within
164 the CDD at a future date was accounted for in these Reports, which allows the Board to
165 proceed with once the lands are added, without additional reporting necessary.

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

169 Mr. Andre VanHeerden, residing at 36404 Via Marcia, stated that neither he nor other
170 property owners on his road received official Mailed Notices. Ms. Cerbone stated her
171 understanding that, Mr. VanHeerden's property is not within the CDD boundaries and Florida
172 Statutes do not require Mailed Notices to be sent to adjacent property owners. There is a
173 requirement to post a notice in a local newspaper that anyone from the public can read so, if
174 they so choose, they can attend the meeting. The CDD does not owe Mailed Notices to any
175 property owners outside the boundaries of the CDD. A Board Member stated the limits apply to
176 the project; while he attended a Fruitland Park City Council meeting to address Engineering
177 portions, the CDD meeting is separate. It was noted that properties on the opposite side of the
178 lake will not be within the CDD boundaries. Ms. Cerbone provided the agenda to Mr.
179 VanHeerden and Mr. Picard; they can contact her with questions.

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

182 It was noted that only the three property owners who received Mailed Notices will be
183 subject to assessments. Ms. Cerbone stated that, as property ownership changes, Mailed
184 Notices will be sent accordingly, when necessary.

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

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

- E. Consideration of Resolution 2025-35, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions For Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Ms. Cerbone presented Resolution 2025-35.

On MOTION by Mr. Calhoun and seconded by Mr. Bayer, with all in favor, Resolution 2025-35, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions For Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

SEVENTH 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**

- B. Consideration of Resolution 2025-34, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone and Ms. Mackie presented Resolution 2025-34 and the Rules of Procedure.

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

No affected property owners or members of the public spoke.

On MOTION by Mr. Calhoun and seconded by Mr. Bayer, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Bayer and seconded by Ms. Eberhardt, with all in favor, Resolution 2025-34, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-23, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-25, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-36, Directing the Chairman and District Staff to File a Petition with the City of Fruitland Park, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date

A. Consideration of Boundary Amendment Funding Agreement

Ms. Mackie presented Resolution 2025-36 and the Boundary Amendment Funding Agreement.

On MOTION by Mr. Calhoun and seconded by Mr. Bayer, with all in favor, Resolution 2025-36, Directing the Chairman and District Staff to File a Petition with the City of Fruitland Park, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was adopted, and the Boundary Amendment Funding Agreement, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-28, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-28. She presented the proposed Fiscal Year 2025 budget, which is unchanged since it was approved at the last meeting. This is a Landowner-funded budget with expenses funded as they are incurred. A reduced monthly Management Fee of \$2,000 will be billed until bonds are issued.

On MOTION by Mr. Bayer and seconded by Mr. Calhoun, with all in favor, Resolution 2025-28, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting Public Hearing Thereon Pursuant to Florida Law on April 23, 2025 at 11:00 a.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731 and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Ratification of Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A

Ms. Cerbone presented the U.S. Bank, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Calhoun and seconded by Mr. Bayer, with all in favor, the appointment of US Bank Trust Company, N.A. as Trustee, Paying Agent and Registrar, was ratified.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2024

On MOTION by Mr. Calhoun and seconded by Mr. Bayer, with all in favor, the Unaudited Financial Statements as of November 30, 2024, were accepted.

FOURTEENTH ORDER OF BUSINESS**Approval of Minutes**

A. June 13, 2024 Landowners' Meeting

B. November 18, 2024 Organizational Meeting

On MOTION by Mr. Calhoun and seconded by Mr. Bayer, with all in favor, the June 13, 2024 Landowners' Meeting Minutes and the November 18, 2024 Organizational Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. Mackie stated that the Notice of Assessments will be prepared and filed. Staff will finalize and submit the documentation for the bond validation process; the Board and Development Team will be notified, once the public hearing is set. She is unsure when the closing on the Boundary Amendment parcel will occur; District Counsel will follow up on finalizing the petition. It was noted that the closing on the additional property is expected to be in March or April 2025. This item will be included on the next agenda.

B. District Engineer (Interim): Wohlfarth Consulting Group, LLC

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

There were no District Engineer or District Manager reports.

- NEXT MEETING DATE: TBD**

The next meeting will be held on April 23, 2025, unless canceled.

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

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Bayer and seconded by Ms. Eberhardt, with all in favor, the meeting adjourned at 12:29 pm.

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Secretary/Assistant Secretary

Chair/Vice Chair