

**MINUTES OF MEETING  
ISLAND LAKE ESTATES  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Island Lake Estates Community Development District was held on Tuesday, March 14, 2023, at 9:30 A.M. at Country Inn & Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

**Present and constituting a quorum:**

Scott Edwards	Chair
Terry Kirshner	Assistant Secretary
Berry Ernst	Assistant Secretary
Ashley Kingston	Assistant Secretary

**Absent:**

David Truxton	Vice Chair
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**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Attorney
Ashley Ligas	District Attorney

**Audience:**

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE  
TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James P. Ward called the meeting to order at approximately 9:30 a.m. He stated all Members of the Board were present at roll call, with the exception of Supervisor Truxton, constituting a quorum. He noted Supervisor Andrew Nelson resigned from the Board. He indicated Mr. Nelson's resignation was effective as of the date sent to the District which was March 10, 2023.

Mr. Ward called for a motion.

<b>On MOTION made by Scott Edwards, seconded by Barry Ernst, the resignation of Andrew Nelson was accepted for purposes of inclusion in the record.</b>
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Mr. Ward indicated the Board could now appoint an individual to fill Mr. Nelson's Seat with a term set to expire November 2024.

The Board chose to appoint Ashley Kingston to fill Mr. Nelson's Seat.

**On MOTION made by Terry Kirshner, seconded by Barry Ernst, Ashley Kingston was appointed to fill the remainder of Mr. Nelson's term expiring November 2024.**

As a notary public, Mr. Ward administered the Oath of Office to Ms. Kingston. He noted Ms. Kingston was required to amend her existing Form 1 and send the amended Form 1 to the Supervisor of Elections within the County in which Ms. Kingston resided within 30 days. He noted Ms. Kingston sat on other Boards and was familiar with the Sunshine Law and Code of Ethics, but if Ms. Kingston had any questions, said questions could be directed to himself or Mr. Jere Earlywine.

## **SECOND ORDER OF BUSINESS**

### **Consideration of Minutes**

#### **November 8, 2022 – Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Regular Meeting Minutes; hearing none, he called for a motion.

**On MOTION made by Scott Edwards, seconded by Terry Kirshner, the November 8, 2022 Regular Meeting Minutes were accepted into the record.**

## **THIRD ORDER OF BUSINESS**

### **Consideration of Resolution 2023-3**

**Consideration of Resolution 2023-3, a resolution of the Board of Supervisors of the Island Lake Estates Community Development District ratifying, confirming and approving the appointment of legal counsel for the District; authorizing compensation; and providing for an effective date.**

*Mr. Ward: The existing counsel, Jere Earlywine, was with the firm KE Law Firm but had now moved to Kutak Rock. In the interim we did need legal services and as a result of that I retained Kutak Rock. This Resolution simply ratifies, confirms and approves that appointment and authorizes the new agreement with Kutak Rock on a going forward basis essentially at the same rate as the District was previously paying, and the agreement is consistent with what he has seen with other CDDs.*

*Mr. Jere Earlywine: I just want to thank the Board for considering it too. I've got my own personal reasons for moving, but from a client perspective, Kutak has 16 CDD lawyers in Florida, 5 paralegals, and it is a national firm who does Special Districts and Bond financing. It just gives me a lot more support and allows me the opportunity to better serve you. Thank you for considering it.*

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Scott Edwards, seconded by Barry Ernst, Resolution 2023-3 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2023-4**

**Consideration of Resolution 2023-4, a resolution of the Board of Supervisors of the Island Lake Estates Community Development District, approving the Fiscal Year 2024 Proposed Budget for and setting a Public Hearing for Tuesday, August 8, 2023, at 9:30 a.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954**

*Mr. Ward: Resolution 2023-4 starts your budget process for fiscal year 2024 and sets a public hearing for Tuesday, August 8, 2023, at 9:30 a.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954. The budget is essentially consistent with what we have in the current year. The only changes to it will be the additions of the costs related to a bond issue which is anticipated to be done by October or November of this coming year. It is funded by contributions from Lennar Homes pursuant to an agreement that we will need to have with the developer for the 2024 budget which essentially says the developer pays only the costs up to what the District has incurred during the year. Anything over that gets reimbursed to them in the following fiscal year. He asked if there were any questions; hearing none, he called for a motion.*

**On MOTION made by Berry Ernst, seconded by Ashley Kingston, Resolution 2023-4 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS****Staff Reports****Staff Reports****I. District Attorney**

*Mr. Earlywine: We did successfully complete the boundary amendment, so that's done. Jim, I know you are already a step ahead in terms of getting started on the assessment process, but we will need to get the assessments levied on the boundary parcel. The only thing I was going to ask is if we have an update on the status of construction. I want to be sure nothing gets turned over without Katie running through her process, and Ashley too, of making sure we are acquiring your utilities and things like that.*

**II. District Engineer**

No report.

**III. District Manager****a) Important Board Meeting Dates for Balance of Fiscal Year 2023**

- 1. Public Hearings FY2024 Budget Adoption – August 8, 2023, 9:30 A.M.**
- b) Financial Statement for period ending December 31, 2022 (unaudited)**

- c) **Financial Statement for period ending January 31, 2023 (unaudited)**
- d) **Financial Statement for period ending February 28, 2023 (unaudited)**

*Mr. Ward: Please remember August 8, 2023 is your public hearing. My office will send out a meeting agenda invite earlier than your regular meeting to make sure that we have it on your calendar.*

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor's requests or comments; there were none. He asked if there were any members of the audience present in person or on audio or video with comments or questions; there were none.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 9:45 a.m.

**On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the meeting was adjourned.**

Island Lake Estates Community Development District

  
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James P. Ward, Secretary

  
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Scott Edwards, Chairman