

**MINUTES OF MEETING
BUCKEYE PARK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Buckeye Park Community Development District was held on Tuesday, May 11, 2021, at 1:00 p.m., at the Holiday Inn Express & Suites Bradenton East Lakewood Ranch, 5464 Lena Rd, Bradenton, FL 34211.

Present and constituting a quorum:

Scott Campbell	Chairperson
Adam Lerner	Assistant Secretary
Leah Popelka	Assistant Secretary

Absent:

Dale "Chip" Jones	Vice Chairperson
-------------------	------------------

Also present were:

James P. Ward	District Manager
Scott Steady	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

District Manager James P. Ward called the meeting to order at approximately 1:05 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Jones, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

March 9, 2021 - Regular Meeting

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

On MOTION made by Ms. Leah Popelka, seconded by Mr. Scott Campbell, and with all in favor, the May 11, 2021, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

PUBLIC HEARING

Mr. Ward explained the public hearing process including public comment, Board discussion and vote.

a. PUBLIC HEARING – FISCAL YEAR 2022 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Ms. Leah Popelka, seconded by Mr. Adam Lerner, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any public comments or questions with respect to the Fiscal Year 2022 Budget; hearing none, he called for a motion to close the public hearing.

On MOTION made by Ms. Leah Popelka, seconded by Mr. Adam Lerner, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any Board comments or questions.

Ms. Popelka asked if the Budget was the same as last year's Budget.

Mr. Ward responded this year's Budget was approximately \$1,000 dollars under last year's Budget numbers. He stated the Rosemont Lot 2 property was sold. He noted the agreement regarding this property was to bill debt service off roll; however, as the property had been sold it would be contemplated as on-roll for Fiscal Year 2022.

Ms. Popelka asked if there were sufficient funds in the reserves to satisfy the expected expenses for the year.

Mr. Ward responded the reserves were approximately \$37,000 dollars short of covering all expenses. Discussion ensued regarding the reserves (much of this conversation was inaudible).

Mr. Scott Campbell: So, the Lot 2 is current last year, they paid, correct?

Mr. Ward indicated he was unsure if it was paid; however, it was well past due at this point, and he assumed it was paid. He indicated he would find out.

III. Consideration of Resolution 2021-5 adopting the annual appropriation and Budget for Fiscal Year 2022

Mr. Ward called for a motion for Resolution 2021-5.

On MOTION made by Ms. Leah Popelka, seconded by Mr. Scott Campbell, and with all in favor, Resolution 2021-5 was adopted, and the Chair was authorized to sign.

b. FISCAL YEAR 2022 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY AND ADOPTING AN OPERATION AND MAINTENANCE CAP FOR NOTICE PURPOSES ONLY

Mr. Ward indicated this public hearing was related to the imposition of the special assessments for the general fund, certification of an assessment roll, and approval of the special assessment methodology for the District.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Mr. Adam Lerner, seconded by Ms. Leah Popelka, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any public comments or questions; hearing none, he called for a motion to close the Public Hearing.

On MOTION made by Ms. Leah Popelka, seconded by Mr. Scott Campbell, and with all in favor, the Public Hearing was closed.

II. Board Comment

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

III. Consideration of Resolution 2021-6 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

On MOTION made by Ms. Leah Popelka, seconded by Mr. Adam Lerner, and with all in favor, Resolution 2021-6 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-7

Consideration of Resolution 2021-7 designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2022

Mr. Ward indicated the Meetings were scheduled for the second Tuesday of every month at 1:00 p.m., at the Holiday Inn Express & Suites Bradenton East Lakewood Ranch, 5464 Lena Rd, Bradenton, FL 34211. He noted he believed the next Board Meeting would not be necessary until February or March of 2022 unless something arose. He noted the next election would be in 2022 for Ms. Popelka's seat, Mr. Jones' seat and the vacant seat. He explained he published monthly meeting dates for the whole year; however, published meeting dates were not mandatory and meetings would only be held as needed.

On MOTION made by Mr. Scott Campbell, seconded by Mr. Adam Lerner, and with all in favor, Resolution 2021-7 was adopted as amended, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

District Attorney Scott Steady indicated he had nothing to report.

Mr. Campbell: What's the status on the 40-acre parcel with the County? I know there has been some dialogue. Anything new there?

Mr. Steady: No. I'll follow up on it. I think I copied you, Scott. The economic development wing of the County had contacted us about the status of that property. First, I went to the representative of the bond holders to confirm it, just so we weren't representing anything that we didn't all agree that there is no debt assessment still on the 40 acres. I confirmed that to the economic development person, and it was our expectation that if it came back into either a lease or a sale to another entity that we would start assessing O&M on the property, but other than the economic development department saying that he would forward it to the County, we haven't heard anything.

Mr. Campbell: I have had significant interest in the number of the lots. I had a lot of interest up until the Piney Point fiasco, but things have actually started to pick up. I'm working with one guy now on an LOI now for lots 8 and 9. I don't know if that's going to go anywhere because it was kind of a lowball offer. Then another gentleman, I'm working with him on lot 3 and 4, but he is trying to work through an SBA, small business loan, so I'm not sure how that's all going to work out. Nonetheless, there has been quite a bit of activity and interest.

Mr. Steady: I assume the Piney Point has kind of been not the greatest thing for this property, but hopefully it won't be an issue going forward.

Mr. Campbell: A lot of the people that I had been talking to, up until that point, have gone silent. In fact, we had lot 4, the owner of lot 5 was buying lot 4. We had it all under contract with the exception of our signature from the SPE, and they've gone completely radio silent. So, I actually sent them a termination notice just out of an abundance of caution last week before I engaged this other party. It's kind of unfortunate.

II. District Engineer

No report.

III. District Manager

- a) **Reported Number of Registered Voters as of April 15, 2021**
- b) **Financial Statement for the period ended February 28, 2021 (unaudited)**
- c) **Financial Statement for the period ended March 31, 2021 (unaudited)**
- d) **Financial Statement for the period ended April 30, 2021 (unaudited)**

Mr. Ward indicated Statute required the Supervisor of Elections in Manatee County to report the number of registered voters in the District. He reported as of April 15, 2021, Buckeye Park had zero registered voters. He noted this number would affect the District when it reached 250 registered voters (qualified electors) and reached six years after establishment. He asked if there were any questions; there were none.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any audience comments; there were none. He asked if there were any Supervisor's requests; there were none.

SEVENTH ORDER OF BUSINESS

Adjournment

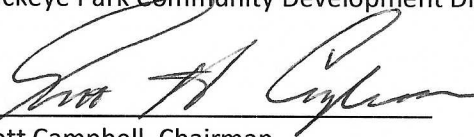
Mr. Ward adjourned the meeting at approximately 1:15 p.m.

On MOTION made by Ms. Leah Popelka, seconded by Mr. Scott Campbell, and with all in favor, the meeting was adjourned.

Buckeye Park Community Development District



James P. Ward, Secretary



Scott Campbell, Chairman