

**MINUTES OF MEETING
CURRENTS
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Currents Community Development District was held on Tuesday, November 12, 2024 at 3:30 P.M. at the offices of Coleman, Yovanovich & Koester, 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.

Present:

Rob Summers
Tonya Holden
Tommy Dean
Felipe Gonzalez

Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Absent:

Jarret English

Assistant Secretary

Also present were:

James P. Ward
Greg Urbancic
Jackie Laroque

JPWard & Associates
District Attorney
District Engineer

Audience:

All residents' 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

Mr. James P. Ward called the meeting to order at approximately 3:53 p.m. He reported all Members of the Board were present, with the exception of Supervisor English, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Meetings

THIRD ORDER OF BUSINESS

Oath of Office

Administration of Oath of Office for the Board of Supervisors of the Currents Community Development District

- a) Oath of Office
- b) Guide to the Sunshine Amendment and Code of Ethics
- c) Form 1 – Statement of Financial Interests
- d) Sample of E-filed Form 1 – Statement of Financial Interests. (2024 Changes to the Law and filing requirements)
- e) Form 8B – Conflict Waiver Form

Mr. Ward noted Mr. Felipe Gonzalez, Mr. Jarret English, and Mr. Tommy Dean were elected at the Landowner's Meeting. As a notary public, Mr. Ward administered the Oath of Office to Mr. Gonzalez and Mr. Dean. Mr. Gonzalez and Mr. Dean signed and returned the Oath to Mr. Ward for notarization and inclusion in the record. He stated Mr. Dean already sat on the Board and as such would not need to file another Form 1 this year; however, Mr. Gonzalez would be required to file a Form 1 online.

Mr. Dean asked if filing a Form 1 would cover all CDD Boards he sat upon or if the Form 1 he filed was specific to the Currents CDD.

Mr. Ward explained his office set up the Form 1 to cover Mr. Dean for all CDD Boards managed by himself (Mr. Ward).

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-1

Consideration of Resolution 2025-1, a Resolution of the Board of Supervisors canvassing and certifying the results of the landowners' election of Supervisors held pursuant to Section 190.006(2), *Florida Statutes*

Mr. Ward stated Resolution 2025-1 canvassed and certified the results of the Landowner's Meeting held just prior to today's regular meeting. He stated in section 1, Felipe Gonzalez would hold Seat 1 with 133 votes; in Seat 3 would be Jarret English with 133 votes; and in Seat 4 would be Tommy Dean with 120 votes. He noted in section 2, Felipe Gonzalez and Jarret English would serve four-year terms, and Tommy Dean would serve a two-year term. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Tommy Dean, seconded by Felipe Gonzalez, and with all in favor, Resolution 2025-1 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-2

Consideration of Resolution 2025-2, a Resolution of the Board of Supervisors Re-Designating Certain Officers of the Timber Creek Southwest Community Development District following the Landowners' Election

Mr. Ward indicated Resolution 2025-2 redesignated the officers of the Board. He asked how the Board would like to designate the officers.

The Board chose to appoint Felipe Gonzalez as Chairperson, Rob Summers as Vice Chairperson, the remaining Board Members as Assistant Secretaries while James Ward would serve as Secretary and Treasurer.

On MOTION made by Tommy Dean, seconded by Felipe Gonzalez, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Minutes

July 9, 2024 – Regular Meeting Minutes

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

On MOTION made by Felipe Gonzalez, seconded by Rob Summers, and with all in favor, the July 9, 2024, Regular Meeting Minutes were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-3

Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors Authorizing the execution and delivery of an agreement regarding the acquisition of certain Work Product, Infrastructure and Real Property relating to Phase 3 of the CIP; Authorizing the proper officials to do all things deemed necessary in connection with the execution of such agreement; and Providing for conflicts; and providing for an effective date

Mr. Ward indicated items 7 and 8 were Greg Urbancic's items.

Mr. Greg Urbancic indicated Resolution 2025-3 was a cleanup item ratifying the acceptance of a deed to portions of the lakes. He explained what the District purchased with bond funds versus what was platted was different and this quitclaim deed cleaned up everything and ensured the District owned all the lake tracts.

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

On MOTION made by Tommy Dean, seconded by Felipe Gonzalez, and with all in favor, Resolution 2025-3 was adopted, and the Chair was authorized to sign.

Mr. Gonzalez asked if the District owned lake LME or just had access to lake LME.

Mr. Urbancic: It includes it. The way they did it, they didn't designate it as LME, they just included it in the lake tract. It was also because when we were originally doing the lake purchases, I don't think they could have been so precise as to what the lake was going to be at that time. They wanted to create a little bit of a buffer area.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-**

Consideration of Resolution 2025-, a Resolution of the Board of Supervisors Authorizing The Execution And Delivery Of An Agreement Regarding The Acquisition Of Certain Work Product, Infrastructure And Real Property Relating To Phase 3 Of The CIP; Authorizing The Proper Officials To Do All Things Deemed Necessary In Connection With The Execution Of Such Agreement; And Providing For Severability, Conflicts, And An Effective Date

Mr. Urbancic: You know we did the bond issuance this summer and this is a ratification of the various – I don't know that we need this one Jim. I think we already covered this in the bond issuance. We did the acquisition agreement as part of the bond closing.

Mr. Ward: So, this is a no go. Okay.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-4**

Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors Amending The Fiscal Year 2025 Budget Which Began On October 1, 2024, And Ends On September 30, 2025; Providing A Severability Clause; Providing For Conflict And Providing An Effective Date

Mr. Ward explained Resolution 2025-4 amended the Fiscal Year 2025 Budget to include the debt service fund for the recently issued series 2024 bond; there were no other changes to the budget. He asked if there were any questions; hearing none, he called for a motion.

<p>On MOTION made by Felipe Gonzalez, seconded by Rob Summers, and with all in favor, Resolution 2025-4 was adopted, and the Chair was authorized to sign.</p>

TENTH ORDER OF BUSINESS**Consideration of Resolution 2025-5**

Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors Ratifying, Confirming and Approving the acceptance of a certain conveyance from the Developer, Taylor Morrison of Florida, Inc., Relating to property within the District; Providing for severability, providing for conflicts; and providing for an effective date

Mr. Urbancic: On the eastern boundary there is the spreader lake, LE27. This is the intent to transfer that to the District for ownership and operation. According to my discussions with the District Engineer it does provide some of the water management function, so once it is transferred, we will have some subsequent restrictions that we are going to propose to put on this lake in terms of dockage and boating

by members of the community. I think that will be done at a subsequent meeting. This is the ratification of the acceptance of that. We had to transfer that property over to the District already, so this is the ratification of that deed.

On MOTION made by Felipe Gonzalez, seconded by Tommy Dean, and with all in favor, Resolution 2025-5 was adopted, and the Chair was authorized to sign.

Discussion ensued regarding another Resolution to be considered, Resolution 2025-6 and providing a copy of the document for Mr. Urbancic to quickly review and provide a summary to the Board.

Mr. Urbancic quickly reviewed the transfer contract. *There is some introductory language. The District owns and operates certain lakes and stormwater management improvements for stormwater management purposes for the benefit of the property owners and residents within the District. The District has accepted from the developer, Taylor Morrison, a lake known as lake 27, and I described the recording.* Mr. Urbancic continued to review the document, reading portions of the document to the Board noting the transfer contract indicated Lake 27 was encumbered by a certain grant of nonexclusive navigation, and the drainage easement provided the grantor of the easement and its successors with navigation rights over lake 27 and restricted the installation of any improvements in lake 27. He noted it also gave the District the right to impose restrictions on what could be done on the lake in terms of dockage and boating, etc.; the restrictions included: 1) No docks, boat slips or other improvements which might impair the navigational rights of the grantor and successor under the easement; and 2) No boats shall be placed or operated by owners or residents within the District. He asked if this sounded correct.

Mr. Gonzalez indicated no fishing should also be a restriction on lake 27. He indicated there was specific language for this which needed to be included in the document, and he would send this to Mr. Urbancic for inclusion in the contract.

Mr. Summers asked if there were access or setback requirements regarding pools, etc.

Mr. Gonzalez responded in the negative. He explained the original intent was for lake 27 to be a boatable recreational lake; the lake connected to the southern property owned by (indecipherable), but all this changed, and the lake needed restrictions as it was no longer a boatable lake.

Mr. Urbancic indicated he would bring the fishing restriction back with another resolution. He stated it could be approved today subject to the addition of the fishing restriction.

Mr. Ward stated the addition of a fishing restriction would be presented at the January 14, 2025 public hearing meeting.

On MOTION made by Felipe Gonzalez, seconded by Rob Summers, and with all in favor, Resolution 2025-6 was adopted subject to the addition of a fishing restriction, and the Chair was authorized to sign.

Consideration of an Agreement between the District and Taylor Morrison regarding the Master HOA managing Landscaping Maintenance Operations

Mr. Ward: As you may recall, part of the landscaping, which includes the front entrance berm, is owned by the CDD. It is currently being maintained by the Master HOA, so what the agreement does is codify that the District will allow the Master HOA to continue to maintain the physical landscaping along that frontage area that the District owns. The District has the right to terminate the Agreement on very specific notice. The Master HOA can terminate the Agreement with limited notice, basically to coincide with our fiscal year. I think the only thing I'm missing from the Agreement, I think I will lean on you, Felipe, to get from Jackie, is a map of this area for the Agreement. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Felipe Gonzalez, seconded by Tonya Holden, and with all in favor, the Agreement between the District and Taylor Morrison regarding the Master HOA managing Landscaping Maintenance Operations.

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

Mr. Urbancic: Just make sure you get your ethics training done before the end of the year. Felipe, even though you're just coming on, you will need to complete 4 hours of ethics training before the end of the year.

Mr. Gonzalez asked if this was on the honor system and how it would be tracked in the future.

Mr. Urbancic: Yes, it's on the honor system for reporting. And how it will be tracked in the future, we will see. I know with HOAs and condos they have made it more of a certification process, but there has not been that for governments yet. I haven't heard that it's coming, but I wouldn't be surprised.

Mr. Ward: We just have to make sure we don't have any human trafficking going on.

Ms. Holding: What?

Mr. Urbancic: Any person that we deal with has to sign a human trafficking affidavit saying they are not engaged in any form of human trafficking.

Mr. Ward: He had to sign one, I had to sign one, the District Engineer had to sign one.

II. District Engineer

No report.

III. District Manager

- a) Goals and objectives reporting requirements for CDDs
- b) *Important Board Meeting Dates for Balance of Fiscal Year 2025*
- c) Financial Statement for period ending August 31, 2024 (unaudited)
- d) Financial Statement for period ending September 20, 2024 (unaudited)
- e) Financial Statement for period ending October 31, 2024 (unaudited)

Mr. Ward stated the other piece of legislation which came out of this session required the CDD to set performance measures and standards for reporting. He explained Mr. Urbancic created performance measures and standards for reporting whether the CDD complied with the public meetings law, advertised the meetings pursuant to statute, provided access to public records, created an annual budget, published financial statements on the District website, etc. He indicated this was a self-reporting requirement and it would be posted on the District website by December 1 every year. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Felipe Gonzalez, seconded by Tonya Holden, and with all in favor, the performance measures and standards were approved.

THIRTEENTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Ward asked if there were any Supervisor's Requests; there were none.

FOURTEENTH ORDER OF BUSINESS**Audience Comments**

Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

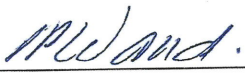
There were no audience comments.

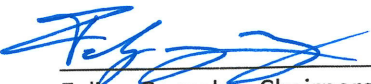
FIFTEENTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at approximately 4:13 p.m.

On MOTION made by Tommy Dean, seconded by Felipe Gonzalez, and with all in favor, the Meeting was adjourned.

Currents Community Development District


James P. Ward, Secretary


Felipe Gonzalez, Chairperson