

**MINUTES OF MEETING
ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Esplanade Lake Club Community Development District and the Landowner’s Meeting was held on Thursday, November 19, 2020 at 11:00 a.m. at Waldrop Engineering, 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.

Present and constituting a quorum:

Charles Cook	Chairperson
Rob Summers	Vice Chairperson
Rebekah Norton	Assistant Secretary
Valerie McChesney	Assistant Secretary

Absent:

Brian Keller	Assistant Secretary
--------------	---------------------

Also present were:

James P. Ward	District Manager
Jere Earlywine	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 11:00 a.m.

Mr. Ward: I just want to go through one item with you really quickly on the Landowner’s Meeting. We had continued the Landowner’s Meeting from November 3, 2020 till today, and although we did conduct most of the Landowner’s Meeting information at the November 3 Meeting, I will just ask for the record, are there any members of the public present on the phone today or by video who have any intention of voting at today’s Landowner’s Meeting? One more time, I will ask, are there any landowners present on the phone who have an intention of voting at today’s Landowner’s Meeting? (There was no response.) Hearing none, the election that we started to conduct on November 3 will land as is where Taylor Morrison voted 344 votes and Ms. Norton, Ms. McChesney, and Mr. Keller were elected to the Board at that time.

Mr. Ward conducted roll call; all Members of the Board were present, with the exception of Supervisor Brian Keller, constituting a quorum.

SECOND ORDER OF BUSINESS**Consideration of Resolution 2021-6**

Consideration of Resolution 2021-6, a Resolution relating to the Levying of Assessments on Boundary Amendment Parcel, and making certain findings; authorizing a Capital Improvement Plan; adopting an Engineer's Report; providing an estimated cost of improvements; adopting an Assessment Report; equalizing, approving, confirming and levying Debt Assessments; addressing the finalization of Special Assessments; addressing the payment of Debt Assessments and the method of collection; providing for the allocation of Debt Assessments and true-up payments; confirming the maximum assessment liens securing the 2019A-1 Bonds and the 2019A-2 Bonds; addressing Government Property, and transfers of property to units of Local, State and Federal Government; authorizing an Assessment Notice

Mr. Ward indicated this was a public hearing. He called for a motion to open the public hearing.

On MOTION made by Mr. Charles Cook, seconded by Mr. Rob Summers, and with all in favor, the public hearing was opened.

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

On MOTION made by Mr. Charles Cook, seconded by Mr. Rob Summers, and with all in favor, the public hearing was closed.

Mr. Ward asked District Attorney Jere Earlywine to speak regarding Resolution 2021-6.

Mr. Jere Earlywine: Resolution 2021-6 is pretty much the same resolution that you saw when we first did the assessment securing the 2019 bonds. What this resolution does is it extends that assessment lien over to the boundary amendment parcel; that was the parcel that was added into the District's boundaries on October 6 of this year by the County. What we are required to do is prior to December 1, levy the assessments onto the parcel, and in doing so will release money from our retainage subaccount that's related to the construction and development of this part of the project. The resolution itself, as I said, basically has all the same findings that were made when we did the original Chapter 170 hearing process which adopts the Engineer's Report, sets for the estimated cost of improvements, adopts the assessment report, and equalizes the assessments, and then sets forth all the payment and collection terms of the assessments consistent with what was done previously. He asked if there were any questions; there were none.

On MOTION made by Mr. Charles Cook, seconded by Mr. Rob Summers, and with all in favor, Resolution 2021-6 was adopted, and the Chair was authorized to sign.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2021-7

Consideration of Resolution 2021-7, a Resolution addressing the release of retainage subaccounts for the District’s Capital Improvement Revenue Bonds, Series 2019A-1 and Series 2019A-2; authorizing the District Chair to issue an Issuer’s Certificate, and District staff to transmit notice of the same to the District’s Trustee for the Bonds; authorizing an omnibus amendment to recorded 2019 assessment documents

Mr. Ward corrected “District Chair” to read “District Manager” in Resolution 2021-7.

Mr. Ward: What you will recall this does is we have a certain amount of funds, slightly over \$1 million dollars in a retainage subaccount that was held with the Series 2019 bonds related to the fact that we wanted to be able to release those once this boundary amendment is done. There are certain requirements under that indenture to transmit certain documents to the trustee related to certificates issued by the District that we have gone through the process of amending the boundaries of the District. We are certifying to that and authorizing them to release the retainage account into the main construction account which would then allow the District to requisition those funds out as required under the District Engineer’s Report. He asked if there were any questions; there were none.

On MOTION made by Mr. Rob Summers, seconded by Mr. Charles Cook, and with all in favor, Resolution 2021-7 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Agreement

Consideration of Agreement between Esplanade Lake Club Community Development District and Calvin, Giordano, & Associates, Inc. for Field Maintenance Oversight services within the District

Mr. Ward: This is a firm that I work with on a number of Districts that I have where the District has operations and maintenance contained in it. It was budgeted in our Fiscal Year 2021 budget related to all of the normal things you would see field managers do with respect to operations for CDDs. He asked if there were any questions.

Ms. McChesney asked a question which was inaudible. Mr. Ward answered in the affirmative.

On MOTION made by Mr. Charles Cook, seconded by Mr. Rob Summers, and with all in favor, the Agreement between Esplanade Lake Club Community Development District and Calvin, Giordano, & Associates, Inc. for Field Maintenance Oversight services within the District was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Staff Reports

a) District Attorney

Mr. Earlywine: We are going to proceed to record the amendment and I think Jim has already sent off the letters for release of the retainage balance. We are looking to finish up some acquisitions and make some more payments too, so that is all underway.

b) District Engineer

No report.

c) District Manager

I. Financial Statement October 31, 2020 (unaudited)

No report.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

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

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 11:13 a.m.

On MOTION made by Mr. Rob Summers, seconded by Mr. Charles Cook, and with all in favor, the Meeting was adjourned.

ATTEST:

Esplanade Lake Club Community Development District


James P. Ward, Secretary

Charles Cook
Charles Cook, Chairman

Signature: Charles Cook
Charles Cook (Aug 30, 2021 12:20 EDT)

Email: chcook@taylormorrison.com






ELC - Minutes 11 19 2020 - to be signed

Final Audit Report

2021-08-30

Created:	2021-07-23
By:	Cori Dissinger (coridissinger@jpwardassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgn3pRm0y0-bUJ-8q0mGMf8wTJAu8biUZ

"ELC - Minutes 11 19 2020 - to be signed" History

-  Document created by Cori Dissinger (coridissinger@jpwardassociates.com)
2021-07-23 - 5:24:16 PM GMT- IP address: 35.153.123.180
-  Document emailed to Charles Cook (chcook@taylormorrison.com) for signature
2021-07-23 - 5:24:40 PM GMT
-  Email viewed by Charles Cook (chcook@taylormorrison.com)
2021-08-30 - 4:19:48 PM GMT
-  Document e-signed by Charles Cook (chcook@taylormorrison.com)
Signature Date: 2021-08-30 - 4:20:13 PM GMT - Time Source: server
-  Agreement completed.
2021-08-30 - 4:20:13 PM GMT