

**MINUTES OF MEETING  
FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Directors of the Flow Way Community Development District was held on Thursday, March 16, 2023, at 1:00 P.M. at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.

**Present and constituting a quorum:**

Zack Stamp	Chairperson
Ron Miller	Vice Chairperson
Tom Kleck	Assistant Secretary
Bart Bhatla	Assistant Secretary

**Absent:**

Martinn Winters	Assistant Secretary
-----------------	---------------------

**Also present were:**

James P. Ward	District Manager
James Messick	District Engineer
Michael Pawelczyk	District Counsel
Greg Woods	District Litigation Counsel
Christopher Donovan	District Counsel

**Audience:**

Lynn Hyduk	HOA
------------	-----

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/Roll Call**

Chairperson Zack Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted, and all Members of the Board were present, with the exception of Supervisor Winters, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comments**

**Public Comments for non-agenda items (Limited to three (3) minutes). Individuals are permitted to speak on items on the agenda during that item and will be announced by the Chairperson.**

Chairperson Stamp reviewed public comment protocols.

### THIRD ORDER OF BUSINESS

### Consideration of Minutes

- I. February 16, 2023 – Regular Meeting [Page 6]
- II. February 28, 2023 – Special Meeting [Page 14]

Chairperson Stamp asked if there were any corrections or deletions; hearing none, he called for a motion.

**On MOTION made by Tom Kleck, seconded by Ron Miller, and with all in favor, the February 16, 2023 Regular Meeting Minutes and the February 28, 2023 Special Meeting Minutes were approved as amended.**

### FOURTH ORDER OF BUSINESS

### Fiscal Year 2024 Budget Plan

#### Fiscal Year 2024 Budget Plan along with the Capital and Asset Evaluations [Page 17]

*Mr. Ward: Today will be the first day that you start to review your budget. We will review it today, and your next meeting in April, and then at your May 18<sup>th</sup> Meeting we will ask you to make any final changes, additions, corrections, or subtractions that you want from the budget and I will ask you to approve it for purposes of setting your public hearing. It is the exact same process that we did last year. Your public hearing is scheduled for July 20, 2023, at which time you will be asked to adopt your budget and set the assessment rates for fiscal year 2024. Then in August we will begin the process of transmitting your adopted assessment rates to the Property Appraiser and Tax Collector for inclusion on the tax roles beginning in Fiscal Year 2024. This Budget is essentially a continuation of your five year plan from last year which includes all of the infrastructure that was transitioned from the homeowner's association to the District and it also includes all of the debt service related your numerous bond issues. You can go through the Agenda Letter and I will try to summarize as best I can with respect to how we develop the budget and the plan that's included in here. I want to focus on the three areas of concern: the first is your ongoing litigation with the developer and its financial impact on the District. That was a substantial burden in the prior year, and it is still a substantial burden in the current year. The 2023 budget includes some significant legal expenditures going into your 2024 budget year, but it is important that we try to maintain that budget to ensure that we can cover all of our legal expenses going into Fiscal Year 2024. Secondly, the arbitrator's award we had anticipated to receive as part of the financials FY 2022, that award, those funds were basically accounts receivable from the developer for last year which kept the District essentially out of a state of financial emergency. Based upon where we are today, it is likely that we will have to do what's called a "prior period adjustment" for the arbitrator's award to the 2022 statements when we get to the point of doing the financial statements for the fiscal year ending September 30, 2023. The third area of concern, we did see some significant impact on cost of labor and material costs and most importantly on vendors who are able to prosecute all of the infrastructure needs that we have on a going forward basis for installation and all of the work we are doing this year. We are seeing slower lead times on getting materials, and slower installation times on getting all of the work*

*done for the District. I do not expect that to change going into Fiscal Year 2024. The costs are going up, the labor costs are going up, and material costs are going up. We are seeing delays in getting materials which is causing delays in installation and even when we get the materials, we are still seeing delays in vendors getting the installations done. It has not adversely affected the District at this point, but it is something we need to pay attention to on a going forward basis. The budget overview, as I said, is consistent with what we've done before. It does exclude any maintenance of the exterior preserves going into 2024. Your assessment rate will be \$1,678.33 for 2024. It's \$1,399.81 this year. We are essentially at the cap rate going into 2024. The costs are staying relatively the same from year to year within the context of the budget, so we are trying to keep those as consistent as we can. The increases are due primarily to legal fees going into 2024. As you will note in here, I am contemplating that we will either need an extension of our existing Truist note to be able to operate on in the first quarter of next year as we are not going to have as much cash as I wanted to by the end of this count fiscal year, or alternatively, we will have to do a new note with Truist. I have had some good discussions with Truist, and they should be able to extend the note, which will save us some legal fees and having to go through getting a new note with the bank.*

*Mr. Kleck: I thought that after the fees were all paid at the end of the year that there would not be any additional loan money.*

*Mr. Ward: Correct. I originally was contemplating being in a better cash position by the end of this fiscal year, but with the cost increases, and legal fees, and I hate to continually talk about legal fees, but they are what they are, it's likely we will not have enough cash to flow us into the first three months of 2024.*

*Chairperson Stamp: Plus, if we had received the \$470,000 dollars arbitration award, that would have taken care of that.*

*Mr. Bart Bhatla: We borrowed about \$500,000 dollars?*

*Mr. Ward: We borrowed \$500,000 dollars. If I can't extend the note repayment into fiscal year 2024, we will have to do a new borrowing and extend it into 2024. We will have sufficient cash, because I don't have to repay it then, and I can repay it in January, February or March of 2025.*

*Mr. Bhatla: What happened, because we were planning on paying that in the month of April I thought.*

*Mr. Ward: We were. We have the cash right now to do that. However, without receiving the arbitrator's award, and when I forecast out our expenses for the balance of this year, there is not enough cash at the end of the calendar year to pay the operating expenses for October, November and December of this calendar year, which is next fiscal year.*

*Mr. Bhatla: So, we don't have enough proceeds from the taxes.*

*Mr. Ward: We have plenty of receipts from the taxes, but without the arbitrator's award payment, and with legal fees nearing numbers that are higher than what I budgeted for this year, we are not going to have sufficient cash to meet our operating expenses in the first three months of 2024.*

*Mr. Bhatla: So, we will be carrying the arbitrator's award as accounts receivable.*

*Mr. Ward: It is on our books now as accounts receivable. Based upon the current discussions we've had, it is unlikely we will get that, so we have to plan for that for cash purposes.*

*Mr. Ron Miller: I thought that we did not plan on collecting the arbitrator's award and we planned our budget without that collection. Was that collection contemplated in Fiscal Year 2023?*

*Mr. Ward: It wasn't contemplated in Fiscal Year 2023. It was contemplated in Fiscal Year 2022 when the arbitrator's award came down, that we would receive it by this point. That did not happen. So, on your 09/30/2022 financials we are showing it as accounts receivable. That kept us in a positive position. Without that cash coming in, it goes into a negative position.*

Discussion ensued regarding whether the arbitrator's award was contemplated in the 2022 budget; the arbitrator's award being considered accounts receivable at this point; and what would happen if Taylor Morrison refused to pay the District the arbitrator's award.

*Mr. Miller: If we never receive the arbitrator's award, maybe we need to consider an additional assessment, maybe a onetime assessment?*

*Mr. Ward: Going into 2026 that will be a strong possibility. We need roughly \$400,000 dollars in cash to operate for the first three months. At the moment, when we did the 2023 budget, I had contemplated that we would have about \$185,000 dollars leftover at the end of this year. Based on our current spending trends, that number is going to be a negative \$20,000 dollars.*

*Mr. Miller: That's because we didn't collect the arbitrator's award.*

*Mr. Ward: Correct.*

*Mr. Miller: This three month cash flow issue is going to be repetitious until we somehow make it up in the future.*

*Mr. Ward: Yes, every year.*

*Chairperson Stamp: But we could do it incrementally.*

*Mr. Ward: We could do it incrementally if we could get the District to the point of at least having \$150,000 dollars in one year, it could carry us for a year or two, and maybe we could stage it such that we make the \$150,000 dollars into \$200,000 dollars or \$250,000 dollars and incrementally get it over a two or three year period. But at the moment, I'm not seeing that happen.*

*Mr. Miller: I thought I read something that talked about the CDD funding the preserves maintenance and I thought I saw some numbers in the budget about preserve maintenance expenses.*

*Mr. Ward: In the budget right now for preserve maintenance is really only the maintenance of the interior preserves. There is some maintenance in there for that, plus we have the capital for some additional fencing that is contemplated for next year. The fencing would be the exterior preserves; the rest of it would be your internal preserve maintenance.*

*Mr. Miller: We have taken the position of not funding the external preserves because we are still in the process of attempting to collect the escrow money from Taylor Morrison. That process is not over. Why would we put anything in for a fence for the external preserves. I would suggest taking that out.*

*Chairperson Stamp: We will entertain amendments.*

*Mr. Miller: Then this now has become even more of a collage. We had never objected from the get-go that the internal preserves are our responsibility to maintain. We agreed to that, but now, due to the transfer of the permit to the HOA, we no longer have any responsibility for maintenance of any of the preserves, internal or external. So, why do we need any money for the internal preserves? It's not our responsibility.*

*Mr. Ward: The internal preserves, whether they are the HOA or the CDDs, to me it's kind of one entity. The internal preserves is generally easier for the CDD to maintain on an ongoing basis as a part of the overall maintenance of the water management system. I think the community, at least with respect to the internal preserves, tends to like having the CDD maintain them. So, we've been doing it. It's not significant money. I would suggest, if you clearly don't want to do that, the cash is important to keep, so we should leave the assessment rate the same going into 2024 and maybe mark it as a contingency and you can have more discussion about that going into next year.*

*Mr. Miller: I would be okay leaving the money in the budget for a contingency and that would actually work our way towards getting out of this annual loan. I think the ballgame has changed. We do not have the maintenance responsibility of the internal preserves. I think the HOA needs to acknowledge that they own it. I do understand it will come out of the same ultimate pocket, but as a public agency, I don't think we can spend public funds by giving them to a private corporation.*

*Chairperson Stamp: Greg, is that your understanding?*

*Mr. Greg Woods: I think the internal preserves are ours. They have been ours. We assumed them way back when.*

*Mr. Ward: We did.*

*Mr. Miller: The permit says the HOA owns the internal preserves. The permit letter states specifically that all conditions remain intact and that includes everything.*

Discussion ensued regarding whether the CDD was responsible for the internal preserves.

Mr. Bhatla indicated he was disturbed because he had believed the District had not been planning the budget to contemplate the arbitrator's award. He stated the budget process needed to be reexamined.

Discussion continued regarding the arbitrator's award; there being an appeal out for the arbitrator's award; and if the District won the appeal, it would be paid the \$470,000 dollars.

Mr. Ward explained the auditor looked at the arbitrator's award as such "if you can reasonably expect to receive the cash within 12 months of making the entry on your books, the entry can stay." He explained if there was no reasonable expectation, then the District would do a prior period adjustment and pull it off the balance sheet.

Mr. Miller asked if the year had expired.

Mr. Ward responded it would expire as of September 30, 2023. *So, it will go off the books this year unless we get it.*

*Mr. Miller: Does that put us in technical insolvency?*

*Mr. Ward: It's technical insolvency and requires a lot of extra work to get through the auditor general and the department of banking and finance with that issue. We have to provide additional reporting as a result. It's not onerous reporting. It's more work on my side of the coin just doing it, but it's not particularly onerous.*

*Mr. Miller: Let's talk more about this during the shade session.*

*Mr. Bhatla: I thought that we would leave it on the record that this appeal would take more than a year, because we had asked that question, and the answer was it's going to be at least a year plus that accounts receivable to be able to stay on. I think it's going to be a tough fight.*

*Chairperson Stamp: We did anticipate the receipt of the money, but we never anticipated spending that money, so it was never something we were going to spend. We didn't budget it to spend it. We budgeted to receive it. The second thing, and I could see where the public could be skeptical, at the time we adopted this budget, we really had no reason to think the arbitrator's award wasn't going to go into effect. We didn't get hit by this curve ball from the judge and Taylor Morrison until after that fact, so it was a good faith assumption on our part that we would get that money. It wasn't a pie in the sky thing.*

*Mr. Ward: When we did last year's budget for the year we are in now, we anticipated this year getting about an extra \$185,000 dollars in cash that we would have the ability to use for the first three months of next year. We also budgeted \$100,000 dollars in contingencies in the current year's budget we have which was preserves, so the thought was we would have \$185,000 dollars going into October, plus the \$100,000 dollars in contingencies. That's \$285,000 dollars to meet our cash needs for October, November, and December. I could have worked with that. With this budget, based upon our current spending trends, the \$185,000 dollars is not going to be realized. The \$100,000 dollars in contingencies basically goes away, and we are going to be underwater by \$20,000 dollars.*

*Mr. Bhatla: What was the source of the \$185,000 dollars?*

*Mr. Ward: Our assessments were levied to drop to the bottom line. So, now what happens going in at September 30, we are basically in the exact same position we were in a year ago. We have no cash to pay for October, November and December. So, we have to either extend the note so we don't have to repay it, or we have to do a new note.*

*Mr. Bhatla: Do you think we should review the capital expenditure program itself?*

*Mr. Ward: We have already started the capital program, so it's pretty much all underway. It's your lake bank restoration program.*

*Chairperson Stamp: We could stretch it out. We would make it a 6 or 7 year program.*

*Mr. Ward: You can stretch next year's. If our projections last year had been correct when we did the budget, we would have had \$285,000 dollars plus the \$470,000 dollars. We would have been in great shape. But we are kind of the opposite of that right now.*

*Mr. Bhatla: The \$185,000 dollars is not coming in?*

*Mr. Ward: The \$185,000 dollars was an extra \$185,000 dollars in the budget, so that would have been cash coming to us. We are getting the money, but our expenditures are estimated to be \$20,000 dollars over getting that cash, all the money for the operations, spending the contingencies, and that, puts us in a position of being in the negative going into October 1.*

*Mr. Bhatla: We should be able to squeeze out \$20,000 dollars.*

*Mr. Ward: The \$20,000 dollars I'm not worried about. It's October, November, and December.*

*Chairperson Stamp: One other point and we can move on. We are going to revisit this 2 or 3 more times. I encourage you, if you have questions, call Jim. When we look at the \$470,000 dollars that we thought we had in hand, we have spent \$50,000 to \$60,000 dollars just trying to keep it now. We've gone from being on the offense to being on the defense with what Taylor Morrison is doing, so we would have dropped those out of the expenses as well. Greg's firm would have handed us a check and been gone. Instead, now we are in a position of appealing, we still have this ongoing, we could have a hearing on things, so it was a double whammy so to speak of not receiving it, and the extra legal fees which were more than we anticipated because we anticipated being out of this when we put the last budget together.*

*Mr. Miller: This increase this year is 14% and last year it was like 100%. Last year was over and I was approached by numerous residents asking me why and not happy with the increase we had last year. So, just be aware that we can get questions about why it is going up so much again this year.*

*Chairperson Stamp: I think we probably all got calls like that. The final point again, we don't have to do the mailing like we did last year if we are staying under the cap rate.*

## **FIFTH ORDER OF BUSINESS**

### **Staff Items**

#### **I. District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

Mr. Ward welcomed and introduced Mike Pawelczyk with Billing, Cochran, P.A.

Mr. Michael Pawelczyk thanked the Board for the opportunity to serve. He provided a brief history of his career experience. *I have extensive experience doing this kind of work, my partners and associates do as well. I am happy for the opportunity and I look forward to helping you all get through what you're going through, dealing with some conveyances as Jim said.*

Chairperson Stamp welcomed Mr. Pawelczyk.

*Mr. Bhatla: I want you to take an aggressive position and advise us if we are going the wrong way at any place.*

*Mr. Pawelczyk: I'm not familiar with your litigation other than a brief overview of it from Jim. I think at this point, unless I need to dig into the weeds, I don't really want to do that because then you're paying another lawyer. But to the extent I need to, I will. The way I do things is, I like to give you more information as a lawyer than most lawyers will do. Lawyers sometimes sit back and say "well, can you do it legally," or "is the legal form of the agreement correct." If I see something in specifications or I see something you're doing and from my experience other districts who have done stuff differently in that particular area, I'm going to let you know, to help better inform you. So, between Jim's experience and my experience, you might get a few more extra options, depending on what the matter is. I know you're going through some lake bank stabilization projects. I have districts who have done that all over the State, and used different methods, and I know different contractors that have done work, just like Jim does, so I'm going to point those out, either to you or to Jim in the meeting, as the case may be, just to add information. If you are like me, the more information I have, the easier it is to make a decision. You can take it or leave it, but I usually offer it unless you tell me not to. That's the way I practice. I feel like I am now part of your team. When I drive by the Flow Way CDD the next time I'm over in that area, I want to be able to tell my wife proudly that that's my District. It's important to me that your community is well maintained and well run and is a good place to live.*

## **II. Litigation Attorney – Woods, Weidenmiller, Michetti, & Rudnick**

- a) **Status Report on Litigation and Appeal**
- b) **Request to call Executive Attorney/client shade session. Discussion of settlement matters pertaining to Taylor Morrison Defendants (File Number: 2020-CA-4147)**

No report until Executive Session.

## **III. District Engineer – Calvin, Giordano & Associates**

- a) **Engineer's Report [page 52]**
  1. **Strategic Operational Plan**
  2. **Bonita Springs Floodwater Diversion Plan**
  3. **Rainwater Leader (RWL) Inspection Report**

*Mr. Jimmy Messick: I have three things I'd like to review, the first being the overall Strategic Operational Plan. The vendors are continuing to maintain our assets, maintenance being the foremost priority. He discussed the work being done by vendors regarding the lakes, water grasses, algae, landscape maintenance replacement of plantings at the main entrance, installation of the flow meter for the irrigation system, fountain maintenance, and painting of the culvert. He reported the lake bank restoration project was begun on lake 12, the front entrance was pressure washed, and the proposal requested for the recharge well pump was approved in the current budget. He stated in regard to the Bonita Springs Floodwater Diversion Plan there was no update; he attended the Big Cypress Board Meeting but there was no note of the emergency bypass system during the meeting.*

*Mr. Bhatla: Is there any project in the overall water system to bring water into the ponds because everybody is complaining about the water level dropping.*

*Mr. Messick: The current system does pump some of the aquifer in to recharge the lake. We are limited of how much we can pump. Those recharge pumps are active and maxed out. It's just so dry the water level is dropping well below the lake elevations and we are just trying to keep up. But there is no additional system to –*

*Mr. Bhatla: overall in the water shed there is really no study or plans going on to bring in additional water?*

*Mr. Messick: Like the Big Cypress Basin? No, they don't have a plan to bring in additional water. They just manage what they have.*

*Mr. Miller: Isn't it true that most, or even all, of the water that we are pumping into the ponds, an equal amount of that is being used for irrigation?*

*Mr. Messick: Basically. You can have continuous flow over a long period of time, but you are maxed out by what you are using. My last item was the Rainwater Leader Inspection Report. I attached that to the appendices. Briefly, what I found was, I watched all 27 lakes and the Flow Way Canal to inspect visible rainwater leaders, or piping that was exposed, and had eroded and were visible, and an eyesore. My report identifies where those rainwater leaders were located, what they were connected to, and what could be done in the future moving forward. Of the 26 noted rainwater leaders during my inspection, the vast majority were at multifamily buildings along lakes 20, 21, 18, 19, 16 and 17. What we're looking at doing, is as we go through and do the lake bank restorations, we can fix those rainwater leaders and bury them deeper under the ground, under the GeoTubes and put them at a respectable elevation, so they are not an eyesore creating more erosion. We are not going to have lake bank restoration projects on 100% of everybody in the community, so what we can do is come up with a plan to look at those in the future and address those by burying and creating a yard drain on one side so the rainwater doesn't come off and create erosion problems.*

*Mr. Miller: What is the source of the water which drains into the leaders?*

*Mr. Messick: Rainwater leaders are downspouts that go underground and pipe out to the lake from adjacent single family and multifamily buildings.*

*Mr. Bhatla: I thought we established that all that was the responsibility of the homeowners, not our responsibility. Is that true?*

*Mr. Messick: That's still true. We are going to have to work with the homeowners' associations to make sure they understand what their responsibilities are. Our responsibilities stop at the lake bank easement, when they get onto private property, as that's not part of the overall stormwater management system, but that improvement would prevent us from having continual lake bank restoration problems. Working alongside the homeowners' associations is important to make sure we address these so we don't have the erosion problem.*

*Mr. Bhatla: is there anything in the County code that would (Indecipherable).*

*Mr. Messick: I really couldn't find anything that gave specifications for the construction of the standard (indecipherable). He indicated he would double check to confirm.*

**IV. District Manager – JPWard & Associates, LLC**

- a) **Bond Refinancing – Series 2013 Bonds**
- b) **Important Board Meeting Dates for Balance of Fiscal Year 2023:**
  1. **June Board Meeting – June 29, 2023**
  2. **Public Hearings: Fiscal Year 2024 Budget Adoption – July 20, 2023, 1:00 P.M.**
- c) **Financial Statements for period ending February 28, 2022 (unaudited) [Page 90]**
- d) **Update on Discussions with HOA regarding ultimate ownership/maintenance responsibilities (Continuing Item – No additional report for March 2023)**

*Mr. Ward: Just remember your public hearing is scheduled for July 20, 2023.*

Chairperson Stamp cleared the room for Executive Session.

**SIXTH ORDER OF BUSINESS****Executive Session**

**Executive Session of the Board of Supervisor’s (Closed to the Public) – Estimated time for Session is One (1) hour, after which the Board of Supervisors will open the Regular Meeting and take up any actions that may be needed from the Executive Session.**

**The sole purpose of the executive attorney/client session is to discuss a settlement proposal relative to the Flow Way Community Development District’s lawsuit, File Number: 20-CA-4147, and related appeal.**

**The executive session is expected to last approximately one (1) hour. At the conclusion of the executive session the Board of Supervisors will go back into Regular Session to conduct the balance of the regular agenda items.**

**The attending parties shall be the following members of the Board of Supervisors, Zack Stamp, Ron Miller, Tom Kleck, Martinn Winters, Bart Bhatla: Litigation Attorney Greg Woods, Jessica Tolin and Christopher Donovan, District Manager James Ward.**

**The entire session shall be recorded by a certified court reporter and the transcript shall be filed with the District Attorney and shall remain sealed until the lawsuit has concluded.**

**At the close of the executive session the Board will reopen the meeting for any additional items to be considered by the Board of Supervisors.**

*Chairperson Stamp: The District will now commence an Attorney Client Session. It's approximately 1:55 p.m. The shade session is expected to last approximately one hour. The individuals attending the shade session today are Zack Stamp, Ron Miller, Tom Kleck, Martinn Winters, Bart Bhatla, Greg Woods, Christopher Donovan, and District Manager James Ward. Please note that at the conclusion of this attorney client session the meeting shall be reopened and it will be announced at the termination of this session. At that time, we will finish the Board Agenda.*

The meeting went off the record; the audio recording ended at this point. The Executive Session was held.

Following the Executive Session, Mr. Ward reconvened the Regular Meeting of the Board of Supervisors for the Flow Way Community Development District for Thursday, March, 16, 2023 at 3:10 p.m.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There were no Supervisor's Requests.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

**Audience Comments:** Public comment period is for items NOT listed on the Agenda, comments are limited to three (3) minutes per person, 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

Chairperson Stamp noted there were no audience members present; therefore, there were no audience comments.

Mr. Bhatla asked about the status of the agreement with the HOA.

*Mr. Ward: The last conversation I had with the HOA, we would be doing that probably the middle part of next year.*

*Chairperson Stamp: The HOA is going to take over from us, like the bridges, but we are still talking.*

*Mr. Ward: Do you want to call another shade session for April?*

Mr. Woods called a shade session for April, noting present would be the Board Members, District Manager, and himself (Greg Woods) or Jessica Tolin and the court reporter.

**NINTH ORDER OF BUSINESS**

**Announcement of Next Meeting**

**Announcement of Next Meeting – Regular Meeting on April 20, 2023**

**TENTH ORDER OF BUSINESS**

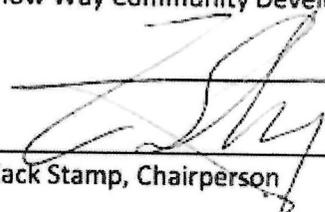
**Adjournment/Recess**

The meeting was adjourned at approximately 3:12 p.m.

**On MOTION made by Ron Miller, seconded by Tom Kleck, and with all in favor, the Meeting was adjourned.**

Flow Way Community Development District

  
James P. Ward, Secretary

  
Zack Stamp, Chairperson