

**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, September 17, 2020 at 1:00 p.m. via telecommunication.

Present and constituting a quorum:

Andrew Miller	Chairperson
John Wollard	Vice Chairperson
Tom Kleck	Assistant Secretary

Absent:

Ronald Miller	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel

Audience:

Zack Stamp
Jessica Cohen (ph)
Charles Cook
Tom Winters (ph)

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 1:16 p.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He conducted roll call; all Members of the Board were present with the exception of Supervisor Ron Miller, constituting a quorum.

SECOND ORDER OF BUSINESS**Public Comments**

- I. The Public comment period is for items NOT listed on the Agenda, and individuals 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.
- II. Individuals are permitted to speak on items on the Agenda in accordance with the procedure in I. above.

Mr. Ward indicated public comments would be taken during Agenda Items and at the end of the Meeting.

THIRD ORDER OF BUSINESS**Consideration of Minutes****August 20, 2020 Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions for the August 20, 2020 Regular Meeting Minutes. Hearing none, he called for a motion.

On MOTION made by Mr. Tom Kleck, seconded by Mr. Andrew Miller, and with all in favor, the August 20, 2020 Regular Meeting Minutes were approved.

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

Mr. Greg Urbancic: At the last meeting, the Board authorized moving forward with the annexation of the Hatcher piece which is approximately 10 acres. As I think most people know, it was contemplated in the 2019 bond documents, that this piece would ultimately be annexed into the District or that it would be attempted to be annexed into the District at some point, so the petition has been submitted to Collier County. My expectation right now is that it is going in front of the Board of County Commissioners on October 13, 2020. That would be the date that presuming the Board agrees to take that action, it would be approved on that date, and subsequently the ordinance filed with the Secretary of State as is typical for county ordinances. Contemplated in those bond documents were once we complete that process, just as a brief summary, somewhat of a refresher for everybody, we'd file amended notice of establishment as we did when we did the Dilillo piece, expanding the District, and then the next aspects of that were once it was annexed, some of the agreements were self-operating in a sense of the project would be expanded. The next step really is to start the assessment process. Presuming it is successful in front of the County, we would have to go through a two-step process as we have gone through in every other phase of the development, which would mean an initial meeting to adopt an amendment to an Engineer's Report and the methodology for the new piece, and also set the public hearing. Just looking forward, as a timeline, we would have the Board hearing on the 13th, presuming the Ordinance gets filed pretty quickly, we could have the initial part of the assessment

process at our October Meeting and then subsequent to that we would have the final assessment public hearing; there would be advertisements which had to happen. I know Mr. Winters and Mr. Stamp are on the phone. They will be seated, and as the schedule turns out, it looks like they would be seated at the top of the public hearing, presuming we go on that schedule. He noted the process was very similar to what was done with Dilillo. He asked if there were any questions.

II. District Engineer/Environmental Consultant

No report.

III. District Manager

a) Financial Statements ending August 31, 2020 (Unaudited)

No report. Mr. Ward asked if there were any questions regarding the Financial Statements; there were none. He noted the Audit would begin in a month or so. He indicated the new Board Members would take seats 10 days after the election in November 2020.

FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

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

Mr. Charles Cook: If there are any questions about the Hatcher annexation—Here in the Naples office we are directly engaged with the Waldrop Team to develop that property. We are recording that plat as we speak. We are going through the CDD annexation process after the last action from last month's meeting. To the extent that the Board, or any of the new Board Members coming on in November have any questions, I am available. If you would give my contact information to them if they would like to ask anything either now, or anytime thereafter. I just want to make sure what we have been working on the next year, although it's going to happen after Drew and John are off the Board, we are still looking forward to having the annexation take place, and if there are questions along the way, I am here to answer them.

Mr. Tom Kleck: What is the model size of home that is going into the Hatcher property? Could you explain that?

Mr. Cook: These are 50-foot wide homesites Tom. Very similar to what we have in Esplanade Naples. Jeremy, maybe you can help me with a neighborhood name that Tom might recognize. It's the same product that has been well received in the marketplace there.

Mr. Kleck: What specific models are those?

Mr. Cook: I believe it is the Bellazio, the Izzuro, and Farnice, but I can confirm that for you and verify.

Mr. Kleck: Would you please?

Mr. Cook: Yes sir. I will.

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

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:26 p.m.

On MOTION made by Mr. John Wollard, seconded by Mr. Tom Kleck, and with all in favor, the Meeting was adjourned.

Flow Way Community Development District


James P. Ward, Secretary


Drew Miller, Chairperson