

**MINUTES OF MEETING
ISLAND LAKE ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Island Lake Estates Community Development District was held on Tuesday, June 11, 2024 at 9:30 A.M. at the Charlotte County Center, 18501 Murdock Circle, Suite 203, Port Charlotte, Florida 33948.

Present and constituting a quorum:

Scott Edwards	Chairperson
David Truxton	Vice Chair
Ashley Kingston	Assistant Secretary

Absent:

Berry Ernst	Assistant Secretary
Terry Kirshner	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Attorney
Ashley Ligas	District Attorney

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/Roll Call

Mr. James P. Ward called the meeting to order at approximately 9:33 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Kirshner and Supervisor Earnst, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearings

THIRD ORDER OF BUSINESS

Consideration of Minutes

March 12, 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 Scott Edwards, seconded by Ashley Kingston, and with all in favor, the March 12, 2024 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

PUBLIC HEARINGS – FY 2025 BUDGET AND SPECIAL ASSESSMENTS

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

a) FISCAL YEAR 2025 BUDGET

I. Public Comment and Testimony

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

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions with respect to the Fiscal Year 2025 Budget; there were none. He noted there were no members of the public present in person. He called for a motion to close the Public Hearing.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2024-5, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2025

Mr. Ward called for a motion to approve the budget beginning October 1, 2024 and ending on September 30, 2025.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2024-5 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2025 IMPOSING SPECIAL ASSESSMENTS; ADOPTING THE ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY AND SET AN OPERATIONS AND MAINTENANCE CAP FOR NOTICE PURPOSES

Mr. Ward indicated this public hearing was related to the imposition of the special assessments for the general fund, it adopted the assessment roll and approved the general fund special assessment methodology related to the Fiscal Year 2025 budget.

I. Public Comment and Testimony

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

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present via audio or video with any comments or questions; there were none. He noted there were no members of the public present in person. He called for a motion to close the Public Hearing.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

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

Mr. Edwards asked if there were any changes in the assessment levels.

Mr. Ward stated the only change was the addition of the debt service fund.

III. Consideration of Resolution 2024-6, a resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll, and approving the General Fund Special Assessment Methodology

Mr. Ward called for a motion.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2024-6 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-7

Consideration of Resolution 2024-7, a Resolution of the Board of Supervisors designating the dates, time, and location for regular meetings of the Board of Supervisors of the District

Mr. Ward explained Resolution 2024-7 set the dates, time, and location of the Board’s meetings for Fiscal Year 2025 for the second Tuesday of each month at 9:30 a.m. at the Country Inn and Suites. He noted the Resolution did not bind the Board to the meetings. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2024-7 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-8

Consideration of Resolution 2024-8, a Resolution of the Board of Supervisors designating a date, time, and location for a landowners’ meeting and election; providing for publication; and establishing forms for the landowners’ election

Mr. Ward explained Resolution 2024-8 set a landowners’ meeting date, time, and location. He stated the landowner election was for Seat 2 (Truxton), Seat 4 (Kirshner), and Seat 5 (Nelson). He stated the meeting would be November 5, 2024 at 9:30 a.m. at the Country Inn and Suites. He stated a regular meeting would be held after the landowner’s meeting to swear in the newly elected board members. He noted the Board would not begin transitioning to the residents until 2028. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2024-8 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-9

Consideration of Resolution 2024-9, a Resolution of the Board of Supervisors Approving the assignment of the Engineering Services Agreement from Banks Engineering to Atwell, LLC; authorizing the Chairperson to execute the Assignment; Providing general authorization; and addressing conflicts, severability, and an effective date

Mr. Ward stated Banks Engineering sold its firm to Atwell, LLC and this Resolution transitioned the existing agreement with Banks Engineering to Atwell Engineering on the same terms and conditions. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2024-9 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2024-10**

Consideration of Resolution 2024-10, a Resolution of the Board of Supervisors, Approving the conveyance of certain Real Property to the Island Lake Estates Community Development District; Authorizing the Acceptance of a Deed; and addressing severability, conflicts, and an effective date

Mr. Ward stated this Resolution approved the conveyance of certain property within the District: wetland and wetland buffers, landscape and surface water management system identified as tracts P1, P2 and P3, pursuant to the recorded plat with Charlotte County. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, Resolution 2024-10 was adopted, and the Chair was authorized to sign.

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

No report.

II. District Engineer

No report.

III. District Manager

- a) Report on the Number of Registered Voters as of April 15, 2024**
- b) Florida Law changes to Form 1 Filings**
- c) New performance reporting requirements for CDD's**
- d) Financial Statement for period ending March 31, 2023 (unaudited)**
- e) Financial Statement for period ending April 30, 2024 (unaudited)**
- f) Financial Statement for period ending May 31, 2024 (unaudited)**

Mr. Ward indicated the District had 670 registered voters as of April 15, 2024. He explained this number became significant when the CDD reached six years from the date of establishment. He noted the District was established May 4, 2022, so the Board would not begin the transition to a qualified elector board (resident board) until 2028. He reminded the Board to file the Form 1 as it was due in a couple of weeks. He reminded the Board to complete the ethics training requirement as well. He stated he could email the ethics training links if anyone needed them. He explained the ethics training was self-reporting, the Board Members would check a box on the Form 1 next year indicating the training was completed.

Ms. Kingston asked how many Boards she served on.

Mr. Ward stated he would have Corey look this up and get back to Ms. Kingston.

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

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

ELEVENTH ORDER OF BUSINESS

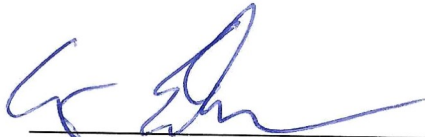
Adjournment

Mr. Ward adjourned the meeting at approximately 9:43 a.m.

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the meeting was adjourned.

Island Lake Estates Community Development District


James P. Ward, Secretary


Scott Edwards, Chairman