

**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, July 25, 2023, 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	Chair
Terry Kirshner	Assistant Secretary
Berry Ernst	Assistant Secretary

**Absent:**

David Truxton	Vice Chair
Ashley Kingston	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Ashley Ligas	District Attorney
Todd Rebel	Banks Engineering

**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 9:38 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Truxton and Supervisor Kingston, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of Advertisement of Public Hearings**

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

**June 22, 2023 – Regular Meeting**

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

**On MOTION made by Barry Ernst, seconded by Scott Edwards, and with all in favor, the June 22, 2023, Regular Meeting Minutes were approved.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

**PUBLIC HEARINGS –CONSIDERATION OF IMPOSITION OF DEBT ASSESSMENTS – ENTIRE DISTRICT AND FY 2024 BUDGET**

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Debt Assessments. *As you recall we originally did debt assessments on the original boundary. We rescinded those assessments once the Lake Emily piece was annexed into the District. This is the final hearing you will go through to levy assessments on the entire District.*

**a. CONSIDERATION OF IMPOSITION OF DEBT ASSESSMENTS – ENTIRE DISTRICT**

**I. Public Comment and Testimony**

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

**On MOTION made by Scott Edwards, seconded by Barry Ernst, and with all in favor, the Public Hearing was opened.**

Mr. Ward indicated mailed notice was sent to all property owners within the District. He 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 Barry Ernst, seconded by Terry Kirshner, and with all in favor, the Public Hearing was closed.**

**II. Board Comment and Consideration**

Mr. Ward noted the debt assessments were reviewed at the previous meeting. He indicated Todd Rebel with Banks Engineering was on the phone for questions. He asked if there were any questions or comments from the Board; there were none.

**III. Consideration of Resolution 2023-8, a Resolution 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; addressing Government Property, and transfers of property to units of Local, State and Federal Government; authorizing an assessment notice; and providing for severability, conflicts and an effective date**

Mr. Ward called for a motion.

**On MOTION made by Scott Edwards, seconded by Barry Ernst, and with all in favor, Resolution 2023-8 was adopted, and the Chair was authorized to sign.**

**b. FISCAL YEAR 2024 BUDGET**

Mr. Ward indicated this public hearing was related to the Fiscal Year 2024 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 Barry Ernst, 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 Barry Ernst, seconded by Scott Edwards, 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 2023-9, a Resolution of the Board of Supervisors adopting the annual appropriation and budget for Fiscal Year 2024**

Mr. Ward called for a motion.

**On MOTION made by Barry Ernst, seconded by Scott Edwards, and with all in favor, Resolution 2023-9 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS****Consideration of Agreement**

**Consideration of a Developer Funding Agreement between the District and Lennar Homes, LLC, and coincides with the adoption of the Fiscal Year 2024 Budget, for the term of October 1, 2023 through September 30, 2024**

*Mr. Ward: We are not levying assessments on this District for 2024. We will do that probably in 2025, so the funding agreement just permits the District to bill Lennar Homes for all the costs to operate the District up to the amount within the Budget. If it goes under that amount, we only bill to the extent that we have actual expenses within the District. It is a standard agreement. We did it in 2023 for this District. He asked if there were any questions; hearing none, he called for a motion.*

**On MOTION made by Terry Kirshner, seconded by Scott Edwards, and with all in favor, the Developer Funding Agreement between the District and Lennar Homes, LLC, and coincides with the adoption of the Fiscal Year 2024 Budget, for the term of October 1, 2023 through September 30, 2024 was approved.**

**SIXTH ORDER OF BUSINESS****Consideration of Proposals**

**Consideration of Proposals received to provide Audit Services to the District for the Fiscal Years 2023-2027, in response to a Request for Proposal (RFP) for Professional Auditing Services for the District**

Mr. Ward explained statute required the District to advertise for competitive proposals for auditing services which might be necessary this year. He indicated there was a ranking form which the Board needed to fill out, ranking the two auditors who sent in Proposals: Grau and Associates and Berger Toombs. He noted Staff rated Grau and Associates as number one and Berger Toombs as number two, but the Board had the authority to change this rating. He noted the pricing for Grau was \$19,000 dollars over a 5 year period with Berger Toombs charging \$18,675 dollars over a 5 year period. He asked the Board how it wished to rank the two proposals.

**On MOTION made by Scott Edwards, seconded by Barry Ernst, and with all in favor, Grau and Associates was ranked number one, Berger Toombs was ranked number two, and Staff was authorized to enter into an agreement with Grau and Associates.**

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2023-10**

**Consideration of Resolution 2023-10, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors of the District**

Mr. Ward indicated Resolution 2023-10 set the Board's meeting dates for the second Tuesday of every month at 9:30 a.m. He noted the dates could be adjusted as the Board felt appropriate. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Scott Edwards, seconded by Barry Ernst, and with all in favor, Resolution 2023-10 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**Staff Reports**

**I. District Attorney**

Ms. Ashley Ligas asked about the status of the turnover of improvement.

Mr. Ward indicated he had no update regarding the status of the turnover of improvement.

Ms. Ligas asked about bond timing.

Mr. Ward responded (indecipherable).

**II. District Engineer**

No report.

**III. District Manager**

- a) **Important Board Meeting Dates for Balance of Fiscal Year 2023**
- b) **Balance of Fiscal Year 2023 Meetings - August 8, 2023 and September 12, 2023**
- c) **Financial Statement for period ending June 30, 2023 (unaudited)**

No report.

**SIXTH 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. He noted there were no audience members present.

**SEVENTH ORDER OF BUSINESS**

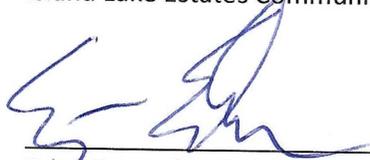
**Adjournment**

Mr. Ward adjourned the meeting at approximately 9:48 a.m.

**On MOTION made by Scott Edwards, seconded by Barry Ernst, and with all in favor, the meeting was adjourned.**

Island Lake Estates Community Development District

  
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James P. Ward, Secretary

  
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Scott Edwards, Chairman