

**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, September 13, 2022, at 9:30 A.M. at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present and constituting a quorum:

Scott Edwards	Chairperson
David Truxton	Assistant Secretary
Terry Kirshner	Assistant Secretary
Andrew Nelson	Assistant Secretary

Absent:

Russell Smith	Vice Chairperson
---------------	------------------

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Attorney
Andrew Gill	JPWard and Associates
Katie Ibarra	District Attorney's office
Ashley Ligas	District Attorney's office

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.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 9:34 a.m. He stated all Members of the Board were present at roll call, with the exception of Supervisor Smith, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of advertisement of Public Hearing

THIRD ORDER OF BUSINESS

Consideration of Minutes

- I. August 9, 2022 – Landowners' Election and Meeting Minutes
- II. August 9, 2022 - Regular Meeting Minutes

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

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the August 9, 2022 Landowners' Election Meeting Minutes were accepted into the record.

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

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the August 9, 2022 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

PUBLIC HEARINGS

Mr. Ward noted there were three public hearings on today's Agenda, the first was the Fiscal Year 2022 and 2023 Budget.

a. FISCAL YEAR 2022 and 2023 BUDGET

i. Public Comment and Testimony

Mr. Ward called for a motion to open the public hearing.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the public hearing was opened.

Mr. Ward noted that the Budget(s) included both the Budget for fiscal year 2022 as well as the Budget for Fiscal year 2023. The reason, for the record that they are being done at this particular time as the District was established on May 24, 2022, and as such was outside of the parameter of the statute for purposes of approving the budget, but we've done that anyway. The Budget has not changed from what you have seen before, and it is funded by an agreement between the developer and the District funding the Budget.

Mr. Ward asked if there were any questions or comments from the board? Hearing none, he called for a motion to close the public hearing.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the public hearing was closed.

ii. Board Comment and Consideration

iii. Consideration of Resolution 2022-23, the Board of Supervisors of the Island Lake Estates Community Development District adopting the annual appropriation and budget for Fiscal Year 2022 and Fiscal Year 2023

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, Resolution 2022-23 was adopted, and the Chair was authorized to sign.

b. CONSIDERATION OF IMPOSITION OF DEBT ASSESSMENTS – ENTIRE DISTRICT

i. Public Comment and Testimony

Mr. Ward: The second public hearing is the consideration of the debt assessments for the district and as you recall, we started this a couple of months ago, where the board approved a motion to set today's date as a public hearing to adopt the assessments. These assessments once you adopt these today will set in place all of the documents that we need at this point to begin the process for the issuance of your special assessment funds. We'll utilize the same process that we just did for your budget.

Mr. Ward called for a motion to open the public hearing.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the public hearing was opened.

Mr. Ward: I will ask are there any persons on audio or video today that have any questions with respect to this public hearing? Also note for the record that there were no members of the public present in person or on WebEx.

Mr. Ward called for a motion to close the public hearing.

On MOTION made by Mr. David Truxton, seconded by Mr. Drew Nelson, the public hearing was closed.

ii. Board Comment and Consideration

iii. Consideration of Resolution 2022-24, a resolution of the Board of Supervisors of the Island Lake Estates Community Development District 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

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, Resolution 2022-24 was adopted, and the Chair was authorized to sign.

c. CONFIRMING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, FLORIDA STATUTES

i. Public Comment and Testimony

Mr. Ward: With respect to the uniform method for the levy collection and enforcement and as I mentioned to you, we adopted the first resolution with respect to this Item. To be able to put any

assessments whether it's debt assessments or operating assessments on the tax bills at the county where the district is located. So once you adopt this resolution today, we'll set in place a procedure to notify Property Appraiser tax collector in the Department of Revenue, that the board is supposed to literally send them copies of that. And that's will then allow the Property Appraiser or tax collector to send us back a form of agreement that will allow us to put our assessments on the rolls. T agreement will then come back to you for approval. They'd have that probably two or three months since till we get that back from them. And then as early as November of 2023, which would be Fiscal Year 2024 for you all. We will be able to put assessments to the extent that you all adopt them at that point on the console. So first I would like to ask for a motion to open your public hearing.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the public hearing was opened.

Mr. Ward asked if there were any questions or comments from the board? Hearing none, he called for a motion to close the public hearing. He also noted for the record that there were no members of the public present in person or on WebEx.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the public hearing was closed.

ii. Board Comment and Consideration

Mr. Ward: This resolution is 2022-25, which expresses the district's intent to utilize the uniform method for levying and collecting and enforcing non-ad valorem assessments. That resolution is an order and recommended for your consideration.

iii. Consideration of Resolution 2022-25, a resolution of the Board of Supervisors of the Island Lake Estates Community Development District confirming the District's intent to utilize the Uniform Method of levying, collecting, and enforcing non- ad valorem assessments which may be levied by the Island Lake Estates Community Development District

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, Resolution 2022-25 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Acquisition Agreement

Consideration and approval of the Acquisition Agreement dated September 13, 2022, between the District and Lennar Homes LLC for the acquisition of the work product, improvements, and any related real property interests to ensure the timely provision of the District's infrastructure and development.

Mr. Ward: Item six on your agenda or two items, an acquisition agreement and contemporary construction agreement. The first one is an acquisition agreement. This is basically a standard form agreement that we utilize that allows the district to acquire infrastructure or work product as it relates to any new capital infrastructure going into the district prior to the date that we issue any bonds subsequent to the issue and so the bonds we generally will back this agreement up with another construction, the funding agreement between the district and the developer. And as I

mentioned, it is a standard form agreement that Jere and I both used to the districts that we represent. attached to it is the engineer's agreement. Excuse me, the engineering report that identifies what infrastructure is set to this particular agreement. So any questions on it? I'll be glad to answer them, whichever will I think he's on the phone with us. Otherwise, a motion to adopt the acquisition agreement is recommended.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the Acquisition Agreement between the District and Lennar Homes LLC was approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement

Consideration and approval of the Temporary Construction Easement Agreement dated September 13, 2022, between the District and Lennar Homes LLC for the granting of construction and maintenance easements within the District's boundary.

Mr. Ward: The temporary construction easement is an agreement that to the extent that the district needs any easement rights in any of the infrastructure that's subject to the temporary this acquisition agreement prior to the time that any of it is completed. This gives the district the right to have a construction easement on all of the property within the district itself. Once we get to acquiring all that infrastructure, we will replace that with finalized agreements for specific locations of wherever the infrastructure is located. So, if you have any questions on that, I'll be glad to answer them otherwise it is recommended for your consideration.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, the Temporary Construction Easement Agreement between the District and Lennar Homes LLC was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

Staff Reports

I. District Attorney

Ashley Ligas: It sounded like y'all may be ready for the boundary amendment. I know they have that petition. If anyone has an update on that?

Mr. Ward: we're going to hold on the on that until the next board meeting if you don't mind.

Ashley Ligas: That sounds great. Okay, we're just looking for an update and then our validation is set for November 7.

Mr. Ward: For the validation hearing, this is the court hearing, who is the chairman on this district. Mr. Edwards, you are our illustrious chairman. So, you will probably need to be, as I will at the validation hearing these days generally, they do them by video. Ashley if you don't mind if you could send out the date, time and location to Scott and myself. And if we are to be there that would be helpful.

Mr. Edwards noted that he would be out of town and Mr. Ward noted that the Vice-Chairperson would also be unavailable, discussion ensued regarding a person to be in attendance at the hearing.

II. District Engineer

III. District Manager

a) Financial Statement for period ending August 31, 2022 (unaudited)

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

David Truxton: I'll just bring up since Todd's on the line and that's what Ashley just asked. So Lennar closed on the Lake Evelyn property last week, and we will be starting the annexation process as far as expanding the district boundary. It has brought a little bit of discussion on the fact that we're also going to be working on safety, Lennar will be working on the Platt for infrastructure improvements. So that is one thing we'll have to work out the timing of which is going to take to get the District Boundary Expansion done and it will be district engineer will be working with what's your company relating to Platt dedications.

Mr. Ward: What is your time schedule for the Platt?

David Truxton: Should likely be here within the next six months. So it's going to be pretty concurrent. They may just be reserving dedication rights for future dedication that needs to get done. Probably have it done before your six months without so probably a lot of stuff to be done concurrently working with the District Engineer, District Attorney, just making sure that it has the problem dedications being as the District boundary setup and fully formed. Just so we know for the assessment hearing, we haven't done our methodology assessments yet.

Mr. Ward: This Hearing actually finalized for what is the Existing CDD. So once we get to the point of having Assessments we going to issue Bonds with.

David Truxton: Let me say it another way is we are not setting these definite limits at this hearing. It's setting the CAP Rate.

Mr. Ward: Yes, the CAP Rate.

David Truxton: There's been there's been talk about possibly issuing additional debt to as well, but it's inside the boundaries of the report. Everything else is good

Mr. Ward asked if there were any questions or comments from the board? Hearing none, he called for a motion to adjoin.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Drew Nelson, and with all in favor, the meeting was adjourned.

Island Lake Estates Community Development District


James P. Ward, Secretary

Scott Edwards
Scott Edwards, Chairman

Signature: 
Scott Edwards (Dec 6, 2022 11:08 EST)

Email: scott.edwards@lennar.com