

**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, November 8, 2022, at 9:30 A.M. at 18501 Murdock Circle, Suite 203, Port Charlotte Florida 33948.

**Present and constituting a quorum:**

David Truxton	Vice Chair
Terry Kirshner	Assistant Secretary
Andrew Nelson	Assistant Secretary
Barry Ernst	Assistant Secretary

**Absent:**

Scott Edwards	Chair
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**Also present were:**

James P. Ward	District Manager
Jere Earlywine	District Attorney
Andrew Gill	JPWard and Associates

**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.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE  
TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Andrew Gill called the meeting to order at approximately 9:43 a.m. He stated all Members of the Board were present at roll call, with the exception of Supervisor Smith and Supervisor Edwards, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Letter of Acceptance**

**Consideration of acceptance of the letter of resignation from Mr. Russell Smith, from Seat 1 whose term is set to expire November 2026, effective November 3, 2022, of the Board of Supervisors of the Island Lake Estates Community Development District**

- I. Appointment of an individual to fill Seat 1 whose term will expire November 2026**
- II. Oath of Office**
- III. Guide to the Sunshine Law and Code of Ethics for Public Employees**
- IV. Form 1 – Statement of Financial Interests**

*Mr. Gill: The remaining Supervisors can select a person to fill this Seat. Do you have someone you would like to appoint to fill Russell’s spot following his resignation?*

The Board appointed Barry Ernst to fill Seat 1, term set to expire November 2026.

Mr. Gill, as a notary public, administered the Oath of Office to Mr. Barry Ernst who signed and returned the Oath for purposes of inclusion in the record. He noted Mr. Ernst served on several Boards, was familiar with the Sunshine Law and Code of Ethics, and had already filed a Form-1; therefore, he was not required to file a Form-1 again at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-1**

**Consideration of Resolution 2023-1, a resolution of the Board of Supervisors of the Island Lake Estates Community Development District re-designating the officers of the Island Lake Estates Community Development District**

Mr. Gill indicated the Board should determine who would serve as Chair, Vice Chair, and Assistant Secretaries. He noted Mr. James Ward would serve as Secretary and Treasure.

The Board chose Scott Edwards to serve as Chairperson, David Truxton to serve as Vice Chairperson and the remaining Board members to serve as Assistant Secretaries with James Ward as Secretary and Treasurer.

**On MOTION made by Mr. David Truxton, seconded by Mr. Terry Kirshner, Resolution 2023-1 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes**

**September 13, 2022 – Regular Meeting Minutes**

Mr. Gill 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. David Truxton, seconded by Mr. Drew Nelson, the September 13, 2022 Regular Meeting Minutes were accepted into the record.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-2**

**Consideration of Resolution 2023-2, a resolution of the Board of Supervisors of the Island Lake Estates Community Development District directing the Chairman And District Staff to request the passage of an Ordinance by the County Commissioners of Charlotte County, Florida, amending the District's boundaries, and authorizing such other actions as are necessary in furtherance of that process; authorizing a Funding Agreement; and providing an effective date**

*Mr. Earlywine: This Resolution will authorize us to file the boundary amendment, but like I said, usually Charlotte within 8 weeks acts on these petitions, so I'm thinking we are done with this by February timeframe, given the holidays.*

Mr. Gill asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Mr. Barry Ernst, seconded by Mr. Drew Nelson, Resolution 2023-2 was adopted, and the Chair was authorized to sign.**

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Interlocal Agreement**

**Consideration of Interlocal Agreement dated, between the Island Lake Estates Community Development District and the Charlotte County Tax Collector regarding Non-Ad Valorem and/or Special Assessments**

*Mr. Gill: This Agreement was a requirement received from the Tax Collector, right?*

*Mr. Earlywine: Sort of. For whatever reason, Charlotte would not provide us with an updated form, so this is an older form of a Charlotte County Agreement. We've got it marked draft in the Agenda because we have not gotten comments back from them, but we do need to get it in place so we can go on the tax roll next year. It's pretty straight forward though. We've compared it with other agreements that other Counties have. It's got a one year term with annual renewals. It has all the normal things where the tax collector is asking to be held harmless if our rolls are wrong. It also has provisions for collection of their fees, but otherwise it's a pretty standard Chapter 197 Agreement. We are just looking for a motion to approve it in substantial form.*

*Mr. Ward: We have to do one with the property appraiser also, so if the Board is amenable, are you comfortable having them approve a form of an agreement that you and I will send to the Property Appraiser also?*

*Mr. Earlywine: I agree. Yes, let's do that too, and obviously we don't have that form because we are still waiting for the Property Appraiser too, but we will have that one done. It would be subject to final sign-off by the Chair and Staff obviously.*

*Mr. Ward: Okay, so motion to approve the Agreement with the Tax Collector, and one to be prepared by Jere and myself with the Property Appraiser, subject to both of the constitutional officer's agreement to the proposed agreements that we send would be in order.*

**On MOTION made by Mr. David Truxton, seconded by Mr. Drew Nelson, to approve the Agreement with the Tax Collector, and one to be prepared by Jere Earlywine and James Ward with the Property Appraiser, subject to both of the Constitutional Officer's agreement to the proposed agreements, and the Chair was authorized to sign.**

## SEVENTH ORDER OF BUSINESS

## Staff Reports

### Staff Reports

#### I. District Attorney

*Mr. Earlywine: We have the boundary amendment underway. That's the next piece of this. How are you looking for when you'd like to issue bonds?*

*Mr. Truxton: In the current economic environment it may change; however, the developer was set to begin issuing bonds for next fiscal year, 2023, the timing of which did not quite matter so much; however, I think that timing will likely be getting moved up based off of the sudden interest rate hikes. I think we are still at minimum of at least 6 months away from being able to issue those bonds. I believe the developer has started that and engaged FNS and Kessler's firm to start work on the public offering memorandum and such for those districts. The other thing too is, I know we've got some hearings scheduled for the expansion hearing, for the Lake Emily property. I think those are in January.*

*Mr. Earlywine: That's our bond validation hearing. that's in January. The boundary amendment is not quite there yet, but the bond validation is for January 10<sup>th</sup>, I think.*

*Mr. Truxton: Okay, so anything after January we could be set to do so. And the Lake Emily hearing for the annexation into the Island Lakes CDD, that hasn't been sent yet, right?*

*Mr. Earlywine: Correct. Charlotte is so quick; I would think first quarter we could have that done.*

*Mr. Truxton: I would tell you, plan on early to mid-next year is about the time we may issue the bond. There have been some delays from Hurricane Ian. I would say middle to the end of next year is probably the timing of when the bonds will be issued.*

*Mr. Earlywine: That sounds good. And, your first phase utilities, when will you have those ready for turnover?*

*Mr. Truxton: First phase utilities on the Coco Bay project is mid next year. It's right about the same timing. There is at least some discussion on maybe the CDD installing and financing that; however, I think we are far enough along that the developer ends up constructing it and selling it at the end to the District.*

*Mr. Ward: Much better idea. Andrew, can we go back to Resolution 2023-2 please?*

Mr. Gill went back, and discussion of Resolution 2023-2 was done. Please see above.

**II. District Engineer**

No report.

**III. District Manager**

**a) Tentative Board Meeting Dates for Balance of Fiscal Year 2023**

**i. Submission, Approval of Proposed FY2024 Budget, and Setting of the Budget Adoption Public Hearing – March 14, 2023, 9:30 A.M.**

**ii. Public Hearings: FY2024 Budget Adoption – June 13, 2023, 9:30 A.M.**

**b) Financial Statement for period ending September 30, 2022 (unaudited)**

*Mr. Ward: I think the only thing left on the petition is the timeline for construction. I sent to Katie the cost estimates the other day, so I will do the timeline myself today and send it to you.*

*Mr. Earlywine: I don't know that they need a ton of detail on it.*

*Mr. Ward: I don't think we need a lot of detail. I think you would probably use the dates on the original petition and maybe add a year kind of a thing to make it easy.*

*Mr. Earlywine: I will follow up with Katie and make sure she gets it filed this week.*

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Mr. Gill asked if there were any Supervisor's requests or comments; there were none. He asked if there were any members of the audience present in person or on audio or video with comments or questions; there were none.

**NINTH ORDER OF BUSINESS**

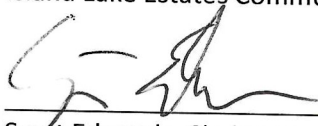
**Adjournment**

Mr. Gill adjourned the meeting.

**On MOTION made by Mr. Barry Ernst, 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, Chairman