

**MINUTES OF MEETING
TERN BAY
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District was held on Tuesday, September 13, 2022, at 10:00 a.m. at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present and constituting a quorum:

Christopher Hasty	Vice Chairperson
Barry Ernst	Assistant Secretary
Ashley Kingston	Assistant Secretary

Absent:

Russell Smith	Chairperson
Anthony Burdett	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
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 10:10 a.m. He conducted roll call, and all Board Members were present, with the exception of Supervisor Smith and Supervisor Burdett, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

July 12, 2022 – Regular Meeting Minutes

Mr. Gill asked if there were any additions, corrections, or deletions to these Minutes; hearing none, he called for a motion.

On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley Kingston, and with all in favor, the July 12, 2022, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-13

Consideration of Resolution 2022-13, a resolution of the Board of Supervisors of Tern Bay Community Development District authorizing the acquisition of certain Potable Water and Wastewater Utility Facilities from the Developer, Lennar Homes, LLC, and authorizing the conveyance of such Potable Water and Wastewater Utility Facilities to Charlotte County; authorizing the Chairman or the Vice Chairman (in the Chairman’s absence) to execute such conveyance documents to the extent necessary to evidence the District’s acceptance and conveyance; providing for severability, providing for conflicts

Mr. Gill reviewed the Resolution noting it was related to Heritage Landing Pod 2A and asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley Kingston, and with all in favor, Resolution 2022-13 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-14

Consideration of Resolution 2022-14, a resolution of the Board of Supervisors of the Tern Bay Community Development District authorizing the acquisition of certain Potable Water and Wastewater Utility Facilities from the developer, Lennar Homes, LLC, and authorizing the conveyance of such Potable Water and Wastewater Utility Facilities to Charlotte County; authorizing the Chairman or the Vice Chairman (in the Chairman’s absence) to execute such conveyance documents to the extent necessary to evidence the District’s acceptance and conveyance; providing for severability, providing for conflicts

Mr. Gill reviewed the Resolution noting it was related to the Tennis and Fitness Centers. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley Kingston, and with all in favor, Resolution 2022-14 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-15

Consideration of Resolution 2022-15, a resolution of the Board of Supervisors of the Tern Bay Community Development District a resolution designating the Registered Agent; designating the Office and Location of the Registered Office; and providing for conflicts and invalid provisions and providing for an effective date

Mr. Gil reviewed the Resolution noting it was a housekeeping matter related to changes in Florida Statute. He indicated it designated the Registered Agent as Jim Ward and the office at the current address. He asked if there were any questions; hearing none, he called for a motion.

Mr. Ward went into further detail regarding the changes in Florida Statute which prompted this Resolution to bring the District into conformance with current State Statute.

On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley Kingston, and with all in favor, Resolution 2022-15 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

Staff Reports

I. District Attorney

Mr. Urbancic: We are working with the Engineer to finalize Requisitions 3 and 4, so there are some additional requisitions that are being processed. Requisition 3 is infrastructure and Requisition 4 is land conveyances, all that were contemplated as part of the project of the District when we did the bond financing. That should hopefully be finalized within the next couple of days.

II. District Engineer

No report.

III. District Manager

- a) Landowner Election Reminder – November 8, 2022, at 10:00am
- b) Financial Statement for period ending July 31, 2022 (unaudited)
- c) Financial Statement for period ending August 31, 2022 (unaudited)

Mr. Gill: As a reminder, we have a Landowners' election on November 8, 2022. It's just Seat 2 and then two qualified.

Mr. Ward: I think this is the District we had no one qualify right? Yes. Mr. Burdett's seat, and Barry, your seat. So, within the next three months we have to appoint two qualified electors to serve those two terms. You need to be on the lookout for two people in Tern Bay who can fill Barry's seat and Tony's seat.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Gill asked if there were any Supervisor's requests; there were none. He asked if there were any audience members present in person, or via audio or video with any questions or comments; there were none. He noted there were no members of the public present in person or via audio or video.

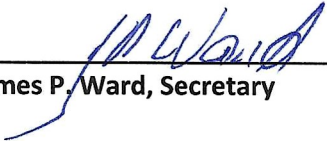
EIGHTH ORDER OF BUSINESS

Adjournment

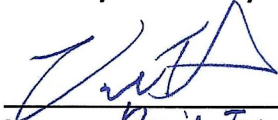
Mr. Gill adjourned the meeting at approximately 10:15 a.m.

On MOTION made by Mr. Christopher Hasty, seconded by Mr. Ashley Kingston, and with all in favor, the meeting was adjourned.

Tern Bay Community Development District



James P. Ward, Secretary



Name: David Tuxton
Chairperson / Vice-Chairperson