

**MINUTES OF MEETING
SPRINGHILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Springhills South Community Development District was held on November 4, 2022, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 1:00 p.m., at the offices of EDA, 720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, Florida 32601.

Present at the meeting were:

Peter Trematerra	Chair
Adam Canter	Vice Chair
Pamela Trematerra	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Stephanie Sutton	Interim District Engineer
Rhonda Mossing	MBS Capital Markets

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:10 p.m. He recapped the results of the Landowners' Election, held just prior to this meeting, as follows:

Seat 1	Adam Canter	114 votes	4-year Term
Seat 2	Arthur Canter	112 votes	2-year Term
Seat 3	Pam Trematerra	112 votes	2-year Term
Seat 4	Jake Essman	112 votes	2-year Term
Seat 5	Peter Trematerra	114 votes	4-year Term

▪ **Administration of Oath of Office to Elected Board of Supervisors**

This item, previously the Third Order of Business was presented out of order.

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Trematerra, Mr. Canter and Ms. Trematerra.

Supervisors Adam Canter, Pam Trematerra and Peter Trematerra were present. Supervisors-Elect Arthur Canter and Jake Essman were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors *(the following will be provided in a separate package)*

The Oath of Office was administered during the First Order of Business.

Mr. Wrathell reviewed the rules for Supervisor interactions, emails, public records requests, conflicts, timely submission of forms, etc. All Supervisors should submit an initial Form 8B to disclose a continuing conflict as a Landowner representative to eliminate the need to declare a conflict at every vote. Each completed Form 8B will be on file and be attached to meeting minutes if there is a voting conflict. He provided and discussed the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Earlywine noted civil and criminal penalties related to the Sunshine Law and violations might invalidate actions taken by the Board. He discussed email procedures and encouraged Supervisors to refer all public records requests to Staff. He explained ethics laws, including the requirement to disclose gifts over \$100 from a non-relative or lobbyist; gifts valued over \$100 from a lobbyist are prohibited. Supervisors are prohibited from using public office for personal gain, voting on matters that benefit them, a relative or employer, accepting or soliciting gifts in exchange for a vote or benefit, disclosing confidential information obtained via their role as a public official, employing, appointing or promoting relatives in a CDD position and doing business with or lobbying the CDD within two years of leaving office.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-01. The results of the Landowners’ election were announced during the First Order of Business.

On MOTION by Mr. Canter and seconded by Mr. Trematerra, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-02. Mr. Trematerra nominated the following:

- | | |
|---------------------|-------------------|
| Chair | Peter Trematerra |
| Vice Chair | Adam Canter |
| Secretary | Craig Wrathell |
| Assistant Secretary | Pamela Trematerra |
| Assistant Secretary | Arthur Canter |
| Assistant Secretary | Jake Essman |
| Assistant Secretary | Ernesto Torres |
| Treasurer | Craig Wrathell |
| Assistant Treasurer | Jeff Pinder |

No other nominations were made.

On MOTION by Mr. Canter and seconded by Ms. Trematerra, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Items:

A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC*

Mr. Wrathell presented Resolution 2023-03 and the Fee Schedule and Management Agreement. Wrathell, Hunt and Associates, LLC (WHA) will charge a discounted Management Fee of \$2,000 per month until bonds are issued.

On MOTION by Mr. Canter and seconded by Ms. Trematerra, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- Fee Agreement: *KE Law Group, PLLC*

Mr. Wrathell presented Resolution 2023-04 and the KE Law Group, PLLC Fee Agreement.

On MOTION by Ms. Trematerra and seconded by Mr. Canter, with all in favor, Resolution 2023-04, Appointing KE Law Group, PLLC as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-05.

On MOTION by Mr. Canter and seconded by Mr. Trematerra, with all in favor, Resolution 2023-05, Designating Craig Wrathell as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2023-06, Appointing an Interim District Engineer for the Springhills South Community Development District, Authorizing Its Compensation and Providing an Effective Date

- **Interim Engineering Services Agreement: *EDA Consultants, Inc.***

Mr. Wrathell presented Resolution 2023-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Canter and seconded by Ms. Trematerra, with all in favor, Resolution 2023-06, Appointing EDA Consultants, Inc., as Interim District Engineer for the Springhills South Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Canter and seconded by Mr. Trematerra, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

Mr. Essman is the only Board Member that will receive the allowable \$200 per meeting Supervisor compensation, with a maximum amount of \$4,800 per year. The remaining Board Members declined compensation.

G. Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-07.

On MOTION by Mr. Trematerra and seconded by Ms. Trematerra, with all in favor, Resolution 2023-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and the offices of EDA, 720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, Florida 32601 as the Principal Headquarters of the District and Providing an Effective Date, was adopted.

- H. Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-08.

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

- **Authorization to Obtain General Liability and Public Officers' Insurance**

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

- I. Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2023-09.

On MOTION by Ms. Trematerra and seconded by Mr. Canter, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. **Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2023-10.

On MOTION by Mr. Canter and seconded by Ms. Trematerra, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. **Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-11. This Resolution grants the Chair and Vice Chair the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- L. **Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-12.

On MOTION by Mr. Canter and seconded by Mr. Trematerra, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Canter and seconded by Mr. Trematerra, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M22-1028 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, the Strange Zone, Inc., Quotation #M22-1028 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Wrathell presented the ADA Site Compliance proposal.

On MOTION by Mr. Canter and seconded by Ms. Trematerra, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.

P. Resolution 2023-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Wrathell presented Resolution 2023-13.

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, Resolution 2023-13, to Designate Date, Time and Place of January 13, 2023 at 1:00 p.m., at the offices of EDA, 720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, Florida 32601 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was deferred.

R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-15.

On MOTION by Mr. Canter and seconded by Ms. Trematerra, with all in favor, Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

S. Stormwater Management Needs Analysis Reporting Requirements

Mr. Wrathell stated CDDs are required to prepare and submit a 20-year Stormwater Management Needs Analysis Report to document the future needs of its stormwater system. The first Report was due June 30, 2022 but, while the CDD will have a stormwater management

system, there is no interim reporting requirement; therefore, the CDD’s first Report will be due in five years. Engineering costs for preparation of the Report will be budgeted in future years.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Items:

- A. Resolution 2023-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-16.

On MOTION by Mr. Canter and seconded by Mr. Trematerra, with all in favor, Resolution 2023-16, Designating PNC Bank, N.A., as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.

- B. Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-17.

On MOTION by Mr. Trematerra and seconded by Mr. Canter with all in favor, Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

- A. Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-18. He reviewed the proposed Fiscal Year 2023 budget, which will be a partial-year, Landowner-funded budget, with expenses funded as they are incurred. Funding requests should be transmitted to Mr. Trematerra.

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for January 13, 2023 at 1:00 p.m., at the offices of EDA, 720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, Florida 32601; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2022/2023 Budget Funding Agreement

Mr. Wrathell presented the Fiscal Year 2022/2023 Budget Funding Agreement.

On MOTION by Mr. Canter and seconded by Mr. Trematerra, with all in favor, the Fiscal Year 2022/2023 Budget Funding Agreement, was approved.

C. Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

Mr. Wrathell presented Resolution 2023-19.

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

D. Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-20.

On MOTION by Mr. Canter and seconded by Ms. Trematerra, with all in favor, Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. **Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2023-21.

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. **Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-22.

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. **Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-23.

On MOTION by Ms. Trematerra and seconded by Mr. Canter, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E-Verify Memo with MOU

Mr. Earlywine presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Canter and seconded by Ms. Trematerra, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items:

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, the Bond Financing Team Funding Agreement, as amended, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/ Investment Banker: *MBS Capital Markets*

Mr. Wrathell presented the MBS Capital Markets Agreement for Underwriting Services and G-17 Disclosure. Ms. Mossing discussed processes and responded to questions.

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, the MBS Capital Markets Agreement for Underwriting Services and G-17 Disclosure, were approved.

II. Bond Counsel: *Bryant Miller Olive PA*

Mr. Wrathell presented the Bryant Miller Olive PA Bond Counsel Agreement.

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, the Bryant Miller Olive PA Bond Counsel Agreement, was approved.

III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.*

Mr. Wrathell presented the US Bank Trust Company, N.A. Annual Trustee, Paying Agent and Registrar Agreement.

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, the US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2023-24, Designating a Date, Time, and Location of a Public Hearing Regarding 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; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-24. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

On MOTION by Mr. Canter and seconded by Mr. Trematerra, with all in favor, Resolution 2023-24, Designating a Date, Time, and Location of January 13, 2023 at 1:00 p.m. at the offices of EDA, 720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, Florida 32601 for a Public Hearing Regarding 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; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer’s Report

Ms. Sutton presented the Master Engineer’s Report dated November 4, 2022. Table 1 outlines the approved program and Table 2 includes the Opinion of Probable Costs.

Mr. Wrathell asked if the Capital Improvement Plan (CIP) totals \$7,910,000. Ms. Sutton replied affirmatively. Mr. Wrathell asked if all costs are CDD-eligible. Ms. Sutton replied affirmatively.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report dated November 4, 2022. He discussed the Development Program and the special and peculiar benefits to the units, in relation to the CIP. He noted the following:

- The CDD consists of approximately 113.39 acres in Alachua County, Florida.
- The Developer of the project is Yadda Property Holdings I, LLC.
- The Development Program anticipates 149 townhomes, 20,000 feet of office space, 120,000 square feet of business park and 315,000 square feet of light industrial space.
- The CIP is estimated to total \$7,910,000.
- The maximum par amount of bonds is \$13,000,000.

The following changes were made:

Page 2, Section 2.2: Insert "I" after "Holdings"

Page 4, Section 4.2: Change "24-month" to "36-month" capitalized interest

Mr. Wrathell discussed assessments, lienability tests, Equivalent Residential Units (ERUs), True-Up Mechanism and Appendix Tables.

Discussion ensued about the number of townhomes. Mr. Earlywine stated the totals can be adjusted, if necessary, in advance of the bond issuance.

F. Resolution 2023-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Wrathell presented Resolution 2023-25 and read the title.

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, Resolution 2023-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for January 13, 2023 at 1:00 p.m., at the offices of EDA, 720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, Florida 32601; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. Resolution 2023-26, Authorizing the Issuance of Not Exceeding \$13,000,000 Principal Amount of Springhills South Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements And Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date**

Mr. Earlywine presented Resolution 2023-26, which accomplishes the following:

- Authorizes issuance of not-to-exceed \$13,000,000 aggregate principal amount of bonds.
- Authorizes the CIP as described in the Engineer’s Report.
- Approves the form of the Master Trust Indenture.
- Appoints US Bank Trust Company, N.A., as the Trustee, Paying Agent and Registrar.
- Authorizes and directs District Counsel and Bond Counsel to file for bond validation.

On MOTION by Mr. Canter and seconded by Mr. Trematerra, with all in favor, Resolution 2023-26, Authorizing the Issuance of Not Exceeding \$13,000,000 Principal Amount of Springhills South Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements And Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the

Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

CONSTRUCTION ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following Construction Related Items:

Mr. Earlywine presented the following:

- A. Acquisition Agreement**
- B. Temporary Construction Easement**

On MOTION by Mr. Trematerra and seconded by Mr. Canter, with all in favor, the Acquisition Agreement and the Temporary Construction Easement, both in substantial form, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *KE Law Group, PLLC***
- B. District Engineer (Interim): *EDA Consultants, Inc.***
- C. District Manager: *Wrathell, Hunt and Associates, LLC***

There were no District Counsel, District Engineer or District Manager reports.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Canter and seconded by Mr. Trematerra, with all in favor, the meeting adjourned at 3:06 p.m.


Secretary/Assistant Secretary

 CHAIR
Chair/Vice Chair