MINUTES OF MEETING
SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Springs at Lake Alfred Community Development District was held on January 12, 2023, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 5:00 p.m., at the Highlands Community Center, 700 North 3rd Street, Lake Alfred, Florida 33850.

Present at the meeting were:

Martha Schiffer	Chair
Michael Fratti	Vice Chair
Gabriel Shamma	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
Christopher Allen (via telephone)	Interim District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Suit called the meeting to order at 5:12 p.m. Supervisors-Elect Martha Schiffer, Michael Fratti and Gabriel Shamma, who were just elected at the Landowners' Meeting, were present. Supervisors-Elect Lee Susewitt and Jeremy Camp 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)***

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Schiffer, Mr. Fratti and Mr. Shamma.

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 discussed Form 8B with which each Board Member will disclose a continuing conflict due to their relationship to the Developer. This will eliminate the need to declare a conflict at every vote. Each Form 8B will be kept on file and attached to specific meeting minutes, when necessary, if there is a voting conflict. Ms. Suit and Mr. Earlywine reviewed the Sunshine Law, public records laws, recordkeeping, emails, ethics laws, gift disclosures and avoiding conflicts of interest.

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**

Ms. Suit presented Resolution 2023-01 and recapped the Landowners' Election results, as follows:

Seat 1	Michael Fratti	472 votes	Four-year Term
Seat 2	Gabriel Shamma	471 votes	Four-year Term
Seat 3	Martha Schiffer	470 votes	Two-year Term
Seat 4	Lee Susewitt	469 votes	Two-year Term
Seat 5	Jeremy Camp	468 votes	Two-year Term

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, 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**

Ms. Suit presented Resolution 2023-02. Mr. Fratti nominated the following:

Chair	Martha Schiffer
Vice Chair	Michael Fratti
Secretary	Craig Wrathell
Assistant Secretary	Gabriel Shamma
Assistant Secretary	Lee Susewitt
Assistant Secretary	Jeremy Camp
Assistant Secretary	Kristen Suit
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, 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***

Ms. Suit presented the Management Agreement and “Active” and “Semi-Dormant” Fee Schedule options.

The consensus was to approve both, subject to District Counsel and Mr. Camp determining which Fee Schedule will be used.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, 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; and Providing an Effective Date, with District Counsel and Mr. Camp determining the final Fee Schedule to be used, 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. Earlywine presented Resolution 2023-04 and the KE Law Group, PLLC Fee Agreement.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, 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

Ms. Suit presented Resolution 2023-05.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, Resolution 2023-05, Designating Craig Wrathell as the 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 Springs at Lake Alfred Community Development District, Authorizing Its Compensation and Providing an Effective Date

- **Interim Engineering Services Agreement: *Dewberry Engineers Inc.***

Ms. Suit presented Resolution 2023-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, Resolution 2023-06, Appointing Dewberry Engineers Inc., as Interim District Engineer for the Springs at Lake Alfred Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, the Dewberry Engineers Inc., Interim Engineering Services Agreement, was approved.

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

Ms. Suit presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Fratti and seconded by Ms. Schiffer, 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.

The Board Members declined compensation.

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

This item was deferred.

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

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

Ms. Suit presented Resolution 2023-08.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, 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 approved.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, subject to final signoff by the Chair before proceeding to obtain, 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

Ms. Suit presented Resolution 2023-09.

On MOTION by Mr. Shamma and seconded by Mr. Fratti, 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

Ms. Suit presented Resolution 2023-10.

On MOTION by Mr. Fratti and seconded by Mr. Shamma, 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

Ms. Suit presented Resolution 2023-11. This Resolution grants the Chair and Vice Chair and other officers in the Chair's absence, 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. Ms. Suit asked if the Resolution also grants authority to the Secretary and Assistant Secretaries, as well. Mr. Earlywine replied affirmatively.

On MOTION by Mr. Shamma and seconded by Mr. Fratti, 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

Ms. Suit presented Resolution 2023-12.

On MOTION by Mr. Shamma and seconded by Ms. Schiffer, 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

Ms. Suit presented the RFP For Annual Audit Services.

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

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise subject to final signoff by the Chair before proceeding with advertising the RFP, and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M232-1001 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Ms. Suit presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, Strange Zone, Inc., Quotation #M232-1001 for District Website Design, Maintenance and Domain Registration, etc., in the amount of $1,679.99 per year, subject to final signoff by the Chair before proceeding, was approved.

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

Ms. Suit presented the ADA Site Compliance proposal.

On MOTION by Mr. Fratti and seconded by Mr. Shamma, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of $210, subject to final signoff by the Chair before proceeding, 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.

Ms. Suit presented Resolution 2023-13.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, Resolution 2023-13, to Designate Date, Time and Place of April 20, 2023 at 5:00 p.m., at the Highlands Community Center, 700 North 3rd Street, Lake Alfred, Florida 33850 for a Public Hearing, if available, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure, subject to final signoff by the Chair before proceeding; 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

Ms. Suit presented Resolution 2023-15.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, 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

Ms. Suit stated CDDs are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed; a Report when necessary.

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

Ms. Suit presented Resolution 2023-16.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, Resolution 2023-16, Designating Truist Bank 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

Ms. Suit presented Resolution 2023-17. Funding requests should be sent to Ms. Schiffer.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, 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 Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2023-18 and the accompanying Exhibits.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, Resolution 2023-18, Approving both the Active and Semi-Dormant forms of the Proposed Budget for Fiscal Year 2022/2023 budget, subject to District Counsel and Mr. Camp determining the final form to be used, and approving the Proposed Budget for Fiscal Year 2023/2024, and Setting a Public Hearing Thereon Pursuant to Florida Law for April 20, 2023 at 5:00 p.m., at the Highlands Community Center, 700 North 3rd Street, Lake Alfred, Florida 33850, if available; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, subject to final signoff by the Chair before proceeding; was adopted.

B. Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements

Ms. Suit presented the Budget Funding Agreements.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements, 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

Ms. Suit presented Resolution 2023-19.

On MOTION by Ms. Schiffer and seconded by Mr. Shamma, 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

Ms. Suit presented Resolution 2023-20.

On MOTION by Ms. Schiffer and seconded by Mr. Shamma, 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

Ms. Suit presented Resolution 2023-21.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, 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

Ms. Suit presented Resolution 2023-22.

On MOTION by Ms. Schiffer and seconded by Mr. Shamma, 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

Ms. Suit presented Resolution 2023-23.

> **On MOTION by Ms. Schiffer and seconded by Mr. Shamma, 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

Ms. Suit 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 Ms. Schiffer and seconded by Mr. Shamma, 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.**

I. Consider Ratification and Acceptance of Petitioner's Agreement Regarding Springs at Lake Alfred Community Development District

Ms. Suit presented the Agreement previously executed by the Chair.

> **On MOTION by Mr. Fratti and seconded by Mr. Shamma, all in favor, the Petitioner's Agreement Regarding Springs at Lake Alfred Community Development District, was accepted and ratified.**

J. Consideration of Interlocal Agreement with Spring at Lake Alfred Community Development District

Ms. Suit stated a copy of the Interlocal Agreement was not provided. Mr. Earlywine stated the Interlocal Agreement will mirror the information in the Petitioner's Agreement; approval in substantial form, is suggested.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, all in favor, the Interlocal Agreement with Spring at Lake Alfred Community Development District, in substantial form, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS **Consideration of the Following Bond Financing Related Items:**

A. Bond Financing Team Funding Agreement

Ms. Suit presented the Bond Financing Team Funding Agreement.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

Ms. Suit presented the following.

I. Underwriter/ Investment Banker: *FMSbonds, Inc.*

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, the FMSbonds, Inc., Agreement for Underwriting Services and G-17 Disclosure, was approved.

II. Bond Counsel: *Greenberg Traurig, P.A.*

On MOTION by Ms. Schiffer and seconded by Mr. Shamma, with all in favor, the Greenberg Traurig, P.A. Engagement Letter, was approved.

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

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, the U.S. 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

Ms. Suit presented Resolution 2023-04.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, with all in favor, Resolution 2023-24, Designating a Date, Time, and Location of April 20, 2023 at 5:00 p.m., at the Highlands Community Center, 700 North 3rd Street, Lake Alfred, Florida 33850 for a Public Hearing, if available, 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, subject to final signoff by the Chair, was adopted.

D. Presentation of Master Engineer's Report

Mr. Allen presented the Engineer's Report dated January 12, 2023, and noted the following:

- The Report describes the Capital Improvement Plan (CIP) necessary to develop the CDD.
- The CIP includes stormwater management, water and wastewater utilities but not reclaimed water utilities, hardscape, landscape and irrigation in areas accessible to the public, off-site improvements including turn lanes and utility improvements.
- Some permits are under review and/or in design and pending issuance.
- The Opinion of Probable Cost is based on current market values.

On MOTION by Ms. Schiffer and seconded by Mr. Shamma, with all in favor, the Master Engineer's Report, dated January 12, 2023, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Ms. Suit presented the Master Special Assessment Methodology Report dated January 12, 2023. She discussed the Development Program and the special and peculiar benefits to the units related to the CIP and noted the following:

- The land within the CDD consists of approximately 471.22 acres.
- The CIP is estimated to total $28,683,312.
- The proposed financing plan for the CDD provides for issuance of bonds in the principal amount of approximately $39,575,000 to finance CIP costs of approximately $28,683,312.
- The current development plan envisions 960 residential units but the unit numbers and land use types might change throughout the development period.

On MOTION by Ms. Schiffer and seconded by Mr. Shamma, with all in favor, the Master Special Assessment Methodology Report dated January 12, 2023, in substantial form, was approved.

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

Ms. Suit presented Resolution 2023-04 and read the title.

On MOTION by Ms. Schiffer and seconded by Mr. Fratti, 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 on April 20, 2023 at 5:00 p.m., at the Highlands Community Center, 700 North 3rd Street, Lake Alfred, Florida 33850, if available; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, subject to final signoff by the Chair, was adopted.

G. Resolution 2023-26, Authorizing the Issuance of Not to Exceed $39,575,000 Aggregate Principal Amount of the Springs at Lake Alfred Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of

the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, but Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Springs at Lake Alfred Community Development District, Polk County, Florida, the City of Lake Alfred, Florida, or the State of Florida or of Any Political Subdivision Thereof, but Shall be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

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

- Authorizes issuance of not to exceed $39,575,000 aggregate principal amount of bonds.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company N.A. as the Trustee, Registrar and Paying Agent.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

On MOTION by Ms. Schiffer and seconded by Mr. Shamma, with all in favor, Resolution 2023-26, Authorizing the Issuance of Not to Exceed $39,575,000 Aggregate Principal Amount of the Springs at Lake Alfred Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, but Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Springs at Lake Alfred Community Development District, Polk County, Florida, the City of Lake Alfred, Florida, or the State of Florida or of Any Political Subdivision Thereof, but Shall be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, subject to final signoff by the Chair, 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 Ms. Schiffer and seconded by Mr. Shamma, 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): *Dewberry Engineers Inc.*

C. District Manager: *Wrathell, Hunt and Associates, LLC*

There were no Staff 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 Ms. Schiffer and seconded by Mr. Fratti, with all in favor, the meeting adjourned at 6:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair