MINUTES OF MEETING
SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Springs at Lake Alfred Community Development District held a Regular Meeting on March 21, 2024, at 5:00 p.m., at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850.

Present were:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Gabriel Shamma	Assistant Secretary

Also present:

Kristen Suit	District Manager
Bennett Davenport (via telephone)	District Counsel
Lindsay Whelan (via telephone)	Kutak Rock LLP
Christopher Allen (via telephone)	Interim District Engineer
James Allen	Resident
Nelly & Denny Crumley	Residents

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

Ms. Suit called the meeting to order at 5:00 p.m.

Supervisors Schiffer, Shamma and Germino were present. Supervisors Camp and Staschiak were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Presentation of Supplemental Engineer's Report (for informational purposes)**

Mr. Allen reviewed the Supplemental Engineer's Report dated February 15, 2024 and discussed the pertinent data, including Phase 1 construction costs, permitting and the bonds.

Mr. Davenport posed and Mr. Allen responded to the following question:

Mr. Davenport: Are the project costs reasonable?

Mr. Allen: Yes, they are in line with what we are seeing for other projects based on current market values.

Ms. Suit asked if the Engineer's Report should be approved in substantial form. Mr. Davenport replied affirmatively.

On MOTION by Ms. Schiffer and seconded by Mr. Shamma, with all in favor, the Supplemental Engineer's Report dated February 15, 2024, in substantial form, was approved.

FOURTH ORDER OF BUSINESS **Presentation of First Supplemental Special Assessment Methodology Report (for informational purposes**)

Ms. Suit presented the First Supplemental Special Assessment Methodology Report for the Series 2024 Bonds and reviewed the Appendix Tables in the back of the Report.

Mr. Davenport asked and Ms. Suit responded to the following question:

Mr. Davenport: Can you confirm that the assessments are fairly and reasonably allocated to the benefitting properties?

Ms. Suit: Yes.

On MOTION by Ms. Schiffer and seconded by Mr. Shamma, with all in favor, the First Supplemental Special Assessment Methodology Report, Series 2024 Bonds dated February 15, 2024, in substantial form, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-06, Setting Forth the Specific Terms of the Springs at Lake Alfred Community Development District Special Assessment Bonds (Assessment Area One Project); Confirming the District's Provision of the Series 2024 Project and Adopting a Supplemental Engineer's Report; Confirming and Adopting a Supplemental Assessment Report; Confirming, Allocating**

and Authorizing the Collection of Special Assessments Securing Series 2024 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2024 Special Assessments; Providing for Conflicts, Severability and an Effective Date

Ms. Suit presented Resolution 2024-06 and read the title.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-06, Setting Forth the Specific Terms of the Springs at Lake Alfred Community Development District Special Assessment Bonds (Assessment Area One Project); Confirming the District's Provision of the Series 2024 Project and Adopting a Supplemental Engineer's Report; Confirming and Adopting a Supplemental Assessment Report; Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2024 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2024 Special Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Forms of Ancillary Financing Agreements**

Mr. Davenport presented the following:

A. Completion Agreement (Assessment Area One)

B. True-Up Agreement (Assessment Area One)

C. Acquisition Agreement (Assessment Area One)

On MOTION by Mr. Shamma and seconded by Ms. Schiffer, with all in favor, the Completion Agreement, True-Up Agreement and Acquisition Agreement, all for Assessment Area One, all in substantial form, were approved.

SEVENTH ORDER OF BUSINESS **Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

A. Affidavit of Publication

B. RFQ Package

C. Respondent: Dewberry Engineers Inc.

D. Competitive Selection Criteria/Ranking

Ms. Suit stated Dewberry Engineering was the sole respondent to the RFQ. If the Board is comfortable, it can rank Dewberry Engineering as the #1 ranked respondent and award the contract.

E. Award of Contract

On MOTION by Mr. Shamma and seconded by Ms. Schiffer, with all in favor, deeming Dewberry Engineers Inc., the sole respondent to the RFQ for Engineering Services, as the #1 ranked respondent and awarding the Engineering Services contract to Dewberry Engineers Inc., was approved.

EIGHTH ORDER OF BUSINESS **Ratification Items**

Ms. Suit presented the following:

A. Tampa Electric Company Outdoor Lighting Agreement Phase 1A

B. Tampa Electric Company Outdoor Lighting Agreement Phase 1B

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Tampa Electric Company Outdoor Lighting Agreement for Phase 1A and Tampa Electric Company Outdoor Lighting Agreement for Phase 1B, were ratified.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2024-07, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of January 31, 2024**

On MOTION by Ms. Schiffer and seconded by Mr. Shamma, with all in favor, the Unaudited Financial Statements as of January 31, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS **Approval of the February 15, 2024 Regular Meeting and Audit Committee Meeting Minutes**

Ms. Suit presented the February 15, 2024 Regular Meeting and Audit Committee Meeting Minutes and stated that the corrections received from District Counsel, will be incorporated, as follows:

Line 120: Change “Allan” to “Allen”

Line 122: Change “Bennet” to Davenport”

Lines 267 – 269: Delete entire paragraph and insert “Mr. Davenport stated that Berger Toombs did not provide options for renewal as requested in the RFP. However, since we are issuing bonds, Mr. Davenport advised that Grau’s renewal rates as provided in their proposal would not be applicable. Mr. Davenport advised that he would solicit an engagement letter for the bidder who was awarded the contract and prepare an addendum to the letter filling in all the omitted legal terms.”

On MOTION by Ms. Schiffer and seconded Mr. Shamma, with all in favor, the February 15, 2024 Regular Meeting and Audit Committee Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Davenport reported the following:

- The bond closing is set for March 28, 2024; Staff will be working to finalize all bond-related documents in between meetings.

➢ The bond issuance process will be completed at the next meeting, by the adoption of a resolution ratifying the bonds and the actions of Staff in connection with the closing.

B. District Engineer (Interim): Dewberry Engineers Inc.

Mr. Allen stated Staff is monitoring construction and an update will be provided at the completion of the first phase of construction.

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

- **NEXT MEETING DATE: April 18, 2024 at 5:00 PM**
  - **QUORUM CHECK**

The April meeting will be canceled. The next meeting will be held on May 16, 2024.

THIRTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Schiffer and seconded Mr. Shamma, with all in favor, the meeting adjourned at 5:14 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair