

**MINUTES OF MEETING
SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Springs at Lake Alfred Community Development District held Public Hearings and a Regular Meeting on August 15, 2024 at 5:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850.

Present:

Martha Schiffer
Megan Germino
Gabriel Shamma

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Clif Fischer
Bennett Davenport (via telephone)
Chris Allen (via telephone)
Dean Garrow

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
HomeRiver Group

FIRST ORDER OF BUSINESS

Call to Order/Roll

Ms. Suit called the meeting to order at 5:05 p.m. Supervisors Shamma, Schiffer 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

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2024-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was opened.

Ms. Suit presented Resolution 2024-11. She reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Discussion ensued regarding obtaining infrastructure insurance coverage, budgeting or coverage, the items to be insured, etc.

Ms. Suit stated that the property insurance expenditure can be an unbudgeted expense and/or be funded as part of the Landowner-contribution.

No affected property owners or members of the public spoke.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Schiffer and seconded by Mr. Shamma, with all in favor, Resolution 2024-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2024-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2024-12 and read the title.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025 Deficit Funding Agreement

Ms. Suit presented the Fiscal Year 2025 Deficit Funding Agreement.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Fiscal Year 2025 Deficit Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Home Encounter HECM, LLC Field Operations Agreement

Ms. Suit presented the Home Encounter HECM, LLC Field Operations Agreement.

On MOTION by Ms. Schiffer and seconded by Mr. Shamma, with all in favor, Home Encounter HECM, LLC Field Operations Agreement, in the amount of \$6,705 per month, equating to \$80,460 per year, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Suit presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Ms. Schiffer and seconded by Mr. Germino, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

EIGHTH ORDER OF BUSINESS**Ratification of Seasons Services Select LLC d/b/a Down To Earth Landscape & Irrigation Services Agreement**

Ms. Suit presented the Landscape & Irrigation Services Agreement.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Seasons Services Select LLC d/b/a Down To Earth Landscape & Irrigation Services Agreement, in the amount of \$13,760 per month, equating to \$165,120 per year, was 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 June 30, 2024**

**On MOTION by Ms. Schiffer and seconded by Mr. Shamma, with all in favor,
the Unaudited Financial Statements as of June 30, 2024, were accepted.**

ELEVENTH ORDER OF BUSINESS

**Approval of May 16, 2024 Regular Meeting
Minutes**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,
the May 16, 2024 Regular Meeting Minutes, as presented, were approved.**

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Dewberry Engineers, Inc.

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: September 19, 2024 at 11:30 AM**
 - **QUORUM CHECK**

The September 19, 2024 meeting will be canceled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

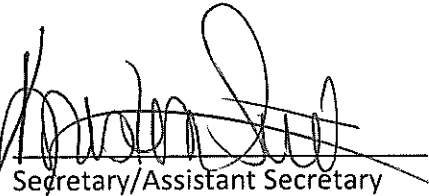
Public Comments

No members of the public spoke.

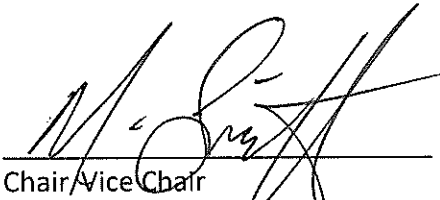
FIFTEENTH ORDER OF BUSINESS

Adjournment

**On MOTION by Ms. Schiffer and seconded by Mr. Shamma, with all in favor,
the meeting adjourned at 5:24 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair