

**MINUTES OF MEETING
FOREST LAKE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Forest Lake Community Development District was held Tuesday, **September 15, 2020** at 1:30 p.m. via Zoom Teleconference, pursuant to Executive Order 20-69, issued by Governor DeSantis, as amended and supplemented.

Present and constituting a quorum:

Rennie Heath
Lauren Schwenk
Matthew Cassidy
Patrick Marone

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Michelle Rigoni
Roy Van Wyk
April Payeur

District Manager, GMS
Hopping Green & Sams
Hopping Green & Sams
Developer's Office

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were four members present via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the August 18,
2020 Board of Supervisors Meeting**

Ms. Burns asked for any comments, corrections, or changes to the minutes. The Board had no changes or corrections to the August 18, 2020 meeting minutes.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Minutes of the August 18, 2020 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Supplemental Assessment Report (AA1 Bonds)

Ms. Burns noted that the report had been updated to reflect the final pricing circulated. Ms. Burns review the Tables in the Supplemental Assessment Report for the Board. The Board had no questions on the report.

Ms. Rigoni asked if the Supplemental Report was consistent with the Master Assessment Methodology; Ms. Burns answered yes. Ms. Rigoni asked if the benefits received by the lands subject to the assessments are equal to or exceed the assessment that are levied on the lands; Ms. Burns answered yes. Ms. Rigoni asked if the benefits are reasonably and fairly allocated from the methodology; Ms. Burns answered yes.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Supplemental Assessment Report (AA1 Bonds), was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-40 Supplemental Assessment Resolution (Series 2020, Assessment Area 1)

Ms. Burns noted that Resolution 2020-40 outlines the terms of the sale of the Assessment Area 1 bonds and confirms the liens of the levy of the special assessments that secure those bonds.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, Resolution 2020-40 Supplemental Assessment Resolution (Series 2020, Assessment Area 1), was approved.

A. Consideration of Notice of Imposition of Assessments (Series 2020, Assessment Area 1)

Ms. Burns noted that this will put potential property owners on notice that there are assessments on the lands within the District. We are looking for authorization for counsel to record the notice of assessments.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Notice of Imposition of Assessments (Series 2020, Assessment Area 1) and Authorization for Counsel to Record the Notice, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Series 2020 Developer Agreements (Assessment Area 1)

A. Declaration of Consent

Ms. Burns noted that this means the landowner confirms and agrees that the debt assessments adopted by the Board have been in accordance with Florida Law and that the District has taken all action necessary to levy and impose the Assessment Area 1 special assessments.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Declaration of Consent, was approved.

B. True-Up Agreement

Ms. Burns that this agreement confirms the developers intention and obligation if required to make true-up payments related to the Assessment Area 1 special assessments.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the True-Up Agreement, was approved.

C. Collateral Assignment Agreement

Ms. Burns stated that in the event of default of the payment of the Assessment Area 1 special assessments, the developer would assign certain development rights in order to complete, or enable a third party to complete, the development of the Assessment Area 1 project.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Collateral Assignment Agreement, was approved.

D. Acquisition Agreement

Ms. Burns noted that this agreement was with JMBI Real Estate, LLC. This agreement outlines that the District desires to acquire improvements or accept the assignment of certain agreements related to the project.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Acquisition Agreement, was approved.

E. Completion Agreement

Ms. Burns noted that the developer requested that we limit the debt special assessments imposed on the Assessment Area 1 properties, the developer will directly fund a portion of those Assessment Area 1 project expenses. The developer agrees to complete or provide the funds to complete that project.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Completion Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

Ms. Burns asked that the Board appoint themselves as the Audit Committee.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Appointment of the Board of Supervisors as the Audit Committee, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni stated she did not have anything to report.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of the Check Register

Ms. Burns stated the check register was through September 7th, totaling \$1,224.40. The Board had no questions on the check register.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated the financials were in the package for review, and there was no action that needs to be taken.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Hearing no further comments, Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor,
the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman