

**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, **August 18, 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
Ashton Bligh
Bob Gang

District Manager, GMS
Hopping Green & Sams
Greenberg Traurig
Greenberg Traurig

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 May 19,
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 May 19, 2020 meeting minutes.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Minutes of the May 19, 2020 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS**Consideration of Resolution 2020-36
Amending the Delegation Resolution**

Ms. Bligh presented the amendment of Resolution 2020-36 to the Delegation Resolution that the Board previously adopted on March 17th. Ms. Bligh explained that this resolution amends Sections 1 and 5 of the Delegation Resolution. It amends the not-to-exceed amount of bonds to be issued from \$8.36 million to \$9.2 million to more accurately reflect the development and financing costs for Assessment Area 1. The Board had no questions on the resolution.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2020-36 Amending the Delegation Resolution, was approved.

FIFTH ORDER OF BUSINESS**Public Hearing****A. Public Hearing on the Adoption of the Fiscal Year 2021 Budget**

Ms. Burns noted that the public hearing was advertised in the newspaper and asked for a motion to open the public hearing.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Opening the Public Hearing, was approved.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2020-37 Adoption of the District's Fiscal Year 2021 Budget and Appropriating Funds

Ms. Burns stated that Resolution 2020-37 was included in the agenda, and attached to the resolution was the budget. She noted that it was contemplated to be developer funded for the upcoming year and they would not be levying an O&M assessment. The total amount of the budget was \$165,127. The amount includes field expenses for landscaping, streetlights, and electric but does not include any amenity expenses. Ms. Burns asked for any comments or changes to the budget. Hearing none,

On MOTION by Mr. Heath seconded by Mr. Cassidy with all in favor, Resolution 2020-37 Adoption of the District's Fiscal Year 2021 Budget and Appropriating Funds, was approved.

ii. Consideration of Developer Funding Agreement

Ms. Burns stated that the agreement was for Fiscal Year 2021, and would be with JMBI Real Estate, LLC. She asked if there were any questions on the agreement. Hearing none,

On MOTION by Ms. Schwenk seconded by Mr. Marone, with all in favor, the Developer Funding Agreement with JMBI Real Estate, LLC, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2020-38
Designation of Regular Monthly Meeting
Date, Time, and Location**

Ms. Burns stated that Resolution 2020-38 contemplated leaving the schedule the same as the current fiscal year. She clarified that the meeting location would be at the Cassidy Offices once they were back to in person meetings.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, Resolution 2020-38 Designation of Regular Monthly Meeting Date, Time, and Location, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2020-39
Direct Purchase Resolution**

Ms. Burns stated that Resolution 2020-39 gives the District access to purchase construction materials directly, resulting in savings to the District on construction related purchases. She noted that it designates the District Engineer as the purchasing agent. The Board had no questions on the resolution.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, Resolution 2020-39 Direct Purchase Resolution, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Construction Funding
Agreement**

Ms. Burns noted that the Construction Funding Agreement was with JMBI Real Estate, LLC by which they will agree to fund the construction of the district and then be reimbursed from the bond funds once those are issued. The Board had no questions on the agreement.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Construction Funding Agreement with JMBI Real Estate, LLC, was approved.

NINTH ORDER OF BUSINESS

Consideration of Temporary Construction and Access Easement Agreements

Ms. Burns explained that this agreement would temporarily grant Forest Lake Community Development District access from the landowner so the District could construct the project outlined in the Engineer's Report on the property. The easement would be in place as long as the project was complete or until the area is conveyed to the District. She asked if the Board had any questions.

Ms. Rigoni stated that there were 7 different temporary construction easements because there are 7 different landowners. Ms. Rigoni noted that she conferred with Dennis and he said that it would be best to get an easement for all of the District areas since the District is moving forward with the remaining Phase closely following the Phase 1 and 2 construction. She clarified that there were only two parcels that wouldn't be under Phases 1 and 2.

Ms. Schwenk asked if the properties were owned by seven different landowners, and Ms. Rigoni explained that according to the database there were indeed 7 landowners. Ms. Rigoni said that she was glad Ms. Schwenk asked, because she wanted to ask if that information was current or if there was a deed that she could look at that showed otherwise.

Ms. Schwenk responded that there was one, and that JMBI Real Estate, LLC purchased all of them. Ms. Rigoni asked when they closed, to which Ms. Schwenk responded that it happened approximately 3 to 4 weeks ago.

Mr. Marone noted that it takes about 30 days to update on the property appraiser's website.

Ms. Rigoni stated that they could approve them in substantial form subject to the review of the deed.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, the Temporary Construction and Access Easement Agreements were approved in

Substantial Form, pending review from Counsel on ownership entity, and delegated authority to Chair to sign off on final form.

TENTH 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 May 11th to August 9th, totaling \$59,860.77. The Board had no questions on the check register.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Check Register for \$59,860.77, 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.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

THIRTEENTH 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.

August 18, 2020

Forest Lake CDD



Secretary/Assistant Secretary



Chairman/Vice Chairman