

**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, **February 1, 2022** at 1:45 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Andrew Rhinehart	Assistant Secretary
Matthew Cassidy	Assistant Secretary
Patrick Marone	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via Zoom</i>	KE Law Group
Marshall Tindall	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. There were three Board members present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that there were no members of the public present or joining the meeting by Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the January 20, 2022 Board of Supervisors Meeting**

Ms. Burns asked for any comments, corrections, or changes to the January 20, 2022 meeting minutes. The Board had no changes or corrections.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the Minutes of the January 20, 2022 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02  
Setting a Public Hearing on the Adoption  
of Amenity Policies and Rates**

Ms. Burns noted that Resolution 2022-02 sets the public hearing to adopt the Amenity Center Policies and Rates for April 5, 2022 at 1:45 p.m. She stated that the policies and rates were standard for their amenity facilities, but they did remove anything related to wet ponds as they only have dry ponds. The fees are related to the nonresident annual user fee, which is listed at \$2,500 and replacement access cards will be \$30.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Resolution 2022-02 Setting a Public Hearing on the Adoption of Amenity Policies and Rates for April 5, 2022 at 1:45 p.m., was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Conveyance Documents  
for Phase 1 Roadways**

Ms. Burns reviewed the conveyance documents. Mr. Van Wyk noted that the first exhibit in the agenda package for this item was Owner’s Affidavit, followed by the Warranty Bill of Sale for the roadways, the Affidavit of Non-Foreign Status, and a Special Warranty Deed, all related to the transfer of the roadways within Phase 1. Mr. Van Wyk offered to answer any questions specific to the roadway conveyance documents. The Board had no questions.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Conveyance Documents for Phase 1 Roadways, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk had nothing further to report.

**B. Engineer**

There being none, the next item followed.

**C. Field Manager’s Report**

Ms. Burns noted the Board had just met 10 days prior, and there were no field updates since that meeting. The Board asked Ms. Burns to bring a camera quote to the next meeting.

**D. District Manager’s Report**

**i. Approval of the Check Register**

Ms. Burns presented the check register and noted the total was \$26,166.25.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Check Register totaling \$26,166.25., 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 needed to be taken.

**iii. Ratification of Series 2020 (AA1) Requisition #105**

Ms. Burns noted that this requisition had previously been approved and needed to be ratified by the Board.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Series 2020 (AA1) Requisition #105, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

The Board and staff decided that they will aim to open the amenity center on March 1, 2022.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked for a motion to adjourn.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman