

**MINUTES OF MEETING
COUNTY ROAD 33
COMMUNITY DEVELOPMENT DISTRICT**

The Organizational meeting of the Board of Supervisors of the County Road 33 Community Development District was held Wednesday, **October 25, 2023** at 9:15 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Jeremy LeBrun	District Manager, GMS
Michelle Rigoni <i>by phone</i>	District Counsel
Kathy Leo <i>by phone</i>	District Engineer, GAI
Sara Zare <i>by phone</i>	MBS Capital Markets

FIRST ORDER OF BUSINESS

Introduction

A. Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board members were present constituting a quorum.

B. Public Comment Period

There were no members of the public present for the meeting.

C. Oath of Office

Mr. Flint performed the oaths of office.

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SECOND ORDER OF BUSINESS

Organizational Matters

A. Confirmation of Notice of Meeting

B. Information on Community Development Districts and Public Official Responsibilities and Florida Statutes Chapter 190

C. Election of Officers

1. Resolution 2024-01 Appointing Officers

Mr. Tony Iorio was nominated as Chairman, Mr. Doug Beasley as Vice Chair, and the remaining Supervisors were nominated as Assistant Secretaries. George Flint was selected as Secretary, Jill Burns as Treasurer, and Katie Costa and Darrin Mossing as Assistant Treasurers.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-01 Appointing Officers with Mr. Tony Iorio as Chair, Mr. Doug Beasley as Vice Chair, the remaining Supervisors as Assistant Secretaries, and Mr. George Flint as Secretary, Ms. Jill Burns as Treasurer, and Katie Costa and Darrin Mossing as Assistant Treasurer, was approved.

THIRD ORDER OF BUSINESS

Retention of District Staff

A. Consideration of Agreement for District Management Services

1. Consideration of Resolution 2024-02 Appointing District Manager, Financial Disclosure Coordinator, Assessment Consultant, and Designated Investment Representative

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-02 Appointing District Manager, Financial Disclosure Coordinator, Assessment Consultant, and Designated Investment Representative, was approved.

B. Consideration of Agreement for District Counsel Services

1. Consideration of Resolution 2024-03 Appointing District Counsel

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-03 Appointing District Counsel, was approved.

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C. Consideration of Interim District Engineering Agreement

1. Consideration of Resolution 2024-04 Appointing Interim District Engineer

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2024-04 Appointing Interim District Engineer, was approved.

D. Request Authorization to Issue RFQ for Engineering Services

Mr. Flint asked that they authorize them to issue the RFQ for District Engineering Services.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Authorizing to Allow Staff to Issue RFQ for Engineering Services, was approved.

E. Consideration of Resolution 2024-05 Selection of Registered Agent and Office

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-05 Selection of Registered Agent and Office, was approved.

FOURTH ORDER OF BUSINESS

Designation of Meetings and Hearing Dates

A. Consideration of Resolution 2024-06 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024

Mr. Flint stated that the meetings would occur on the fourth Wednesday of the month at 9:30 a.m. at the current meeting location.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-06 Designation of Regular Monthly Meeting Date, Time, and Location for the Fiscal Year 2024 for the fourth Wednesday of Each Month at 9:30 a.m. in the Same Location, was approved.

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B. Consideration of Resolution 2024-07 Designation of Landowner’s Meeting Date, Time, and Location

Mr. Flint stated that the Landowner’s meeting needs to be held before January 5, 2024. The Landowner’s meeting will occur December 13, 2023 at 9:00 a.m. in the regular meeting location.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-07 Designation of Landowner’s Meeting for December 13, 2023 at 9:00 a.m., at same location, was approved.

C. Designation of Dates of Public Hearing to Adopt Rules of Procedure in accordance with Section 120.54, Florida Statutes

1. Consideration of Resolution 2024-08 Setting a Public Hearing to Consider the Proposed Rules of the District

All hearings will be held on the regularly scheduled meeting on January 24, 2024 meeting at 9:30 a.m. in the regular meeting location.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, Resolution 2024-08 Setting the Public Hearing for, January 24, 2024 at 9:30 a.m. at the Same Location, was approved.

D. Designation of Dates of Public Hearing on the Budget for Fiscal Year 2024

1. Consideration of Resolution 2024-09 Setting the Public Hearing and Approving the Proposed Budget for Fiscal Year 2024

All hearings will be held on the regularly scheduled meeting on January 24, 2024 meeting at 9:30 a.m. in the regular meeting location.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-09 Setting the Public Hearing for January 24, 2024 at 9:30 a.m. at the same location and Approving the Proposed Budget for Fiscal Year 2024 Budget, was approved.

2. Approval of the Fiscal Year 2024 Budget Funding Agreement

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Fiscal Year 2024 Budget Funding Agreement, was approved.

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E. Consideration of Resolution 2024-10 Setting Date of Public Hearing Expressing the District’s Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad-Valorem Assessments in accordance with Section 197.3632, Florida Statutes

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-10 Setting the Public Hearing Expressing the District’s Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad-Valorem Assessments in Accordance with Section 197.3632, Florida Statutes for January 24, 2023 at 9:30 a.m. in the same location, was approved.

FIFTH ORDER OF BUSINESS

Other Organizational Matters

A. Consideration of Resolution 2024-11 Designating a Qualified Public Depository

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Resolution 2024-11 Designating a Qualified Public Depository, was approved.

B. Consideration of Resolution 2024-12 Authorization of Bank Account Signatories

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-12 Authorization of Bank Account Signatories, was approved.

C. Consideration of Resolution 2024-13 Relating to Defense of Board Members

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Resolution 2024-13 Relating to Defense of Board Members, was approved.

D. Consideration of Resolution 2024-14 Approving or Ratifying District Counsel’s Actions in Recording the Property Records of Lake County, Florida the “Notice of Establishment” in accordance with Chapter 190.0485, Florida Statutes

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On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-14 Ratifying District Counsel's Actions in Recording the Property Records of Lake County, Florida the Notice of Establishment in Accordance with Chapter 190.0485, Florida Statutes, was approved.

E. Consideration of Resolution 2024-15 Adopting Investment Guidelines

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Resolution 2024-15 Adopting Investment Guidelines, was approved.

F. Consideration of Resolution 2024-16 Authorizing Execution of Public Depositor Report

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-16 Authorizing Execution of Public Depositor Report, was approved.

G. Consideration of Resolution 2024-17 Designating a Policy for Public Comment

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-17 Designating a Policy for Public Comment, was approved.

H. Consideration of Resolution 2024-18 Adopting a Travel and Reimbursement Policy

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-18 Adopting a Travel and Reimbursement Policy, was approved.

I. Consideration of Resolution 2024-19 Adopting Prompt Payment Policy

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-19 Adopting Prompt Payment Policy, was approved.

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J. Consideration of Resolution 2024-20 Adopting a Records Retention Policy

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor Resolution 2024-20 Adopting a Records Retention Policy, was approved.

K. Consideration of Compensation to Board Members

L. Consideration of Resolution 2024-21 Designating the Primary Administrative Office and Principal Headquarters of the District

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2024-21 Designating the Primary Administrative Office and Principal Headquarters of the District, was approved.

M. Consideration of Resolution 2024-22 Selecting District Records Office Within Lake County

Mr. Flint stated that the location would be 1700 Cavallo Dr., Montverde, Florida 34756.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-22 Selecting 17500 Cavallo Drive Montverde, Florida 34756 within Lake County as the District Records Office Within Lake County, was approved.

N. Consideration of Website Services Agreement

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Website Services Agreement, was approved.

O. Authorization to Prepare Public Facilities Report in Accordance with Chapter 189.08 Florida Statutes to Coincide with Special District Filing Date for Lake County

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Authorization for Staff to prepare a Public Facilities Report in Accordance with Chapter 189.08 Florida Statutes to Coincide with Special District Filing in Lake County, was approved.

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P. Consideration of Resolution 2024-23 Authorizing Chairperson to Execute Plats, Permits and Conveyances

Mr. LeBrun stated this will authorize Chairperson to execute plats, permits and conveyances.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, Resolution 2024-23 Authorizing Chairperson to Execute Plats Permits and Conveyances, was approved.

Q. Consideration of Resolution 2024-24

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Resolution 2024-24, was approved.

SIXTH ORDER OF BUSINESS

Capital Improvements

A. Appointment of Financing Team

1. Bond Counsel

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Appointing Bond Counsel, was approved.

2. Underwriter

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Appointing the Underwriter, was approved.

3. Assessment Administrator

4. Trustee

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Appointing the Trustee, was approved.

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B. Approval of Financing Team Funding Agreement

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Financing Team Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

A. Staff Reports

- i. Attorney**
- ii. Manager**

B. Supervisor’s Requests

C. Approval of Funding Request No. 1

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Funding Request No. 1, was approved.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the meeting was adjourned.

DocuSigned by:
George Flint

 Secretary/Assistant Secretary

DocuSigned by:
Tony Iorio

 Chairman/Vice Chairman