

**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, **January 24, 2024** at 9:30 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
Michelle Rigoni	District Counsel, Kutak Rock
Kathy Leo	District Engineer, GAI
Alan Scheerer	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Iorio stated there were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint administered the oath of office to all four Board members present at the meeting.

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B. Consideration of Resolution 2024-25 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint stated the Board sets as the canvassing Board for purposes of certifying the landowners' election results. Mr. Iorio and Mr. Beasley received 442 votes and Mr. Lonas, Mr. Franklin and Dr. Owen received 441 votes. Mr. Iorio and Mr. Beasley will serve four-year terms and the other three will serve two-year terms.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-25 Canvassing and Certifying the Result of the Landowners' Election, was approved.

C. Election of Officers

Mr. Flint stated Chapter 190 requires the Board to elect officers.

D. Consideration of Resolution 2024-26 Electing Officers

Mr. Flint stated that currently Mr. Iorio is Chair, Mr. Beasley is Vice Chair, the other three Board members are Assistant Secretaries, Jill Burns is Treasurer, Katie Costa and Darrin Mossing are Assistant Treasures, and Mr. Flint is Secretary. He noted they can keep the same Board members or change those. Mr. Iorio made a motion to keep the officers the same.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-26 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 25, 2023 Board of Supervisors Meeting and Approval of the December 13, 2023 Landowners' Meeting Minutes.

Mr. Flint presented the minutes from the October 25, 2023 Board of Supervisors meeting and the minutes from the December 13, 2023 Landowner's meeting. He noted these minutes were revised to reflect the proper number of votes. This matches up with the ballots that were cast. He asked for any questions on the Board or Landowners' minutes.

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On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Minutes from the October 25, 2023 Board of Supervisors Meeting and the December 13, 2023 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the District's Use of the Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

Mr. Flint stated the 170 hearing allows the District to use the tax bill as the collection method for the debt and O&M assessments. He asked for a motion to open the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted there were no members of the public present to provide comment of testimony.

- i. Presentation of Affidavit of Publication of Notice**
- ii. Public Comment and Board Discussion**

Mr. Flint noted again there were no members of the public present for comment.

iii. Consideration of Resolution 2024-27 Expressing the District's Intent to Utilize the Uniform Method of Collection

Ms. Rigoni stated this public hearing is to set the Districts intent to use the uniform method of collecting the assessments at a future time. In order to do so we need to first consent to this public hearing so the Resolution goes over to Boards authority to declare the intent to use the uniform method at appropriate time. The District's Secretary is authorized to provide the Property Appraiser, Tax Collector of Lake County, and the Department of Revenue of the State of Florida with a copy of this resolution.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Resolution 2024-27 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

Mr. Flint asked for a motion to close the public hearing.

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

B. Public Hearing on the Adoption of District Rules of Procedure

Mr. Flint stated noted the Board was provided a draft of the proposed rules and authorized the rule hearing for today. He noted no members of the public are present. The affidavit of publication is in the agenda.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Affidavit of Publications of Notice of Rule Development and Rulemaking

ii. Public Comment and Board Discussion

Mr. Flint stated there were no members of the public present for comment.

iii. Consideration of Resolution 2024-28 Adopting the Rules of Procedure

Ms. Rigoni noted this Resolution authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business. She noted she would be happy to answer any questions on the rules themselves.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Resolution 2024-28 Adopting the Rules of Procedure, was approved.

Mr. Flint asked for a motion to close the rule hearing.

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

C. Public Hearing on the Adoption of the Fiscal Year 2024 Budget

Mr. Flint stated at the organizational meeting the Board approved a proposed budget and set the hearing for today. He asked for a motion to open the budget hearing.

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On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Affidavit of Publications of Notice

ii. Public Comment and Board Discussion

Mr. Flint stated there are no members of the public present to provide comment or testimony.

iv. Consideration of Resolution 2024-29 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds

Mr. Flint stated the budget is attached which is an administrative budget prorated for the number of months in the Fiscal Year that apply. It contemplates the funding would be a developer contribution which was already approved. He asked for any questions on the proposed budget.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, Resolution 2024-29 Adopting the District’s Fiscal Year 2024 Budget and Appropriating Funds, was approved.

Mr. Flint stated asked for a motion to close the budget public hearing.

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

SIXTH ORDER OF BUSINESS

Ratification of Staff’s Action to Readvertise Engineering RFQ

Mr. Flint stated at the organizational meeting the Board authorized advertisement of an RFQ for District Engineering Services. He noted they did that and neglected to send a copy of the notice to Kathy in advance do they did not pick up on the deadline so no responses were received. This item is ratifying the action and re-advertising the RFQ which has already been advertised and email sent to Kathy. He noted this will be at the February meeting as far as any responses considered by the Board.

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On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, the Staff's Action to Readvertise Engineering RFQ, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Rigoni noted there was an update to the scope of service for the District. The Chair approved this and signed it outside of the meeting. No other changes were in the agreement. She noted she is looking for a motion to get the amended agreement ratified.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Chair's Action in Executing the Revised Agreement with District Counsel, was ratified.

She noted the ethics training requirement for all Board members needs to be completed and reported when the June 2025 Form 1 is filed. Mr. Flint noted Board members will receive an email with the information Kutak provided. He noted Form 1 starting January 1st will be filed electronically.

i. Ratification of Revised District Counsel Agreement with Kutak Rock

Mr. Flint stated this item is ratifying their action and readvertising the RFQ which has already been advertised and email sent to Kathy.

On MOTION by Mr. Iorio seconded by Mr. Beasley, with all in favor, the Revised District Counsel Agreement with Kutak Rock, was ratified.

B. Engineer

Ms. Leo noted nothing to report other than being aware of the RFQ and intent to submit.

C. District Manager's Report

Mr. Flint stated nothing to report other than financials have not been produced yet as it is a new District and there is a delay with new Districts.

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EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
George Flint
Secretary/Assistant Secretary

DocuSigned by:
Tony Iorio
Chairman/Vice Chairman