

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

The regular meeting of the Board of Supervisors of the County Road 33 Community Development District was held Wednesday, **March 20, 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
Sarah Sandy <i>by phone</i>	District Counsel, Kutak Rock
Scott Land <i>by phone</i>	District Engineer, GAI

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

**Approval of Minutes of the January 24,
2024 Board of Supervisors Meeting**

Mr. Flint presented the minutes from the January 24, 2024 Board of Supervisors meeting. He asked for any comments or questions to those minutes. Hearing none,

March 20, 2024

County Road 33 CDD

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Minutes from the January 24, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Boundary Amendment Funding Agreement

Mr. Flint stated this was an agreement with the developer to fund the cost of amending the boundaries of the District.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Boundary Amendment Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-30 Amending District Boundaries

Mr. Flint stated this resolution authorizes the staff to prepare a petition to file to amend the boundaries of the District. Ms. Sandy stated this boundary amendment will allow them to move forward with a petition to add two sections to the County Road 33 CDD boundaries. The first is Tierra Vista, which is approximately 135 acres. The second is Banning Ranch Phases 3 and 4, which is approximately 464 acres. She noted the increase in size of the District by a pretty substantial amount. She was happy to answer any questions.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-30 Amending District Boundaries, was approved.

SIXTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Authorization to Enter Negotiations with Number One Ranked Firm

Mr. Flint stated they issued an RFQ for District Engineering Services. As a result, they received one response from GAI Consultants, Inc. He noted that the Board had the option to reject and rebid or they can choose to move forward and authorize entering into an agreement with GAI Consultants, Inc. He asked even though they received one response that they at least provide a consensus ranking of the Board so they have that in their records. The Board chose to move

March 20, 2024

County Road 33 CDD

forward with GAI Consultants, Inc. awarding them all points in all categories except MBE, which would be 95 points ranking GAI Consultants, Inc. #1.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, Ranking of Proposals for District Engineering Services and Authorization to Enter Negotiations with GAI Consultants, Inc. #1, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated they would work on putting together the boundary amendment petition. She noted that they were going to continue to hold off starting the financing in validation matters for this District until they have the boundary amendment complete.

B. Engineer

Mr. Land had nothing to report to the Board at this time.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of January. There is no action required on those. He was happy to answer any questions.

ii. Consideration of Funding Requests No. 1-4

Mr. Flint presented Funding Requests No. 1-4 to the Board.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Funding Requests No. 1-4, was approved.

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.

March 20, 2024

County Road 33 CDD

TENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
George Flint
Secretary/Assistant Secretary

DocuSigned by:
Tony Lorio
Chairman/Vice Chairman