

**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, **August 28, 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
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary
Jason Lonas <i>by phone</i>	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 Engineering
Rob Szozda	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Iorio called the meeting to order and called the roll. Three Board members were present in person constituting a quorum. Mr. Lonas joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated only Board members and staff are present.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 22, 2024
Board of Supervisors Meeting**

Mr. Flint presented the minutes from the May 22, 2024, Board of Supervisors meeting and asked for any comments, correction, or changes to those minutes. The Board had no changes to the minutes.

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On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Minutes of the May 22, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

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

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

A. Consideration of Resolution 2024-32 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds

Mr. Flint stated the budget was attached as Exhibit 'A' in the agenda package. He added it contemplates the developer funding agreement as the revenue source and it is only revenue expenses.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-32 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds, was approved.

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

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

B. Consideration of Developer Funding Agreement with TLC Whitemarsh, LLC

Mr. Flint asked for any questions. Hearing none, he asked for a motion to approve.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Developer Funding Agreement with TLC Whitemarsh, LLC, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated they are working on financing.

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B. Engineer

Mr. Land had nothing to report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. He offered to answer any questions on the financials, and hearing none, asked for a motion to approve them.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Balance Sheet and Income Statement, was approved.

ii. Ratification of Funding Requests No. 8-13

Mr. Flint presented Funding Requests No. 8-13 to the Board.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Funding Requests No. 8-13, were ratified.

iii. Adoption of District Goals and Objectives

Mr. Flint asked for any questions or comments on the proposed District Goals and Objectives.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Adoption of District Goals and Objectives, was approved.

iv. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Flint presented the Fiscal Year 2025 meeting schedule and stated they will omit the November and December meeting as they are on Thanksgiving and Christmas.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Fiscal Year 2025 Meeting Schedule Amended to Remove November and December meetings, was approved.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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SEVENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
George Flint
Secretary Assistant Secretary

DocuSigned by:
Tony Iorio
Chairman/Vice Chairman