MINUTES OF MEETING
CRESSWIND LAKE HARRIS COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Cresswind Lake Harris Community Development District was held on March 27, 2023 at 10:00 a.m., at the Tavares Public Library, 314 N New Hampshire Avenue #3099, Tavares, Florida 32778.

Present at the meeting were:

Justin Allen	Chair
Mark Bines	Vice Chair
Bradley Walker	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Chuck Hiott (via telephone)	Interim District Engineer
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 10:10 a.m.

Supervisors-Elect Justin Allen, Mark Bines and Bradley Walker, who were elected at the recent Landowners' Meeting, were present. Supervisors-Elect Keith Berg and Scott Morton were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)**

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Allen, Mr. Bines and Mr. Walker. He provided and explained the following:

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

B. Membership, Obligations and Responsibilities

C. Chapter 190, Florida Statutes

D. Financial Disclosure Forms

I. Form 1: Statement of Financial Interests

II. Form 1X: Amendment to Form 1, Statement of Financial Interests

III. Form 1F: Final Statement of Financial Interests

E. Form 8B: Memorandum of Voting Conflict

Discussion ensued regarding the upcoming retirement of Mr. Keith Berg. Mr. Wrathell stated, upon receipt of Mr. Berg's letter declining to serve as a Board Member, a vacancy will be declared and the Seat can be filled.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-01 and recapped the Landowners' Election results, as follows:

Seat 1	Mark Bines	167 votes	4-year Term
Seat 2	Justin Allen	167 votes	4-year Term
Seat 3	Brad Walker	165 votes	2-year Term
Seat 4	Keith Berg	165 votes	2-year Term
Seat 5	Scott Morton	165 votes	2-year Term

The following change was made to Resolution 2023-01:

Section 1: Change "Marks Bines" to "Mark Bines"

Section 2: Change "Mark Nines" to "Mark Bines"

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, Resolution 2023-01, as amended, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-02. Mr. Bines nominated the following:

Chair	Justin Allen
Vice Chair	Mark Bines
Secretary	Craig Wrathell
Assistant Secretary	Bradley Walker
Assistant Secretary	Keith Berg
Assistant Secretary	Scott Morton
Assistant Secretary	Ernesto Torres
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Walker and seconded by Mr. Allen, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS **Consideration of the Following Organizational Items:**

A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Wrathell presented Resolution 2022-03 and the Fee Schedule and Management Agreement.

On MOTION by Mr. Allen and seconded by Mr. Bines, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; and Providing an Effective Date, was adopted.

B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kutak Rock LLP**

Mr. Wrathell presented Resolution 2023-04 and the Kutak Rock LLP Fee Agreement.

On MOTION by Mr. Bines and seconded by Mr. Allen, with all in favor, Resolution 2023-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-05.

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, Resolution 2023-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2023-06, Appointing an Interim District Engineer for the Cresswind Lake Harris Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Halff Associates, Inc.**

Mr. Wrathell presented Resolution 2023-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Allen and seconded by Mr. Bines with all in favor, Resolution 2023-06, Appointing an Interim District Engineer for the Cresswind Lake Harris Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Agreement and accompanying Exhibits, were approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Walker and seconded by Mr. Bines, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined compensation.

G. Resolution 2023-07, Designating the Primary Administrative Office, Principal Headquarters and Local Records Office of the District and Providing an Effective Date

This item was deferred.

H. Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Wrathell presented Resolution 2023-08.

On MOTION by Mr. Bines and seconded by Mr. Allen, with all in favor, Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was approved.

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

I. Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Wrathell presented Resolution 2023-09.

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

J. Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

Mr. Wrathell presented Resolution 2023-10.

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

K. Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-11. This Resolution grants the Chair and Vice Chair and other officers, in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-12.

On MOTION by Mr. Bines and seconded by Mr. Allen, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Allen and seconded by Mr. Walker, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise the RFP, and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M23-1007 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, Strange Zone, Inc., Quotation #M23-1007 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of $1,679.99 for the first year, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Wrathell presented the ADA Site Compliance proposal.

On MOTION by Mr. Bines and seconded by Mr. Allen, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of $210, was approved.

P. Resolution 2023-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Wrathell presented Resolution 2023-13.

On MOTION by Mr. Allen and seconded by Mr. Walker, with all in favor, Resolution 2023-13, to Designate Date, Time and Place of June 5, 2023 at 10:00 a.m., at 902 North Sinclair Avenue, Tavares, FL 32778 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was deferred.

R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-15.

On MOTION by Mr. Allen and seconded by Mr. Walker, with all in favor, Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

S. Stormwater Management Needs Analysis Reporting Requirements

Mr. Wrathell stated CDDs are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed and there is no interim reporting requirement, a Report will be prepared when necessary.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS **Consideration of the Following Banking Items:**

A. Resolution 2023-16, Designating a Public Depository for Funds of the District and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-16.

On MOTION by Mr. Walker and seconded by Mr. Bines, with all in favor, Resolution 2023-16, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-17. Funding requests will be submitted to Mr. Allen.

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS **Consideration of the Following Budgetary Items:**

A. Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-18 and the proposed Fiscal Years 2023 and 2024 budgets.

> **On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for June 5, 2023 at 10:00 a.m., at 902 North Sinclair Avenue, Tavares, FL 32778; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

B. Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreement

Mr. Wrathell presented the Budget Funding Agreements.

> **On MOTION by Mr. Walker and seconded by Mr. Allen, with all in favor, the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements, in substantial form, were approved.**

C. Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

Mr. Wrathell presented Resolution 2023-19.

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

D. Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-20.

On MOTION by Mr. Allen and seconded by Mr. Walker, with all in favor, Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

E. Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Mr. Wrathell presented Resolution 2023-21.

On MOTION by Mr. Allen and seconded by Mr. Walker, with all in favor, Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-22 and the accompanying Exhibit.

On MOTION by Mr. Allen and seconded by Mr. Walker, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Mr. Wrathell presented Resolution 2023-23 and the accompanying Exhibit.

On MOTION by Mr. Bines and seconded by Mr. Allen, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Resolution 2023-27, Authorizing the District Engineer, or Another Individual Designated by the Board of Supervisors, to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-27.

On MOTION by Mr. Allen and seconded by Mr. Walker, with all in favor, Resolution 2023-27, Authorizing the District Engineer, or Another Individual Designated by the Board of Supervisors, to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition

Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

I. Consideration of E-Verify Memo with MOU

Mr. Wrathell presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Allen and seconded by Mr. Bines, all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS **Consideration of the Following Bond Financing Related Items:**

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Bines and seconded by Mr. Allen, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

Mr. Wrathell presented the following:

I. Underwriter/ Investment Banker: FMSbonds, Inc.

On MOTION by Mr. Allen and seconded by Mr. Walker, with all in favor, the FMSbonds, Inc., Agreement for Underwriting Services and G-17 Disclosure, was approved.

II. Bond Counsel: Greenberg Traurig, P.A.

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, the Greenberg Traurig, P.A. Engagement Letter, was approved.

III. Trustee, Paying Agent and Registrar: U.S. Bank Trust Company, N.A.

Mr. Sanford stated that Regions Bank will be the designated Trustee, as indicated in the Resolution. Mr. Wrathell stated a proposal from Regions Bank will be presented at the next meeting.

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, engaging Regions Bank to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2023-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-04.

On MOTION by Mr. Allen and seconded by Mr. Bines, with all in favor, Resolution 2023-24, Designating a Date, Time, and Location of June 5, 2023 at 10:00 a.m., at 902 North Sinclair Avenue, Tavares, FL 32778 for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Hiott presented the Engineer's Report dated March 27, 2023 and noted the following:

- The Capital Improvement Plan (CIP) anticipates 484 units in the current CDD and 141 units in the Expansion Parcel, for a total of 625 units.
- The CIP includes roadway improvements to Woodlea Road and at Captain Haynes Road for a roadway extension.
- The CIP includes water, wastewater and reclaim water systems.

Mr. Wrathell referred to Table 1, which shows the 484 units planned within the boundaries of the currently existing CDD and the Expansion Parcel, if added, will add 141 units and asked if that will bring the total number of units to 625. Mr. Hiott replied affirmatively.

Mr. Wrathell referred to Table 2, which shows CIP costs of $27,720,000 within the CDD's current boundaries and $6,960,000 for the Expansion Parcel, totaling $34,680,000. He asked if the property is brought into the CDD, if all the infrastructure will be integrated, work together and support each other. Mr. Hiott replied affirmatively.

Mr. Wrathell noted that the number of lots and units remain flexible until the CDD is ready to close on bonds.

Discussion ensued regarding changes to unit and lot counts, the Engineer's Report and the Assessment Methodology.

Mr. Wrathell noted that Mr. Earlywine's Resolution provides for approval of these Reports in substantial form.

E. Presentation of Special Assessment Methodology Report

Mr. Wrathell presented the pertinent data in each Section of the Master Special Assessment Methodology Report dated March 27, 2023. He noted the following:

- The land within the boundaries of the CDD currently consists of approximately 161.28 acres. The "Future Expansion Parcel" consists of approximately 58.81 acres, which would increase the size of the CDD to approximately 220.09 acres.
- The Developer will be "KH CW Lake Harris, LLC".
- The Development Program currently anticipates 121 single-family 40' units, 242 single-family 50' units and 121 single-family 60' units, for a total of 484 residential units. Adding the additional 58.81 acres, with 141 would increase the total number of units to 625.
- The cost of the infrastructure program within the current CDD boundaries is estimated at $27,720,000. The Expansion Parcel would add $6,960,000 in improvements.

- All infrastructure improvements would tie into each other and serve each other.

Mr. Wrathell discussed lienability tests, the True-Up Mechanism and Appendix Tables.

Discussion ensued regarding pending comments relating to staggering assessments.

Mr. Earlywine stated the Report will be approved in substantial form and additional changes can also be made at the assessment hearing.

F. Resolution 2023-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Wrathell presented Resolution 2023-25.

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, Resolution 2023-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for June 5, 2023 at 10:00 a.m., at 902 North Sinclair Avenue, Tavares, FL 32778; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

G. Resolution 2023-26, Authorizing the Issuance of Not to Exceed $48,000,000 Aggregate Principal Amount of Cresswind Lake Harris Community Development District Special Assessment Bonds, in One or More Series, to Pay all or a Portion of the Design, Acquisition and Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management and Control Facilities; Water, Wastewater and Reclaimed Water Systems Including Connection Fees, if Applicable; Roadway Improvements Including Impact Fees, if Applicable; Landscaping, Irrigation and Hardscaping In Public Rights-of-Ways; and Related Incidental Costs; Mitigation;

the Differential Cost of Undergrounding Electric Utilities; Related Incidental Costs, Including Professional Fees (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture and Supplemental Trust Indenture In Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or obligation of the Cresswind Lake Harris Community Development District (Except as Otherwise Provided Herein), City of Tavares, Florida, Lake County, Florida, the State of Florida or of Any Other Political Subdivision Thereof, But Shall be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters.

Mr. Sanford presented Resolution 2023-26, which accomplishes the following:

- Authorizes issuance of not to exceed $48,000,000 aggregate principal amount of bonds.

Mr. Sanford was disconnected.

Mr. Earlywine continued presenting Resolution 2023-26, as follows:

- Approves the form of the Master Trust Indenture.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.
- Appoints Regions Bank as the Trustee, Registrar and Paying Agent.

Discussion ensued regarding the total acreage amount shown in Resolution 2023-26 and the decision to validate the higher amount and the full acreage.

Mr. Earlywine stated the decision was made to validate with the higher acreage 220 acres and to specify the current and expansion acres equating to the total number of acres. He will inform Mr. Sanford that verbiage might need to be adjusted accordingly.

On MOTION by Mr. Walker and seconded by Mr. Allen, with all in favor, Resolution 2023-26, in substantial form and as amended, Authorizing the Issuance of Not to Exceed $48,000,000 Aggregate Principal Amount of Cresswind Lake Harris Community Development District Special Assessment Bonds, in One or More Series, to Pay all or a Portion of the Design, Acquisition and Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management and Control Facilities;

Water, Wastewater and Reclaimed Water Systems Including Connection Fees, if Applicable; Roadway Improvements Including Impact Fees, if Applicable; Landscaping, Irrigation and Hardscaping In Public Rights-of-Ways; and Related Incidental Costs; Mitigation; the Differential Cost of Undergrounding Electric Utilities; Related Incidental Costs, Including Professional Fees (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture and Supplemental Trust Indenture In Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or obligation of the Cresswind Lake Harris Community Development District (Except as Otherwise Provided Herein), City of Tavares, Florida, Lake County, Florida, the State of Florida or of Any Other Political Subdivision Thereof, But Shall be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, and authorizing the Chair to execute, was adopted.

CONSTRUCTION ITEMS

TENTH ORDER OF BUSINESS **Consideration of the Following Construction Related Items:**

Mr. Earlywine presented the following, for approval in substantial form:

A. Acquisition Agreement

B. Temporary Construction Easement

Mr. Sanford rejoined the meeting.

- **Discussion Resumed: Resolution 2023-26**

Mr. Wrathell stated Mr. Earlywine finished presenting Resolution 2023-26. He noted the need to update the second "Whereas" clause, on Page 1, to reflect 161.28 +/- current acres and 58.81 +/- acres anticipated to be added for a total of 220.09 +/- acres.

Mr. Sanford believed the information was already updated.

Mr. Wrathell stated the version in the agenda does not have the current information.

Mr. Earlywine stated the desire is to validate the higher acreage, so it is necessary to clarify that the higher total acreage amount is subject to a Boundary Amendment.

Mr. Sanford noted that the third Whereas indicates that an amendment is anticipated.

- **Discussion Resumed: Consideration of Construction Related Items:**

- **Assignment of Master Site Contractor Agreement to CDD**

  This item was an addition to the agenda.

On MOTION by Mr. Allen and seconded by Mr. Walker, with all in favor, the Acquisition Agreement, Temporary Construction Easement, in substantial form, and authorizing Staff to prepare the Master Site Contractor Agreement, were approved.

C. Acquisition of Phase 1 Utilities

This item was deferred.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): Halff & Associates, Inc.

C. District Manager: Wrathell, Hunt and Associates, LLC

There were no Staff Reports.

The next meeting will be held on June 5, 2023 at 10:00 a.m.

THIRTEENTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, the meeting adjourned at 12:08 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair