

**MINUTES OF MEETING
CRESSWIND LAKE HARRIS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Cresswind Lake Harris Community Development District held a Special Meeting on July 16, 2024 at 1:30 p.m., at Halff Associates, Inc., 902 N Sinclair Ave., Tavares, Florida 32778.

Present were:

Justin Allen	Chair
Mark Bines	Vice Chair
Bradley Walker	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Jere Earlywine (via telephone)	District Counsel
Steve Sanford	Bond Counsel
Brian Valavicius	Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:34 p.m. Supervisors Allen, Bines and Walker were present. Supervisor Morton was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 4; Term Expires November
2024**

- **Administration of Oath of Office (the following will also be provided in a separate package)**
 - A. Required Ethics Training and Disclosure Filing**

- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

This item was presented following the Sixth Order of Business.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

This item was presented following the Sixth Order of Business.

FIFTH ORDER OF BUSINESS

**Presentation of Supplemental Engineer's
Report**

Mr. Earlywine presented the Engineer's Report dated July 16, 2024. He noted the following:

- Assessment Area One anticipates 148 units at a cost of approximately \$14.4 million, consistent with the Master Engineer's Report.
- The Capital Improvement Plan (CIP) for Assessment Area One includes the on-site stormwater system, on-site utilities, perimeter hardscape and landscape and off-site improvements.
- The Report includes all necessary findings for the bond issuance as it relates to the CIP. The project benefits the properties in Assessment Area One, the project is feasible to be constructed and all permits are in order.

On MOTION by Mr. Bines and seconded by Mr. Allen, with all in favor, the Engineer's Report dated July 16, 2024, in substantial form for purposes of the bond financing process, was approved.

SIXTH ORDER OF BUSINESS**Presentation of First Supplemental Special Assessment Methodology Report**

Mr. Torres presented the Preliminary First Supplemental Special Assessment Methodology Report dated July 16, 2024. He reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- The CDD consists of approximately 161.28 acres.
- Assessment Area One envisions 148 platted lots.
- The anticipated total CIP costs are estimated at \$14,400,135.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$3,285,000 to finance a portion of the 2024 Project costs in the estimated total amount of \$2,861,181.25.
- No bond assessments are allocated to any private amenities or governmental property.

The Board and Staff discussed the cost per front foot. Mr. Earlywine stated that changes can be made before the Report is included in the Offering Statement, in the next several days.

On MOTION by Mr. Allen and seconded by Mr. Walker, with all in favor, the Preliminary First Supplemental Special Assessment Methodology Report dated July 16, 2024, in substantial form, was approved.

- **Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2024**

This item, previously the Third Order of Business, was presented out of order.

Mr. Bines nominated Mr. Brian Valavicius to fill Seat 4. No other nominations were made.

On MOTION by Mr. Bines and seconded by Mr. Allen, with all in favor, the appointment of Mr. Brian Valavicius to fill Seat 4, was approved.

- **Administration of Oath of Office (the following will also be provided in a separate package)**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Brian Valavicius. Mr. Valavicius is already familiar with Items 3A, 3B, 3C and 3D.

- **Consideration of Resolution 2024-01, Electing and Removing Officers of the District and Providing for an Effective Date**

This item, previously the Fourth Order of Business, was presented out of order.

Mr. Torres presented Resolution 2024-01.

Mr. Allen nominated the following slate of officers:

Justin Allen	Chair
Mark Bines	Vice Chair
Bradley A. Walker	Assistant Secretary
Brian Valavicius	Assistant Secretary
Scott Morton	Assistant Secretary

No other nominations were made.

Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer and Assistant Secretary Ernesto Torres, remain unaffected by this Resolution.

On MOTION by Mr. Allen and seconded by Mr. Bines, with all in favor, Resolution 2024-01, Electing and Removing Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Authorizing the Issuance of Not Exceeding \$5,000,000 Cresswind Lake Harris Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One) (the “2024 Bonds”) to Finance Certain Public Infrastructure Within a Designated Assessment Area Referred to as Assessment Area One Within the District; Determining the Need for a Negotiated Limited Offering of the

2024 Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the 2024 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the 2024 Bonds; Approving the Use of that Certain Master Trust Indenture Previously Approved by the Board with Respect to the 2024 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the 2024 Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Providing for the Registration of the 2024 Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the 2024 Bonds; and Providing for Severability, Conflicts and an Effective Date

Mr. Sanford presented Resolution 2024-02, also known as the Delegation Resolution, which accomplishes the following:

- Sets certain parameters in connection with the sale of the bonds.
- Eliminates the need for a special meeting by authorizing the Chair or Vice Chair to execute the Bond Purchase Contract.
- Authorizes issuance of not to exceed \$5,000,000 aggregate principal amount of bonds.
- Authorizes the Underwriter's compensation.

- Approves the Bond Purchase Contract, the Preliminary Limited Offering Memorandum, the Continuing Disclosure Agreement and the First Supplemental Indenture.
 - Authorizes modifications to the Engineer's Report and the Methodology Reports.
- Mr. Sanford discussed potential revisions to the First Supplemental Indenture.

On MOTION by Mr. Allen and seconded by Mr. Bines, with all in favor, of Resolution 2024-02, Authorizing the Issuance of Not Exceeding \$5,000,000 Cresswind Lake Harris Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One) (the "2024 Bonds") to Finance Certain Public Infrastructure Within a Designated Assessment Area Referred to as Assessment Area One Within the District; Determining the Need for a Negotiated Limited Offering of the 2024 Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the 2024 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the 2024 Bonds; Approving the Use of that Certain Master Trust Indenture Previously Approved by the Board with Respect to the 2024 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing the 2024 Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Providing for the Registration of the 2024 Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the 2024 Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2024 ("Bonds"); Making Certain Additional Findings and Confirming And/or Adopting a Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds;

Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Mr. Earlywine presented Resolution 2024-03. When final pricing on the bonds is received, the Supplemental Assessment Methodology Report will be updated with the final pricing and will be reattached to this Resolution. At that time, the Board can make adjustments to assessments for 50' units, as previously discussed.

On MOTION by Mr. Bines and seconded by Mr. Allen, with all in favor, Resolution 2024-03, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2024 ("Bonds"); Making Certain Additional Findings and Confirming And/or Adopting a Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, and authorizing the Chair to execute, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Forms of Issuer's Counsel Documents

Mr. Earlywine presented the following and recommended approval in substantial form:

- A. Collateral Assignment**
- B. Completion Agreement**
- C. Declaration of Consent**
- D. Disclosure of Public Finance**
- E. Notice of Special Assessments**
- F. True-Up Agreement**

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, the Collateral Assignment, Completion Agreement, Declaration of Consent, Disclosure of Public Finance, Notice of Special Assessments and True-Up Agreement, all in substantial form, were approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Torres presented Resolution 2024-04. The proposed Fiscal Year 2025 budget will be developed further, prior to the Public Hearing.

On MOTION by Mr. Allen and seconded by Mr. Bines, with all in favor, Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on September 18, 2024 at 11:00 a.m., at Halff Associates, Inc., 902 N Sinclair Ave., Tavares, Florida 32778; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating a Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Mr. Torres presented Resolution 2024-05.

On MOTION by Mr. Bines and seconded by Mr. Walker, with all in favor, Resolution 2024-05, Designating a Date, Time and Location of November 5, 2024 at 11:00 a.m., at Halff Associates, Inc., 902 N Sinclair Ave., Tavares, Florida 32778, for Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2024-07, Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System

Mr. Earlywine presented Resolution 2024-07.

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, Resolution 2024-07, Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System, was adopted.

FOURTEENTH ORDER OF BUSINESS

Consideration of Acquisition Packages

Mr. Earlywine presented the following Acquisition Packages:

- A. Offsite Improvements**
- B. Phase 1 Improvements**

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, the Acquisition Packages for Offsite Improvements and Phase 1 Improvements, both in substantial form, and Authorizing the Chair to execute and effect payment once bonds are issued, were approved.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2024

Mr. Torres presented the Unaudited Financial Statements as of May 31, 2024. He will research the \$4,416 “Due to Landowner” amount and notify the Board of his findings.

On MOTION by Mr. Bines and seconded by Mr. Valavicius, with all in favor, the Unaudited Financial Statements as of May 31, 2024, were accepted.

SIXTEENTH ORDER OF BUSINESS

**Approval of June 5, 2023 Public Hearings
and Regular Meeting Minutes**

On MOTION by Mr. Allen and seconded by Mr. Walker, with all in favor, the June 5, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated the Offering Statement will be finalized and bond issuance is expected to occur in mid-August. A call will be scheduled related to the budget for next week.

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

There was no report.

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

- **NEXT MEETING DATE: TBD**
- **QUORUM CHECK**

The next meeting will be held on September 18, 2024 at 11:00 a.m., at this location.

Supervisors Allen, Walker and Valavicius confirmed their attendance at the September 18, 2024 meeting. Supervisor Bines will attend via telephone.

EIGHTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

NINETEENTH ORDER OF BUSINESS

Public Comments

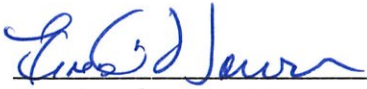
No members of the public spoke.

TWENTIETH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bines and seconded by Mr. Valavicius, with all in favor, the meeting adjourned at 2:23 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair