

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

The Board of Supervisors of the Cresswind Lake Harris Community Development District held a Public Hearing and Regular Meeting on September 18, 2024 at 11:00 a.m., at Halff Associates, Inc., 902 N Sinclair Ave., Tavares, Florida 32778.

Present:

Justin Allen
Bradley Walker
Brian Valavicius

Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Jere Earlywine (via telephone)
Chuck Hiott

District Manager
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 11:03 a.m. Supervisors Allen, Walker and Valavicius were present. Supervisors Morton and Bines were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Scott Morton; Seat 5

Mr. Torres presented Mr. Morton's resignation.

On MOTION by Mr. Valavicius and seconded by Mr. Allen, with all in favor, the resignation of Mr. Morton from Seat 5, was accepted.
--

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2024

Mr. Allen nominated Mr. Rob Fisher to fill Seat 5. No other nominations were made.

On MOTION by Mr. Walker and seconded by Mr. Valavicius, with all in favor, the appointment of Mr. Rob Fisher to Seat 5, was approved.

- **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**

These items were deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-08, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of the Fiscal Year 2024/2025 Budget

- A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

- B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Torres presented Resolution 2024-09. He reviewed the proposed Fiscal Year 2025 budget, which is a Landowner-funded budget with expenses funded as they are incurred.

On MOTION by Mr. Allen and seconded by Mr. Walker, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Walker and seconded by Mr. Valavicius, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-10, Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Earlywine presented Resolution 2024-10.

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, of Resolution 2024-10, Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Fiscal Year 2024/2025 Budget Funding Agreement

Mr. Earlywine presented the Fiscal Year 2024/2025 Budget Funding Agreement.

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, the Fiscal Year 2024/2025 Budget Funding Agreement, was approved.

NINTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts

Performance Measures and Standards Reporting]

Mr. Torres presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

TENTH 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

Mr. Earlywine stated that the bond closing will occur within the next few weeks. The next meeting will likely be in the Spring of 2025. This item was deferred.

ELEVENTH ORDER OF BUSINESS

Ratification Items

Mr. Earlywine presented the following:

- A. Acquisition Agreement**
- B. Temporary Construction Easement**

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, the Acquisition Agreement, and the Temporary Construction Easement, were ratified.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2024

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

THIRTEENTH ORDER OF BUSINESS

Approval of July 16, 2024 Special Meeting Minutes

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, the July 16, 2024 Special Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP
- B. District Engineer (Interim): Halff & Associates, Inc.
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC
 - NEXT MEETING DATE: TBD
 - QUORUM CHECK

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Earlywine will schedule a call to discuss turnover of the Phase 1A and Phase 1B utilities.

Mr. Hiott stated that substantial completion is expected in October 2024 but the utility turnover process might not proceed until the generator is installed; likely in February 2025. Mr. Torres stated that funding requests will be sent for unbudgeted expenditures.

SIXTEENTH ORDER OF BUSINESS

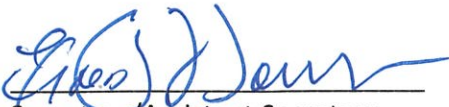
Public Comments

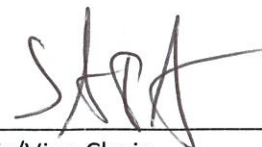
No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Allen and seconded by Mr. Valavicius, with all in favor, the meeting adjourned at 11:21 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair