



**EVERLANDS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BREVARD COUNTY  
LANDOWNERS' MEETING &  
REGULAR BOARD MEETING  
NOVEMBER 8, 2024  
10:00 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.everlandscdd.org](http://www.everlandscdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**EVERLANDS**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Offices of B.S.E. Consultants, Inc.  
312 South Harbor City Boulevard  
Melbourne, Florida 32949  
**LANDOWNERS' MEETING**  
November 8, 2024  
10:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Adoption of Election Procedures.....Page 2
- E. Election of Chairperson for Landowners' Meeting
- F. Election of Secretary for Landowners' Meeting
- G. Approval of Minutes
  - 1. November 1, 2022 Initial Landowners' Meeting.....Page 5
- H. Election of Supervisors
  - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 8
  - 2. Nomination of Candidates
  - 3. Casting of Ballots.....Page 9
  - 4. Ballot Tabulations
- I. Certification of the Results
- J. Landowners' Comments
- K. Adjourn

?Ad#110649923; 10/11/24 & 10/18/24

?NOTICE OF LANDOWNERS MEETING, ELECTION AND REGULAR BOARD MEETING OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Everlands Community Development District (the District) the location of which is generally described as comprising a parcel or parcels of land containing approximately 341.51 acres of land located east of St. Johns Heritage Parkway, north of Malabar Road, south of Emerson Drive and east of Alpine Avenue, in the City of Palm Bay, in Brevard County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. A regular board meeting of the District will also be held at that time where the Board may consider agenda items and any other business that may properly come before it.

A copy of the agenda may be obtained from the Districts website ([www.everlandscdd.org](http://www.everlandscdd.org)) or at the offices of the District Manager, Special District Services, Inc., located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987 during normal business hours.

DATE: November 8, 2024

TIME: 10:00 a.m., or as soon thereafter as can be heard

PLACE: B.S.E. Consultants, Inc.

312 South Harbor City Boulevard

Melbourne, Florida 32949

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida 34987. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowners proxy.

The landowners meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida 34987 or by visiting the Districts website at [www.everlandscdd.org](http://www.everlandscdd.org).

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (772) 345-5119 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

[www.everlandscdd.org](http://www.everlandscdd.org)



## **SPECIAL DISTRICT (CDD) ELECTION PROCEDURES**

### 1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

### 2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

### 3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

### 4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

### 5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

#### 6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

#### 7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections\*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

\* At the final landowner election (*after the 6<sup>th</sup> or 10<sup>th</sup> year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

#### 8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING  
NOVEMBER 1, 2022**

**A. CALL TO ORDER**

District Manager Frank Sakuma called the November 1, 2022 Landowners' Meeting of the Everlands Community Development District (the "District") to order at 10:06 a.m. at the offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32949.

**B. PROOF OF PUBLICATION**

Mr. Sakuma presented proof of publication that notice of the Landowners' Meeting had been published in the *Florida Today* on October 10, 2022, and October 17, 2022, as legally required.

**C. ESTABLISH QUORUM**

Mr. Sakuma requested that the landowners of property within the District identify themselves and register the number of acres/lots they own and/or being represented by proxy in the District. Mr. Sakuma stated that the attendance of Proxy Holder Greg Pettibon, representing DRP FL6, LLC constituted a quorum and it was in order to proceed.

**D. CONSIDER ADOPTION OF ELECTION PROCEDURES**

Mr. Sakuma presented the Election Procedures and stated that it would be in order to review and approve same. There being no comments or changes, the Proxy Holder approved the Election Procedures, as presented.

**E. ELECTION OF CHAIRPERSON FOR LANDOWNERS' MEETING**

Mr. Sakuma stated that it would be in order to elect a Chairperson for the Landowners' Meeting. The Proxy Holder elected Greg Pettibon to serve as Chairperson for the Landowners' Meeting.

**F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING**

Mr. Sakuma stated that it would be in order to elect a Secretary for the purpose of conducting and recording the events of the Landowners' Meeting. Mr. Pettibon elected Frank Sakuma to serve as Secretary for the Landowners' Meeting.

**G. APPROVAL OF MINUTES**

**1. June 12, 2020 Initial Landowners' Meeting Minutes**

The June 12, 2020 Initial Landowners' Meeting Minutes were approved, as presented.

**H. ELECTION OF SUPERVISORS**

**1. Determine Number of Voting Units Represented or Assigned by Proxy**

Mr. Sakuma stated that there were **304.71 Acres (379 Voting Units)** being represented/assigned by Mr. Pettibon, the attending Proxy Holder on behalf of DRP FL6, LLC, the primary landowner in the District.

## 2. Nomination of Candidates

Mr. Sakuma stated that the terms of office of Members of the Board of Supervisors would be expiring and that it would be in order to nominate candidates for election to fill the three (3) positions currently held by Bojana Brown, Jared Shaver and Haley Mall.

Mr. Pettibon nominated the following persons for election to the Board of Supervisors of the District:

Bojana Brown  
Jared Shaver  
Haley Mall

There being no further nominations from the floor, Mr. Sakuma closed the nomination portion of the Landowners' Meeting.

## 3. Casting of Ballots

Mr. Sakuma asked for ballots to be submitted for the following slate of nominees: **Bojana Brown, Jared Shaver and Haley Mall**. Mr. Sakuma stated that the two (2) candidates receiving the highest number of votes would each serve a four-year term of office expiring in November 2026; and the candidate receiving the lowest number of votes would serve a two-year term of office expiring in November 2024.

## 4. Ballot Tabulations

Mr. Sakuma announced the following election results:

**Bojana Brown** received **379** Votes  
**Jared Shaver** received **379** Votes  
**Haley Mall** received **300** Votes

Mr. Sakuma stated that **Bojana Brown** and **Jared Shaver** would each serve four (4) year terms and such terms of office would expire in November 2026; **Haley Mall** would serve a two (2) year term of office and such term of office would expire in November 2024.

### I. Certification of Results

Mr. Sakuma asked if there were any objections to the election results or to the procedures followed. There being no comments or objections, Mr. Sakuma declared the election results complete, final and certified.

### J. LANDOWNERS' COMMENTS

There were no additional comments.

### K. ADJOURNMENT



There being no further business to conduct at the Landowners' Meeting, the meeting was declared adjourned by the presiding Chairperson, Greg Pettibon, at approximately 10:13 a.m. There were no objections.

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Secretary

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Chairperson

**LANDOWNER PROXY  
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Everlands Community Development District to be held on November 8, 2024 at 10:00 a.m. at the Offices of B.S.E. Consultants, Inc., 312 South Harbour City Boulevard, Melbourne, Florida 32949 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description\***

**# of Acres**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

\* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 298 Florida Statutes (2024), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**TOTAL NUMBER OF AUTHORIZED VOTES: \_\_\_\_\_**

**Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.**

**If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)**

**BALLOT**

<b>BALLOT # _____</b>
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**EVERLANDS  
COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING**

**ELECTION OF BOARD SUPERVISORS**

**NOVEMBER 8, 2024**

The undersigned certifies that he/she is the owner (\_\_\_\_) or duly authorized **representative of lawful proxy of an owner** (\_\_\_\_) of land in the **Everlands Community Development District**, constituting \_\_\_\_\_ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

**Name of Candidate**

**Number of Votes**

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Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Street Address or Tax Parcel Id Number for your Real Property:

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**AGENDA**  
**EVERLANDS**  
**COMMUNITY DEVELOPMENT DISTRICT**

Offices of B.S.E. Consultants, Inc.  
312 South Harbour City Boulevard  
Melbourne, Florida 32949  
1-877-873-8018 Access #7344194

**REGULAR BOARD MEETING**

November 8, 2024  
10:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 11
- C. Seat New Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
  - Chairman
  - Vice Chairman
  - Secretary/Treasurer
  - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
  - 1. October 11, 2024 Regular Board Meeting Minutes.....Page 12
- J. Old Business
- K. New Business
- L. Administrative Matters
- M. Board Members Comments
- N. Adjourn

**AFFIDAVIT OF PUBLICATION**

   DEFAULT  
 Everlands Community Development District  
 2501 Burns RD # A  
 Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

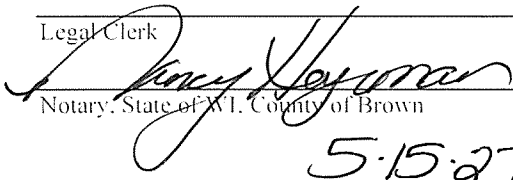
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

09/30/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/30/2024

Legal Clerk

  
 Notary, State of WI, County of Brown

5-15-27

My commission expires

Publication Cost:	\$288.38	
Tax Amount:	\$0.00	
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**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

Ad#10600976 09/30/2024  
 EVERLANDS COMMUNITY  
 DEVELOPMENT DISTRICT  
 FISCAL YEAR 2024/2025  
 REGULAR MEETING SCHEDULE  
 NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Everlands Community Development District (the "District") will hold Regular Board Meetings (the "Meeting" or "Meetings") at the offices of B.S.E. Consultants, Inc. located at 312 South Harbor City Boulevard, Melbourne, Florida 32949 at 10:00 a.m. on the following dates:  
 October 11, 2024  
 November 8, 2024  
 December 13, 2024  
 January 10, 2025  
 February 14, 2025  
 March 14, 2025  
 April 11, 2025  
 May 9, 2025  
 June 13, 2025  
 July 11, 2025  
 August 8, 2025  
 September 12, 2025

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website [www.everlandscdd.org](http://www.everlandscdd.org) or by contacting the District Manager at 772-345-5119 or by email at [hsakuma@sdsinc.org](mailto:hsakuma@sdsinc.org) and/or toll free at 1-877-737-4922 prior to the date of the particular meeting. The Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meetings may be continued to a date, time and place to be specified on the record of the Meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone may be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 772-345-5119 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

EVERLANDS COMMUNITY  
 DEVELOPMENT DISTRICT  
[www.everlandscdd.org](http://www.everlandscdd.org)

NANCY HEYRMAN  
 Notary Public  
 State of Wisconsin

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING MINUTES  
OCTOBER 11, 2024**

**A. CALL TO ORDER**

The Regular Board Meeting of the Everlands Community Development District (the “District”) was called to order at 10:06 a.m. at 312 South Harbor City Boulevard, Melbourne, Florida 32949.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed notice of the Regular Board Meeting had been published in *Florida Today* on September 30, 2024, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance:

Gregory J. Pettibon, Bojana Brown, Chris Cutler and Jared Shaver.

Also in attendance were Frank Sakuma & Andrew Karmeris (by phone) of Special District Services, Inc.; Attorney Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A. (by phone); Ken Ludwa of B.S.E. Consultants, Inc.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. August 9, 2024, Regular Board Meeting & Public Hearing**

The August 9, 2024, Regular Board Meeting & Public Hearing minutes were presented for Board approval. A **motion** was made by Mr. Cutler, seconded by Mr. Shaver and passed unanimously approving the August 9, 2024, Regular Board Meeting & Public Hearing Minutes, as presented.

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

**H. NEW BUSINESS**

**1. Consider Approval of Audit Renewal**

A **motion** was made by Mr. Cutler, seconded by Ms. Brown and unanimously passed approving the renewal option for the Fiscal Year Ending 9-30-2024 and 9-30-2025 audits for Grau & Associates.

**2. Consider Resolution 2024-06 Adopting An Amended Final Fiscal Year 2023/2024 Budget**

Mr. Sakuma presented Resolution 2024-06 entitled:

**RESOLUTION NO. 2024-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Sakuma read the title of the resolution into the record and stated that it provides for approving and adopting an amended final fiscal year 2023/2024 budget. A **motion** was made by Mr. Cutler, seconded by Mr. Shaver and unanimously passed approving and adopting Resolution No. 2024-06, as presented, thereby adopting an amended final fiscal year 2023/2024 budget.

**3. Consider Approval of Preliminary Third Supplemental Methodology Report**

Mr. Karmeris presented the Preliminary Third Supplemental Methodology Report and answered questions from the Board. A **motion** was made by Mr. Cutler, seconded by Mr. Shaver and unanimously passed approving the Preliminary Third Supplemental Methodology Report in substantial final form.

**4. Consider Resolution 2024-07 Adopting Delegating Resolution**

Mr. Sakuma presented Resolution 2024-07 entitled:

**RESOLUTION NO. 2024-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EVERLANDS COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$12,000,000 EVERLANDS COMMUNITY DEVELOPMENT DISTRICT, SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA TWO – PHASE TWO) (THE “BONDS”) TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE FOR THE BENEFIT OF CERTAIN LANDS WITHIN A DESIGNATED ASSESSMENT AREA WITHIN THE DISTRICT REFERRED TO AS “ASSESSMENT AREA TWO - PHASE TWO”; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; AUTHORIZING THE USE OF THE PREVIOUSLY EXECUTED MASTER TRUST INDENTURE WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH**

**RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A THIRD SUPPLEMENTAL TRUST INDENTURE GOVERNING THE 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; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE 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 BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

Mr. Sakuma read the title of the resolution into the record. Ms. Wald explained the resolution to the Board and recommended approval. A **motion** was made by Mr. Pettibon, seconded by Mr. Cutler and unanimously passed approving and adopting Resolution No. 2024-07, as presented.

#### **5. Consider Approval of 2024 Bond Series Ancillary Documents**

Ms. Wald explained the Lien of Record and Collateral Assignment and Assumption of Development Rights, as distributed to the Board. After Board discussion, a **motion** was made by Mr. Pettibon, seconded by Mr. Shaver and unanimously passed approving both the Lien of Record and Collateral Assignment and Assumption of Development Rights, in substantial final form.

#### **I. ADMINSTRATIVE MATTERS**

No Administrative Matters were discussed.

#### **J. BOARD MEMBER COMMENTS**

Mr. Pettibon asked for staff to consider noticing several additional meetings during the next hurricane season.

#### **L. ADJOURNMENT**

There being no further business to come before the Board, Mr. Pettibon adjourned the meeting at 10:18 a.m. without objection.

**ATTESTED BY:**



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Secretary/Assistant Secretary

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Chairperson/Vice-Chair