MINUTES OF MEETING
LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Lakes at Bella Lago Community Development District was held on March 9, 2023 at 11:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present at the meeting were:

D.J. Smith	Chair
Martha Schiffer	Vice Chair
Megan Germino	Assistant Secretary
Drew Ingoldsby	Assistant Secretary
Rose Bock	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Jennifer Kilinski	District Counsel
Peter Ma	Interim District Engineer
Sete Zare (via telephone)	MBS Capital Markets, LLC
George A. Smith	Bond Counsel, George A. Smith PLLC

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

Mr. Wrathell called the meeting to order at approximately 11:00 a.m. Ms. Martha Schiffer, Ms. Megan Germino, Mr. D.J. Smith, Mr. Drew Ingoldsby and Ms. Rose Bock, named in the Petition to Establish the District as Initial Board Supervisors, were present.

- **Administration of Oath of Office to Initial Board of Supervisors**

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

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Schiffer, Ms. Germino, Mr. Smith, Mr. Ingoldsby and Ms. Bock.

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 Initial Board of Supervisors *(the following will be provided in a separate package)***

The Oath of Office was administered during the First Order of Business. Mr. Wrathell provided 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

Mr. Wrathell discussed completing the necessary forms, Form 8B and avoiding conflicts of interest, the Sunshine Law, public records requests, recordkeeping, keeping personal and CDD-related emails, documents and files separate from each other, etc.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-01. Mr. Smith nominated the following:

Chair	D.J. Smith
Vice Chair	Martha Schiffer
Secretary	Craig Wrathell
Assistant Secretary	Drews Ingoldsby
Assistant Secretary	Megan Germino
Assistant Secretary	Rose Bock
Assistant Secretary	Ernesto Torres
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Ms. Schiffer and seconded by Ms. Bock, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2023-02, Designating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-02.

On MOTION by Ms. Bock and seconded by Mr. Smith, with all in favor, Resolution 2023-02, Designating a Date, Time, and Location of April 24, 2023 at 11:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073, for a Landowners' Meeting of the District, 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 the Management Agreement and Fee Schedule.

On MOTION by Mr. Smith and seconded by Ms. Schiffer, 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: *Kilinski|Van Wyk, PLLC***

Ms. Kilinski presented Resolution 2023-04 and the Kilinski|Van Wyk, PLLC Fee Agreement.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2023-04, Appointing Kilinski|Van Wyk, PLLC 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 Ms. Schiffer and seconded by Mr. Fratti, 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 Lakes at Bella Lago Community Development District, Authorizing Its Compensation and Providing an Effective Date

- **Interim Engineering Services Agreement:** ***England-Thims & Miller, Inc.***

Mr. Wrathell presented Resolution 2023-06 and the Interim Engineering Services Agreement and Fee Schedule.

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, Resolution 2023-06, Appointing England-Thims & Miller, Inc., as Interim District Engineer for the Springs at Lake Alfred Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.

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 Ms. Schiffer and seconded by Ms. Germino, 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.

Mr. Wrathell stated that Board Members are eligible for compensation of $200 per meeting, up to $4,800 per year, per Board Member. All but Ms. Bock declined the allowable compensation.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, authorizing the allowable Board Member compensation to those who request compensation, was approved.

G. Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters 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

Mr. Wrathell presented Resolution 2023-08.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, 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 adopted.

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

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, subject to final signoff by the Chair before proceeding to obtain, 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 Ms. Schiffer and seconded by Ms. Germino, 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. Ms. Kilinski discussed the options outlined in her memorandum. Mr. Wrathell stated that Management keeps all records, in perpetuity.

On MOTION by Ms. Schiffer and seconded by Mr. Smith, 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 Chairperson and Vice Chairperson 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, 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 Ms. Schiffer and seconded by Ms. Bock, with all in favor, Resolution 2023-11, Granting the Chairperson and Vice Chairperson 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. Smith and seconded by Ms. Bock, 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 Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise the Request for Proposals for Annual Audit Services and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M232-1001 for District Website Design, Maintenance and Domain Web-Site Design Agreement

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

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, Strange Zone, Inc., Quotation #M232-1001 for District Website Design, Maintenance and Domain Registration, etc., in the amount of $1,679.99, 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 Ms. Schiffer and seconded by Mr. Smith, 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. Smith and seconded by Mr. Ingoldsby, with all in favor, Resolution 2023-13, to Designate Date, Time and Place of April 24, 2023 at 11:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure, 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 Ms. Schiffer and seconded by Ms. Germino, 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, the Report will be submitted, 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 Ms. Bock and seconded by Ms. Schiffer, 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. The Chair, Treasurer and Assistant Treasurer will be inserted into Resolution 2023-17 as the authorized signors.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, 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 Proposed Budgets for Fiscal Year 2022/2023 and 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 reviewed the proposed Fiscal Year 2023 and 2024 Fiscal Year 2024 budgets.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2023-18, Approving Proposed Budgets for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for May 22, 2023 at 11:30 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073, 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. Funding requests should be transmitted to Mr. Smith.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreement, in substantial form, was 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 Ms. Schiffer and seconded by Mr. Smith, 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 Ms. Schiffer and seconded by Mr. Smith, 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. Smith and seconded by Ms. Schiffer, 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.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, 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.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, 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. 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 Ms. Schiffer and seconded by Mr. Smith, 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 Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

B. Engagement of Bond Financing Professionals

Mr. Wrathell presented the following:

I. Underwriter/ Investment Banker: ***MBS Capital Markets, LLC***

Ms. Zare noted that MBS's fee is contingent upon bonds closing.

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, the MBS Capital Markets, LLC, Agreement for Underwriting Services and G-17 Disclosure, was approved.

II. Bond Counsel: *George A. Smith PLLC*

Mr. George A. Smith discussed his background, services and the terms of his representation.

On MOTION by Ms. Bock and seconded by Ms. Germino, with all in favor, the George A. Smith PLLC Agreement for Bond Counsel Services, was approved.

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

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, the U.S. Bank Trust Company, N.A. Engagement Letter 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 2023-24.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2023-24, Designating a Date, Time, and Location of April 24, 2023 at 11:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073 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. Ma presented the Engineer's Report dated February 6, 2023, and noted the following:

- The Report describes the Capital Improvement Plan (CIP) necessary to develop the CDD.
- The CIP includes the roadway improvements, stormwater management system, water, wastewater and reclaimed water utilities, hardscape, landscape and irrigation street light, undergrounding of utility electrical lines, recreational amenities, environmental conservation/mitigation, etc.
- The total estimated CIP cost is $39,463,276.

Ms. Kilinski stated that this Report will be approved as part of an upcoming resolution and the resolution allows for some change to the Report.

E. Presentation of Special Assessment Methodology Report

Mr. Wrathell presented the Special Assessment Methodology Report dated March 9, 2023 He discussed the Development Program and stated that the Methodology assumes financing 100% of the improvements. He noted the following:

- The land within the CDD consists of approximately 254.16 acres.
- A total of 526 single-family units are anticipated.
- The CIP is estimated to total $39,463,276.
- The proposed financing plan for the CDD provides for issuance of a maximum par amount of bonds in the principal amount of approximately $54,320,000 to finance the CIP.
- The Methodology sets forth the special and peculiar benefits that the property owners will receive related to the CIP.
- Assessments will be reasonably and fairly apportioned across the properties of the CDD.

Mr. Wrathell reviewed the Tables on Pages 13 through 15.

Discussion ensued regarding possibly staggering on a front footage basis.

The Engineer's and Master Methodology Reports will be revised to stagger the Equivalent Residential Units (ERUs) by product type.

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 and read the title. Ms. Kilinski stated that this Resolution accomplishes the following:

- Incorporates the Engineer's and Special Assessment Methodology Reports.
- Sets the maximum amount of bonds to be issued.
- Authorizes setting and advertising the Public Hearings.

On MOTION by Mr. Smith and seconded by Ms. Schiffer, 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 on April 24, 2023 at 11:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073; 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 $54,320,000 Aggregate Principal Amount of Lakes at Bella Lago Community Development District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs Of The Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Earthwork (Not Land Development), Stormwater System, Sanitary Sewer, Water Distribution, Undergrounding of Electric Conduit, Reclaimed Water System, Landscape/Hardscape, Site Amenities, Hardscape, On-Site Roadways, Contingency, and Professional Costs and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Lakes at Bella Lago Community Development District, Clay County, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the

District Benefited by the Improvements And Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

Mr. George Smith presented Resolution 2023-26, known as the validation resolution, which accomplishes the following:

- Authorizes issuance of not to exceed $54,320,000 aggregate principal amount of bonds.
- Describes the debt briefly but further authority will be necessary before issuing any debt.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.
- Authorizes the Master Trust Indenture, which is attached as an exhibit.

Mr. George Smith stated that District Counsel reviewed this version of Resolution 2023-26 and her comments will be incorporated prior to signature.

All involved professionals will review this Resolution. This Resolution is being approved today, in form, for bond validation purposes.

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, Resolution 2023-26, Authorizing the Issuance of Not to Exceed $54,320,000 Aggregate Principal Amount of Lakes at Bella Lago Community Development District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs Of The Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Earthwork (Not Land Development), Stormwater System, Sanitary Sewer, Water Distribution, Undergrounding of Electric Conduit, Reclaimed Water System, Landscape/Hardscape, Site Amenities, Hardscape, On-Site Roadways, Contingency, and Professional Costs and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Lakes at Bella Lago Community Development District, Clay County, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements And Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

CONSTRUCTION ITEMS

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

Ms. Kilinski presented the following:

A. Acquisition Agreement

B. Temporary Construction Easement [Mattamy Jacksonville, LLC]

C. Temporary Construction Easement [Meritage Homes of Florida, Inc.]

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the Acquisition Agreement, Temporary Construction Easement for Mattamy Jacksonville LLC and Temporary Construction Easement for Meritage Homes of Florida, Inc., all in substantial form, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: ***Kilinski|Van Wyk, PLLC***

B. District Engineer (Interim): ***England-Thims & Miller, Inc.***

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

Staff had nothing additional to report.

TWELFTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Bock, with all in favor, the meeting adjourned at 12:59 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____
Secretary/Assistant Secretary

____
Chair/Vice Chair