

**MINUTES OF MEETING
LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lakes at Bella Lago Community Development District held a Special Meeting on June 29, 2023 at 10:00 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 (via telephone)	Vice Chair
Drew Ingoldsby	Assistant Secretary
Rose Bock	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Lauren Gentry	District Counsel
Peter Ma (via telephone)	Interim District Engineer
Sete Zare (via telephone)	MBS Capital Markets, LLC
George A. Smith (via telephone)	Bond Counsel, George A. Smith PLLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 10:00 a.m.

Supervisors Smith, Ingoldsby and Bock were present. Supervisor Schiffer attended via telephone. Supervisor Germino was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Megan Germino (the following will be provided in a separate package)

- 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

These items were deferred, as Ms. Germino was not in attendance.

FOURTH ORDER OF BUSINESS

Presentation of Supplemental Engineer's Report

This item and the Fifth, Sixth, Seventh and Eighth Orders of Business, were deferred.

FIFTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-34, Authorizing the Issuance of Not to Exceed \$[3,500,000] Aggregate Principal Amount of its Lakes at Bella Lago Community Development District Special Assessment Revenue Bonds, Series 2023-1 (Assessment Area One), in One or More Series (The "Series 2023-1 Bonds") and Not to Exceed \$[4,090,000] Aggregate Principal Amount of its Lakes at Bella Lago Community Development District Special Assessment Revenue Bonds, Series 2023-2 (Assessment Area Two), in One or More Series (The "Series 2023-2 Bonds" and Together, The "Series 2023 Bonds"); Determining Certain Details of the Series 2023 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture and a Second Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2023 Bonds; Appointing an Underwriter; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Series 2023 Bonds and Awarding the Series 2023 Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in this Resolution; Approving the Form of and Authorizing the Distribution of the Preliminary Limited Offering Memorandum and its Use by the

Underwriter in Connection with the Offering for Sale of the Series 2023 Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Authorizing the Execution and Delivery of Continuing Disclosure Agreements for Each Series 2023 Bond and the Appointment of a Dissemination Agent; Providing for the Application of Series 2023 Bond Proceeds; Authorizing the Proper Officials to Do all Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2023 Bonds; Making Certain Declarations; Appointing a Trustee; Providing for the Registration of the Series 2023-1 Bonds Pursuant to the DTC Book-Entry System; Providing an Effective Date and for Other Purposes

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-36, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2023 ("Series 2023 Bonds"); Making Certain Additional Findings and Confirming and/or Adopting an 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 Series 2023 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

EIGHTH ORDER OF BUSINESS

Consideration of Ancillary Documents

- A. Acquisition Agreements**
- B. Collateral Assignments**
- C. Completion Agreements**

D. Declarations of Consent

E. True Up Agreements

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-31, Amending Resolution 2023-13 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date

Mr. Torres presented Resolution 2023-31.

On MOTION by Mr. Ingoldsby and seconded by Mr. Smith, with all in favor, Consideration of Resolution 2023-31, Amending Resolution 2023-13 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure for August 18, 2023 at 11:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item and the Eleventh and Twelfth Orders of Business were deferred.

ELEVENTH ORDER OF BUSINESS

Consideration of 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

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2023-35, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

On MOTION by Mr. Smith and seconded by Mr. Ingoldsby, with all in favor, the Unaudited Financial Statements as of May 31, 2023, were accepted.

FOURTEENTH ORDER OF BUSINESS

**Approval of May 22, 2023 Public Hearings
and Regular Meeting Minutes**

On MOTION by Mr. Smith and seconded by Mr. Ingoldsby, with all in favor, the May 22, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski|Van Wyk, PLLC

There was no report.

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

Mr. Ma stated that construction is progressing as expected.

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

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

The next meeting will be held on August 18, 2023 at 11:00 a.m.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith and seconded by Ms. Bock, with all in favor, the meeting adjourned at 10:10 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair