

**MINUTES OF MEETING
TAMARINDO
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Tamarindo Community Development District held multiple Public Hearings and a Regular Meeting on October 30, 2020 at 10:00 a.m., remotely, via Zoom at <https://us02web.zoom.us/j/88018105342>, and telephonically at 1-929-205-6099, Meeting ID 880 1810 5342, for both.

Present were:

Ashley Koza	Vice Chair
Landon Thomas	Assistant Secretary
James Ratz	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:11 a.m. Supervisors Koza, Thomas and Ratz were present. Supervisors Everett and Sarver were not present. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of James Ratz:
Seat 2, Term Expires November 2024**

This item was deferred to the end of the meeting.

FOURTH ORDER OF BUSINESS

Consider Appointment of Timothy Martin to Fill Unexpired Term of Seat 2

- **Administration of Oath of Office (*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 3B: Memorandum of Voting Conflict**

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2019/2020 Budget

- A. **Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.
- B. **Consideration of Resolution 2021-02, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams stated that the proposed Fiscal Year 2020 budget is a partial-year budget for overhead professional and Administrative costs and is Developer-funded.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2021-02.

On MOTION by Ms. Koza and seconded by Mr. Thomas, with all in favor, Resolution 2021-02, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2020/2021 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2021-03, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented the Fiscal Year 2021 budget and stated that the total amount of appropriations was \$66,490. It would be a full-year, professional and administrative, Developer-funded budget.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2021-03.

On MOTION by Mr. Thomas and seconded by Mr. Ratz, with all in favor, Resolution 2021-03, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements****A. Presentation of Report of District Engineer *(for informational purposes)***

Mr. Earlywine briefly reviewed the September 24, 2020 Engineer's Report produced by RWA Engineering. There were no material changes to the Report. He called attention to the cost chart estimate of \$14.8 million, which was deemed reasonable and the project is feasible. The accompanying Assessment Report stated that the assessments are supported by sufficient benefit from the project and are fairly and reasonably allocated, consistent with the terms of the Report.

B. Presentation of Master Special Assessment Methodology Report *(for informational purposes)*

The Master Special Assessment Methodology Report, dated September 25, 2020, was included for informational purposes.

C. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

D. Mailed Notice to Property Owner(s)

A copy of the Mailed Notice to property owners was included for informational purposes.

E. Consideration of Resolution 2021-04, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments;

Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

Mr. Earlywine stated the purpose of this public hearing was to levy the assessments consistent with the Engineer’s and Assessment Reports, at the levels set forth in those Reports.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2021-04.

On MOTION by Ms. Koza and seconded by Mr. Thomas, with all in favor, Resolution 2021-04, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Discussion: Project Related Items

- A. Property Appraisal**
- B. Acquisition Agreement**

Mr. Earlywine gave a brief overview of the project related items and requested that the Board ratify the appraisal and adopt it for land acquisition purposes.

On MOTION by Mr. Koza and seconded by Mr. Thomas, with all in favor, the Appraisal of Real Property by Integra Realty Resources (IRR), was ratified.

On MOTION by Mr. Thomas and seconded by Ms. Koza, with all in favor, the Acquisition Agreement between the Tamarindo CDD and Forestar (USA) Real Estate Group, Inc., in substantial form, and authorizing the Chair to execute, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2020

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2020. He confirmed that Mr. Everett received the first funding request. The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Consideration of Meeting Minutes

A. September 25, 2020 Landowners' Meeting

Mr. Adams presented the September 25, 2020 Landowners' Meeting Minutes.

On MOTION by Mr. Thomas and seconded by Ms. Koza, with all in favor, the September 25, 2020 Landowners' Meeting Minutes, as presented, were approved.

B. September 25, 2020 Public Hearings and Regular Meeting

Mr. Adams presented the September 25, 2020 Public Hearings and Regular Meeting Minutes.

On MOTION by Ms. Koza and seconded by Mr. Thomas, with all in favor, the September 25, 2020 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

The bond validation hearing is scheduled for December 15, 2020 at 8:30 a.m., and the bond issuance would follow 30 days after.

B. District Engineer (Interim): *RWA Engineering*

There being nothing further to report, the next item followed.

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

- **NEXT MEETING DATE:** November 26, 2020 at 2:00 P.M.
 - **QUORUM CHECK**

The next meeting will be held November 26, 2020 at 2:00 p.m., unless cancelled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Thomas asked if the District was responsible for the necessary clearing and replanting in the conservation area and if it would be subsequently reimbursed. Mr. Earlywine replied affirmatively.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Adjournment

- **Acceptance of Resignation of James Ratz: Seat 2, Term Expires November 2024**
This item, previously the Third Order of Business, was presented out of order.
 Mr. Adams presented Mr. Ratz's resignation.

On MOTION by Mr. Thomas and seconded by Ms. Koza, with all in favor, the Resignation of Mr. James Ratz, dated October 13, 2020, was accepted.

There being nothing further to discuss, the meeting adjourned at 10.25.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair