

**MINUTES OF MEETING
TAMARINDO
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Tamarindo Community Development District held a Regular Meeting on October 27, 2022 at 1:15 p.m., at the offices of RWA, Inc., 6610 Willow Park Dr., Ste. #200, Naples, FL 34109.

Present were:

Christian Cotter	Chair
Michael Bone	Assistant Secretary
Mary Moulton	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jere Earlywine (via telephone)	District Counsel
Christopher Wright	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:15 p.m.

DUE TO TECHNICAL DIFFICULTIES

THE FOLLOWING SECTION WAS TRANSCRIBED FROM THE MEETING NOTES

Supervisors Cotter, Moulton and Bone were present. Supervisors Carmack and Hermanson were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Presentation of Second Series
Supplemental Engineer's Report**

Mr. Wright presented the Second Series Supplemental Engineer's Report dated October 25, 2022. He reported on the following:

TRANSCRIPTION FROM AUDIO COMMENCED

- The project is broken down into three phases.
- Phase I was certified complete and improvements were conveyed to the CDD.
- Phases II and III are in the final stages to be certified complete and conveyed to the CDD by the first quarter of 2023, based on the schedule.
- An updated Report will be emailed, as the number of lots needs to be inserted into the Report. There are 164 lots.

Mr. Adams pointed out that the Project Costs Total should be \$1,041,000, instead of \$1,041,900. He asked for the Report to be dated with today's date, as both the Engineer's Report and Assessment Methodology Report are typically dated the day of the meeting at which they were presented.

The Engineer's Report will be approved as part of Resolution 2023-01.

FOURTH ORDER OF BUSINESS

Presentation of Supplemental Special Assessment Methodology Report

Mr. Adams presented the Second Supplemental Special Assessment Methodology Report dated October 27, 2022. He reported the following:

- The eligible second series project costs total \$1,041,000 for this portion.
- The Developer contribution is \$633,578.00.
- The CDD will finance \$513,000 to net construction proceeds of \$407,422.
- Of the 251 single-family residential units, 87 lots have been sold. The remaining 164 unsold lots will carry the debt from this supplemental bond issue.

Regarding Table 6, Mr. Bone asked if the 87 sold lots will not be assessed the \$126.16 annual amount because it was passed on to the homeowners. Mr. Adams replied affirmatively.

Mrs. Moulton asked how much the annual debt assessment will be for each of the 164 unsold lots. Mr. Adams replied \$126.16, plus the amount of the existing assessments.

Discussion ensued regarding the assessment amounts sales staff is reporting to homebuyers.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Setting Forth the Specific Terms of the District’s Second Series of Special Assessment Revenue Bonds; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer’s Report and a Second Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Second Series Bonds; Addressing the Allocation and Collection of the Second Series Assessments Securing the Second Series 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

Mr. Earlywine presented Resolution 2023-01. The Bond Delegation Resolution accomplished the following:

- Finalizes assessments to the bond issue to record in public records.
- Authorizes Staff to update the Reports consistent with the final pricing when the bonds are issued next year.
- Authorizes adoption of the Resolution, Reports, etc., in substantial form.

On MOTION by Mr. Bone and seconded by Mr. Cotter, with all in favor, Resolution 2023-01, Setting Forth the Specific Terms of the District’s Second Series of Special Assessment Revenue Bonds; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer’s Report and a Second Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Second Series Bonds; Addressing the Allocation and Collection of the Second Series Assessments Securing the Second Series 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, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Supplemental Declaration of Consent

Mr. Earlywine presented the Supplemental Declaration of Consent, which, via public record, notifies buyers that the assessments are in place.

On MOTION by Mr. Bone and seconded by Mr. Cotter, with all in favor, the Supplemental Declaration of Consent, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Resignation of Matt Hermanson, Seat 5; Term Expires November 2022

Mr. Adams presented the resignation of Mr. Hermanson from Seat 5.

On MOTION by Mr. Bone and seconded by Mr. Cotter, with all in favor, the Resignation of Matt Hermanson from Seat 5, was accepted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2022

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2022.

On MOTION by Mr. Cotter and seconded by Mr. Bone, with all in favor, the Unaudited Financial Statements as of September 30, 2022, were accepted.

NINTH ORDER OF BUSINESS

Approval of August 25, 2022 Public Hearing and Regular Meeting Minutes

Mr. Adams presented the August 25, 2022 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Bone and seconded by Mr. Cotter, with all in favor, the August 25, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

There was no report.

B. District Engineer: *RWA Inc.*

Mr. Wright reported the following:

- The last Mitchell & Stark invoice was processed this week for payment.
- Mitchell & Stark engaged another earthwork contractor to build the lots from base elevation to a more finished lot.

A Board Member asked when the other contractor will start building. Mr. Wright stated they are trying to replat some lots to gain extra lake area. He expects construction to commence within the next 30 days.

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

• **UPCOMING MEETINGS**

- **November 1, 2022 at 1:15 P.M. [Landowners’ Meeting – BOARD IS NOT REQUIRED TO ATTEND]**
- **November 17, 2022 at 1:15 P.M. [Board Meeting]**
 - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.


THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bone and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 1:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair