

MINUTES OF MEETING
ST. AUGUSTINE LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District was held on Wednesday, October 5, 2022 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairman
Michael Della Penta	Supervisor
Tiffany Csalovszki	Supervisor
Ginny Feiner <i>by phone</i>	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel

The following is a summary of the actions taken at the October 5, 2022 St. Augustine Lakes Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. Five Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

Mr. Oliver stated that there were no members of the public present.

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THIRD ORDER OF BUSINESS

Consideration of Minutes of the September 14, 2022 Meeting

Mr. Oliver presented the September 14, 2022 meeting minutes. The Board had no changes to the minutes.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the September 14, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Matters Related to Series 2022 Bond Issue Process

Mr. Haber stated that they were getting very close to being able to kick off the steps necessary to issue bonds. He explained that the next, most meaningful, step was the approval of the Bond Delegation Resolution, which was a resolution that delegates authority to the Chair, Vice Chair, and various staff members to pick the necessary steps to start marketing the bonds. He noted that he had spoken to the District’s underwriter and he thought that the District bond issuance team should be ready to have documents for the Board to approve, including the Delegation Resolution, in about 2 weeks. He stated that they were recommending that today’s meeting be continued for approximately two-weeks. He noted that the longer they wait on adopting the Delegation Resolution, the longer they would need to wait on issuing the bonds. He reviewed the options with the Board which included continuing today’s meeting, waiting until the November meeting, or scheduling a special meeting that would take place prior to the November meeting. He noted that if the Board decided to continue today’s meeting, he had a few items that he wanted to add to the agenda, which would be by a motion to amend the agenda to include items for the continued meeting along the lines of consideration of Bond Delegation Resolution and consideration of Supplemental Assessment Methodology to be used in the offering document as well as consideration of any other matters that may relate to the issuance of the bonds.

Mr. Oliver opened up the discussion on what the Board wanted to do with respect to moving forward with when the Board would meet to address these matters. Ms. Rogers responded that they were good with continuing until October 19th. Mr. Haber stated that he would be happy to answer any questions regarding the steps that he mentioned. Hearing none,

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On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Amending the Agenda for Purposes of the Continued Meeting to Include Consideration of the Bond Delegation Resolution, Consideration of the Supplemental Assessment Methodology, and Consideration of Any Other Matters Related to the Issuance of the 2022 Bonds, were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated that they had did some bills of sale for some offsite utility improvements and roadway improvements. He noted that those had run through the District to the county, so they would be in a position to be able to acquire those. He explained that they had already acquired them in that they took ownership of them but would pay for them when they issued the bonds. He noted that in order to process the payment, they would want some of that backup that they had saw be requested that had other CDD’s that substantiate the fact that Lennar had paid for these improvements in full and that it was appropriate for the CDD to now pay Lennar back for the amounts that they paid. He noted that they had a little time on that, but the sooner that they had all that stuff in row, the sooner they would be able to process a requisition to get the money to Lennar. He stated that he would be happy to answer any questions. Hearing none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver had nothing to report for this item.

SIXTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Financial Statements as of August 31, 2022

Mr. Oliver reviewed the financials as of August 31, 2022 that were in the agenda package.

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On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Financial Statements as of August 31, 2022, were approved.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 19, 2022
at 11:00 a.m.**

Mr. Oliver stated that the next meeting date to continue this meeting would be October 19, 2022 at 11:00 a.m. at GMS.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Meeting was continued to October 19, 2022 at 11:00 a.m. at GMS office.

DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary

DocuSigned by:
Benzi Rogers
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Chairman/Vice Chairman