

MINUTES OF MEETING  
ST. AUGUSTINE LAKES  
COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District was held on Wednesday, December 7, 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	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Bill Schaefer	District Engineer
Howard McGaffney	GMS

*The following is a summary of the actions taken at the December 7, 2022 St. Augustine Lakes Community Development District's continued 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 opened the public comment period, there were no members of the public present.

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**THIRD ORDER OF BUSINESS****Consideration of Minutes of the October 5, 2022 Meeting and October 19, 2022 Continued Meeting**

Mr. Oliver presented the minutes of the October 5, 2022 and October 19, 2022 Board of Supervisors meetings and asked for any comments or corrections. Hearing none, he asked for a motion to approve.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the October 5, 2022 Meeting and October 19, 2022 Continued Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2023-02, Supplemental Assessment Resolution for Series 2022 bonds**

Mr. Haber presented the resolution, noting that the Board had previously adopted a Master Assessment Methodology and an Engineer's report while holding a public hearing, levying assessments at the highest amount possible for the full project. He added that he was now coming back to the Board with the exact amounts of the bonds and to reallocate the lien to identify the terms of the bonds. He noted that the bonds had been marketed and the bond process had taken place, as well as that the bond purchase agreement was signed, and that the closing date of the bonds would be December 20<sup>th</sup>. He added that the resolution specified what the assessment levels would be to secure the bonds. He stated that the updated Engineer's Report was attached as an exhibit, as well as the numbers from the bond issue. He asked if there were any questions, and Ms. Rogers noted that there was a cap of \$1,200 for the debt assessment and pointed out that the gross amount was \$1,251. She noted that she was contacting Scott to see if he would like to move forward with the resolution.

Mr. Haber noted that the resolution would formally allocate that amount but suggested that they table the item until a response was received.

*\*A 10-minute recess ensued, and the meeting was continued after a response was received.*

After a brief discussion, Mr. Haber stated that the underwriter would reduce the par amount of the bonds, which would consequently decrease the par amount per lot and the annual amount owed in order to not exceed the \$1,200 mark. He added that all of the remaining terms of the resolution would remain unchanged, and that the only difference would be the reduction of the par

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amount and assessment levels. He suggested the Board approve in substantial form, as well as that they authorize the Chair to sign the updated exhibits once ready.

On MOTION by Ms. Rogers, seconded by Ms. Feiner, with all in favor, the Resolution 2023-02, Supplemental Assessment Resolution for Series 2022 Bonds, Delegating Authorization to the Chair to Approve Changes, was approved in substantial form.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03,  
Approving Developer Agreements for Series  
2022 Bonds – ADDED**

Mr. Haber presented the resolution, noting that it related directly to the bond issue. He noted that the agreements related to the issuance were listed in the title of the resolution, as well as the “whereas clauses”. He added that the resolution approved the agreements in substantial form to allow input from other members of the bond team, as well as representatives from the various landowners. He asked if there were any questions, and the Board pointed out that the Resolution’s title was incorrect. Mr. Haber made note to correct it and asked for a motion to approve.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor Resolution 2023-03, Approving Developer Agreements for Series 2022 Bonds, was approved as revised.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Haber had nothing further to report.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

Mr. Oliver had nothing to report for this item.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none, the next item followed.

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**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Financial Statements as of October 31, 2022**

Mr. Oliver presented the financials, adding that no collections were made on the tax roll due to the property tax bills not going out until November 1<sup>st</sup>.

**TENTH ORDER OF BUSINESS**

**Ratification of Funding Request No. 11**

Mr. Oliver presented the funding request, noting that it was for invoices paid to Dominion Engineering, GMS, and Kutak Rock, totaling \$6,438.99. He asked for a motion to ratify.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Funding Request No. 11, was ratified.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – January 4, 2022  
at 11:00 a.m.**

Mr. Oliver stated that the next meeting date was scheduled for January 4, 2023 at 11:00 a.m.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Meeting was adjourned.

DocuSigned by:

*Jim Oliver*

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Secretary/Assistant Secretary

DocuSigned by:

*Benzi Rogers*

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Chairman/Vice Chairman