

**MINUTES OF MEETING
LAKE LIZZIE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Lizzie Community Development District was held Wednesday, **February 1, 2023** at 12:30 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
George Flint	GMS
Sarah Sandy	District Counsel, Kutak Rock

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2023-27 Ratifying Resetting Landowners Election

Ms. Adams presented Resolution 2023-27 to the Board stating that it was ratifying resetting the landowners' election to January 17, 2023. She noted that their recording secretarial staff submitted a notice for several public hearings as well as the landowner election. She stated that even though the submittal was received by the publisher, and District staff received a proof back

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that was approved by District staff and scheduled to run, District staff received word from the publisher that the advertisements did not run. As a result, District staff worked with the Chair to reset the dates for the various public hearings to today, as well as reset the landowners' election to January 17, 2023, in order to meet the statutory deadline for holding the election.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2023-27 Ratifying Resetting Landowners Election, was approved.

Mr. Flint noted that the Board members present were sworn in before the meeting.

B. Administration of Oaths of Office to Newly Elected Supervisors

Ms. Adams stated that as a result of the landowners' election, they did have five new Board members and the oath of offices for those present today had been administered prior to taking roll to establish the quorum today.

C. Consideration of Resolution 2023-28 Canvassing and Certifying the Results of the Landowners' Election

Ms. Adams presented Resolution 2023-28 to the Board stating that it was on page 10 of the agenda package. She explained that this was canvassing and certifying the results of the landowner election, as well as correcting a scrivener's error in the landowner election documents. As a result of the landowner election, Anthony Iorio and Douglas Beasley are serving four-year terms and Jason Lonas, Thomas Franklin, and Duane "Rocky" Owen are serving two-year terms.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Resolution 2023-28 Canvassing and Certifying the Results of the Landowners' Election, was approved.

D. Election of Officers

Ms. Adams stated that prior to the landowners' election they had Anthony Iorio serving as Chairperson, Doug Beasley serving as Vice Chairperson, George Flint serving as Secretary, Jason Lonas, Thomas Franklin, and Duane Owen serving as Assistant Secretaries. She noted that they also had from the District management offices, Jill Burns, serving as Treasurer and Katie Costa serving as Assistant Treasurer.

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E. Consideration of Resolution 2023-29 Electing Officers

Ms. Adams stated that the Board could consider reelection of the same slate of officers. She explained that she would like for the Board to consider adding herself, Tricia Adams, as an Assistant Secretary for the purpose of signing documents and attesting the Chairman’s signature.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Resolution 2023-29 Electing Officers as slated above adding Tricia Adams as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 2, 2022, Board of Supervisors Meeting & January 17, 2023, Landowners’ Election

Ms. Adams presented the minutes from the November 2, 2022 Board of Supervisors meeting and the January 17, 2023 Landowners’ Election. She noted that they had received minor corrections from District management staff as well as from District counsel.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Approval of Minutes of the November 2, 2022, Board of Supervisors Meeting and the January 17, 2023, Landowners’ Election, was approved as amended by the corrections received from District management and District counsel.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-30 Ratifying Resetting Master Assessment Public Hearing

Ms. Adams presented this resolution stating that it ratifies the Chair and District Manager’s actions to reset their Master Assessment public hearing for today.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Resolution 2023-30 Ratifying Resetting Master Assessment Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-31 Ratifying Resetting Uniform Method Public Hearing 31

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Ms. Adams presented this resolution stating that it ratifies the Chair and District Manager’s actions to reset their Uniform Method public collection hearing for today.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2023-31 Ratifying Resetting Uniform Method Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-32
Ratifying Resetting Rules of Procedure
Public Hearing**

Ms. Adams stated that this resolution ratifies the Chair and District Manager’s actions to resetting the rule public hearing for today.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2023-32 Ratifying Resetting Rules of Procedure Public Hearing, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2023-33
Ratifying Resetting FY 2023 Budget
Adoption Hearing**

Ms. Adams presented this resolution stating that it ratifies the Chair and District Manager’s actions to reset their public hearing on a budget for adoption.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2023-33 Ratifying Resetting FY 2023 Budget Adoption Hearing, was approved.

NINTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Imposition of Special Assessments

Ms. Adams asked for a motion to open the public hearing for the imposition of special assessments.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearing on the Imposition of Special Assessments, was approved.

i. Presentation of Affidavit of Publication and Affidavit of Mailing of Notices

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Ms. Adams stated that the affidavits demonstrating the mailed and published notice requirements for holding the hearing were in the agenda package for the board's review.

ii. Presentation of Engineer's Report

Ms. Adams explained that the Board had previously approved the engineer's report at their November 2, 2022 meeting. She noted that it was approved in substantial form and was subject to staff revisions. Mr. Flint noted that it was attached to the resolution. Ms. Adams explained that it didn't need separate Board action since it was attached to and approved by the resolution the Board would consider. Ms. Sandy noted that the changes to the Engineer's Report that they discussed and approved at the last meeting were made and she didn't think any subsequent changes were made to the report. She stated that the total estimated CIP remained the same at \$17,598,220. She explained that the engineer's report would be approved as part of the resolution that they would present shortly.

iii. Presentation of Assessment Methodology

Ms. Adams stated that this was included in the agenda package on page 68. She explained that like the engineer's report, this was presented in detail at the November meeting and approved in substantial form but was subject to further staff revisions. She noted that there was a summary error in the spreadsheet on the bottom of the total par debt allocated of Table 7, which was on page 82 of the agenda package. She explained that the total par debt listed on page 78 was going to be \$25,250,000 and they would make that correction.

iv. Public Comment, Testimony and Board Discussion

Public comment requested. There is no public present to provide public comment.

v. Consideration of Resolution 2023-34 Levying Special Assessments

Ms. Sandy asked Ms. Adams to answer her following questions in her professional opinion based on the assessment report. Ms. Sandy asked Ms. Adams if the District lands received a special benefit from the master project. Ms. Adams responded yes. Ms. Sandy asked if the special assessments were reasonably allocated amongst the lands. Ms. Adams responded yes. Ms. Sandy asked if it was reasonable, proper, and just to assess the cost of the master project against the lands in the District. Ms. Adams responded yes. Ms. Sandy asked if the assessed lands would receive

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special benefit equal to or in excess of the special assessments levied under the methodology. Ms. Adams responded yes. Ms. Sandy asked if it was in the best interest of the District that the Master Special Assessment be paid and collected in accordance with the methodology. Ms. Adams responded yes.

Ms. Sandy presented Resolution 2023-34, noting it approved the Engineer’s Report and Assessment Methodology which were just presented and levied the master special assessments as provided in the resolution and reports.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, Resolution 2023-34 Levying Special Assessments, was approved.

Ms. Adams asked for a motion to close the public hearing for the Imposition of Special Assessments.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Closing the Public Hearing for the Imposition of Special Assessments, was approved.

B. Public Hearing on the District’s Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

Ms. Adams asked to open the public hearing for the uniform method of levying, collection, and enforcement of the non-ad valorem assessments.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearing for the uniform method of levying, collection, and enforcement of the non-ad valorem assessments, was approved.

i. Presentation of Affidavit of Publication of Notice

Ms. Adams stated that the affidavit for public notice was presented in accordance with the statutory requirements.

ii. Public Comment and Board Discussion

Public comments were requested. Ms. Adams noted that there were no members of the public present for public comments.

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iii. Consideration of Resolution 2023-35 Expressing the District’s Intent to Utilize the Uniform Method of Collection

Ms. Sandy stated that this resolution allows them to collect assessments on the property tax roll. She explained that they had to declare their intent as well as hold a public hearing, which is what this hearing was for.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2023-35 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

Ms. Adams asked to close the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing for the uniform method of levying, collection, and enforcement of the non-ad valorem assessments, was approved.

C. Public Hearing on the Adoption of District Rules of Procedure

Ms. Adams asked to open the public hearing on the District Rules of Procedure.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearing on the District Rules of Procedure, was approved.

i. Presentation of Affidavit of Publications of Notice of Rule Development and Rulemaking

Ms. Adams presented the affidavit of publication of the rulemaking hearing in accordance with statutory requirements.

ii. Public Comment and Board Discussion

Public comment was requested. Ms. Adams stated that they had no members of the public present for public comment.

iii. Consideration of Resolution 2023-36 Adopting the Rules of Procedure

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Ms. Adams presented Resolution 2023-36, which was prepared by District counsel.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2023-36 Adopting the Rules of Procedure, was approved.

Ms. Adams asked to close the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing on the District Rules of Procedure, was approved.

D. Public Hearing on the Adoption of the Fiscal Year 2023 Budget

Ms. Adams asked to open the public hearing for the adoption of the Fiscal Year 2023 budget.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearing for the adoption of the Fiscal Year 2023 budget, was approved.

i. Presentation of Affidavit of Publication of Notice

Ms. Adams presented the affidavit of publication of notice to the Board.

ii. Public Comment and Board Discussion

Public Comment was requested. Ms. Adams noted that there were no members of the public present for public comment.

iii. Consideration of Resolution 2023-37 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds

Ms. Adams stated that they did have a copy of the budget included in the agenda package. She stated that this was for the operation of the District only and there were no field expenses. She noted that for the revenue portion of the District, the Board previously approved a Budget Funding Agreement with the developer. She stated that she would be happy to answer any questions.

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On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2023-37 Adopting the District’s Fiscal Year 2023 Budget and Appropriating Funds, was approved.

Ms. Adams asked to close the public hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing for the adoption of the Fiscal Year 2023 budget, was approved.

TENTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Authorization to Issue Notice of Intent to Award and Enter Negotiations with Number-One Ranked Firm

Ms. Adams stated that on page 189 of the agenda package was a Board ranking sheet. She noted that she had spoken with District counsel. She explained that they had received one proposal with the engineering firm most familiar with the project, Hanson & Walters. She stated that they met all the criterion that the Board identified as needing to qualify for this project. She noted that the Board could forgo the actual ranking and the Board could make a motion to rank Hanson, Walter, and Associates as the number one ranked firm and authorize staff to issue a notice of intent to award and negotiate an agreement.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Ranking Hanson & Walters as the Number-One Ranked Firm for District Engineering Services and Authorize District Staff to Issue Notice of Intent to Award and Enter Negotiations with Number-One Ranked Firm Hanson & Walters, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-38 Authorizing the Use of Electronic Signatures

Ms. Adams stated that this resolution means that a great majority of the documents, Chairman’s signature and Vice Chairman’s signature could be collected electronically. She noted that there were some documents that may require wet signatures when it comes to bond issuance.

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On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2023-38 Authorizing the Use of Electronic Signatures, was approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy reported that they had a validation hearing set for March 8th at 10:00 a.m. and that would be a virtual hearing.

B. Engineer

There was nothing further to report.

C. District Manager’s Report

Ms. Adams had nothing further to report.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

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FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the meeting was adjourned.

Tricia Adams
Secretary/Assistant Secretary

Tony Lorio
Chairman/Vice Chairman