

**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, **April 5, 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

Also present were:

Tricia Adams	District Manager, GMS
George Flint	GMS
Sarah Sandy <i>by phone</i>	District Counsel, Kutak Rock
Shawn Hindle	District Engineer, Hanson Walter & Ass.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. Three 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 nor were there any members calling in so we will close the public comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2023-39 Appointing Local Bank Signatories

Ms. Adams presented Resolution 2023-39 appointing local bank signatories. She stated the Board members have a public depository account with Truist and previously signed a resolution designating the Secretary and Treasurer as signatories. She noted this resolution adds the Assistant

April 5, 2023

Lake Lizzie CDD

Treasurer so by approval of this resolution, the Board will have the Secretary, the Treasurer and the Assistant Treasurer for the District as signatories for your public depository.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Resolution 2023-39 Appointing Secretary, Treasurer and Assistant Treasurer as Local Bank Signatories, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 1, 2023, Board of Supervisors Meeting

Ms. Adams presented the minutes from February 1, 2023 Board of Supervisors meeting from page 8 of the agenda packet. These meetings minutes have been reviewed by District Counsel. She asked for any comments or corrections. Hearing none.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, the Minutes of the February 1, 2023 Board of Supervisors Meeting, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Agreement for Engineering Services with Hanson Walter

Ms. Adams presented the agreement for Engineering Services with Hanson Walter included in the agenda packet. She noted previously the Board did solicit a request for qualifications for engineering services and as a result of the responses, Hanson Walter had been selected by the Board of Supervisors and they directed staff to put together the agreement and negotiate for services.

Ms. Sandy noted it is the standard agreement that they prepare for Districts. She stated no specific comments were received from Hanson Walter or anything different from what they typically prepare. Mr. Iorio asked if these will be ready to sign today or will they be forwarded to DocuSign. Ms. Adams stated some documents provided today are ready for signature but others ones will be electronic signature.

On MOTION by Iorio, seconded by Mr. Beasley, with all in favor, the Agreement for Engineering Services with Hanson Walter, was approved.

April 5, 2023

Lake Lizzie CDD

SIXTH ORDER OF BUSINESS**Consideration of Acquisition Agreement**

Ms. Adams presented the consideration of the Acquisition Agreement on page 33 of the agenda packet. She noted this item deals with the acquisition of the District improvements. She stated the District previously approved a capital improvement program as part of the Engineer's Report and this describes the conveyance of this property as well as how taxes will be handled. This has been prepared by District Counsel.

Ms. Adams asked Ms. Sandy if she wanted to walk the Board through any provisions in this resolution before they consider approving. Ms. Sandy noted often times an acquisition is done at the time of financing however they are moving pretty quickly with construction here and she understands that they are looking at potentially having improvements finished in the pretty near future so they wanted to make sure there was an acquisition agreement that outlines the process and procedure between the developer and the District for acquiring any improvements. She stated because they only have a Master Engineer's report currently, this is an acquisition agreement that would apply to all of the improvements within the District Engineer's report rather than on a phase or bond series basis. Ms. Sandy noted that this is the same type of agreement that they have entered into as the attorney of other Districts that they have worked on with Hanover so the same form and same process and procedure were followed. Ms. Sandy noted that they just wanted to make sure to go ahead and have an agreement in place should any improvement be ready for acquisition.

Mr. Iorio stated Ms. Sandy's statements were correct with them being about 80% done with the project with utilities in place and getting ready for roads and so forth and starting to run electrical conduit. He noted they are starting to prepare the necessary documents from a developer's perspective to provide those to the District Engineer so they can review them and get them appropriately turned over to the respective agencies. Ms. Adams asked for any questions regarding the resolution. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, the Acquisition Agreement, was approved.

SEVENTH ORDER OF BUSINESS**Ratification of Agreement with Osceola County Tax Collector**

Ms. Adams presented the next item, ratification of the Collection Agreement with Osceola County Tax Collector. She noted as a special District, Lake Lizzie Community Development

April 5, 2023

Lake Lizzie CDD

District has the opportunity to utilize the uniform tax collection method through the annual property tax bill. This is the agreement between the District and Osceola County that they will collect and enforce collection of the non-ad valorem assessments from Lake Lizzie Community Development District. She stated that this agreement was signed by the Chair because it was time sensitive, and that they were seeking a motion to ratify that action.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Agreement with Osceola County Tax Collector, was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Data Sharing Agreement with Osceola Property Appraiser – Added

Ms. Adams presented the Data Sharing Agreement with Osceola County Property Appraiser. She noted that Board members who serve on other Boards may have seen these agreements that are required to be approved annually. She explained that Florida has very broad public records laws and records are subject to public requests, however there are classifications of citizens that can be exempt from public records requests such as judges and law enforcement personnel. She noted this agreement is saying that the data that Osceola County holds exempt, the District will hold that same data exempt from public disclosure. This is an agreement that will be presented annually as it is just a 12-month agreement and staff does recommend approval.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, that Data Sharing Agreement with Osceola Property Appraiser, was approved.

NINTH ORDER OF BUSINESS

Consideration of Uniform Method of Collection Agreement with Osceola County Property Appraiser – Added

Ms. Adams presented the agreement for Uniform Method of Collection as this is to get the non-ad valorem assessment on the property tax bill. The previous agreement was with the tax collector and this is actually with the property appraiser to identify and get that assessment on the tax roll. She noted this is like the other agreement with Osceola County, this will automatically renew year after year. This is also an agreement that staff recommends approval.

April 5, 2023

Lake Lizzie CDD

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Uniform Method of Collection Agreement with Osceola County Property Appraiser, was approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Sandy reported that they did have their validation hearing and that it went well, the bonds were validated and they received the final executed judgement.

B. Engineer

Mr. Hindle stated he wanted to bring to the Board's attention that the City of St. Cloud has been trying to force CDD's just recently into taking over maintenance of all local streets and all infrastructures, sidewalks, trees, everything within the public right of ways. He noted the county has not done that in the past however there is a pending CDD at the county right now that is within the JPA and the county has made that comment from the city and recommendations for approval of the CDD and that was Edgewater West. He stated in Edgewater West, they are recommending all the streets while not gated or anything, all would have to be maintained by the CDD and they are trying to do the same thing to the existing CDD of Edgewater East that is already annexed into the city so the city is trying to push that as well. He stated he wanted to bring this to the Board's attention as they are within the JPA boundaries so they are subject to annexation by the city. He noted there may be some attorneys that will fight that but right now he is doing an analysis for the cost implications of that request to see what it would cost.

Mr. Iorio wondered if the property taxes would be reduced from the city? Mr. Iorio noted it is not affecting the CDD but is affecting the residents so they are putting more and more on the residents. Mr. Iorio noted that was insightful and hopefully they will continue to distance themselves from annexation until their hand is forced upon.

C. District Manager's Report**i. Balance Sheet & Income Statement**

Ms. Adams stated on page 75 of the agenda was the balance sheet and income statement and they are keeping an eye on page 77 with the unassigned balance. She noted the funding is developer contribution at this point. No action was required on the financials and they are just provided for informational purposes.

April 5, 2023

Lake Lizzie CDD

ii. Ratification of Funding Requests No. 2 and 3

Ms. Adams stated there are two funding requisitions on page 81 and page 105 respectively. Funding request No. 2 is \$20,283.80 with a detailed summary behind it and then funding request No. 3 is \$1,336.76 with the detail immediately behind the funding request. She asked for a motion to ratify the developer funding requests. These have been signed by the Chair in order to be processed.

On MOTION by Mr. Beasley, seconded by Mr. Owen with all in favor, Funding Requests No. 2 and 3, were ratified.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Adams stated there were no members of the audience to provide comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Tricia Adams
Secretary/Assistant Secretary

Tony Lorio
Chairman/Vice Chairman