

MINUTES OF MEETING
SANDMINE ROAD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sandmine Road Community Development District was held Thursday, August 19, 2021 at 2:00 p.m. at 1115 Aloha Blvd, Davenport, Florida.

Present and constituting a quorum were:

Aaron Struckmeyer
Sean Bailey
Amy Steiger

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

George Flint
Tucker Mackie *by phone*
Broc Althafer *by phone*
William Viasalyers
Pulte Representative

District Manager, GMS
District Counsel
District Engineer
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated that there was an addition to the agenda, Item 5E, which was the bond delegation Resolution 2021-10. He asked the Board if there was a motion to include the resolution in the agenda.

On MOTION by Mr. Struckmeyer, seconded by Ms. Steiger, with all in favor, Amending the Agenda, was approved.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 15, 2021 Meeting

Mr. Flint asked if the Board had any comments or corrections to the July 15, 2021 Board meeting minutes. The Board had no changes.

On MOTION by Mr. Struckmeyer, seconded by Mr. Bailey, with all in favor, the Minutes of the July 15, 2021 Board Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Ms. Steiger, seconded by Mr. Bailey, with all in favor, the Opening of the Public Hearing, was approved.

A. Consideration of Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Mr. Flint stated that the public hearing was opened and stated for the record that there were no members of the public present to provide comment or testimony. Mr. Flint stated this budget for 2022 would start October 1. He said that the current year actuals through the end of June were updated and they projected the last 3 months. Mr. Flint stated that the assessments were basically the same as what the Board had previously seen. Mr. Flint reviewed the budget for the Board and offered to answer any questions.

On MOTION by Mr. Struckmeyer, seconded by Mr. Bailey, with all in favor, Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated that in this resolution exhibit 'A' is the budget that the Board just approved, and exhibit 'B' is the assessment roll that lists each one of the platted lots and the properties that have not been platted with their associated assessment amounts. He offered to answer any questions.

On MOTION by Ms. Steiger, seconded by Mr. Struckmeyer, with all in favor, Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

On MOTION by Mr. Bailey, seconded by Mr. Struckmeyer, with all in favor, the Closing of the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer’s Report

Mr. Flint stated that these matters were related to the next bond issue which would finance all or a portion of the infrastructure in the Phase 2 part of the project. The engineer has prepared an Amended and Restated Master Engineer Report dated August 2021. Mr. Althafer reviewed the report for the Board and offered to answer any questions. He mentioned that had updated the lot counts in Phases 2A and 2B and broke down the costs for each.

B. Consideration of Assessment Methodology

Mr. Flint reviewed the tables in the methodology for the Board. He offered to answer any questions that the Board had.

C. Consideration of Resolution 2021-08 Declaring Special Assessments

Ms. Mackie stated that the documents presented to the Board were intended to begin the process required to levy the master debt service assessments over the Phase 2 land. Resolution 2021-08 declared the special assessments at the level that Mr. Flint indicated and the estimated costs included in Mr. Althafer’s report.

On MOTION by Ms. Steiger, seconded by Mr. Bailey, with all in favor, Resolution 2021-08 Declaring Special Assessments, was approved.

D. Consideration of Resolution 2021-09 Setting a Public Hearing for Special Assessments

Ms. Mackie stated that this resolution would set a public hearing for the Board to consider the ultimate levy of these master infrastructure assessments. She stated that the requirement of the Board following today’s action would be to provide both published and mailed notices required by Florida law in advance of that public hearing. She offered to answer any questions. Mr. Flint suggested the date of September 23, 2021.

On MOTION by Ms. Steiger, seconded by Mr. Bailey, with all in favor, Resolution 2021-09 Setting a Public Hearing for Special Assessments for September 23, 2021, was approved.

E. Consideration of Resolution 2021-10 Delegation Resolution – ADDED

Mr. Flint stated that this was the resolution that the agenda was amended to include. Ms. Mackie stated that this resolution essentially authorizes the issuance of bonds up to a certain amount, a not-to-exceed amount of \$12,700,000. It also approves the form of a Bond Budget Contract and a Preliminary Limited Offering Memorandum and Continuing Disclosure Agreement along with the Second Supplemental Trust Indenture which would provide the terms of the bonds. The arbitrage yield on the bond cannot exceed 4.5%. Ms. Mackie offered to answer any questions.

On MOTION by Mr. Struckmeyer, seconded by Mr. Bailey, with all in favor, Resolution 2021-10 Delegation Resolution, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposal with Exclusive Landscaping for Submeter Installation

Mr. Flint stated this proposal was intended to install a submeter onto the irrigation system to be able to submeter the use of the CDD to be able to split out the CDD’s portion of the irrigation cost and the HOA portion. The total amount would be for \$1,054.

On MOTION by Mr. Bailey, seconded by Mr. Struckmeyer, with all in favor, the Proposal with Exclusive Landscaping for Submeter Installation, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Non-Exclusive, Revocable Encroachment Agreements for Lots 220 – 224

Mr. Flint reviewed the agreements for the Board in detail. Ms. Mackie confirmed that the costs in the case of repairs on infrastructure here would be an owner obligation.

On MOTION by Ms. Steiger, seconded by Mr. Struckmeyer, with all in favor, the Non-Exclusive Revocable Encroachment Agreements for Lots 220 – 224, were approved.

EIGHTH ORDER OF BUSINESS

Ratification of Non-Exclusive, Revocable Encroachment Agreements for Lots 225 – 237

Mr. Flint stated that these agreements needed ratification and noted they had already been executed by the District.

On MOTION by Ms. Steiger, seconded by Mr. Struckmeyer, with all in favor, the Non-Exclusive, Revocable Encroachment Agreements for Lots 225 - 237, were ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie stated that her team would be working with District staff and counsel to prepare for the September 23rd meeting.

B. Engineer

Mr. Althafer gave an update on the construction status for Phase 2A. He stated that the water system was completed and cleared for use. He stated that within the next 60 days or so the improvements would be substantially complete and ready to begin the turnover process to the CDD.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. There was no action required.

ii. Ratification of FY2021 Funding Request #15 – 16

Mr. Flint presented ratification of Funding Requests #15 - #16 that were submitted to the Developer. He stated that these had been paid but needed the Board to ratify them.

On MOTION by Mr. Bailey, seconded by Ms. Steiger, with all in favor, the FY2021 Funding Request #15-16, were ratified.

iii. Approval of Fiscal Year 2022 Meeting Schedule

Mr. Flint stated that the prepared meeting schedule had them meeting on the third Thursday at this location at 2:00 p.m. monthly.

On MOTION by Ms. Steiger, seconded by Mr. Struckmeyer, with all in favor, the Fiscal Year 2022 Meeting Schedule, was approved.

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint asked for any other comments or questions? Hearing none,

ELEVENTH ORDER OF BUSINESS

Supervisors Request

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

On MOTION by Mr. Struckmeyer, seconded by Mr. Bailey, with all in favor, the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman