

**MINUTES OF MEETING
EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Emerald Lakes Community Development District held a Regular Meeting on May 21, 2021 at 1:00 p.m. at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935.

Present were:

Richard Gottlieb (via phone)	Chair
Chris Kasten	Vice Chair
David Kramer	Assistant Secretary
Mel Scott	Assistant Secretary
Alfredo Rodriguez-Walling (via phone)	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Michelle Rigoni	District Counsel
Jake Wise	District Engineer
Paul Paluzzi	ZONS Development
Nick Paluzzi	ZONS Development
Brenda Yates	Yates & Company, LLC
Rhonda Mossing	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:03 p.m. He noted the results of the November 3, 2020 Landowners' Election, as follows:

Seat 3	David Kramer	1,085 votes	4-year Term
Seat 4	Mel Scott	1,084 votes	2-year Term
Seat 5	Alfredo Rodriguez-Walling	1,085 votes	4-year Term

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [SEATS 3, 4 & 5] (*the following to be provided in a separate package*)

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Kramer and Mr. Scott. The Oath of Office was administered to Mr. Rodriguez-Walling by a Notary at his location.

▪ **Roll Call**

This item, previously part of the First Order of Business, was presented out of order.

Supervisors Kasten, Kramer and Scott were present, in person. Supervisors Gottlieb and Rodriguez-Walling were attending via telephone.

Mr. Wrathell provided and briefly explained the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-01. The Landowners' Election results were reported during the First Order of Business.

On MOTION by Mr. Kasten and seconded by Mr. Scott, with all in favor, Resolution 2021-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Emerald Lakes Community Development District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-02. Mr. Kasten nominated the following slate of officers:

- | | |
|---------------------|---------------------------|
| Chair | Richard Gottlieb |
| Vice Chair | A. Christopher Kasten |
| Secretary | Craig Wrathell |
| Assistant Secretary | David Kramer |
| Assistant Secretary | Mel Scott |
| Assistant Secretary | Alfredo Rodriguez-Walling |
| Assistant Secretary | Cindy Cerbone |
| Treasurer | Craig Wrathell |
| Assistant Treasurer | Jeff Pinder |

No other nominations were made:

On MOTION by Mr. Scott and seconded by Mr. Kasten, with all in favor, Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Emerald Lakes Community Development District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Wrathell reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and explained

the reasons for any adjustments. This budget would be Landowner-funded, with the expenses being funded as they are incurred.

Mr. Wrathell stated that the bond validation hearing was previously held; therefore, the bond issuance process can proceed, once the District is ready to issue bonds.

Mr. Wrathell presented Resolution 2021-03 and read the title.

On MOTION by Mr. Rodriguez-Walling and seconded by Mr. Kramer, with all in favor, Resolution 2021-03, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 20, 2021 at 1:00 p.m., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-04.

On MOTION by Mr. Kasten and seconded by Mr. Kramer, with all in favor, Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2021-05, Amending Resolutions 2020-08 and 2020-01 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-05 and read the title.

On MOTION by Mr. Rodriguez-Walling and seconded by Mr. Kramer, with all in favor, Resolution 2021-05, Amending Resolutions 2020-08 and 2020-01 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure to August 20, 2021 at 1:00 p.m., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Update: Financing

Mr. Wrathell stated there was nothing new to report.

Ms. Mossing stated that the bond market is very strong right now and MBS Capital Markets, LLC (MBS) is prepared to proceed with the bonds whenever the District is ready.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2021

Mr. Wrathell presented the Unaudited Financial Statements as of March 31, 2021. He pointed out the “Due to Landowner” line, on Page 1, and noted the amount reflects costs that the Landowner can be reimbursed for from the bond funds, once bonds are issued.

On MOTION by Mr. Kasten and seconded by Mr. Rodriguez-Walling, with all in favor, the Unaudited Financial Statements as of March 31, 2021, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

- **August 21, 2020 Telephonic Public Hearing and Regular Meeting**
- **November 3, 2020 Landowners’ Meeting**

Mr. Wrathell presented the August 21, 2020 Telephonic Public Hearing and Regular Meeting and the November 3, 2020 Landowners’ Meeting Minutes.

On MOTION by Mr. Kasten and seconded by Mr. Scott, with all in favor, the August 21, 2020 Telephonic Public Hearing and Regular Meeting and the November 3, 2020 Landowners’ Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

There was nothing to report.

B. District Engineer: *Construction Engineering Group*

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: June 18, 2020 at 1:00 P.M.**

- **QUORUM CHECK**

The next meeting will be June 18, 2021, unless cancelled.

▪ Public Comments

This item was an addition to the agenda.

Mr. Wrathell stated that this item should be included on future agendas.

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

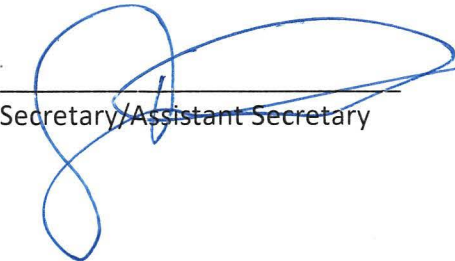
FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

<p>On MOTION by Mr. Kasten and seconded by Rodriguez-Walling, with all in favor, the meeting adjourned at 1:26 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair