

EMERALD LAKES

COMMUNITY DEVELOPMENT DISTRICT

March 18, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Emerald Lakes Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

March 11, 2022

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
 Emerald Lakes Community Development District

Dear Board Members:

The Board of Supervisors of the Emerald Lakes Community Development District will hold a Regular Meeting on March 18, 2022 at 1:00 p.m., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Update: Guide to the Amendment 12 Lobby Ban Implementation for Special District Board Members
4. Acceptance of Unaudited Financial Statements as of January 31, 2022
5. Approval of February 18, 2022 Regular Meeting Minutes
6. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Construction Engineering Group*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: April 15, 2022 at 1:00 P.M.
 - QUORUM CHECK

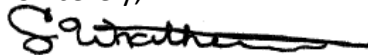
Richard Gottlieb	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Chris Kasten	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
David Kramer	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Mel Scott	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Alfredo Rodriguez-Walling	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

7. Board Members' Comments/Requests

8. Adjournment

I look forward to seeing all of you at the upcoming meeting. In the meantime, should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Cindy Cerbone at (561) 346-5294.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 413 553 5047

EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT

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A USER-FRIENDLY GUIDE TO THE AMENDMENT 12 LOBBY BAN IMPLEMENTATION FOR SPECIAL DISTRICT BOARD MEMBERS

The Florida Legislature recently adopted amendments to Chapter 112, Florida Statutes, to implement the provisions of Constitutional Amendment 12, known colloquially as the “lobby ban” legislation. This legislation is scheduled to become effective on December 31, 2022. Amendment 12 imposes certain restrictions on some elected public officials engaged in lobbying other elected officials and agencies. If you serve on the board of a community development district (CDD) or a stewardship or improvement district, this handy guide will help you determine whether your service as a board member causes you to run afoul of the new restrictions in the event that you need to contact federal, state, county or municipal officials about a matter of concern to you personally or to your district. In all cases you should consult with your district counsel on any questions you may have, just to be safe.

It is important to note that the new law includes penalties for violations, including fines.

1. WHAT DOES AMENDMENT 12 SAY ABOUT LOBBYING?

In relevant part, it says that a “*public officer shall not lobby for compensation....during his or her term of office.*” It further says that a “*public officer shall not lobby for compensation...for a period of 6 years after vacation of public position..*” For our purposes, a “public officer” is “*an elected special district officer in a special district with ad valorem taxing authority.* (all emphasis added) See Art. II, Sec. 8, Florida Constitution

2. AM I A “PUBLIC OFFICER” WITHIN THE MEANING OF AMENDMENT 12?

CDD board members elected by landowners on a 1 acre, 1 vote basis are not subject to the lobbying ban under Amendment 12. If this describes how you were elected you are NOT a “public officer” within the meaning of the statute and are NOT subject to this ban and may contact your federal, state, county or municipal officials just as you could prior to the adoption of this legislation. If you were appointed to fill a vacancy in a seat that is to be filled on a one acre, one vote basis, you also are NOT a “public officer” within the meaning of the statute. See s. 112.3121, Florida Statutes; CS/CS/HB 7001.

If you are a board member of a stewardship or improvement district and are elected on a 1 acre, 1 vote basis, please consult with your district counsel as to the applicability of this exemption to you since the specific terms of your district’s special act are important.

Community development district, stewardship district and improvement district board members elected by qualified electors ARE “public officers” within the meaning of the legislation and ARE subject to the provisions of the lobbying ban, so read on for important additional information.

3. IF I AM A PUBLIC OFFICER, IS THE ACTIVITY I WANT TO UNDERTAKE CONSIDERED “LOBBYING FOR COMPENSATION”?

Lobbying means to influence or attempt to influence an action or decision through oral, written or electronic communication but such actions or decisions do NOT include, among other things,

“administrative action”. Administrative action is (i) any process or decision governed by Chapter 120, Florida Statutes; (ii) any action or decision on a license, permit, waiver of regulation, development order or permit, or development agreement; (iii) certain quasi-judicial local government land use proceedings; (iv) any action subject to judicial review by a writ of certiorari or general law; or (v) any other administrative procedure or procedure governed by existing law, ordinance, rule, or regulation, except on an issue of procurement.

Okay, so am I lobbying? If you are attempting to influence an action or decision that does not fall within one of these exceptions then you ARE probably lobbying and need to read on to see how the legislation impacts your ability to do so. Of course, if you are engaged on an issue of procurement, which means a proposal to purchase or acquire an interest in property, or services by a governmental entity, then you ARE lobbying and have met the first part of the test.

4. OKAY SO I AM LOBBYING. DOES THAT MEAN I CANNOT CONTACT MY FEDERAL, STATE, COUNTY OR MUNICIPAL OFFICIALS?

Not necessarily. It is important to understand whether your circumstances fall within the definition of “lobby for compensation” to determine whether the legislation would impact your lobbying activity. “Lobby for compensation” is defined to mean that you are principally employed for governmental affairs or employed by or contracted for the purpose of lobbying.

Lobbying for compensation does **NOT** include (among several exceptions not all listed below):

- (i) a public officer carrying out the duties of their public office. For example, this would likely include a CDD board member lobbying on behalf of the CDD at the request of the board.
- (ii) a public or private employee acting within the normal course of their duties UNLESS they are principally employed for governmental affairs.
- (iii) advice or services to a governmental body pursuant to a contract with that governmental body.

So IF you are a public officer, and IF you are lobbying, you are only prohibited from doing so as a result of your special district board service IF you are lobbying for compensation.

Please know that this summary is intended to provide a user- friendly broad overview and answer questions about basic situations. However, there are some other exceptions and nuances to the new legislation, as well as details about the 6-year, post-district service lobbying restrictions. You should consult with your district counsel as needed to make sure you are staying on the right side of the legislative amendments.¹

Finally, as of 2/24/22, the legislation has passed both chambers of the legislature. It has not yet been sent to the Governor for his signature or veto. We anticipate that when it is on his desk, he will sign it.

¹ Note that federal, state or local lobbyist registration requirements are different from these definitions. Always review and analyze these requirements before contacting any agency or official.

EMERALD LAKES

COMMUNITY DEVELOPMENT DISTRICT

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**EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2022**

**EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 7,903	\$ -	\$ -	\$ 7,903
Due from Landowner	9,677	-	277	9,954
Total assets	<u>\$ 17,580</u>	<u>\$ -</u>	<u>\$ 277</u>	<u>\$ 17,857</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 9,291	\$ -	\$ 277	\$ 9,568
Due to Landowner	-	65,092	2,751	67,843
Landowner advance	6,652	-	-	6,652
Total liabilities	<u>15,943</u>	<u>65,092</u>	<u>3,028</u>	<u>84,063</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	9,677	-	-	9,677
Total deferred inflows of resources	<u>9,677</u>	<u>-</u>	<u>-</u>	<u>9,677</u>
Fund balances:				
Restricted for:				
Debt service	-	(65,092)	-	(65,092)
Capital projects	-	-	(2,751)	(2,751)
Unassigned	(8,040)	-	-	(8,040)
Total fund balances	<u>(8,040)</u>	<u>(65,092)</u>	<u>(2,751)</u>	<u>(75,883)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 17,580</u>	<u>\$ -</u>	<u>\$ 277</u>	<u>\$ 17,857</u>

**EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 11,991	\$ 138,702	9%
Total revenues	<u>-</u>	<u>11,991</u>	<u>138,702</u>	9%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	8,000	0%
FICA	-	-	612	0%
District management ¹	1,667	6,667	48,000	14%
Legal	277	1,461	35,000	4%
Engineering	-	-	5,000	0%
Accounting & assessment rolls ²				
Series 1 Bond DSF	-	-	12,500	0%
Dissemination agent ²				
Series 1 bond	-	-	3,500	0%
Trustee ²				
Series 1 bond	-	-	10,500	0%
Arbitrage rebate calculation ²				
Series 1 bond	-	-	750	0%
Audit	-	2,000	4,000	50%
Postage	-	-	500	0%
Printing & binding	42	167	500	33%
Legal advertising	-	232	2,000	12%
Annual special district fee	-	175	175	100%
Insurance - GL, POL	-	5,435	5,500	99%
Contingencies/bank charges	31	184	750	25%
Office supplies	-	-	500	0%
Website				
Hosting & development	-	704	705	100%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>2,017</u>	<u>17,235</u>	<u>138,702</u>	12%
Excess/(deficiency) of revenues over/(under) expenditures	(2,017)	(5,244)	-	
Fund balances - beginning	(6,023)	(2,796)	-	
Fund balances - ending	<u>\$ (8,040)</u>	<u>\$ (8,040)</u>	<u>\$ -</u>	

¹During the 'dormancy' period WHA will charge an annual management fee of \$20,000. This fee will revert to \$48,000 when the District goes 'active'.

²These items will become applicable when bonds are issued.

**EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JANUARY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total debt service	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 <u>(65,092)</u>	 <u>(65,092)</u>
Fund balances - ending	<u><u>\$ (65,092)</u></u>	<u><u>\$ (65,092)</u></u>

**EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JANUARY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Capital outlay	<u>277</u>	<u>277</u>
Total expenditures	<u>277</u>	<u>277</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (277)	 (277)
 Fund balances - beginning	 <u>(2,474)</u>	 <u>(2,474)</u>
Fund balances - ending	<u>\$ (2,751)</u>	<u>\$ (2,751)</u>

EMERALD LAKES

COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

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

The Board of Supervisors of the Emerald Lakes Community Development District held a Regular Meeting on February 18, 2022 at 1:00 p.m., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935.

Present were:

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

Also present were:

Craig Wrathell	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Michael Eckert	District Counsel
Paul Paluzzi	Zons Development
Brenda Yates	Yates & Company, LLC
Lorraine deMontigny	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:02 p.m. Supervisors Kramer, Scott and Rodriguez-Walling were present in person. Supervisors Gottlieb and Kasten were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Lorraine deMontigny thought that the February 11, 2022 date on the agenda letter was incorrect. Mr. Wrathell explained that the February 11, 2022 date is the date that the agenda letter for today's meeting was prepared.

39 **THIRD ORDER OF BUSINESS** **Consider Authorization to Publish**
40 **Construction RFP**
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42 Mr. Paul Paluzzi, of Zons Development, asked the Board for input on the Request for
43 Proposals (RFP) for the Phase 2 Civil Site Work Evaluation Criteria Sheet, so that the Board can
44 score the submittals effectively. The following items were discussed:

45 ➤ Category 3, Experience: Reasons for and against giving higher ratings to contractors
46 experienced in working on similar sized projects and also within the City or County.

47 Mr. Wrathell advised the Board not to get too granular in the requirements so they have
48 more flexibility to interpret and evaluate the unique qualifications of each respondent. The
49 verbiage will be revised to include applicable governing jurisdictions, agencies and the state and
50 local government.

51 Mr. Scott asked about requiring references. Mr. Eckert stated that references are
52 included in the overall RFP package; the only thing being considered today is approval of the
53 RFP and Evaluation Criteria Sheet and authorizing Staff to advertise.

54 ➤ Purchase Orders will be issued by the CDD to take advantage of its tax-exempt status.
55 The RFP requires contractors to list material and labor costs separately.

56 ➤ Separate RFPs for other projects will be issued in the future.

57 Category 6, Price: Modifying language to include "In the event that a bid is submitted in
58 a price that is not feasible, the Board has the authority to deduct points for that submission."

59 **Mr. Kasten left and immediately rejoined the meeting, via telephone.**

60 Mr. Eckert would make the following changes to the Evaluation Criteria:

61 ➤ Category 3, Experience: Insert "within five years and within applicable local governing
62 water management jurisdictions".

63 ➤ Category 6, Price: Insert new sentence: "In the event that a bid is submitted in a price
64 that is not feasible, the Board has the authority to deduct points for that submission."

65 ➤ Category 7, Schedule, Sub-categories: Change both to "10" and insert "In the event that
66 the Schedule is unrealistic, the Board has the authority to deduct points for that submission."

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On MOTION by Mr. Rodriguez-Walling and seconded by Mr. Kramer, with all in favor, the Evaluation Criteria, as amended, and Request for Proposals, and authorizing Staff to advertise once the District Engineer has prepared all necessary documents, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Emerald Investment Holdings, LLC, Construction Funding Agreement

Mr. Wrathell presented the Construction Funding Agreement, prepared by Mr. Eckert. He noted that, once the RFP process is finalized and the Site Contractor is engaged, funding requests for these costs will be submitted to the Developer and then reimbursed from the bond proceeds, once bonds are issued. Mr. Eckert recommended approval in substantial form, as the Developer is still reviewing the form of the Agreement. Having a funding source in place for those costs would make Staff more comfortable doing the work to prepare the RFP.

On MOTION by Mr. Scott and seconded by Mr. Rodriguez-Walling, with all in favor, the Construction Funding Agreement between Emerald Lakes Community Development District and Emerald Investment Holdings, LLC, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Subordination Agreement

Mr. Eckert presented the Subordination Agreement, which give the St. Johns River Management District (SJRWMD) and the Florida Department of Environmental Protection (FDEP) assurances that the land designated as the conservation easement is not developable or subject to debt or operations and maintenance (O&M) assessments. He did not believe this would be used; however, he recommended approval and authorizing Staff to enter into the Agreement, if needed. He stated that he would present some documents later in the meeting that may solve this problem in an easier fashion.

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On MOTION by Mr. Rodriguez-Walling and seconded by Mr. Kramer, with all in favor, the Subordination Agreement and authorizing Staff to enter into the Agreement, if needed, was approved.

SIXTH ORDER OF BUSINESS

**Ratification of Hopping Green & Sams
Transition Letter to Kutak Rock LLP**

Mr. Wrathell presented the executed letter acknowledging the transition of District Counsel services from Hopping Green & Sams to Kutak Rock LLP.

On MOTION by Mr. Scott and seconded by Mr. Rodriguez-Walling, with all in favor, transition of District Counsel Services from Hopping Green & Sams to Kutak Rock LLP and the Vice Chair’s execution of the transition letter, was ratified.

SEVENTH ORDER OF BUSINESS

**Ratification of Kutak Rock LLP Retention
and Fee Agreement**

Mr. Wrathell presented the executed Kutak Rock LLP Retention and Fee Agreement to serve as District Counsel.

On MOTION by Mr. Scott and seconded by Mr. Kramer, with all in favor, the Kutak Rock LLP Retention and Fee Agreement engaging Kutak Rock LLP for District Counsel services and the Chair’s execution of the Agreement, was ratified.

EIGHTH ORDER OF BUSINESS

**Statutory Changes from 2021 Legislative
Session**

Memorandums that explain the Statutory Changes from the 2021 Legislation Session were included for informational purposes.

A. Publication of Legal Notices

Mr. Eckert stated that this legislative change allows CDDs to publish legal notices online versus in the printed newspaper; however, this is unlikely to be a benefit because, if advertising

138 online only, the CDD would be required to publish a weekly notice in the printed newspaper
139 advising that it was utilizing the internet-only form of publishing.

140 **B. Wastewater and Stormwater Needs Analysis**

141 Mr. Eckert stated that the CDD must prepare and submit the State formatted 20-Year
142 Stormwater Needs Analysis Report, once the stormwater system is constructed. The CDD does
143 not need to prepare one for the wastewater system because it will be conveyed to another
144 local entity.

145 **C. Prompt Payment Policies**

146 Mr. Eckert stated that, due to the recent legislative changes, the CDD must update its
147 Prompt Payment Policies and Procedures. The late payment fee increased from 1% to 2%.

- 148 • **Consideration of Resolution 2022-01, Adopting Prompt Payment Policies and**
149 **Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability**
150 **Clause; and Providing an Effective Date**

151 Mr. Wrathell presented Resolution 2022-01.

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153 **On MOTION by Mr. Scott and seconded by Mr. Rodriguez-Walling, with all in**
154 **favor, Resolution 2022-01, Adopting Prompt Payment Policies and Procedures**
155 **Pursuant to Chapter 218, Florida Statutes, as described by Mr. Eckert;**
156 **Providing a Severability Clause; and Providing an Effective Date, was adopted.**

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159 **D. Public Record Exemptions**

160 Persons exempt from public records disclosure are now required to notify the local
161 government of that status.

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163 **NINTH ORDER OF BUSINESS**

Update: Financing

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- 165 • **Status of Final Utility and Transmission Agreements**

166 Mr. Paluzzi provided the following update:

- 167 ➤ The Developer is waiting to receive the final step in the City's utility of record. The City is
168 waiting on information from the other Developer, which is related to the appraised value of the
169 land that is being contributed for the site to construct the water tanks.

170 ➤ The City needs this information to finalize the value of the contributions and finalize the
171 value of the impact fee credits the CDD will get for oversizing the tanks at the City’s direction.

172 ➤ The documents were expected to be ready for execution within the next couple of
173 weeks for the final permit that will allow the District to put the conservation easement on all
174 the acreage that the CDD wants to donate. The final permit was being addressed today.

175 ➤ The final Utility Grant was expected within the next 30 days.
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177 **TENTH ORDER OF BUSINESS**

**Discussion: 404 Wetland Impact Permit
and Phase 1 ERP Permit**

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180 Mr. Paluzzi stated the Phase 1 ERP Permit was issued. The 404 Wetland Impact Permit
181 will be finalized once the Resolutions being presented during the Eleventh and Twelfth Orders
182 of Business are adopted; the Resolutions indicate that the CDD will not be able to impose liens
183 on the conservation easement acreage that the Developer is contributing to the CDD.
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185 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02,
Supplementing Resolution 2019-28 to
Provide for the Release of the Master
Assessment Lien on Property
Demonstrated to be Nondevelopable;
Providing for the Recording of Releases of
Assessment Liens on Demonstrated
Nondevelopable Property; Providing for
Severability, Conflicts and an Effective
Date**

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196 Mr. Eckert presented Resolution 2022-02. This Resolution allows the Board to declare,
197 by separate Resolution, that a particular piece of property is not developable, such as the
198 conservation easement, and that it will not be assessed. He explained that this Resolution could
199 also be used in the future to dedicate a fire station site. This process is necessary in order to get
200 the conservation easement recorded so the project can proceed.
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On MOTION by Mr. Rodriguez-Walling and seconded by Mr. Kramer, with all in favor, Resolution 2022-02, Supplementing Resolution 2019-28 to Provide for the Release of the Master Assessment Lien on Property Demonstrated to be Nondevelopable; Providing for the Recording of Releases of Assessment Liens on Demonstrated Nondevelopable Property; Providing for Severability, Conflicts and an Effective Date, was adopted.

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TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Designating 281.998 Acres of Property as Nondevelopable; Releasing the Master Assessment Lien on Such 281.998 Acres of Property; Directing the Recording of a Release of Assessment Lien; Directing That No Operations and Maintenance Assessments Shall Be Levied on Such 281.998 Acres of Property; Providing for Severability, Conflicts and an Effective Date

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Mr. Eckert presented Resolution 2022-03. This Resolution designates 281.998 acres of land as nondevelopable; those are the acres that are subject to the conservation easement that was not executed, pending completion of this process today.

Resolutions 2022-02 and 2022-03 would be shipped to the Chair for execution.

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MOTION by Mr. Scott and seconded by Mr. Kramer, with all in favor, Resolution 2022-03, Designating 281.998 Acres of Property as Nondevelopable; Releasing the Master Assessment Lien on Such 281.998 Acres of Property; Directing the Recording of a Release of Assessment Lien; Directing That No Operations and Maintenance Assessments Shall Be Levied on Such 281.998 Acres of Property; Providing for Severability, Conflicts and an Effective Date, was adopted.

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THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2021

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Mr. Wrathell presented the Unaudited Financial Statements as of December 31, 2021.

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

FOURTEENTH ORDER OF BUSINESS

Approval of September 17, 2021 Public Hearings and Regular Meeting Minutes

Mr. Wrathell presented the September 17, 2021 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Kramer and seconded by Mr. Rodriguez-Walling, with all in favor, the September 17, 2021 Public Hearings and Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no report.

B. District Engineer: *Construction Engineering Group*

There was no report.

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

- **NEXT MEETING DATE: March 18, 2022 at 1:00 P.M.**
 - **QUORUM CHECK**

The next meeting will be held on March 18, 2022.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

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On MOTION by Mr. Kramer and seconded by Rodriguez-Walling, with all in favor, the meeting adjourned at 1:48 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

EMERALD LAKES
COMMUNITY DEVELOPMENT DISTRICT

6C

EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2021 CANCELED	Regular Meeting	1:00 PM
November 19, 2021 CANCELED	Regular Meeting	1:00 PM
December 17, 2021 CANCELED	Regular Meeting	1:00 PM
January 21, 2022 CANCELED	Regular Meeting	1:00 PM
February 18, 2022	Regular Meeting	1:00 PM
March 18, 2022	Regular Meeting	1:00 PM
April 15, 2022	Regular Meeting	1:00 PM
May 20, 2022	Regular Meeting	1:00 PM
June 17, 2022	Regular Meeting	1:00 PM
July 15, 2022	Regular Meeting	1:00 PM
August 19, 2022	Public Hearing & Regular Meeting	1:00 PM
September 16, 2022	Regular Meeting	1:00 PM