

# **EMERALD LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**May 21, 2021**

**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**

May 14, 2021

Board of Supervisors  
Emerald Lakes Community Development District

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

Dear Board Members:

The Board of Supervisors of the Emerald Lakes Community Development District will hold a Regular Meeting on May 21, 2021 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. Administration of Oath of Office to Newly Elected Supervisors [SEATS 3, 4 & 5] (*the following to be provided in a separate package*)
  - 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
4. 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
5. 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
6. 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

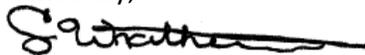
- 7. Consideration of Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
- 8. Update: Financing
- 9. Acceptance of Unaudited Financial Statements as of March 31, 2021
- 10. Approval of Minutes
  - A. August 21, 2020 Telephonic Public Hearing and Regular Meeting
  - B. November 3, 2020 Landowners'' Meeting
- 11. Staff Reports
  - A. District Counsel: *Hopping Green & Sams, P.A.*
  - B. District Engineer: *Construction Engineering Group*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: June 18, 2021 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

- 12. Board Members' Comments/Requests
- 13. 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.

Sincerely,



Craig Wrathell  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**CONFERENCE ID: 2144145**

# **EMERALD LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2021-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT 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**

**WHEREAS**, the Emerald Lakes Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Brevard County, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners’ meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners’ meeting was held on November 3, 2020, and the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

<b>BOARD MEMBER</b>	<b>SEAT</b>	<b>VOTES</b>
David Kramer	3	1,085
Mel Scott	4	1,084
Alfredo Rodriguez-Walling	5	1,085

**Section 2.** In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following term of office:

<b>BOARD MEMBER</b>	<b>SEAT</b>	<b>TERM</b>
David Kramer	3	4-Year Term
Mel Scott	4	2-Year Term
Alfredo Rodriguez-Walling	5	4-Year Term

**Section 3.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF MAY, 2021.**

Attest:

**EMERALD LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

# **EMERALD LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2021-02**

**A RESOLUTION 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.**

**WHEREAS**, the Emerald Lakes Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Brevard County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT:**

1. **DISTRICT OFFICERS.** The District officers are as follows:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

Craig Wrathell is appointed Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

Cindy Cerbone is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**Adopted this 21<sup>st</sup> day of May 2021.**

**ATTEST:**

**EMERALD LAKES COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**EMERALD LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2021-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT 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.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Emerald Lakes Community Development District (“**District**”) prior to June 15, 2021, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT:**

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 20, 2021

HOUR: 1:00 P.M.

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

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Palm Bay and Brevard County at least 60 days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

**5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

**6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF MAY, 2021.**

ATTEST:

**EMERALD LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2021/2022 Budget

**Exhibit A**

Fiscal Year 2021/2022 Budget

# **EMERALD LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2021-04**

**A RESOLUTION OF THE EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT 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**

**WHEREAS**, the Emerald Lakes Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Palm Bay, Brevard County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Brevard County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of May, 2021.

Attest:

**EMERALD LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**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*

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

# **EMERALD LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**9**

**EMERALD LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2021**

**EMERALD LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2021**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 12,069	\$ -	\$ -	\$ 12,069
Undeposited funds	-	-	-	-
Due from Landowner	8,695	-	1,053	9,748
Total assets	<u>\$ 20,764</u>	<u>\$ -</u>	<u>\$ 1,053</u>	<u>\$ 21,817</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 13,919	\$ -	\$ 1,053	\$ 14,972
Due to Landowner	-	65,092	1,644	66,736
Landowner advance	5,402	-	-	5,402
Total liabilities	<u>19,321</u>	<u>65,092</u>	<u>2,697</u>	<u>87,110</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	8,695	-	-	8,695
Total deferred inflows of resources	<u>8,695</u>	<u>-</u>	<u>-</u>	<u>8,695</u>
Fund balances:				
Restricted for:				
Debt service	-	(65,092)	-	(65,092)
Capital projects	-	-	(1,644)	(1,644)
Unassigned	(7,252)	-	-	(7,252)
Total fund balances	<u>(7,252)</u>	<u>(65,092)</u>	<u>(1,644)</u>	<u>(73,988)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 20,764</u>	<u>\$ -</u>	<u>\$ 1,053</u>	<u>\$ 21,817</u>

**EMERALD LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 5,276	\$ 12,505	\$ 138,202	9%
Total revenues	<u>5,276</u>	<u>12,505</u>	<u>138,202</u>	9%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	-	8,000	0%
FICA	-	-	612	0%
District management <sup>1</sup>	1,667	10,000	48,000	21%
Legal	1,000	4,783	35,000	14%
Engineering	-	-	5,000	0%
Accounting & assessment rolls <sup>2</sup>				
Series 1 Bond DSF	-	-	12,500	0%
Dissemination agent <sup>2</sup>				
Series 1 bond	-	-	3,500	0%
Trustee <sup>2</sup>				
Series 1 bond	-	-	10,500	0%
Arbitrage rebate calculation <sup>2</sup>				
Series 1 bond	-	-	750	0%
Audit	-	4,000	4,000	100%
Postage	-	15	500	3%
Printing & binding	42	250	500	50%
Legal advertising	-	973	1,500	65%
Annual special district fee	-	175	175	100%
Insurance - GL, POL	-	5,251	5,500	95%
Contingencies/bank charges	14	104	750	14%
Office supplies	-	-	500	0%
Website				
Hosting & development	-	705	705	100%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>2,723</u>	<u>26,466</u>	<u>138,202</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	2,553	(13,961)	-	
Fund balances - beginning	(9,805)	6,709	-	
Fund balances - ending	<u>\$ (7,252)</u>	<u>\$ (7,252)</u>	<u>\$ -</u>	

<sup>1</sup>During 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'.

<sup>2</sup>These 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 MARCH 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>	 <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 MARCH 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
Capital outlay	<u>-</u>	<u>1,053</u>
Total expenditures	<u>-</u>	<u>1,053</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	  (1,053)
 Fund balances - beginning	 <u>(1,644)</u>	 <u>(591)</u>
Fund balances - ending	<u>\$ (1,644)</u>	<u>\$ (1,644)</u>

**EMERALD LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10A**

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

The Board of Supervisors of the Emerald Lakes Community Development District held a Telephonic Public Hearing and Meeting on August 21, 2020 at 1:00 p.m. at 1-888-354-0094, Conference ID 2144145.

**Present were:**

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

**Also present were:**

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Daniel Rom	Wrathell, Hunt and Associates, LLC
Mike Eckert	District Counsel
Cydney Maksymow	District Engineer
Paul Paluzzi	ZONS Development
Brenda Yates	Yates & Company, LLC
Ed Bulleit	MBS Capital Markets, LLC
Rhonda Mossing	MBS Capital Markets, LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 1:02 p.m. In consideration of the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor's Executive Orders, which allow local governmental public meetings to occur via telephone. The meeting was advertised to be telephonic. Mr. Eckert stated that the Governor extended the ability to hold virtual meetings through October 1, 2020.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

42 **THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2020/2021 Budget**

43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79

**A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2020-06, Relating to the Annual Appropriations and Adopting a Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Wrathell presented the proposed Fiscal Year 2021 budget highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2020 budget, and explained the reasons for any adjustments.

**On MOTION by Mr. Kasten and seconded by Mr. Kramer, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Kasten and seconded by Mr. Rodriguez-Walling, with all in favor, the Public Hearing was closed.**

Mr. Wrathell presented Resolution 2020-06 and read the title.

**On MOTION by Mr. Rodriguez-Walling and seconded by Mr. Kasten, with all in favor, Resolution 2020-06, Relating to the Annual Appropriations and Adopting a Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2020/2021  
Budget Funding Agreement**

Mr. Eckert presented the Fiscal Year 2020/2021 Budget Funding Agreement, which was essentially the same as in the past. He responded to questions.

80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119

**On MOTION by Mr. Kasten and seconded by Mr. Kramer, with all in favor, the Fiscal Year 2020/2021 Budget Funding Agreement, was approved.**

**FIFTH ORDER OF BUSINESS**

**Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2019, Prepared by Carr, Riggs & Ingram, LLC**

Mr. Wrathell presented the Audited Financial Statements for Fiscal Year Ended September 30, 2019. There were no findings, irregularities or instances of noncompliance; it was a clean audit. He noted the following:

- Page 3, Financial Highlights: At September 30, 2019, the liabilities of the District exceeded its assets by approximately \$60,000.

Mr. Wrathell stated that this is not unusual in the early stages of a District and it does not mean the District is in a precarious financial position.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-07, Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2019**

Mr. Wrathell presented Resolution 2020-07.

**On MOTION by Mr. Kasten and seconded by Mr. Kramer, with all in favor, Resolution 2020-07, Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2019, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-08, Amending Resolution 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 2020-08.

120  
121  
122  
123  
124  
125  
126  
127

**On MOTION by Mr. Rodriguez-Walling and seconded by Mr. Kasten, with all in favor, Resolution 2020-08, Amending Resolution 2020-01 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure to September 18 ,2020, at 1:00 p.m., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935 or, if necessary, remotely by communications media technology and/or telephone, pursuant to the Florida Governor’s Executive Orders; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date, was adopted.**

128  
129  
130  
131  
132  
133  
134

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-09, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021; and Providing for an Effective Date**

135  
136  
137  
138

Mr. Wrathell presented Resolution 2020-09. Ms. Cerbone stated that a Landowners’ Election would be held on November 3, 2020. Seats 3, 4 and 5, currently held by Supervisors Kramer, Scott and Rodriguez-Walling, respectively, would be up for election. Discussion ensued regarding the Landowners’ Election procedures; the election must be held in person.

139

140  
141  
142

**On MOTION by Mr. Kasten and seconded by Mr. Gottlieb, with all in favor Resolution 2020-09, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021; and Providing for an Effective Date, was adopted.**

143  
144

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2020**

145  
146  
147  
148

Mr. Wrathell presented the Unaudited Financial Statements as of June 30, 2020.

149

150  
151

**On MOTION by Mr. Kasten and seconded by Mr. Scott, with all in favor, the Unaudited Financial Statements as of June 30, 2020, were accepted.**

152  
153

**TENTH ORDER OF BUSINESS**

**Approval of April 17, 2020 Telephonic Public Meeting Minutes**

154  
155  
156  
157

Mr. Wrathell presented the April 17, 2020 Telephonic Public Meeting Minutes.

158

159  
160  
161

**On MOTION by Mr. Scott and seconded by Mr. Kasten, with all in favor, the April 17, 2020 Telephonic Public Meeting Minutes, as presented, were approved.**

## 162 ELEVENTH ORDER OF BUSINESS

## Staff Reports

163

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

165 Mr. Eckert stated that he was preparing an Interlocal Agreement with the City for  
166 Parkway Maintenance.

167 B. District Engineer: *Construction Engineering Group*

168 There being no report, the next item followed.

169 C. District Manager: *Wrathell, Hunt and Associates, LLC*170 I. 0 Registered Voters in District as of April 15, 2020

## 171 II. NEXT MEETING DATE: September 18, 2020 at 1:00 P.M.

## 172 ○ QUORUM CHECK

173 Mr. Wrathell stated the September 18, 2020 meeting might be cancelled.

174

## 175 TWELFTH ORDER OF BUSINESS

## Board Members' Comments/Requests

176

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

## 178 ■ Public Comments

179 This item was an addition to the agenda.

180 Mr. Paluzzi stated that the Brevard County Supervisor of Elections letter incorrectly  
181 referenced another District in the subject line. Mr. Wrathell stated that a corrected letter  
182 would be requested and distributed.

183 Mr. Paluzzi announced that the website was live and the ribbon cutting was held for the  
184 Parkway and the Interchange. No public announcement was made, pending approval of the  
185 Phase II Development plan, scheduled for a City Council vote on September 3, 2020. Permits  
186 were expected in September or October.

187

## 188 THIRTEENTH ORDER OF BUSINESS

## Adjournment

189

190 There being nothing further to discuss, the meeting adjourned.

191

192 On MOTION by Mr. Kramer and seconded by Mr. Kasten, with all in favor, the  
193 meeting adjourned at 1:32 p.m.

194

195  
196  
197  
198  
199  
200  
201

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**EMERALD LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10B**

**DRAFT**

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

The Emerald Lakes Community Development District held a Landowners' Meeting on November 3, 2020, at 1:00 p.m., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935.

**Present were:**

Daniel Rom	District Manager
Michael Eckert (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 1:00 p.m. He was the only person present at the physical meeting location.

**SECOND ORDER OF BUSINESS**

**Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

Mr. Rom served as Chair to conduct the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisor [SEATS 3, 4 &5]**

**A. Nominations**

Mr. Rom, proxy holder for Emerald Investment Holdings LLC, nominated the following:

Seat 3	David Kramer
Seat 4	Mel Scott
Seat 5	Alfredo Rodriguez-Walling

No other nominations were made.

37 **B. Casting of Ballots**

38 **I. Determine Number of Voting Units Represented**

39 A total of 1,528 voting units were represented.

40 **II. Determine Number of Voting Units Assigned by Proxy**

41 A total of 1,528 voting units were assigned by proxy to Mr. Rom by Emerald Investment  
42 Holdings, LLC.

43 Mr. Rom cast the following votes:

44 Seat 3 David Kramer 1,085 votes

45 Seat 4 Mel Scott 1,084 votes

46 Seat 5 Alfredo Rodriguez-Walling 1,085 votes

47 **C. Ballot Tabulation and Results**

48 Mr. Rom reported the following ballot tabulation, results and term lengths.

49 Seat 3 David Kramer 1,085 votes 4-year Term

50 Seat 4 Mel Scott 1,084 votes 2-year Term

51 Seat 5 Alfredo Rodriguez-Walling 1,085 votes 4-year Term

52

53 **FIFTH ORDER OF BUSINESS**

**Landowners' Questions/Comments**

54

55 There being no Landowners' questions or comments, the next item followed.

56

57 **SIXTH ORDER OF BUSINESS**

**Adjournment**

58

59 There being no further business to discuss, the meeting adjourned at 1:03 p.m.

60

61

62 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

63  
64  
65  
66  
67  
68

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

**EMERALD LAKES**  
**COMMUNITY DEVELOPMENT DISTRICT**

**11C**

**EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 16, 2020 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>November 3, 2020</b>	<b>Landowners' Meeting</b>	<b>1:00 PM</b>
<b>November 20, 2020 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>December 18, 2020 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>January 15, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>February 19, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>March 19, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>April 16, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>May 21, 2021</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>June 18, 2021</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>July 16, 2021</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>August 20, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 PM</b>
<b>September 17, 2021</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>