

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

The Board of Supervisors of the Emerald Lakes Community Development District held a Public Hearing and Regular Meeting on October 30, 2023 at 1:00 p.m. at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935.

Present were:

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

Also present:

Daniel Rom	District Manager
Michael Eckert (via phone)	District Counsel
Jake Wise	District Engineer
Paul Paluzzi	ZONS Development
Brenda Yates (via phone)	Yates and Company
Lorraine deMontigny	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:13 p.m.

Supervisors Kasten, Kramer and Scott were present. Supervisor Rodriguez-Walling attended via telephone. Supervisor-Elect Gottlieb was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor, Richard Gottlieb [Seat 1] (the following to be provided in a separate package)

This item was deferred, as Supervisor-Elect Gottlieb was not present.

- 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 2024-01, Ratifying the Actions of the District Manager Resetting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2023/2024 and Amending Resolution 2023-09 to Reset the Hearing Thereon; Ratifying the Actions of the District Manager in Re-Noticing the Public Hearing on the Proposed Budget for Fiscal Year 2023/2024; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom stated that the July 21, 2023 Public Hearing, to approve the proposed Fiscal Year 2024 budget was rescheduled to today, due to a lack of quorum on the previously scheduled day.

On MOTION by Mr. Kasten and seconded by Mr. Scott, with all in favor, Resolution 2024-01, Ratifying the Actions of the District Manager Resetting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2023/2024 and Amending Resolution 2023-09 to Reset the Hearing Thereon; Ratifying the Actions of the District Manager in Re-Noticing the Public Hearing on the Proposed Budget for Fiscal Year 2023/2024; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

A. Proof/Affidavit of Publication

This item was included for informational purposes.

B. Consideration of Resolution 2024-02, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom reviewed the proposed Fiscal Year 2024 budget, which is a Landowner-funded budget, with expenses being paid as they are incurred.

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

No affected property owners or members of the public spoke.

On MOTION by Mr. Kasten and seconded by Mr. Scott, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Kasten and seconded by Mr. Scott, with all in favor, Resolution 2024-02, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023/2024 Budget Funding Agreement

Mr. Rom presented the Fiscal Year 2024 Budget Funding Agreement.

On MOTION by Mr. Kasten and seconded by Mr. Scott, with all in favor, the Fiscal Year 2023/2043 Budget Funding Agreement with Emerald Investment Holdings, LLC, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Mr. Rom presented Resolution 2024-03.

On MOTION by Mr. Kasten and seconded by Mr. Kramer, with all in favor, Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2023

On MOTION by Mr. Kasten and seconded by Mr. Rodriguez-Walling, with all in favor, the Unaudited Financial Statements as of September 30, 2023, were accepted.

NINTH ORDER OF BUSINESS

Approval of April 21, 2023 Regular Meeting Minutes

On MOTION by Mr. Kasten and seconded by Mr. Kramer, with all in favor, the April 21, 2023 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Construction Engineering Group**
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
 - 0 Registered Voters in District as of April 15, 2023**

- **NEXT MEETING DATE: November 17, 2023 at 1:00 PM**
 - **QUORUM CHECK**

The November 17, 2023 will be cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kasten and seconded by Mr. Kramer, with all in favor, the meeting adjourned at 1:21 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair