MINUTES OF MEETING
PADDOCKS COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Paddocks Community Development District was held on June 28, 2024, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:00 a.m., at the offices of ZNS Engineering, 1023 Manatee Avenue West, 7th Floor, Bradenton, Florida 34205.

Present were:

Michael Dady	Chair
Andrew Greenwood	Vice Chair
Steve Beachy	Assistant Secretary
Joel Konz	Assistant Secretary

Also present:

Chuck Adams	District Manager
Jonathan Johnson	District Counsel
Nathan Kragt	District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:05 a.m.

Supervisors-Elect Dady, Greenwood and Konz were present. Supervisor-Elect Beachy was not present at roll call. Supervisor-Elect Shipley was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Michael Dady, Mr. Andrew Greenwood and Mr. Joel Konz.

Mr. Steve Beachy joined the meeting at 11:08 a.m.

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Steve Beachy.

Mr. Adams and Mr. Johnson provided and explained the following as they apply to serving on a CDD Board:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

Board Members should contact District Counsel or District Management with any questions.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-01.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2024-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-02, 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. Adams presented Resolution 2024-02 and recapped the results of the Landowners' Election, which will be inserted into Sections 1 and 2, as follows:

Seat 1	Michael Dady	89 votes	Four-year Term
Seat 2	Tara Shipley	89 votes	Four-year Term
Seat 3	Andrew Greenwood	80 votes	Two-year Term
Seat 4	Joel Konz	80 votes	Two-year Term
Seat 5	Steve Beachy	80 votes	Two-year Term

On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, 2024-02, 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.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-03, Electing Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-03. Mr. Dady nominated the following slate:

Chair	Michael Dady
Vice Chair	Andrew Greenwood
Secretary	Chesley E Adams, Jr.
Assistant Secretary	Tara Shipley
Assistant Secretary	Steve Beachy
Assistant Secretary	Joel Konz
Assistant Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, Resolution 2024-03, Electing Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SEVENTH ORDER OF BUSINESS **Consideration of the Following Organizational Items:**

A. Resolution 2024-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Adams presented Resolution 2024-04 and the Fee Schedule and Management Agreement. Wrathell, Hunt and Associates, LLC (WHA) will charge a discounted Management Fee of $2,000 per month until bonds are issued.

> **On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, Resolution 2024-04, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.**

B. Resolution 2024-05, Appointing Legal Counsel for the District, Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kutak Rock LLP**

Mr. Adams presented Resolution 2024-05 and the Kutak Rock LLP Retention and Fee Agreement.

> **On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2024-05, Appointing Kutak Rock LLP as Legal Counsel for the District, Authorizing Compensation; and Providing for an Effective Date, was adopted.**

C. Resolution 2024-06, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2024-06.

> **On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2024-06, Designating Craig Wrathell as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.**

D. Resolution 2024-07, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date

- **Interim Engineering Services Agreement: ZNS Engineering**

Mr. Adams presented Resolution 2024-07 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2024-07, Appointing and Fixing the Compensation of ZNS Engineering as the Interim District Engineer and Providing an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Adams presented the RFQ for Engineering Services and Competitive Selection Criteria.

The following changes were made to the RFQ and Competitive Selection Criteria:

Section 3, Geographic Location Weight: Increase to 30 Points

Section 4, Willingness to Meet Time and Budget Requirements Weight: Decrease to 10 Points

Section 7, Volume of Work Previously Awarded to Consultant by District: Delete entirely.

It was noted that RFQ responses will be limited to four pages plus Form 330.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, the Request for Qualifications for Engineering Services and Competitive Selection Criteria, as amended, and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members accepted $100 per meeting compensation for each meeting that they attend.

G. Resolution 2024-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Mr. Adams presented Resolution 2024-08.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2024-08, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and the offices of ZNS Engineering, 1023 Manatee Avenue West, 7th Floor, Bradenton, Florida 34205, as the Principal Headquarters of the District and Providing an Effective Date, was adopted.

H. Resolution 2024-09, Designating the Location of the Local District Records Office and Providing an Effective Date

Mr. Adams presented Resolution 2024-09.

On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, Resolution 2024-09, Designating the offices of ZNS Engineering, 1023 Manatee Avenue West, 7th Floor, Bradenton, Florida 34205 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

I. Resolution 2024-10, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Adams presented Resolution 2024-10.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2024-10, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

J. Resolution 2024-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2024-11.

On MOTION by Mr. Beachy and seconded by Mr. Dady, with all in favor, Resolution 2024-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

K. Resolution 2024-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2024-12. He noted that, as a general rule, WHA retains documents in perpetuity.

On MOTION by Mr. Greenwood and seconded by Mr. Konz, with all in favor, Resolution 2024-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and an Effective Date, was adopted.

L. Resolution 2024-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2024-13.

On MOTION by Mr. Greenwood and seconded by Mr. Konz, with all in favor, Resolution 2024-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2024-14, Ratifying the Recording of the Notice of Establishment of Paddocks Community Development District and Providing for an Effective Date

Mr. Adams presented Resolution 2024-14.

On MOTION by Mr. Beachy and seconded by Mr. Dady, with all in favor, Resolution 2024-14, Ratifying the Recording of the Notice of Establishment of Paddocks Community Development District and Providing for an Effective Date, was adopted.

N. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Adams presented the RFP For Annual Audit Services and the Auditor Selection Evaluation Criteria.

The Board chose to evaluate firms without considering price. The following change was made to the Auditor Selection Evaluation Criteria:

Price Category: Delete entirely

Point Values: Change remaining categories from "20" to "25" points

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, the Request for Proposals for Annual Auditing Services; the Auditor Selection Evaluation Criteria, as amended; authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, were approved.

O. Strange Zone, Inc., Quotation #M24-1022 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Adams presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, the Strange Zone, Inc., Quotation #M24-1022 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of $1,679.99, was approved.

P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Adams presented the ADA Site Compliance proposal.

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of $210 annually, was approved.

Q. Resolution 2024-15, to Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Adams presented Resolution 2024-15.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2024-15, to Designate the Date, Time and Place of August 30, 2024 at 11:00 a.m., at the offices of ZNS Engineering, 1023 Manatee Avenue West, 7th Floor, Bradenton, Florida 34205, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

R. Resolution 2024-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Adams presented Resolution 2024-16.

The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATES: October 25, 2024; November 22, 2024; January 24, 2025; February 28, 2025; March 28, 2025; April 25, 2025; May 23, 2025; June 27, 2025; July 25, 2025; August 22, 2025 and September 26, 2025

TIME: 11:00 AM

On MOTION by Mr. Greenwood and seconded by Mr. Konz, with all in favor, Resolution 2024-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

S. Resolution 2024-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2024-17.

On MOTION by Mr. Greenwood and seconded by Mr. Konz, with all in favor, Resolution 2024-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

T. Stormwater Management Needs Analysis Reporting Requirements

Mr. Adams stated Districts are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed and there is no interim reporting requirement, the Report will be prepared and submitted when necessary.

U. Resolution 2024-18, Authorizing the District Engineer, or Another Individual Designated by the Board of Supervisors, to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements As Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for The Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2024-18.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2024-18, Authorizing the District Engineer, or Another Individual Designated by the Board of Supervisors, to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements As Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for The Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

BANKING ITEMS

EIGHTH ORDER OF BUSINESS **Consideration of the Following Banking Items:**

A. Resolution 2024-19, Designating a Public Depository for Funds of the District and Providing an Effective Date

Mr. Adams presented Resolution 2024-19.

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, Resolution 2024-19, Designating Truist Bank as Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2024-20, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Adams presented Resolution 2024-20.

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, Resolution 2024-20, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

C. Resolution 2024-21, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

Mr. Adams presented Resolution 2024-21.

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, Resolution 2024-21, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY ITEMS

NINTH ORDER OF BUSINESS **Consideration of the Following Budgetary Items:**

A. Resolution 2024-22, Approving the Proposed Budgets for the Remainder of Fiscal Year 2023/2024 and for Fiscal Year 2024/2025; Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Mr. Adams presented Resolution 2024-22 and the proposed Fiscal Year 2024 and Fiscal Year 2025 budgets, which are both Landowner-funded, with expenses funded as they are incurred. The Fiscal Year 2024 budget is a partial-year budget.

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, Resolution 2024-22, Approving the Proposed Budgets for the Remainder of Fiscal Year 2023/2024 and for Fiscal Year 2024/2025; Setting a Public Hearing Thereon Pursuant to Florida Law on August 30, 2024 at 11:00 a.m., at the offices of ZNS Engineering, 1023 Manatee Avenue West, 7th Floor, Bradenton, Florida 34205, and Providing for an Effective Date, was adopted.

B. Budget Funding Agreements

Mr. Adams presented the Budget Funding Agreements.

I. Fiscal Year 2023/2024

II. Fiscal Year 2024/2025

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, the Fiscal Year 2023/2024 and the 2024/2025 Budget Funding Agreements, were approved.

C. Resolution 2024-23, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date

Mr. Adams presented Resolution 2024-23.

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, Resolution 2024-23, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date, was adopted.

D. Resolution 2024-24, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Adams presented Resolution 2024-24.

On MOTION by Mr. Dady and seconded by Mr. Konz, with all in favor, Resolution 2024-24, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

E. Resolution 2024-25, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2024-25.

On MOTION by Mr. Dady and seconded by Mr. Konz, with all in favor, Resolution 2024-25, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2024-26, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2024-26.

On MOTION by Mr. Greenwood and seconded by Mr. Konz, with all in favor, Resolution 2024-26, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2024-27, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Mr. Adams presented Resolution 2024-27.

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, Resolution 2024-27, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E-Verify Memorandum

Mr. Adams presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the CDD to enroll with E-Verify and enter into a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Greenwood and seconded by Mr. Konz, with all in favor, the acknowledging the E-Verify Memo requirements, as set forth in the Memorandum, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

TENTH ORDER OF BUSINESS **Consideration of the Following Bond Financing Related Items:**

A. Bond Financing Team Funding Agreement

Mr. Adams presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Dady and seconded by Mr. Konz, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/ Investment Banker: FMSbonds, Inc.

Mr. Adams presented the FMSbonds, Inc. Agreement for Underwriting Services & Rule G-17 Disclosure.

On MOTION by Mr. Dady and seconded by Mr. Konz, with all in favor, the FMSbonds, Inc. Agreement for Underwriting Services & Rule G-17 Disclosure, was approved.

II. Bond Counsel: Nabors, Giblin & Nickerson, P.A.

Ms. Wilhelm presented the Nabors, Giblin & Nickerson, P.A. Bond Counsel Agreement.

On MOTION by Mr. Dady and seconded by Mr. Konz, with all in favor, the Nabors, Giblin & Nickerson, P.A. Bond Counsel Agreement, was approved.

III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.

Mr. Adams presented the US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Dady and seconded by Mr. Konz, with all in favor, the US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2024-28, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date

Mr. Adams presented Resolution 2024-28. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, Resolution 2024-28, Designating a Date, Time, and Location of August 30, 2024 at 11:00 a.m., at the offices of ZNS Engineering, 1023 Manatee Avenue West, 7th Floor, Bradenton, Florida 34205, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Kragt presented the Master Engineer's Report dated June 25, 2024 and noted the following:

➢ The CDD consists of approximately 85.92 acres within Manatee County, Florida.

➢ All internal roadways may be financed by the CDD and dedicated to the County for ownership, operation and maintenance. All such roadways would be open to the public.

➢ The CDD will finance, own, operate and maintain a stormwater system. The County will own, operate and maintain stormwater systems within the County right-of-way (ROW).

➢ No private earthwork is included in the Capital Improvement Plan (CIP); accordingly, the CDD will not fund any costs of mass grading lots or the costs of spreading fill across private lots.

➢ The CDD will construct and/or acquire water and wastewater infrastructure, including water mains located within ROWs and used for potable water service and fire protection.

➢ The CDD will construct and/or install landscaping and hardscaping within common areas and ROWs. Irrigation will be provided via wells on site and will be privately owned and maintained by the Homeowners Association.

➢ The CDD intends to lease street lights through an agreement with an electric company in which case the CDD would fund the street lights through an annual operations and maintenance (O&M) assessment. As such, streetlights are not included as part of the CIP.

➢ The CDD intends to construct an amenity center. The CDD may or may not also finance additional amenities, parks and other common areas for the benefit of the CDD. These improvements will be funded, owned and maintained by the CDD or, alternatively, may be funded by the Developer and turned over to a homeowner's association for ownership, operation and maintenance.

➢ There is 0.29 of an acre of wetland impact that is mitigated within the remaining 1.77 acres of wetland on site and 0.06 of an acre of wetland buffer impact that will be restored. The CDD will be responsible for the design, permitting, and construction of the environmental mitigation. These costs are included within the CIP.

➢ The Opinion of Probable Costs of $23,760,000 includes 20% contingency and professional services.

There were no questions.

E. Presentation of Special Assessment Methodology Report

Mr. Adams presented a summary of the Master Special Assessment Methodology Report dated June 28, 2024. He reviewed the pertinent information and discussed the

Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- The Development Plan envisions 264 single-family residential dwelling units.
- The anticipated total CIP costs are estimated at $23,760,000.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is $32,840,000.
- No bond assessments are allocated to any private amenities or governmental property.

F. Resolution 2024-29, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

Mr. Adams presented Resolution 2024-29.

> **On MOTION by Mr. Dady and seconded by Mr. Konz, with all in favor, Resolution 2024-29, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.**

G. Resolution 2024-30, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Paddocks Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

Mr. Adams presented Resolution 2024-30.

On MOTION by Mr. Greenwood and seconded by Mr. Konz, with all in favor, Resolution 2024-30, Setting a Public Hearing on August 30, 2024 at 11:00 a.m., at the offices of ZNS Engineering, 1023 Manatee Avenue West, 7th Floor, Bradenton, Florida 34205, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Paddocks Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

H. Resolution 2024-31, Authorizing the Issuance of Not to Exceed $32,840,000 Paddocks Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving The Form Of A Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2024-31, which authorizes issuance of a not-to-exceed $32,840,000 aggregate principal amount of bonds.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2024-31, Authorizing the Issuance of Not to Exceed $32,840,000 Paddocks Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving The Form Of A Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): ZNS Engineering

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

There were no Staff reports.

TWELFTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, the meeting adjourned at 12:20 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair