

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

The Emerald Lakes Community Development District Board of Supervisors held Multiple Public Hearings and a Regular Meeting on December 13, 2018 at 1:00 p.m., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935.

Present at the meeting and constituting a quorum were:

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

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Christine Cardelle	Wrathell, Hunt and Associates, LLC
Michael Eckert	District Counsel
Michelle Rigoni	Hopping Green & Sams, P.A.
Jake Wise	District Engineer
Paul Paluzzi	ZONS Development
Brenda Yates	Yates & Company, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:00 p.m. Supervisors Rodriguez-Walling, Kasten and Scott were present, in person, constituting a quorum. Supervisor Kramer was attending via telephone. Supervisor Gottlieb was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

Mr. Wrathell distributed a revised agenda and Resolution 2019-33, which was an addition to the agenda; the revised agenda would be followed for this meeting.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Richard Gottlieb [Seat 1] *(the following will also 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. Chapter 190, Florida Statutes**
- D. 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**
- E. Form 8B: Memorandum of Voting Conflict**

The Oath of Office would be administered to Mr. Gottlieb at another time.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on the basis of justice and right.*

These items occurred below.

A. Affidavit/Proof of Publication

The affidavit of publication was provided for informational purposes.

B. Mailed Notice to Property Owner(s)

Copies of the Affidavit of Mailing, Certified Mail Receipt and Mailed Notice were provided for informational purposes.

C. Presentation of Engineer’s Report *(for informational purposes)*

The previously approved Engineer’s Report was provided for informational purposes.

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

Ms. Rigoni stated that the purpose of this public hearing is to consider public comment on the District’s intent to levy the master assessment lien on the assessable lands within the Emerald Lakes CDD. Mr. Wrathell arranged the Mailed and Published Notice of today’s hearing.

Ms. Rigoni: Craig, will you please confirm that a proper notice was given in writing to the landowner and by publication, in accordance with Chapters 170 and 197, F.S., for this Public Hearing?

Mr. Wrathell: Yes.

Ms. Rigoni stated that, at the conclusion of this process, the Board will be asked to adopt Resolution 2019-28, equalizing, approving, confirming and levying special assessments. Attached to that Resolution is an Engineer’s Report and a Master Special Assessment Methodology Report, both dated November 2, 2018. The District previously adopted both Reports and no material changes have been made to them.

Ms. Rigoni stated that this is “Step 2” in the process of financing the District’s infrastructure improvements. Step 1 was when the Board declared its intent to levy the special assessments by adopting Resolution 2019-26 during its continued meeting on November 2nd and Step 2 is the actual imposition of the assessments occurring today, after the Board sits as an equalizing Board to consider and confirm the reasonableness of the assessments as proposed in the Master Special Assessment Methodology Report. Step 3 will be actually validating the bonds and the assessment process and, subsequently, issue the bonds. When the District is ready to issue bonds, Supplemental Assessment Reports will be adopted, which will be sized down to the actual price of each issuance, consistent with the terms of the Master Assessment Methodology.

Ms. Rigoni posed and Mr. Wise responded to the following questions regarding the Engineer’s Report:

Ms. Rigoni: Based on your professional experience, are the cost estimates in your Engineer’s Report reasonable and proper?

Mr. Wise: Yes.

Ms. Rigoni: Are you aware of any reason to believe the Project cannot be carried out by the District?

Mr. Wise: I am not aware.

D. Presentation of Master Special Assessment Methodology Report *(for informational purposes)*

The previously approved Master Special Assessment Methodology Report was provided for informational purposes.

Ms. Rigoni posed and Mr. Wrathell, the Assessment Methodology Consultant, responded to the following questions regarding the Master Assessment Methodology.

Ms. Rigoni: In your professional opinion, do the lands subject to the special assessments receive special benefits from the District’s Capital Improvement Plan?

Mr. Wrathell: Yes.

Ms. Rigoni: In your professional opinion, would you generally describe the direct special benefits to the assessed property to include:

- i. Increased access to and from the benefitted properties via the master infrastructures and the neighborhood infrastructures;
- ii. Low cost tax-exempt financing available to the District which results in an overall lower capital infrastructure costs and a decreased debt assessment lien on the benefitted properties;
- iii. Eventual resident ownership, operation and control of the capital infrastructure improvements which results in increased use and enjoyment of the benefitted properties;
- iv. Assurance of continual operation of the capital infrastructure improvements and facilities which protects property values within the community;
- v. Reduced need for personal recreational facilities and equipment which results in increased use and enjoyment of the benefitted properties;
- vi. The ability to refinance the debt assessments in the future resulting in potential additional savings to residents which reduces the overall capital/debt lien imposed on the benefitted properties; and

- vii. Developer's payment of the District debt and O&M assessments on its lands, which reduces the need to assess benefitted properties to fund those amounts.

Mr. Wrathell: Yes to all of that.

Ms. Rigoni: Is it your opinion that the special benefits that the lands will receive as set forth in the final assessment roll, will be equal to or in excess of the special assessments thereon when allocated as set forth in the methodology?

Mr. Wrathell: Yes.

Ms. Rigoni: In your professional opinion, are the special assessments reasonably apportioned among the lands within the District and subject to the special assessments?

Mr. Wrathell: Yes.

Ms. Rigoni: In your professional opinion, is it reasonable, proper and just to assess the costs of the infrastructure improvements against the lands within the District in accordance with your methodology, which results in the special assessments set forth on the final assessment roll?

Mr. Wrathell: Yes.

Ms. Rigoni: Is it your opinion that it is in the best interests of the District that the special assessments be paid and collected in accordance with the methodology and the District's assessment resolutions?

Mr. Wrathell: Yes.

Ms. Rigoni asked for any comments or questions from the Board. There were none.

- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***

Ms. Rigoni asked if any written objections or comments were received from the public.

Mr. Wrathell replied no.

Ms. Rigoni asked for comments from the public. No members of the public spoke.

<p>On MOTION by Mr. Kasten and seconded by Mr. Scott, with all in favor, the Public Hearing was closed.</p>
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- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on the basis of justice and right.***

Ms. Rigoni asked the Board if they, sitting as the Equalizing Board, wished to make any changes to the assessments, based on any Board or public comment.

The Board, sitting as the Equalizing Board, did not wish to make any changes.

- E. Consideration of Resolution 2019-28, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Associations and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Ms. Rigoni presented Resolution 2019-28 and read the title. This Resolution accomplishes the following:

- Section 1: Sets forth the Board's authority to adopt the resolution.
- Section 2: Makes certain findings based on the steps taken to date, as well as the evidence presented at today's hearing.
- Section 3: Authorizes the District's project for the construction and acquisition of infrastructure improvements as set forth in the Engineer's Report.
- Section 4: Sets forth the estimated cost of the project.
- Section 5: Equalizes, approves, confirms and levies the special assessments.
- Section 6: Addresses the finalization of the special assessments, once the project has been completed.
- Section 7: Provides for the payment and collection of the special assessments.
- Section 8: Provides for the application of True-Up Payments, in certain circumstances.
- Section 9: Provides that certain property owned by HOAs, POAs and governments are exempt from the special assessments.

➤ Section 10: Provides for the recording of an assessment notice in the public records of Brevard County.

➤ Sections 11, 12 and 13 are self-explanatory and administrative in nature.

Mr. Wrathell stated, for the record, that the votes for the motions opening and closing the Public Hearing were 4-0 votes, as Mr. Kramer, who was attending via telephone, also voted; he had inadvertently stated the votes were 3-0.

On MOTION by Mr. Rodriguez-Walling and seconded by Mr. Kasten, with all in favor, Resolution 2019-28, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Associations and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

Mr. Wrathell stated that this Resolution is related to the District's intent to utilize the Uniform Method of levying and collecting special assessments meaning using the services of the Property Appraiser and Tax Collector.

A. Affidavit/Proof of Publication

The affidavit of publication was provided for informational purposes.

- B. Consideration of Resolution 2019-29 Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied By the Emerald Lakes Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Rodriguez-Walling and seconded by Mr. Scott, 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 2019-29 and read the title.

On MOTION by Mr. Kasten and seconded by Mr. Rodriguez-Walling, with all in favor, Resolution 2019-29 Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied By the Emerald Lakes Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Adoption of the District’s Final Budget for Fiscal Year 2018/2019, Pursuant to Florida Law

- A. Affidavit of Publication**

The affidavit of publication was provided for informational purposes.

- B. Consideration of Resolution 2019-30, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Wrathell reviewed the proposed Fiscal Year 2019 budget. This budget would be Landowner-funded, as expenses are incurred.

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

Mr. Paluzzi stated that Section 2 discusses appropriations. On the understanding that this budget is expected to be Developer-funded, a Developer Funding Agreement was approved, in substantial form; however the Agreement has not been executed yet. He asked if the Agreement between the Developer and the CDD should be executed today, as Section 2 sets forth the ability to appropriate or levy to secure the funds to pay the budget but assessments would not be levied until bonds are issued.

Mr. Wrathell stated that it is not uncommon for a Board to adopt the budget while the Funding Agreement is still being finalized. Mr. Eckert stated that he is working with Developer's Counsel on finalizing the Agreement and he was not concerned about it; the District always has the ability to levy assessments, if the terms of the Funding Agreement cannot be agreed upon.

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

Mr. Wrathell presented Resolution 2019-30 and read the title.

Mr. Scott stated that the Fiscal Year 2019 budget is a blueprint but is not set-in-stone and, in that spirit, he would vote in favor of it. Mr. Wrathell stated that Management tries to create a flexible but realistic, conservative budget to match the proposed costs of operation and maintenance.

On MOTION by Mr. Rodriguez-Walling and seconded by Mr. Kasten, with all in favor, Resolution 2019-30, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

- **Notice of Rule Development**
- **Notice of Rule Making**

The affidavits were provided for informational purposes.

B. Resolution 2019-31, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell stated that the Rules of Procedure set forth how the District will run its meetings, deal with public comments, the procedure to procure good and services, etc. The Rules consist of many of the existing Florida Statutes related to CDDs plus additional items.

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

Mr. Paluzzi referred to the reference to “Section 255.20 of the Florida Statutes”, under Rule 3.5(1) on Page 41, and asked for the threshold amount. Mr. Eckert stated that the amount is about \$365,000, adjusted annually.

Mr. Paluzzi referred to Developer-funded improvements that will subsequently be conveyed to the CDD and reimbursed at cost and asked if the Developer must follow the same bid threshold requirements and Rules, in order to properly effect the transition. Mr. Wrathell stated that, regarding the CDD acquiring improvements, the expectation, under the Acquisition Agreement, is that the CDD will have the ability to either purchase infrastructure improvements from the Developer for the actual costs to construct, which is separate and distinct from the bidding requirements; however, if the CDD went out to bid for the construction or components of the construction, the CDD must follow the bid threshold requirements.

Mr. Scott referred to the “Alternative Delivery Methods”, which sets forth a “Design-Build” alternative delivery method and asked what would happen if, based on the nature of the project, a different alternative delivery mechanism was sought or desirable not to the

Developer, at the time. He stated that, considering the risk, “Progressive Design-Build” is starting to replace regular “Design-Build”, where the bridging document step is taken out. Mr. Scott asked if the “Not Design-Build” section would cover any other alternative delivery method. Mr. Eckert stated that the Rules follow whatever the Statutes set forth; they are the District’s Rules but they are not exclusive so, if another competitive method is recognized by Florida Statutes, as acceptable for local governments, it could be used, as well. Mr. Eckert stated that the Rules are based on and follow Florida statutes but, anytime the Statutes allowed for giving flexibility to the Board, those were implemented in the Rules. Mr. Wrathell stated that the intent of the Rules is to protect the District but, hypothetically, if an issue arises that limits the District’s ability to proceed in a manner that is statutorily allowed, the Rules could be amended.

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

On MOTION by Mr. Scott and seconded by Mr. Kasten, with all in favor, Resolution 2019-31, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Review/Discussion/Ranking of Response to Request for Qualifications for Engineering Services

A. Affidavit/Proof of Publication

The affidavit of publication was provided for informational purposes.

B. RFQ Package

The Request for Qualifications (RFQ) package was provided for informational purposes.

C. Respondent

- **Construction Engineering Group**

Mr. Wrathell stated the only respondent was Construction Engineering Group (CEG).

D. Ranking

Mr. Eckert stated that there was no issue with having only one respondent. The District is allowed to select from one firm; however, the Board should make a finding that it was a responsive submission by a construction engineering firm. The Board can then proceed to rank that firm #1 or cancel the process and attempt to solicit more bids. It is not uncommon to only receive one response; therefore, unless the Board had concerns, he recommended proceeding to find CEG's response as a sufficient submission and rank the firm #1 and authorize District Counsel to prepare the Agreement, consistent with the terms of the Interim District Engineering Agreement.

Mr. Wrathell asked if CEG is a certified minority business. Mr. Wise replied no. Mr. Kasten asked if it would just be a scoring consideration or if it would be a qualifying or disqualifying aspect, if other respondents or one of their subcontractors was a certified minority. Ms. Rigoni confirmed it was a matter of scoring. Mr. Wrathell stated the item only carries five points out of 100 and suggested ranking CEG as the #1 ranked firm.

Mr. Scott stated, for the record, that this proposed project has been a prominent fixture in the community, has been in the newspaper and, not only has the RFQ process been legally advertised, it is something that the community, at large, is very well aware of. He felt that it was a calculated moment in much of the competitions purview to not submit in response to the RFQ and, in reviewing CEG's submission, CEG is absolutely not just responsive but also have a great track record for this project, up to this point and have a very solid first-class history in this area, as well; therefore, he is comfortable ranking CEG as the #1 responsive firm to the RFQ.

On MOTION by Mr. Rodriguez-Walling and seconded by Mr. Scott, with all in favor, ranking Construction Engineering Group as the #1 ranked firm, was approved.

E. Engagement of District Engineer

On MOTION by Mr. Scott and seconded by Mr. Kasten, engaging Construction Engineering Group, the #1 ranked firm, for District Engineering Services, and authorizing District Staff to prepare a form of Agreement and negotiate the terms of the Agreement, was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2019-32, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2018/2019 and Providing for an Effective Date

Mr. Wrathell presented Resolution 2019-32. Meetings were scheduled for the Third Friday of each month, with the exception of today’s meeting, to occur at 1:00 p.m., at the offices of the Construction Engineering Group at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935.

On MOTION by Mr. Scott and seconded by Mr. Rodriguez-Walling, with all in favor, Resolution 2019-32, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2018/2019 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2019-33, Supplementing Resolution 2019-24, Providing for an Additional and/or an Alternate Source of Payment for Bonds Authorized Pursuant to Such Resolution No. 2019-24; Providing for Severability and Providing for an Effective Date

Mr. Rigoni presented Resolution 2019-33, which was distributed earlier in the meeting. This Resolution was prepared by Bond Counsel. It supplements the bond resolution previously adopted during the November meeting. It gives the flexibility to pledge other sources of revenue, besides special assessments, as pledged revenue to pay the bonds.

Mr. Scott stated that the Fourth “Whereas” clause states that some of these aspects may give rise to impact fee credits and asked if “and/or mobility fees” should be added. If the City were to change, he has observed CDDs struggle in the midst of impact fee suspensions, conversions to something similar to impact fees, etc. He suggested broadening the language, as it seems that mobility fees are slowly replacing impact fees. Ms. Rigoni replied affirmatively and stated her understanding that there is already some impact fee credits built up that the Developer is interested in selling to the District so they can work with that. She will present

proposed revisions to Bond Counsel. Mr. Eckert recommended adopting the Resolution, subject to the addition of mobility fees or anything in the nature of impact fees, subject to Bond Counsel signing off on the change, since this is Bond Counsel’s Resolution; should Bond Counsel not allow it and it must be done later, then the Resolution should be adopted this way to give flexibility to add that later.

On MOTION by Mr. Scott and seconded by Mr. Mr. Rodriguez-Walling, with all in favor, Resolution 2019-33, Supplementing Resolution 2019-24, Providing for an Additional and/or an Alternate Source of Payment for Bonds Authorized Pursuant to Such Resolution No. 2019-24; Providing for Severability and Providing for an Effective Date, as amended adding mobility fees and subject to Bond Counsel approval, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Agreement with Brevard County Property Appraiser for Non-Ad Valorem Assessments

Mr. Wrathell reiterated that the revised agenda, distributed earlier in the meeting, was being followed; the documents for this item were behind Tab 10, in the agenda booklet.

Mr. Wrathell presented the Agreement with the Brevard County Property Appraiser for Uniform Collection of Non-Ad Valorem Assessments. He reviewed the rate on Page 3, Section 4, which is approximately \$0.50 per parcel, which is relatively inexpensive.

This Agreement was approved during the Twelfth Order of Business.

TWELFTH ORDER OF BUSINESS

Consideration of Uniform Collection Agreement with Brevard County Tax Collector

Mr. Wrathell reiterated that the revised agenda, distributed earlier in the meeting, was being followed; the documents for this item are behind Tab 11, in the agenda booklet.

Mr. Wrathell presented the Uniform Agreement with the Brevard County Tax Collector. Section 7, on Page 6, sets forth the cost of collection. The Assessment Methodologies assumed a very conservative 4% cost of collection from the County Property Appraiser and Tax Collector and factored in a 4% early pay discount; therefore, he suspected that the actual cost could be

less. Ms. Rigoni believed that the Tax Collector already signed off on the Agreement and the original should have been sent to the District.

On MOTION by Mr. Kasten and seconded by Mr. Rodriguez-Walling, with all in favor, the Agreement with Brevard County Property Appraiser for Non-Ad Valorem Assessments, was approved.

On MOTION by Mr. Kasten and seconded by Mr. Scott, with all in favor, the Uniform Collection Agreement with Brevard County Tax Collector, was approved.

THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

- A. **October 12, 2018 Organizational Meeting**
- B. **November 2, 2018 Continued Meeting**

Mr. Wrathell presented the October 12, 2018 Organizational Meeting and November 2, 2018 Continued Meeting Minutes.

On MOTION by Mr. Scott and seconded by Mr. Rodriguez-Walling, with all in favor, the October 12, 2018 Organizational Meeting and November 2, 2018 Continued Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Rigoni stated that the Bond Validation Complaint was filed on November 2nd and the hearing is scheduled for January 14th at 9:30 a.m., at the Melbourne Court House. Staff is working with the Staff Attorney regarding the procedure; everything is expected to proceed smoothly. Upon receiving the final judgment, the 30-day appeal period will commence and, at the end of the 30 days, the District may proceed with issuing bonds. Mr. Eckert noted that, while the District will be able to issue bonds at that time, it might not do so until later. Ms. Rigoni stated that Board Members do not need to be at the bond validation hearing; just the

Developer Representative, District Engineer, Assessment Methodology Consultant and District Counsel.

B. District Engineer (Interim): *Wise Engineering, Inc.*

Mr. Wrathell noted that “Interim” will be removed.

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

Mr. Wrathell stated that the next meeting is scheduled for January 18, 2019 at 1:00 p.m.

FIFTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

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

▪ **Public Comments**

This item was an addition to the agenda.

There were no public comments.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Scott and seconded by Mr. Rodriguez-Walling, with all in favor, the meeting adjourned at 1:47 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair