

MINUTES OF MEETING
FOUNDERS RIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Founders Ridge Community Development District was held Tuesday, January 12, 2021 at 9:00 a.m. in the Minneola City Hall, 800 N. U.S. Highway 27, Minneola, Florida.

Present and constituting a quorum were:

Aaron Blake	Chairman
Joe Zagame	Vice Chairperson
Darby Shields	Secretary

Also present were:

Jason Showe	District Manager
George Flint	District Manager by telephone
Tucker Mackie	District Counsel by telephone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Daniel Williams

On MOTION by Mr. Blake seconded by Mr. Zagame with all in favor Daniel Williams' resignation was accepted.
--

B. Appointment of Individuals to Fill the Board Vacancies in Seats #1 & #3 with Terms Ending November 2022

This item was tabled.

C. Consideration of Resolution 2021-05 Electing Assistant Secretaries

This item was tabled.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 10, 2020 Board of Supervisors Meeting and Acceptance of Minutes of the November 10, 2020 Landowners' Meeting

On MOTION by Mr. Zagame seconded by Mr. Blake with all in favor the minutes of the November 10, 2020 Board of Supervisors Meeting were approved as amended and the November 10, 2020 Landowners' meeting minutes were accepted.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider Resolution 2021-06 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations

On MOTION by Mr. Zagame seconded by Mr. Blake with all in favor the public hearing was opened.

Mr. Showe stated as part of the public hearing we have Resolution 2021-06 that approves the Fiscal Year 2021 budget that is in the same form as you saw at your last meeting. This is a developer funded District, which means that although we have this budget the expenses will be what they will be. We also provided text that describes each line item.

There being no comments or questions, the Board took the following action.

On MOTION by Mr. Blake seconded by Mr. Zagame with all in favor Resolution 2021-06 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations, was approved.

On MOTION by Mr. Blake seconded by Mr. Zagame with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2021 Budget Funding Agreement

Mr. Showe stated the next item is consideration of Fiscal Year 2021 budget funding agreement. District Counsel has been working with developer's counsel and we have a document to present today.

Ms. Mackie stated our office serves as District Counsel and as Jason indicated the form of developer funding agreement was included in the last agenda package as well has been further discussed and negotiated amongst the parties resulting in some changes, mostly in terms of the manner in which the developer contributions will be collected. They anticipate regular funding opposed to only in response to funding requests, otherwise the agreement from a substantive standpoint remains largely unchanged from the version the Board saw at the prior meeting. Rather than levying operations and maintenance assessments, this will allow for the developer to contribute funds in an actual amount as opposed to the budgeted amount if those turn out to be less.

On MOTION by Mr. Blake seconded by Mr. Zagame with all in favor the Fiscal Year 2021 Budget Funding Agreement with Founders Ridge Development, LLC and Founders Ridge Development II, LLC was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Website ADA Compliance Proposal with ReAlign Web Design

Mr. Showe stated the next item is a website compliance proposal. The District is required to have a website and it also has to be ADA compliant. This is about \$1,000 less than other companies we have utilized to provide these services and it is \$1,750, which will create a website that is in compliance with Florida Statutes and ADA compliant. Once the website is created we have staff that will maintain and post items in ADA compliant format. We just don't have the technology to create that to start with.

Mr. Zagame stated you will work with the website company; you are the point people.

Mr. Showe responded yes. We will maintain the website going forward once they create it in the correct format. We will post documents in a compliant format.

Mr. Blake asked is this in addition to what is in the budget?

Mr. Showe stated the budget has \$2,750 for information technology, which is the \$1,750 for the website creation plus \$1,000 for us to continue to maintain it.

On MOTION by Mr. Blake seconded by Mr. Zagame with all in favor the proposal from ReAlign Web Design in the amount of \$1,750 was approved.

EIGHTH ORDER OF BUSINESS

Discussion of General Liability and Public Officials Liability Insurance Policy

Mr. Showe stated we have included the cost of general liability and public official liability as part of funding requests 1 and 2, which is later in the agenda. As long as those are approved, we will be able to bind the insurance.

NINTH ORDER OF BUSINESS

Discussion of Accounts Payable

Mr. Showe stated we keep an update of the accounts payable in terms of the outstanding invoices for the District, which are included in the agenda package.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie stated our office will provide an agreement to go along with the website services proposal.

B. Engineer

There being none, the next item followed.

C. Manager

i. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

ii. Consideration of FY Funding Request 1 & 2

Mr. Showe stated funding request no. 1 is through December 31st and funding request no. 2 is through January 5th and includes operating funding for the District for October, November, December and January as well as some additional outstanding invoices for payment. As soon as the Board approves those, we will get those sent out for funding for the District.

Mr. Flint stated we will submit a new funding request each month for 1/12 of the budget.

Mr. Blake stated I believe the check for funding request no. 1 is about \$600 less.

Mr. Flint stated funding request no. 1 included a few invoices from Fiscal Year 2020 and that is why it is a little bit higher than 3/12 of the budget, but we have to get those on the funding request for accounting purposes.

On MOTION by Mr. Blake seconded by Mr. Zagame with all in favor funding request no. 1 in the amount of \$11,147.00 and funding request no. 2 in the amount of \$3,587.92 were approved.

ELEVENTH ORDER OF BUSINESS

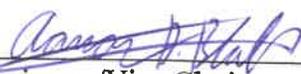
Supervisors' Requests

There being none,

On MOTION by Mr. Blake seconded by Mr. Zagame with all in favor the meeting adjourned at 9:14 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman