

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, August 30, 2022 at 11:00 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	Assistant Secretary

Also present were:

George Flint	District Manager
Tucker Mackie <i>by telephone</i>	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint 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

Approval of the Minutes of the May 24, 2022 Meeting

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the minutes of the May 24, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Flint stated the board previously approved a budget and set the public hearing for today.

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

Mr. Flint stated Resolution 2022-04, adopts the budget for fiscal year 2023 and the budget is attached as Exhibit A and is an administrative budget and contemplates that a developer funding agreement would be entered into in lieu of assessments. The developer funding agreement is the revised agreement where the developer is only responsible for the applicable costs, not the 1/12 per month they were doing until earlier this year.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations was approved.

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

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022/1023 Funding Agreement

Mr. Flint stated to fund the budget that was just adopted, District Counsel has prepared a funding agreement and it has been reviewed by Developer’s Counsel and the budget will be attached to this as an exhibit.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the Fiscal Year 2023 funding agreement with Founders Ridge Development, LLC and Founders Ridge Development II, LLC was approved.

SIXTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2021 Audit

Mr. Flint stated there were no prior year findings or recommendations and there is a current year finding and it has to do with the settlement agreement and the timing of the payment since we are carrying accounts payable related to that funding agreement. Two of the three payments have been made and once the third payment is made the balance will be written off and this comment will go away. We provided a management response indicating it is not an issue for the District and it will go away once the third payment is made.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the Fiscal Year 2021 audit report was accepted and transmittal to the State of Florida was ratified.

SEVENTH ORDER OF BUSINESS

Authorization to Issue RFQ for District Engineering Services

Mr. Flint stated item seven is authorization to issue a request for qualifications for District engineering services in accordance with the consultant’s competitive negotiations act. We are asking the board to authorize us to advertise and any responses received will come back to the Board for review and selection.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor staff was authorized to issue an RFQ for engineering services.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-05 Authorizing Boundary Amendment

Mr. Flint stated Resolution 2022-05 authorizes filing a boundary amendment petition subject to us getting the formal request for the boundary amendment. To give us the ability in between meetings to move forward if there is a desire to move forward with the removal of the 70-acre piece of property, this would avoid the need for another special meeting. There will also be a boundary amendment funding agreement to fund the cost of the legal services related to removing the 70-acres.

Ms. Mackie stated the services involved are largely legal will have to prepare a serc in connection with the boundary amendment and time at the City of Minneola with respect to the petition that is typically \$12,000 to \$15,000. I can get the information on the filing fee with the City that is an additional cost.

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor Resolution 2022-05 Authorizing Boundary Amendment was approved.

NINTH ORDER OF BUSINESS

Consideration of Boundary Amendment Funding Agreement

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the boundary amendment funding Agreement with Founders Ridge Development, LLC and Founders Ridge Development II, LLC was approved subject to review by the developer and developer’s counsel.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

ii. Ratification of Funding Requests 1-4 and 7-8

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor funding requests 1-4 and 7-8 were ratified.

iii. Approval of Fiscal Year 2023 Meeting Schedule

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the annual meeting notice indicating the board will meet on an as needed basis in Fiscal Year 2023 was approved.

iv. Reminder to File form 1 with Supervisor of Elections

Mr. Flint stated as a reminder I put on this on the agenda, but I'm happy to announce that everyone has filed it.

ELEVENTH ORDER OF BUSINESS Supervisors' Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Blake seconded by Ms. Shields with all in favor the meeting adjourned at 11:13 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman