

**MINUTES OF MEETING
VILLAMAR
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the VillaMar Community Development District was held on Wednesday, **May 12, 2021** at 3:17 p.m. at 346 E. Central Ave., Winter Haven, FL.

Present and constituting a quorum:

Lauren Schwenk
Brian Walsh
Patrick Marone

Vice Chairman
Assistant Secretary
Assistant Secretary

Also, present were:

Jill Burns
Michelle Rigoni
Clayton Smith
Dennis Wood *via Zoom*

District Manager, GMS
Hopping Green & Sams
GMS
District Engineer

The following is a summary of the discussions and actions taken at the May 12, 2021 VillaMar Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and noted that a quorum was established with three Supervisors present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were 2 members of the public present.

THIRD ORDER OF BUSINESS Approval of Minutes of the April 14, 2021 Board of Supervisors Meeting and the April 28, 2021 Continued Board of Supervisors Meeting

Ms. Burns presented the April 14, 2021 Board of Supervisors meeting minutes and the April 28th continued Board meeting. She asked for any comments, changes, or corrections. The Board had no changes.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the Minutes of the April 14, 2021 Board of Supervisors Meeting and the April 28th Continued Board Meeting, were approved.

FOURTH ORDER OF BUSINESS

Assessment Items for Boundary Amendment

A. Presentation of Amended and Restated Master Engineer's Report

Mr. Wood presented a brief overview of the Restated Master Engineer's Report. He noted the boundary limits would be expanded approximately 435 acres. He noted they were adding Phase 3, which is 140 lots, Phase 4, 200 lots, Phase 5, 277 lots and Phase 6, 242 lots to an expanded total of 1,468 single family lots. He added all legal issues had been revised appropriately and the exhibit was adjusted. The total number was Phase 3, 240 lots at \$3,775,000, Phase 4 was 200 lots at \$5,849,000, Phase 5 was 271 lots at \$6,589,000, and Phase 6 was 242 lots at \$5,930,000. The total is 1,468 lots total with a cost of \$39,080,000.

Ms. Rigoni verified the report was consistent with the improvement plan, the cost estimates were reasonable for the project design and scope, and that there was no reason the District could not carry out the project.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, The Amended and Restated Master Engineer's Report, was approved.

B. Presentation of Amended and Restated Master Assessment Methodology

Ms. Burns noted that the previous Master Assessment Methodology Report was dated December 5, 2018. She outlined the report and included the expansions in the Engineer's report have been added. She reviewed all the tables which outline the single family 40' lots with an ERU of .8, single family 50' lots with an ERU of 1.0, and single family 70' lots with an ERU of 1.4. Cost estimates in Engineer's report at 39,080,500. The estimated bond sizing is \$50,000,000. The par debt per unit was reviewed. Ms. Rigoni verified the legal questions regarding consistency with the original Assessment Methodology of December 15, 2018. Ms. Burns clarified this is for the levying on the expansion area, so the debt assessments will remain the same.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Amended and Restated Master Assessment Methodology, was approved.

C. Consideration of Resolution 2021-12 Declaring Special Assessments on Boundary Amendment Parcels

Ms. Burns noted this resolution kicks off the assessment process.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, Resolution 2021-12 Declaring Special Assessment on the Boundary Amendment Parcels, was approved.

D. Consideration of Resolution 2021-13 Setting a Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels

Ms. Burns suggested the Public Hearing for the regular July meeting on July 14, 2021 at 3:15 p.m. at the same location.

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, Resolution 2021-13 Setting the Public Hearing on Special Assessment on Boundary Amendment Parcels for July 14, 2021, at 3:15 at the same location, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-14
Setting the Public Hearing Expressing the
District's Intent to Utilize the Uniform
Method of Levying, Collecting, and
Enforcing Non-Ad Valorem Assessments
on Boundary Amendment Parcels**

Ms. Burns suggested the Public Hearing for July 14, 2021 at 3:15 p.m. at the same location.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, Resolution 2021-14 Setting the Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessment on Boundary Amendment Parcels, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing further to report to the Board.

B. Engineer

Mr. Woods confirmed the total number needed for the Assessment Methodology report was 21 40' lots and 119 50' lots. The total is 140.

C. Field Manager's Report

Mr. Smith presented the field manager's report for the Board. Completed and in progress items for the amenity include:

- Fence sections were repaired and may need to replace posts.
- The irrigation repairs of removal of trash on main Boulevard
- Amenity opens today.
- Using temporary key codes until internet is installed

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns reported the check register totaled \$74,817.08. She asked if there were any questions, and hearing none, asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Check Register totaling \$74,817.08, was approved.
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ii. Balance Sheet and Income Statement

Ms. Burns stated that the financials were included in the package for review. These are for informational purposes and there was no action required.

iii. Presentation of Number of Voters – 53

Ms. Burns stated that the number of voters in the VillaMar District as of April 14, 2021 was 53.

iv. Ratification of Summary of Series 2020 Requisitions #34 to #36; #38 to #41; #44 to #46

Ms. Burns stated that these had been approved and she was looking for a motion to ratify the Series 2020 Requisitions #34-#36, #38-#41 and #44-#46.

On MOTION by Mr. Walsh, seconded by Ms. Schwenk, with all in favor, the Series 2020 Requisitions #34-#36, #38-#41, and #44-#46, were ratified.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

One question was asked by a resident, and Ms. Burns agreed to help the resident after the meeting.


NINTH ORDER OF BUSINESS

Continuation of Meeting

The meeting was adjourned

On MOTION by Ms. Schwenk, seconded by Mr. Walsh, with all in favor, the meeting was continued.


Secretary/Assistant Secretary


Chairman/Vice Chairman