MINUTES OF MEETING
FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Fish Lake Cove Community Development District was held on August 15, 2024 at 2:00 p.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741.

Present were:

John Good	Chair
Alan Keen	Vice Chair
Tom Franklin, Sr.	Assistant Secretary
Brett Baker	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC (WHA)
Jason Middleton	WHA
Michael Hoyos (via telephone)	WHA
Jennifer Kilinski (via telephone)	District Counsel
Savannah Hancock	Kilinski | Van Wyk PLLC
David Terry (via telephone)	Terry & Frazier, P.A., Landowners' Counsel
Steve Boyd	Interim District Engineer
Jason Gonzalez (via telephone)	Bond Counsel
Ashton Bligh (via telephone)	Greenberg Traurig, P.A.
Tom Franklin	Public

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

Mr. Rom called the meeting to order at 2:03 p.m. Prior to the meeting, the Oath of Office was administered to Mr. Alan Keen, Mr. John Good, Mr. Brett Baker and Mr. Tom Franklin Sr., who were named in the Petition to Establish the District as Initial Board Supervisors.

Supervisors Keen, John Good, Baker and Franklin Sr., were present. Mr. Carson Good, also named in the Petition to Establish the District as an Initial Board Supervisor, was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

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

This item was addressed during the First Order of Business.

Mr. Rom 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

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-01, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-01. Mr. Keen nominated the following slate:

Chair	John Good
Vice Chair	Alan Keen
Secretary	Craig Wrathell
Assistant Secretary	Tom Franklin, Sr.
Assistant Secretary	Brett Baker
Assistant Secretary	Daniel Rom
Assistant Secretary	Kristen Thomas
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Keen and seconded by Mr. Franklin Sr., with all in favor, Resolution 2024-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-02, Designating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-02.

> **On MOTION by Mr. Keen and seconded by Mr. Baker, with all in favor, Resolution 2024-02, Designating a Date, Time, and Location of November 5, 2024 at 1:00 p.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744, for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.**

ORGANIZATIONAL ITEMS

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

A. Resolution 2024-03, Appointing and Fixing the Compensation of the District Manager; Appointing a Financial Disclosure Coordinator; Appointing an Assessment Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date

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

Mr. Rom presented Resolution 2024-03, Fee Schedule and Management Agreement. WHA will charge a discounted Management Fee of $2,000 per month until bonds are issued.

> **On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, Resolution 2024-03, Appointing and Fixing the Compensation of the District Manager; Appointing a Financial Disclosure Coordinator; Appointing an Assessment Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date, was adopted.**

B. Resolution 2024-04, Appointing Legal Counsel for the District, Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kilinski | Van Wyk PLLC**

Ms. Hancock presented Resolution 2024-04 and the Kilinski | Van Wyk PLLC Fee Agreement.

> **On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, Resolution 2024-04, Appointing Kilinski | Van Wyk PLLC as Legal Counsel for the District, Authorizing Compensation; and Providing for an Effective Date, was adopted.**

C. Resolution 2024-05, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2024-05.

> **On MOTION by Mr. Good and seconded by Mr. Franklin Sr., with all in favor, Resolution 2024-05, Designating Wrathell, Hunt and Associates, LLC 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 2024-06, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date

- **Interim Engineering Services Agreement: Boyd Civil Engineering, Inc.**

Mr. Rom presented Resolution 2024-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

> **On MOTION by Mr. Keen and seconded by Mr. Good, with all in favor, Resolution 2024-06, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date, was adopted.**

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

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

> **On MOTION by Mr. Keen and seconded by Mr. Franklin Sr., with all in favor, the Request for Qualifications for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.**

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

The Board Members wishing to receive compensation will submit a W4 form.

G. Resolution 2024-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Mr. Rom presented Resolution 2024-07.

> **On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, Resolution 2024-07, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and a location within Osceola County, Florida as the Principal Headquarters of the District and Providing an Effective Date, was adopted.**

H. Resolution 2024-08, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

I. Resolution 2024-09, 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

Mr. Rom presented Resolution 2024-09.

> **On MOTION by Mr. Keen and seconded by Mr. Franklin Sr., with all in favor, Resolution 2024-09, 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.**

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

This item was deferred to the next meeting.

J. Resolution 2024-10, 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. Rom presented Resolution 2024-10.

> **On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, Resolution 2024-10, 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. Memorandum: Public Records Retention

I. Option 1: Resolution 2024-11, 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

II. Option 2: Resolution 2024-11, 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. Rom presented Resolution 2024-11. Option 1 provides for a shorter time period for records retention before documents are destroyed and Option 2 provides for continued retention of documents until further action is taken by the Board.

> **On MOTION by Mr. Keen and seconded by Mr. Franklin Sr., with all in favor, Resolution 2024-11, Option 2, 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 2024-12, 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

This item was deferred.

M. 2024-13, Ratifying the Recording of the Notice of Establishment of Fish Lake Cove Community Development District and Providing for an Effective Date

Mr. Rom stated, although not in the agenda, the Notice of Establishment was recorded.

On MOTION by Mr. Keen and seconded by Mr. Franklin Sr., with all in favor, Resolution 2024-13, Ratifying the Recording of the Notice of Establishment of Fish Lake Cove Community Development District and Providing for an Effective Date, was adopted.

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

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

This item was deferred.

O. Strange Zone, Inc., Quotation #M24-1013 for District Website Design, Maintenance and Domain Web-Site Design Agreement

This item was deferred.

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

This item was deferred.

Q. Resolution 2024-14, 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 Amenity Rules and Rates; and Providing an Effective Date

I. Rules of Procedure

II. Disciplinary Rule

III. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Rom presented Resolution 2024-14.

On MOTION by Mr. Keen and seconded by Mr. Franklin Sr., with all in favor, Resolution 2024-14, to Designate the Date, Time and Place of October 24, 2024 at 2:00 p.m., at Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rules and Rates; and Providing an Effective Date, was adopted.

R. Resolution 2024-15, 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. Rom presented Resolution 2024-15. Meetings, except for October 2024 will be scheduled on the third Thursday of the month at 2:00 p.m. at this location.

The following will be inserted into the Fiscal Year 2024 Meeting Schedule:

DATES (Regular Meetings): October 24, 2024; November 21, 2024; December 19, 2024; January 16, 2025; February 20, 2025; March 20, 2025; April 17, 2025; May 15, 2025; June 19, 2025; July 17, 2025; August 21, 2025; September 18, 2025

TIME (Regular Meetings): 2:00 PM

LOCATION (Regular Meetings): Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741

DATE (Landowners' Meeting): November 5, 2024

TIME (Landowners' Meeting): 1:00 PM

LOCATION (Landowner' Meeting): Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744

On MOTION by Mr. Keen and seconded by Mr. Franklin Sr., with all in favor, Resolution 2024-15, 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 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Rom presented Resolution 2024-16.

On MOTION by Mr. Good and seconded by Mr. Franklin Sr., with all in favor, Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

T. Resolution 2024-17, 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. Rom presented Resolution 2024-17.

On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, Resolution 2024-17, 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.

U. Performance Measures and Standards & Reporting

Ms. Hancock reviewed the Memorandum explaining the requirement for the CDD to develop goals and objectives. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

V. Interlocal Agreement Between Osceola County, Florida and Fish Lake Cove Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices and the Provision of Enhanced Improvements and Infrastructure

Ms. Hancock presented the Agreement Between Osceola County, Florida and the CDD that was included in the Petition filed with that County that was previously approved. The Interlocal Agreement documents how the CDD will work with the County to build infrastructure, including enhanced services such as the dock, fishing pier, parks and pool. Website requirements and communication with the County are addressed. The Agreement will be included on the County Agenda.

On MOTION by Mr. Keen and seconded by Mr. Franklin, Sr., with all in favor, the Interlocal Agreement Between Osceola County, Florida and Fish Lake Cove Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices and the Provision of Enhanced Improvements and Infrastructure, was approved.

W. Fish Lake Island Community Development District Dissolution Funding Agreement

Ms. Hancock presented the Fish Lake Island Community Development District Dissolution Funding Agreement, which will go into effect if the Developer does not close on purchasing the property. The Agreement provides that in such an instance the Developer will pay for the dissolution of the CDD. The Developer and the Landowner have negotiated and signed the Agreement; the Board is acknowledging the Agreement on behalf of the CDD.

On MOTION by Mr. Keen and seconded by Mr. Good, with all in favor, the Fish Lake Island Community Development District Dissolution Funding Agreement, was approved.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS **Consideration of the Following Banking items:**

A. Resolution 2024-18, Designating a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date

Mr. Rom presented Resolution 2024-18.

On MOTION by Mr. Keen and seconded by Mr. Good, with all in favor, Resolution 2024-18, Designating Truist Bank as Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date, was adopted.

B. Resolution 2024-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Rom presented Resolution 2024-19.

On MOTION by Mr. Keen and seconded by Mr. Baker, with all in favor, Resolution 2024-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

C. Resolution 2024-20, 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. Rom presented Resolution 2024-20.

On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, Resolution 2024-20, 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

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

A. Resolution 2024-21, Approving the Proposed Budget for the remainder of Fiscal Year 2023/2024 and for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Mr. Rom presented Resolution 2024-21. He reviewed potential changes to the proposed Fiscal Years 2024 and 2025 budgets. Both are Developer-funded, with expenses being funded as they are incurred. The following changes were made to the proposed Fiscal Year 2024 budget:

Page 1, REVENUES: Change “Landowner” to “Developer”

Page 1, "Insurance": Decrease to "0"

Page 1, "Website hosting & maintenance": Decrease to "0"

Page 1, "Website ADA compliance": Decrease to "0"

Mr. Terry stated that the Budget Funding Agreement must also be changed to reflect that revenues will be paid by the Developer and not the Landowner.

The following changes were made to the proposed Fiscal Year 2025 budget:

Page 1, REVENUES: Change "Landowner" to "Developer"

Page 1 "Management/accounting/recording": Increase when bonds are issued

Page 1, "Website hosting & maintenance": Decrease to "0"

Page 1, "Website ADA compliance": Decrease to "0"

On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, Resolution 2024-21, Approving the Proposed Budget for the remainder of Fiscal Year 2023/2024, as amended, and for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on October 24, 2024 at 2:00 p.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741,and Providing for an Effective Date, was adopted.

B. Fiscal Year 2023/2024 and Fiscal Year 2024/2025 Budget Funding Agreement

The Board and Staff discussed the Budget Funding Agreement.

Mr. Terry stated the Agreement was amended to include the DiVirgilio Family Partnership, LTD and additional changes that were circulated this morning.

Ms. Hancock stated the amended version of the Budget Funding Agreement that Ms. Kilinski circulated today will only look to the Developer for funding. The amended version also states that the CDD cannot file a lien on the property until the Developer closes on the property.

On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, the Fiscal Year 2023/2024 and Fiscal Year 2024/2025 Budget Funding Agreement, as amended, was approved.

C. Resolution 2024-22, 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. Rom presented Resolution 2024-22.

On MOTION by Mr. Keen and seconded by Mr. Good, with all in favor, Resolution 2024-22, 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 2024-23, 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. Rom presented Resolution 2024-23.

On MOTION by Mr. Good and seconded by Mr. Franklin Sr., with all in favor, Resolution 2024-23, 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 2024-24, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Mr. Rom presented Resolution 2024-24.

On MOTION by Mr. Good and seconded by Mr. Franklin Sr., with all in favor, Resolution 2024-24, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2024-25, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2024-25.

> **On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, Resolution 2024-25, 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 2024-26, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Mr. Rom presented Resolution 2024-26.

> **On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, Resolution 2024-26, 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. Rom 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. Good and seconded by Mr. Franklin Sr., with all in favor, 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

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

A. Bond Financing Team Funding Agreement

Mr. Rom presented the Bond Financing Team Funding Agreement between the CDD and Good-Keewin Development, LLC.

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

B. Engagement of Bond Financing Professionals

I. Resolution 2024-27, Appointing an Investment Banker in Contemplation of the Issuance of Fish Lake Cove Community Development District Special Assessment Revenue Bonds [FMSbonds, Inc.]

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

On MOTION by Mr. Keen and seconded by Mr. Good, with all in favor, Resolution 2024-27, Appointing FMSbonds, Inc., as Investment Banker in Contemplation of the Issuance of Fish Lake Cove Community Development District Special Assessment Revenue Bonds, was adopted.

II. Resolution 2024-28, Appointing Bond Counsel in Contemplation of the Issuance of Fish Lake Cove Community Development District Bonds [Greenberg Traurig, P.A.]

Mr. Gonzalez presented the Greenberg Traurig, P.A., Bond Counsel Agreement.

On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, Resolution 2024-28, Appointing Greenberg Traurig, P.A. as Bond Counsel in Contemplation of the Issuance of Fish Lake Cove Community Development District Bonds, was adopted.

III. Resolution 2024-29, Appointing Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Fish Lake Cove Community Development District Bonds [U.S. Bank, N.A.]

Mr. Rom presented the US Bank, NA Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, Resolution 2024-29, Appointing U.S. Bank, N.A. as, Trustee, Paying Agent and

Registrar in Contemplation of the Issuance of Fish Lake Cove Community Development District Bonds, was adopted.

C. Resolution 2024-30, 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. Rom presented Resolution 2024-30. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

On MOTION by Mr. Keen and seconded by Mr. Good, with all in favor, Resolution 2024-30, Designating a Date, Time, and Location of October 24, 2024 at 2:00 p.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741, 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. Boyd presented the Master Engineer's Report dated August 15, 2024, which describes the overall Development Program, the infrastructure the CDD will fund and an estimate of the total probable Capital Improvement Plan (CIP) costs. Some very minor clarifications not affecting budget numbers but further describing line items were added. This morning, Footnote 11 was added to indicate that the County inspection fees paid to Osceola County and to the Water Authority during construction total approximately 2% of the value of the improvements. There were no questions.

On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, the Master Engineer's Report dated August 15, 2024, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Rom presented the Master Special Assessment Methodology Report dated August 15, 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 Report presents the projections for financing the CDD's CIP described in the Engineer's Report.
- The land within the CDD consists of approximately 41.83 acres.
- The Development Program is anticipated to be conducted by Good-Keewin Development, LLC, or an affiliated entity.
- The current development plan envisions a total of 315 residential units to be developed in one or more phases.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, will be $19,410,000, to finance approximately $13,937,509 in CIP costs.

On MOTION by Mr. Keen and seconded by Mr. Good, with all in favor, the Master Special Assessment Methodology Report dated August 15, 2024, in substantial form, was approved.

F. Resolution 2024-31, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Ms. Hancock presented Resolution 2024-31.

On MOTION by Mr. Good and seconded by Mr. Keen, with all in favor, Resolution 2024-31, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings

on October 24, 2024 at 2:00 p.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Roseada Room, Kissimmee, Florida 34741; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

G. Resolution 2024-32, Authorizing the Issuance of Not to Exceed $17,585,000 Aggregate Principal Amount of Fish Lake Cove Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited To Roadway Improvements, Stormwater Management System, Water, Wastewater and Reclaim Utilities, Hardscape, Landscape and Irrigation, Streetlighting, Parks and Certain Other Recreational Amenities and Certain Offsite Improvements, And Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Fish Lake Cove Community Development District, Osceola County, Florida or the State of Florida or of Any Political Subdivision Thereof, But Shall be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject To Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

Mr. Gonzalez presented Resolution 2024-32, which was changed as follows:

Title and where appropriate: Change "$17,585,000" to "$19,410,000" to reflect the most recent Master Special Assessment Methodology Report.

Schedule I: Update to reflect updates made to the Master Engineer's Report.

Mr. Gonzalez stated that Resolution 2024-32 accomplishes the following:

- Authorizes issuance of a not to exceed $19,410,000 aggregate principal amount of bonds.
- Authorizes and approves the execution and delivery of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company, National Association, as the Trustee, Registrar and Paying Agent.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

On MOTION by Mr. Keen and seconded by Mr. Good, with all in favor, Resolution 2024-32, as amended, Authorizing the Issuance of Not to Exceed $19,410,000 Aggregate Principal Amount of Fish Lake Cove Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited To Roadway Improvements, Stormwater Management System, Water, Wastewater and Reclaim Utilities, Hardscape, Landscape and Irrigation, Streetlighting, Parks and Certain Other Recreational Amenities and Certain Offsite Improvements, And Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Fish Lake Cove Community Development District, Osceola County, Florida or the State of Florida or of Any Political Subdivision Thereof, But Shall be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject To Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

TENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

Ms. Hancock stated that she and Ms. Kilinski are prepared to file for bond validation.

B. District Engineer (Interim): Boyd Civil Engineering, Inc.

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

There were no District Engineer or District Manager reports.

ELEVENTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Keen and seconded by Mr. Good, with all in favor, the meeting adjourned at 3:06 p.m.

FISH LAKE COVE CDD **August 15, 2024**

Secretary/Assistant Secretary

Chair/Vice Chair