MINUTES OF MEETING
FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Fish Lake Cove Community Development District held Public Hearings and a Regular Meeting on October 24, 2024 at 2:00 p.m., at the Hart Memorial Library, 211 East Dakin Avenue, First Floor, Room 120, Kissimmee, Florida 34741.

Present were:

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

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC (WHA)
Jennifer Kilinski (via telephone)	District Counsel
Savannah Hancock	Kilinski | Van Wyk PLLC
Steve Boyd	District Engineer

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

Mr. Rom called the meeting to order at 2:04 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

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

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Carson Good. He provided and briefly explained the following:

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 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-01.

Mr. Keen nominated the following:

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

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Secretary

No other nominations were made.

On MOTION by Mr. Keen and seconded by Mr. Franklin, Sr., with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for 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 Dat**

Mr. Rom stated the public hearings for the Fifth and Sixth Orders of Business pertain to the potential issuance of the bonds; if, in the future, the Board approves a bond issuance, Staff is ready to proceed.

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-02, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Fish Lake Cove Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2025-02. He reviewed Sections 1 and 2 of the Resolution.

On MOTION by Mr. Keen and seconded by Mr. John Good, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Carson Good and seconded by Mr. John Good, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Keen and seconded by Mr. Franklin, Sr., with all in favor, Resolution 2025-02, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Fish Lake Cove 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 Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

C. Engineer's Report (for informational purposes)

Ms. Hancock clarified that no debt is being issued on the property; the Resolution only creates the assessments attached to the property so that, when the CDD is ready to issue bonds, the process will be simplified because the infrastructure is already there.

The following questions were asked and answered:

Ms. Hancock: Steve, based on your experience, are the cost estimates in the Engineer's Report, as supplemented, are reasonable and proper?

Mr. Boyd: Yes.

Ms. Hancock: Do you have any reason to believe that the Capital Improvement Plan (CIP) cannot be carried out by the District?

Mr. Boyd: No.

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

Ms. Hancock: Daniel, in your professional opinion do the lands subject to the assessments receive special benefits from the District's CIP?

Mr. Rom: Yes.

Ms. Hancock: In your professional opinion, are the master assessments reasonably-apportioned among the lands subject to the special assessments?

Mr. Rom: Yes.

Ms. Hancock: In your professional opinion, is it reasonable, proper and just to assess the costs of the CIP as a system of improvements and against the lands in the District in accordance with your Methodology?

Mr. Rom: Yes.

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

Mr. Rom: Yes.

Ms. Hancock: Is it your opinion that it is in the best interest of the District that the master assessments be paid and collected in accordance with the Methodology and the District's assessment resolutions?

Mr. Rom: Yes.

On MOTION by Mr. Keen and seconded by Mr. John Good, with all in favor, the Public Hearing was opened.

- **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.**

  No affected property owners or members of the public spoke.

On MOTION by Mr. Keen and seconded by Mr. John Good, with all in favor, the Public Hearing was closed.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

  The Board, sitting as the Equalizing Board, made no changes to the assessments.

E. Consideration of Resolution 2025-03 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 Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

Mr. Rom presented Resolution 2025-03.

On MOTION by Mr. John Good and seconded by Mr. Franklin, Sr., with all in favor, Resolution 2025-03 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 Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and 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, Amenity Rules, Amenity Rates, and Disciplinary Rule Pursuant to Sections 120.54 and 190.035, Florida Statutes**

A. Affidavits of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-04, Adopting Rules of Procedure; Adopting a Suspension and Termination Rule; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2025-04 and the CDD's Rules of Procedure.

On MOTION by Mr. Carson Good and seconded by Mr. John Good, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. John Good and seconded by Mr. Keen, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Keen and seconded by Mr. Carson Good, with all in favor, Resolution 2025-04, Adopting Rules of Procedure; Adopting a Suspension and Termination Rule; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2023/2024 and Fiscal Year 2024/2025 Budgets Consideration of the Following Budgetary Items:**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented Resolution 2025-05. In both proposed budgets, any references to "the landowner" have been changed to "the Developer". Also, Staff will add that Supervisors requested compensation.

On MOTION by Mr. John Good and seconded by Mr. Keen, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Carson Good and seconded by Mr. Keen, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Carson Good and seconded by Mr. Franklin, Sr., with all in favor, the Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, as amended to include the revisions mentioned, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2024-07, 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.

ELEVENTH ORDER OF BUSINESS **Consider Authorization of Request for Proposals (RFP) for Annual Audit Services**

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

On MOTION by Mr. Franklin, Sr., and seconded by Mr. Baker, with all in favor, the Request for Proposals (RFP) for Annual Audit Services, authorizing Staff to advertise, and designating the Board of Supervisors as an Audit Committee, was approved.

TWELFTH ORDER OF BUSINESS **Consideration of Strange Zone, Inc., Quotation #M24-1013 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Mr. Rom presented Strange Zone, Inc., Quotation #M24-1013.

On MOTION by Mr. Franklin, Sr. and seconded by Mr. Keen, with all in favor, Strange Zone, Inc., Quotation #M24-1013 for District Website Design, Maintenance and Domain Web-Site Design Agreement, was approved.

THIRTEENTH ORDER OF BUSINESS **Consideration of ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Mr. Rom presented the ADA Site Compliance Proposal for Website Compliance Shield, in the amount of $210 per year.

On MOTION by Mr. Carson Good and seconded by Mr. Franklin, Sr., with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, was approved.

FOURTEENTH ORDER OF BUSINESS **Consider Authorization to Obtain General Liability and Public Officers' Insurance**

On MOTION by Mr. Franklin, Sr. and seconded by Mr. Baker, with all in favor, authorizing Staff to Obtain General Liability and Public Officers' Insurance, was approved.

FIFTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of September 30, 2024**

On MOTION by Mr. Keen and seconded by Mr. John Good, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

SIXTEENTH ORDER OF BUSINESS **Approval of August 15, 2024 Organizational Meeting Minutes**

On MOTION by Mr. John Good and seconded by Mr. Franklin, Sr., with all in favor, the August 15, 2024 Organizational Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kilinski | Van Wyk PLLC

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

There were no reports from District Counsel or the District Engineer.

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

- **UPCOMING MEETINGS**
  - ➢ **November 5, 2024 at 1:00 PM [Landowners Meeting only]**
  - ➢ **November 21, 2024 at 2:00 PM [Regular Meeting: Adoption of Delegation Resolution]**

EIGHTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

Asked if the proposed maximum annual assessments include the totals from Toho and Osceola County, Mr. Rom stated it is the maximum, as it pertains to the Assessment Methodology.

NINETEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Keen and seconded by Mr. John Good, with all in favor, the meeting adjourned at 2:33 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair