

**MINUTES OF MEETING
CROSSROADS VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Crossroads Village Center Community Development District was held **Tuesday, January 25, 2022** at 10:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Daniel Harper	Chairman
Syed Raza	Vice Chair
Carlos G. Bonilla	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry <i>by Zoom</i>	District Counsel, KE Law
Misty Taylor <i>by Zoom</i>	BMO
Sarah Warren <i>by Zoom</i>	BMO
Brett Sealy <i>by Zoom</i>	MBS
Sara Zare <i>by Zoom</i>	MBS
Bruce Taylor <i>by Zoom</i>	Schmitt Engineering
Dave Schmitt <i>by Zoom</i>	Schmitt Engineering
Cindy Steele	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that this was the portion of the agenda where members of the public could comment on agenda items. There were no members of the public present or in attendance via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Burns noted that the landowners' meeting was held in December 2021 and that all the Board members will be sworn into office again. She administered the oath and will certify them. The two remaining Supervisors will be sworn in at a future meeting.

B. Consideration of Resolution 2022-32 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated that landowners' meeting was held in December and reported the results. Supervisors Raza and Harper both received 100 votes each and the other three Supervisors received 50 votes each. Supervisor Raza and Supervisor Harper will serve four-year terms and the remaining Supervisors will serve two-year terms.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, Resolution 2022-32 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Ms. Burns noted that every time there is a landowners' election all the other officers are reelected as well. Previously Mr. Harper served as Chair, Mr. Raza served as Vice Chair, Jill Burns served as the Secretary, and George Flint from the GMS office along with the remaining Supervisors served as Assistant Secretaries. She asked if the Board would like to keep those offices, and they agreed.

D. Consideration of Resolution 2022-33 Electing Officers

Ms. Burns stated that they would need to select a Chair, Vice Chair, and asked that they would name her as the Secretary.

On MOTION by Mr. Harper, seconded by Mr. Raza with all in favor, Resolution 2022-03 Electing Officers with Mr. Daniel Harper as Chairman, Mr. Syed Raza as Vice Chairman, the Remaining Three Members as Assistant Secretaries along with Mr. George Flint as Assistant Secretary, and Ms. Jill Burns as Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 10, 2021 Organizational Meeting and December 21, 2021 Landowners' Meeting

Ms. Burns presented the meeting minutes from the November 10, 2021 organizational meeting and the December 21, 2021 landowners' meeting and asked for any questions, comments, or corrections. There being none there was a motion of approval.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, the Minutes of the November 10, 2021 Organizational Meeting and the December 21, 2021 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-34 Re-Setting the Public Hearing on the Adoption of the Rules of Procedure for the District

Ms. Burns suggested that this be tabled until the next meeting to align the public hearings for the assessment matters that need to be held at the same time.

SIXTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2021/2022 Budget

Ms. Burns stated that the public hearing was advertised in the paper and asked for a motion to open the hearing.

On MOTION by Mr. Raza, seconded by Mr. Harper, with all in favor, the Public Hearing was opened.

i. Consideration of Resolution 2022-35 Adopting the District's Fiscal Year 2021/2022 Budget and Appropriating Fund

Ms. Burns presented the District's Fiscal Year 2021/2022 budget and noted that it can be found in the agenda package. The preliminary budget was approved at the organizational meeting in November, and it has not changed since. There are administrative expenses that are anticipated but no field items. There were no questions or changes to the budget.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, Resolution 2022-35 Adopting the District's Fiscal Year 2021/2022 Budget and Appropriating Fund, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Raza, seconded by Mr. Harper with all in favor, the Public Hearing was closed.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-11
Setting Date of Public Hearing Expressing
the District's Intent to Utilize the Uniform
Method of Levying, Collecting and
Enforcing Non-Ad-Valorem Assessments
in accordance with Section 197.3632,
Florida Statutes**

Ms. Burns noted that this will be tabled until the next meeting.

EIGHTH ORDER OF BUSINESS

Financing Matters

A. Consideration of Engineer's Report

Ms. Burns reported that they needed a little more time to narrow down the product types and make sure they are comfortable with the findings before kicking off the assessment process. At the end of the meeting, instead of adjourning, they will continue the meeting to have enough time to set the public hearings for the March meeting.

B. Consideration of Assessment Methodology

This item was tabled.

C. Consideration of Resolution 2022-26 Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings

Ms. Taylor from BMO presented Resolution 2022-26 that approves the issuance of the bonds by the District in multiple series in a not to exceed amount of \$93,000,000. The number is driven by taking the total anticipated construction costs and adding in various financing items. This resolution authorizes staff to proceed with undertaking the validation proceedings while approving the form of the Master Trust Indenture and appoints US Bank as the trustee.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, Resolution 2022-26 Authorizing the Issuance of Bonds and Authorizing the Commencement of Validation Proceedings, was approved.

D. Consideration of Resolution 2022-27 Declaring Special Assessments and Approval of Assessment Methodology

This item was tabled.

E. Consideration of Resolution 2022-28 Setting Public Hearing for Special Assessments

This item was tabled.

NINTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Selection of District Engineer

Ms. Burns stated there was one response received from the RFQ from Dave Schmitt Engineering, Inc. Ms. Burns suggested that the Board rank Dave Schmitt Engineering #1 and authorize staff to send a Notice of Intent to Award.

On MOTION by Mr. Harper, seconded by Mr. Raza, with all in favor, Ranking of Proposals for District Engineering Services with Dave Schmitt Engineering Ranked #1, Authorizing Counsel to Draft an Agreement, and Authorizing Staff to Send a Notice of Intent to Award to Dave Schmitt Engineering, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2022-22 Selecting District Records Office Within Polk County

This item was tabled.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-23 Designating the Primary Administrative Office and Principal Headquarters of the District

This item was tabled.

TWELTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry noted that the legislative session has started, and they are monitoring anything that may impact CDDs.

B. Engineer

Mr. Schmitt and Mr. Taylor had nothing further to report, the next item followed.

C. District Manager's Report

Ms. Burns had nothing further to report for the Board.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.


FIFTEENTH ORDER OF BUSINESS

Adjournment

Staff and Board members discussed dates to continue the meeting to. They decided to meet on February 8, 2022 at 11:00 a.m. at the meeting location of the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, FL 33850.

On MOTION by Mr. Raza, seconded by Mr. Harper, with all in favor, the meeting was continued to February 8, 2022 at 11:00 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman