

**MINUTES OF MEETING  
TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Terra Lago Community Development District held a Public Hearing and Regular Meeting on April 10, 2023 at 1:00 p.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34955.

**Present at the meeting were:**

Josh Kellam	Chair
David Powers	Assistant Secretary
Jason Dugan	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Andrew Kantarzhi (via telephone)	Wrathell, Hunt and Associates, LLC
Tucker Mackie (via telephone)	District Counsel
Steve Sanford (via telephone)	Greenberg Traurig, P.A.
Melissa Corbett (via telephone)	Interim District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 1:00 p.m. Supervisors Kellam, Dugan and David Powers were present. Supervisors Kenny and Kevin Powers were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD 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 Date**

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2023-32, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Terra Lago Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Kellam and seconded by Mr. Dugan, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Kellam and seconded by Mr. Dugan, with all in favor, the Public Hearing was closed.**

Ms. Cerbone presented Resolution 2023-32 and read the title.

**On MOTION by Mr. Kellam and seconded by Mr. David Powers, with all in favor, Resolution 2023-32, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Terra Lago Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-33, Approving Proposed Budgets for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing**

**Severability; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2023-33. She presented the proposed Fiscal Year 2024 budget, which is nearly the same as the Fiscal Year 2023 budget except the Fiscal Year 2024 budget anticipates issuing bonds. Budgeting Field Operations will be addressed, as needed. Mr. Kellam anticipated amending the Fiscal Year 2024 budget when necessary.

**On MOTION by Mr. Kellam and seconded by Mr. Dugan, with all in favor, the Resolution 2023-33, Approving Proposed Budgets for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 14, 2023 at 1:00 p.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34955; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Village of Indiantown Interlocal Agreement Relating to the Construction of Wastewater Collection and Pumping System Project**

Ms. Mackie presented the Interlocal Agreement and noted the following:

- The Village of Indiantown is the recipient of grant funds that will allow for construction of the potable water system and wastewater collection system within the Village.
- As the CDD will also construct similar improvements soon, it was determined that it would be efficient if both entities have commonality in terms of awarding construction contracts for these improvements.
- This Interlocal Agreement provides the framework for the CDD to serve as the construction manager for both the CDD's Capital Improvement Plan (CIP) and projects that will include grant-eligible funding for the benefit of the Village.
- The Village already approved the Agreement.
- This Agreement benefits the CDD in that the CDD can supervise construction elements that will relate to the CDD's CIP, while providing a benefit to the Village, in terms of construction management.

➤ Approval of the Agreement is with the understanding that certain elements of the Agreement anticipate amendments might be necessary, identifying certain projects, costs, etc.

Mr. Sanford noted there will be two sources of funding, one being the CDD’s bond proceeds and the other being the Village’s grant funds. He questioned how the funds will be kept separate, such as, who holds the Village’s grant funds. Ms. Mackie stated the process to handle the funding sources was discussed with Bond Counsel’s office last week. It is important to make sure the CDD’s construction project, which might be eligible for bond proceeds, is kept separate from the Village’s project, which is eligible for grant proceeds. For the Village’s costs to be grant eligible, the CDD must comply with public procurement requirements as opposed to the typical process of acquiring infrastructure.

Mr. Kellam stated this Interlocal Agreement relates only to the wastewater system. He asked Staff to work with the various entities and provide the Board with direction in the future.

**On MOTION by Mr. Kellam and seconded by Mr. Dugan, with all in favor, the Interlocal Agreement by and between the Village of Indiantown and the Terra Lago CDD, Relating to the Construction of Wastewater Collection and Pumping System Project, was approved.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2023**

Ms. Cerbone presented the Unaudited Financial Statements as of February 28, 2023.

**On MOTION by Mr. Kellam and seconded by Mr. David Powers, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of March 13, 2023 Regular Meeting Minutes**

Ms. Cerbone presented the March 13, 2023 Regular Meeting Minutes.

The following change was made:

After Line 21: Insert “Taryn Kryzda” and “Village Manager, Village of Indiantown”

On MOTION by Mr. Kellam and seconded by Mr. David Powers, with all in favor, the February 13, 2023 Public Hearings and Regular Meeting Minutes, as amended, were approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Kutak Rock LLP***

Ms. Mackie stated that the bond validation complaint was filed; a hearing date is pending. The former Indiantown CDD that existed prior to the Terra Lago CDD and was over the same land, was effectively dissolved.

**B. District Engineer (Interim): *The Milcor Group, A Division of Haley Ward, Inc.***

There was no report.

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

- **NEXT MEETING Date: May 8, 2023 at 1:00 P.M.**
  - **QUORUM CHECK**

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Dugan and seconded by Mr. David Powers, with all in favor, the meeting adjourned at 1:19 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

*Cindy Cochran*

Secretary/Assistant Secretary

*John Kuller*

Chair/Vice Chair