

**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 May 8, 2023 at 1:00 p.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34955.

**Present at the meeting were:**

Joshua Kellam (via telephone)	Chair
Thomas Kenny (via telephone)	Vice Chair
Kevin Powers	Assistant Secretary
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
Melissa Corbett (via telephone)	Interim District Engineer
Taryn Kryzda	Member of the Public

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 1:02 p.m. Supervisors Dugan, Kevin Powers and David Powers were present in person. Supervisors Kenny and Kellam attended via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD 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**

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

**A. Affidavit/Proof of Publication**

**B. Mailed Notice to Property Owner(s)**

Ms. Cerbone presented the affidavits of publication and Mailed Notice (s) evidencing that the Public Hearing was properly advertised and noticed.

**C. Master Capital Improvement Plan (for informational purposes)**

Asked if the cap limits in the Master Capital Improvement Plan (CIP) can be exceeded, Ms. Mackie stated the numbers included within the CIP have not changed since the CIP Report was presented at the last meeting, in preliminary form. These numbers are intended to be the numbers that the CDD will not exceed in terms of the delivery of the systems identified in the CIP Report, such that the Board can proceed with authorizing the validation process, as previously done. The CDD will be validating the costs identified in the CIP Report, which is \$121,546,523. The CDD will issue bonds that will equal the costs of the improvements.

The following question was asked and answered:

**Ms. Mackie:** Are the costs identified in the project reasonable and proper and that there is no reason that the project couldn't be carried out by the District as identified in your Report?

**Ms. Corbett:** I would agree with that statement. There is no reason it should not be able to move forward for that amount; we were trying to estimate everything on the high side so that the numbers came in okay.

Ms. Mackie stated that the Report itself is for informational purposes and will be approved in final form with the adoption of Resolution 2023-34.

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

Ms. Cerbone stated that this is a Master Special Assessment Methodology Report, in which some caps are set. She referred to Appendix Table 5, on Page 15, related to assessment apportionment and what maximum assessment can be based on product size.

The following questions were asked and answered:

**Ms. Mackie:** Is it your opinion that the land subject to the Master Assessment Methodology receive special benefits from the District's Capital Improvement Plan as identified in the Engineer's Report?

**Ms. Cerbone:** Yes, I do.

**Ms. Mackie:** And are those special assessments reasonably apportioned among the lands subject to special assessments?

**Ms. Cerbone:** Yes, they are.

**Ms. Mackie:** And is it reasonable, proper and just to assess the costs of the Capital Improvement Plan against the lands in the District in accordance with the Methodology, which results in the assessment roll attached to the Methodology?

**Ms. Cerbone:** Yes, it is.

**Ms. Mackie:** And the amount contained in that final assessment roll are equal to or in excess of the maximum special assessments when allocated as set forth in the Methodology?

**Ms. Cerbone:** Yes, they are.

- **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.**

Public comment was requested. No members of the public or affected property owners spoke.

- **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.

The Board resumed meeting as the CDD Board.

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

- E. **Consideration of Resolution 2023-34, 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 Revenue 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**

Ms. Cerbone presented Resolution 2023-34 and read the title.

**On Motion by Mr. Kevin Powers and seconded by Mr. David Powers, with all in favor, Resolution 2023-34, 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 Revenue 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.**

**FOURTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2023**

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2023.

**On MOTION by Mr. David Powers and seconded by Mr. Dugan, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.**

**FIFTH ORDER OF BUSINESS**

**Approval of April 10, 2023 Public Hearing and Regular Meeting Minutes**

Ms. Cerbone presented the April 10, 2023 Public Hearing and Regular Meeting Minutes.

The following change was made:

Line 19: Insert "Melissa Corbett (via telephone)" and "Interim District Engineer"

**On MOTION by Mr. Kellam and seconded by Mr. David Powers, with all in favor, the April 10, 2023 Public Hearing and Regular Meeting Minutes, as amended, were approved.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

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

Ms. Mackie stated construction related matters will be presented at the next meeting.

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

Ms. Corbett stated she is working on a Request for Proposals (RFP) for a design-build for a new wastewater treatment plant and deconjunction well. She asked who to send the completed RFP to for review who she should coordinate with and if she will be the one to advertise it. Ms. Mackie stated Ms. Corbett should transmit the initial RFP to herself, Ms. Cerbone and Mr. Kellam and, if there are additional parties, not including other Board Members, Staff can make sure that it is routed to them for consideration. Staff will need to have a conference call to go over the RFP and the process.

Mr. Kellam suggested Ms. Corbett coordinate with Ms. Mackie to schedule the call.

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

- **0 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING Date: June 12, 2023 at 1:00 P.M.**
  - **QUORUM CHECK**

**SEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

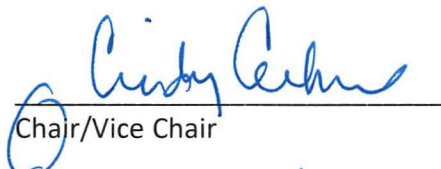
**NINTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Kevin Powers and seconded by Mr. Dugan, with all in favor, the meeting adjourned at 1:17 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair

