

**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 June 10, 2024 at 1:00 p.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956.

**Present were:**

Josh Kellam (via telephone)	Chair
Tom Kenny	Vice Chair
Kevin Powers	Assistant Secretary
David Powers	Assistant Secretary

**Also present:**

Andrew Kantarzhi	District Manager
Cindy Cerbone (via telephone)	Wrathell, Hunt and Associates, LLC
Ryan Dugan	District Counsel
Darin Lockwood (via telephone)	Interim District Engineer
Pat Nolan	Village of Indiantown
Taryn Kryzda	Village Manager, Village of Indiantown
Adam Carroll (via telephone)	The Garcia Companies

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 1:04 p.m.

Supervisors Kenny, David Powers and Kevin Powers were present. Supervisor Kellam attended via telephone. Supervisor Dugan was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Response(s) to Request for Proposal (RFP) for Wastewater System Improvements (under separate cover)**

- A. Affidavit of Publication
- B. Project Manual
- C. Respondent(s): MJC Land Development, LLC
- D. Selection Criteria/Ranking
- E. Authorization to Enter into Competitive Negotiations

This item was presented following the Sixth Order of Business.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2024/2025 Budget**

- A. Affidavit of Publication
- B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

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

No affected property owners or members of the public spoke.

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

Mr. Kantarzhi presented Resolution 2024-07 and read the title.

**On MOTION by Mr. Kenny and seconded by Mr. David Powers, with all in favor, Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2024/2025 Budget Funding Agreement**

Mr. Kantarzhi presented the Fiscal Year 2024/2025 Budget Funding Agreement.

Mr. Dugan stated that this Agreement is similar to others in relation to the Developer/Landowner funding the expenses of the CDD as they are incurred.

Discussion ensued regarding the process when assessments go on roll.

**On MOTION by Mr. Kevin Powers and seconded by Mr. Kellam, with all in favor, the Fiscal Year 2024/2025 Budget Funding Agreement, was approved.**

**SIXTH ORDER OF BUSINESS**

**Ratification of Florida Design Drilling, LLC Change Order Number 1 [Project Number GMP-A]**

**On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, Florida Design Drilling, LLC Change Order Number 1 for Project Number GMP-A, was ratified.**

- **Response(s) to Request for Proposal (RFP) for Wastewater System Improvements (under separate cover)**

**This item, previously the Third Order of Business, was presented out of order.**

**A. Affidavit of Publication**

A Board Member asked if the RFP was properly advertised. Mr. Kantarzhi replied affirmatively.

**B. Project Manual**

**C. Respondent(s): MJC Land Development, LLC**

MJC Land Development, LLC is the sole respondent to the RFP.

**D. Selection Criteria/Ranking**

**On MOTION by Mr. Kevin Powers and seconded by Mr. Kellam, with all in favor, evaluating and scoring the respondent jointly, was approved.**

Mr. Kantarzhi stated that the combined bid total is \$26,439,975.95. The bid for the original scope is \$8,165,451 and the bid for the additional scope is \$18,274,524.95.

The Board jointly scored and ranked the respondent as follows:

MJC Land Development, LLC 98 points

**On MOTION by Mr. Kevin Powers and seconded by Mr. Kellam, with all in favor, the Board’s joint scoring of 98 points and ranking MJC Land Development, LLC, the sole respondent to the RFP for Wastewater System Improvements, as the #1 ranked respondent, was approved.**

**E. Authorization to Enter into Competitive Negotiations**

**On MOTION by Mr. Kevin Powers and seconded by Mr. Kellam, with all in favor, awarding the contract to MJC Land Development, LLC, the #1 ranked and sole respondent to the RFP for Wastewater System Improvements, and authorizing Staff to enter into competitive negotiations with MJC Land Development, LLC, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2024**

**On MOTION by Mr. Kellam and seconded by Mr. Kevin Powers, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of April 8, 2024 Regular Meeting Minutes**

**On MOTION by Mr. Kevin Powers and seconded by Mr. Kellam, with all in favor, the April 8, 2024 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Dugan stated that he will work with the Chair in regard to the contract with MJC Land Development, LLC. Work with the Design Builder on the next stages of the project is underway. Once the next stage is ready, it will be presented for approval; it is anticipated to be ready in mid-July.

Discussion ensued regarding the next phase, progress of the work, etc.

**B. District Engineer: Meridian Consulting Engineers, LLC**

Mr. Lockwood stated a lot of stormwater infrastructure has been installed and work on the sewer and water systems is starting.

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

- **0 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: July 8, 2024 at 1:00 PM**
  - **QUORUM CHECK**

The next meeting will be on July 8, 2024, unless cancelled.

Discussion ensued regarding the requirement for the Board Members to complete four hours of ethics training by December 31, 2024 and filing Form 1 electronically.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Kellam and seconded by Mr. Kevin Powers, with all in favor, the meeting adjourned at 1:21 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair