MINUTES OF MEETING
SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Silverlake Community Development District held a Regular Meeting on May 6, 2024 at 5:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850.

Present at the meeting were:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Connor Gallagher	Assistant Secretary

Also present:

Kristen Suit	District Manager
Kate John (via telephone)	District Counsel
Steve Sanford (via telephone)	Bond Counsel
Melisa Sgro	Supervisor-Appointee

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

Ms. Suit called the meeting to order at 5:06 p.m.

Supervisors Lefere, Aponte and Gallagher were present. Supervisors Diggs and Law were not present.

SECOND ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Max Law [Seat 4]**

Ms. Suit presented Mr. Max Law's resignation letter.

On MOTION by Mr. Lefere and seconded by Mr. Aponte with all in favor, the resignation of Mr. Max Law, from Seat 4, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment of Melisa Sgro to Fill Unexpired Term of Seat 4; Term Expires November 2024**

Mr. Lefere nominated Ms. Melisa Sgro to fill Seat 4. No other nominations were made.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the appointment of Ms. Melissa Sgro to Seat 4, was approved.

- **Administration of Oath of Office (the following will also be provided in a separate package)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Sgro. She provided and explained the following items:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

Ms. Suit presented the Memorandum from Kutak Rock and discussed the new requirement for Supervisors to complete four hours of ethics continuing education by December 31st every year beginning in 2024; fulfillment of the requirement will be notated when filing Form 1 in 2025.

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

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-09, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-09. The following slate was nominated:

Chair	Brady Lefere
Vice Chair	Ray Aponte
Assistant Secretary	Kat Diggs
Assistant Secretary	Melisa Sgro
Assistant Secretary	Connor Gallagher

No other nominations were made.

This Resolution removes Mr. Max Law from the Board. Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer, and Assistant Secretary Kristen Suit, remain unaffected by this Resolution.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-09, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Presentation of Engineer's Report**

Ms. Suit presented the Engineer's Report dated October 31, 2022 (revised February 20, 2023), and noted the following:

➢ The Capital Improvement Plan (CIP) anticipates 214 units in Phase 1 and 204 units in Phase 2, for a total of 418 units.

➢ The Opinion of Probable Cost for the CIP is $7,220,000 for Phase 1 and $5,038,000 for Phase 2, for a Total Estimated Cost of $12,258,000.

It was noted that Section 4, Permitting/Construction Commencement, indicates that the City of Lake Aldred Phase 2 Construction Plans are under review; however, the Plans were approved and all permits were obtained. The Engineer's Report will be amended accordingly.

Mr. Sanford stated that the Delegation Resolution authorizes changes to the Engineer's Report; however, such a change warrants correcting.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the Engineer's Report, dated October 31, 2022 (revised February 20, 2023), in substantial form subject to minor changes, was approved.

SEVENTH ORDER OF BUSINESS **Presentation of Second Supplemental Special Assessment Methodology Report**

Ms. Suit presented the Preliminary Second Supplemental Special Assessment Methodology Report dated May 6, 2024, which will be included in the bond offering. She noted the following:

- The Report closely matches what they believe will be the parameter of the bonds, of which, the second series of bonds will be issuing bond debt on the second 204 of the 418 planned units.
- Table 2 outlines the $5,038,000 CIP reflected in the Engineer's Report.
- The length of the capitalized interest period will be five months.

Discussion ensued regarding Annual Debt Service Assessments.

Mr. Sanford stated the figures shown in the Preliminary Report are subject to change, as the bonds have not yet been sold.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Preliminary Second Supplemental Special Assessment Methodology Report, dated May 6, 2024, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-04, Authorizing the Issuance of Not Exceeding $5,000,000 Silverlake Community Development District, Special Assessment Bonds, Series 2024 (Assessment Area Two) (the "Bonds") to Finance Certain Public Infrastructure Within Assessment Area Two Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Approving the Underwriter For the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to**

the Bonds; Authorizing the Use of that Certain Master Trust Indenture Dated March 1, 2023 With Respect to the Bonds and Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, And Appointing A Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date

Mr. Sanford presented Resolution 2024-04, which accomplishes the following:

➢ Authorizes the Series 2024 principal amount of bonds not exceeding $5,000,000 to finance a portion of the public infrastructure necessary for the development of Assessment Area Two.

➢ Approves certain documents, including the Preliminary Limited Offering Memorandum (PLOM), Bond Purchase Contract, Continuing Disclosure Agreement and a Second Supplemental Trust Indenture.

➢ Authorizes making any necessary changes to the Engineer's Report and Methodology Report, in connection with marketing the bonds, without the need for a Special Meeting.

Mr. Sanford stated, as is typical with Pulte transactions, approval was received today from Corporate to mail the Preliminary Offering Documents.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2024-04, Authorizing the Issuance of Not Exceeding $5,000,000 Silverlake Community Development District, Special Assessment Bonds, Series 2024 (Assessment Area Two) (the "Bonds") to Finance Certain Public Infrastructure Within Assessment Area Two Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Approving the Underwriter For the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Dated March 1, 2023 With Respect to the Bonds and Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, And Appointing A Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

Mr. Sanford left the meeting.

NINTH ORDER OF BUSINESS — **Consideration of FMSbonds, Inc. Rule G-17 Disclosure Letter**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the FMSbonds, Inc. Rule G-17 Disclosure Letter, was approved.

TENTH ORDER OF BUSINESS — **Consideration of Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing**

Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2024-05. She reviewed the proposed Fiscal Year 2025 budget, which was updated to include Field Operations expenditures.

Discussion ensued regarding budget items related to Field Operations.

The following changes were made to the proposed Fiscal Year 2025 budget:

Page 2, "Clubhouse pest control": Change "1,640"to "3,640"

Page 2, "Property insurance": Change "26,000" to "32,000"

The CDD's field operations and maintenance budget can be developed further, prior to the Public Hearing.

The Board and Staff discussed the projected Fiscal Year 2025 assessments.

Ms. Suit stated that assessments will increase slightly, given changes made today.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 5, 2024 at 5:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS **Consideration of Resolution 2024-07, Designating a Date, Time and Location for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-07, Designating a Date, Time and Location of November 5, 2024 at 5:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850, for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS **Consideration of Resolution 2024-08, Adopting Policies for the Use of Service Animals in Public Accommodations; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-08, Adopting Policies for the Use of Service Animals in Public Accommodations; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS **Consideration of Resolution 2024-02, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-02, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office of the District, and Providing an Effective Date, was adopted.

FIFTEENTH ORDER OF BUSINESS **Consideration of Resolution 2024-03, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

SIXTEENTH ORDER OF BUSINESS **Ratification Items**

A. CSS Clean Star Services of Central Florida, Inc. Agreement for Janitorial Maintenance Services

Ms. Suit stated the service fee is $700 per month.

B. CSS Clean Star Services of Central Florida, Inc. Addendum to Proposal for Dog Park Maintenance Services

Ms. Suit stated the service costs an additional $380 monthly, plus $10 per every 200 bags.

C. Eco-Logic Services, LLC Agreement for Wetland Mitigation and Maintenance Services

Ms. Suit stated the cost is $1,200 per event, for a total of $7,200 for six events.

D. McDonnell Corporation d/b/a Resort Pool Services Agreement for Pool Maintenance Services

Ms. Suit stated the service fee is $1,450 per month, with the option of an additional service from May through August, at a cost of $500 per month, or $2,000 per year.

E. SR Landscaping, LLC First Amendment to Agreement for Landscape and Irrigation Maintenance Services

Ms. Suit stated the Amendment adds an additional $13,656.82 per year.

F. Total Pest Solutions, Inc. Agreement for Pest Control Services

Ms. Suit stated the initial cost is $680. The annual renewal cost is $2,000 for up to five years. Ant, wasp and spider control costs $80 per month.

G. City of Lake Alfred Developer's Agreement

Ms. John stated this Agreement might need to be approved in substantial form.

Mr. Lefere stated the Agreement is awaiting final sign-off from the City Attorney, after which, the City, at a City Council Meeting, must formally approve it.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the City of Lake Alfred Developer's Agreement, in substantial form, was approved.

H. Assignment of Petitioner's Agreement

Ms. Suit presented the Petitioner's Agreement previously executed by the Vice Chair.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Ratification Items, listed in Items 16A through 16F and Item 16H, were ratified.

SEVENTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2024**

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

EIGHTEENTH ORDER OF BUSINESS **Approval of November 6, 2023 Public Hearing and Regular Meeting Minutes**

The following change was made:

Line 13: Change "Conner" to "Connor"

On MOTION by Mr. Aponte and seconded by Mr. Gallagher, with all in favor, the November 6, 2023 Public Hearing and Regular Meeting Minutes, as amended, were approved.

NINETEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

- **Memorandum Regarding District's Duty to Warn of Alligators**

Ms. John presented the Memorandum, which states that, while no signage is required by Florida law, a duty to warn would likely arise if regular wild animal sightings occur.

B. District Engineer (Interim): Colliers Engineering & Design

There was no report.

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

- **27 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: June 3, 2024 at 5:00 PM**
  - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

TWENTY-FIRST ORDER OF BUSINESS **Public Comments**

There were no public comments.

TWENTY-SECOND ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Lefere and seconded by Mr. Gallagher, with all in favor, the meeting adjourned at 5:42 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____
Secretary/Assistant Secretary

____
Chair/Vice Chair