

**MINUTES OF MEETING
SILVERLAKE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Silverlake Community Development District held Public Hearings and a Regular Meeting on August 5, 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
Melisa Sgro
Connor Gallagher

Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Alyssa Willson (via telephone)
Kate John (via telephone)

District Manager
District Counsel
Kutak Rock LLP

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 5:04p.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

On MOTION by Mr. Lefere and seconded by Mr. Gallagher, with all in favor, the Public Hearing was opened.
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A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-11, 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

Ms. Suit presented Resolution 2024-11 and reviewed the proposed Fiscal Year 2025 budget, which is unchanged from when it was last presented and amended at the previous meeting.

Mr. Lefere highlighted the increases in Field Operations, which are to account for a full year of Phase 2 maintenance and a full year of amenity maintenance. He expressed his opinion that the \$1,200 Operations & Maintenance (O&M) fee is reasonable in light of the current market.

No affected property owners or members of the public spoke.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2024-11, 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.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Public Hearing was opened.

A. Proof/Affidavit of Publication**B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

C. Consideration of Resolution 2024-12, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2024-12 and read the title.

Mr. Lefere stated this Resolution facilitates the collection of the assessments.

No affected property owners or members of the public spoke.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2024-12, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Direct Collection Agreement FY 2025**

Ms. Suit presented the Direct Collection Agreement FY 2025 between the CDD and Pulte Home Company, LLC.

Ms. Willson stated this is for direct payment of the off-roll assessments as opposed to the on-roll assessments.

Asked if this is a standard agreement, Ms. Willson stated it is substantially similar to the 2024 form of agreement. She requested approval in substantial form.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Direct Collection Agreement Fiscal Year 2025, in substantial form, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-13, Ratifying, Confirming, and Approving the Sale of the Silverlake Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Silverlake Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two); Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2024-13 and read the title.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2024-13, Ratifying, Confirming, and Approving the Sale of the Silverlake Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Silverlake Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Two); Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Supplemental Disclosure of Public Finance (2024 Bonds)

Ms. Suit presented the Supplemental Disclosure of Public Finance related to the 2024 Bonds.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Supplemental Disclosure of Public Finance (2024 Bonds), was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-14, Declaring Intent to Implement Drug-Free Workplace Program in the Event of Employee Hire; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2024-14 and read the title.

Ms. Willson stated Staff drafted this Resolution for consideration so the CDD can adhere to some requirements that were in the Developer Agreement that the CDD entered into with the City of Lake Alfred. This is for future intent.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2024-14, Declaring Intent to Implement Drug-Free Workplace Program in the Event of Employee Hire; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank

Ms. Suit presented the Audited Annual Financial Report for Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-15, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023

Ms. Suit presented Resolution 2024-15.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2024-15, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Suit presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2024

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of June 3, 2024 Regular Meeting Minutes

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the June 3, 2024 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP
- B. District Engineer (Interim): Colliers Engineering & Design
- C. District Manager: Wrathell, Hunt and Associates, LLC

There were no Staff reports.

- **NEXT MEETING DATE: October 7, 2024 at 5:00 PM**
 - **QUORUM CHECK**

The status of the October 7, 2024 meeting is to be determined.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Discussion ensued regarding the posting of Regular Meetings and Mailed Notices on the CDD website.

SIXTEENTH ORDER OF BUSINESS

Public Comments

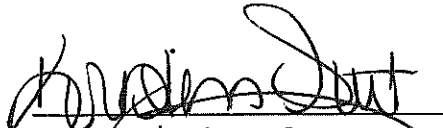
No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 5:21 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair